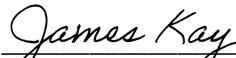

CITY OF KELOWNA
MEMORANDUM

Date: June 13, 2019
File No.: Z19-0078
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 3340 Lakeshore Road C9 & C1 to C4

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus.

1. **General**

- (a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under the subdivision application file number S17-0011.
- (b) The proposed Development triggers a traffic impact assessment. The applicant's transportation engineer shall contact the City's Transportation & Mobility group who will determine the terms of reference for the study. Recommendations from the Traffic Impact Analysis (TIA) will become requirements of rezoning.


James Kay P. Eng.
Development Engineering Manager

JA

SCHEDULE	A
This forms part of application # Z19-0078	
Planner Initials	AC
 City of Kelowna DEVELOPMENT PLANNING	



STOBER GROUP

Community Consultation Report

ATTACHMENT	A
This forms part of application # Z19-0078	
Planner Initials	AC
 City of Kelowna DEVELOPMENT PLANNING	

Cover Letter

August 17, 2020

City of Kelowna Planning Department
Mr. Adam Cseke
1485 Water Street
Kelowna, B.C.



**Re: Neighbourhood Consultation Report – REZONING APPLICATION #Z19-0078
3340 Lakeshore Road, Kelowna, B.C.**

This letter report summarizes Stober Group’s neighbourhood consultation activities in support of the Rezoning Application #Z19-0078 for 3340 Lakeshore Road (Willow Creek Campground).

Background

In June, 2019 Stober Group (in association with then-partner District Group) submitted a rezoning application for the 4.4 acre site in the Gyro Beach/South Pandosy neighbourhood. A public information meeting (open house) was also held at Okanagan College to present the application materials to the community. Approximately 40 people attended that meeting and two formal letters of opposition were submitted to the City of Kelowna (from the owners at Shoreline Estates and the owners of the Palisades Apartment complex). The community/neighbourhood feedback indicated enough concern about the form of the proposed project to warrant additional consultation and the development of an updated design.

Additional Consultation & Application Updates:

Over the winter 2019/2020, Stober Group initiated one-on-one and small group meetings with neighbours and other community interests to develop a better understanding of community perspectives. The following is a list of the people that the design team made contact with as part of this outreach:

NAME	PROPERTY
Ron Allen, Eric Miller, Steve Mackay, Bill Ferguson	Watt Road Residents
Greg Salloum	Owner, 3339 Lakeshore Road (Mission Suites)
Evans Premachuk	Owner, 3327 Lakeshore Road (Shoppers Drug Mart)
Tom Dyas, Dwayne Bentley	Owners 3293-3295 Lakeshore Road
Greg Kornell	Owner, 3200 Lakeshore Road (Lakeshore Residences Retirement Living)
Andrew Gaucher	Owner, 3175,3195,3275 Lakeshore Road (Save on Foods Retail Complex)
Bob Callahan	Owner, 3155 Lakeshore Road (Urban Fare Retail Complex)
Martin Russell, Dwight Farris	Owners 3320 Richter (Top floor strata owners)
KLONA Executive (including Paul Clark, Larry Kelly, Robert Stupka, Michael Neale, Richard Drinnan and others)	Various addresses - Neighbourhood Association Executive
Greg Appelt, Justin Bierwirth, Rise Developments	Owner, 3477-3499 Lakeshore (The Shore)

Jason Turcotte, Cressey	Owner, 3377, 3409, 3421 Lakeshore/Richter
Dennis & Terry Crowe	Interested area residents
Palisades Rental Apartments	No response to meeting request
Other attendees of June, 2019 Open House	No response to meeting request
Pandosy Village Business Association	No response to meeting request

The following key points of input were received from the community through this more intensive consultation process:

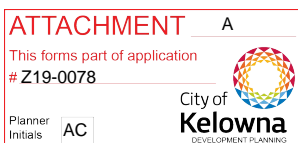
- The plan presented last year (June, 2019) was a surprise to the neighbourhood. The project was too dense and too big and did not adequately consider the potential neighbourhood impact.
- The original presentation lacked enough detail to fully understand what was being proposed.
- The ‘streetscape’ and public realm should be critical elements of the design and need to be generous, welcoming and an enhancement for the whole neighbourhood.
- Building height and density should be oriented towards Lakeshore Road.
- Parking is an issue, especially in the summer months. There must be enough parking to adequately accommodate residential commercial, retail and visitor users.
- Traffic is an important consideration and traffic movements need to respect the capacity limits of Lakeshore Road and the surrounding roads.
- The design must fit with and complement the character of the neighbourhood.
- Building scale at the street is very important. A ‘street wall’ type of building along Lakeshore is not desirable.
- Kelowna residents (not vacationers) should have the first opportunity to purchase units and to ‘live, work and play’ in this neighbourhood.

Project Design Updates & Community Feedback via ‘Virtual Open House’:

The current design, which is the subject of the Rezoning Application update submitted by Stober Group to the City of Kelowna on August 7, 2020, was developed in direct response to the input received through the June, 2019 open house and the subsequent face-to-face neighbourhood/community meetings described above.

The Stober team planned to present the updated design to the community in the context of a second public information meeting/open house to be held in the Spring of 2020 but due to Covid-19 restrictions on public gatherings, the decision was made to instead create a ‘**Virtual Open House**’ (‘VOH’). The VOH is an online platform, designed to provide the community with the information that would normally be presented at an in-person public information meeting/open house and in this case focused on the plan updates that were undertaken in direct response to the input that the design team received during the Summer of 2019 and through the winter 2019 and 2020.

Living at www.3340Lakeshore.ca, the VOH required participants to view a full video presentation on the updated design before providing feedback on the proposal. Upon submitting feedback (including answering ‘yes’ or ‘no’ to the question ‘Do you like what you see so far?’ and with the option to provide additional written comments), participants also have access to the website where they can view all of the necessary background information to the application, including an FAQ page.



Notification, including information on how to view the VOH and provide feedback, was facilitated through the following channels:

- Updated onsite signage provided the online address for the ‘virtual open house’: www.3340Lakeshore.ca;
- The placement of print media ads in The Daily Courier;
- The placement of online advertising through Facebook, Instagram, Simplifi.fi, Google Ads, KelownaNow, LinkedIn, Castanet & The Daily Courier;
- A press release was distributed to local media and press coverage appeared on the following platforms: KelownaNow, Castanet, Okanagan Edge, Capital News, Daily Courier, Meiklejohn Architects blog page;
- Delivery of email notification to each stakeholder that had previously provided input; and
- ‘Post card’ drop to Lakeshore businesses – Collett through Raymer (recipient list attached).

This notification process ran from June 29th through July 21st, 2020. Copies of the notification materials and media coverage are included in the attachments to this report.

Virtual Open House Results and Participant Feedback:

The Virtual Open House’ achieved a level of participation that was well beyond what would normally be seen in comparable public engagement initiatives – a tremendous and positive community response.

<i>Campaign Commencement:</i>	<i>June 28, 2020</i>
<i>Number of VOH Site Visits:</i>	<i>11,885 users (to August 14th)</i>
<i>Number of Website Page Views:</i>	<i>19,803 pages (to August 14th)</i>
<i>Campaign Finish:</i>	<i>Ongoing (advertising program now complete)</i>
<i>Total Responses Submitted to July 21th:</i>	<i>1,005</i>
<i>% City of Kelowna Residents:</i>	<i>88% (884)</i>
<i>% Favorable Responses*:</i>	<i>81% (814)</i>

* ***Favorable Responses*** refers to those who answered ‘yes’ to the question ‘Do you like what you see so far?’ posed on the feedback page. The opportunity to provide an answer to this question was provided only once a visitor had viewed the video presentation.

Written feedback was extensive and a ‘verbatim’ copy of this feedback is attached to this report.

Responding to Community Feedback:

The opportunity to respond en masse to the comments and input received via the Virtual Open House is limited by privacy laws. However, the design team is responding to emails that are received directly from community members (the opportunity to email the design team directly was provided as part of the **Virtual Open House** response page).

For online users, a new section has also been added to the www.3340Lakeshore.ca site that provides updates and answers to the most frequently raised points (see: provide link to updates section). This section will be updated regularly as the application advances.



Conclusion:

Between the original submission date of the application in June of 2019 and the date of this report, the Stober Group team has undertaken to meet and exceed its obligations to conduct neighbourhood and community consultation, as required by the City of Kelowna. Since the original plan was submitted both through in-person and the virtual interface, Stober has had the opportunity to connect with well over 1,000 community members on the proposed land use and key design elements of the application. The feedback to date indicates that the community in general is feeling 'heard' and the results reflect a strong, positive expression for the 3340 Lakeshore plan and its continued evolution in direct response to community input. The design team is sensitive to the concerns that have been expressed and will continue to respond to the concerns that are raised.

In advance of Council consideration of the rezoning application, we believe that the required public consultation objectives have been achieved.

Please do not hesitate to contact the undersigned with any questions you may have.

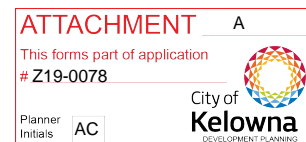
Best regards,

Mary Lapointe
Community Relations Coordinator

Attachments:

- Copies of notification materials, press coverage for VOH
- Verbatim copy of participant written feedback

cc. Mr. Bob Dagenais, Stober Group



Comments

“Do you like what you see so far?”



yes	I like how the buildings slope into the waterfront is very attractive. Better than simple square box towers. It will actually compliment the Aqua development if it ever gets off the ground along with some of the other proposals we have seen along Lakeshore. Area residents will always have an issue with height with the fallback line of "it blocks the view". From what? Unless they are living in a 4 storey building that can have views over the treetops, there is no view to begin with. Still, building height should remain low, 15/16 stories or less. I have also heard of the concern regarding lack of parking for Gyro beach as it currently stands. That is a city issue, not yours to deal with. The storefront possibilities can only increase services and appeal for the entire neighbourhood. Good job.
yes	housing opportunity for a variety of income levels
yes	Very interesting way to create housing in a prime location with a sense of “place”
no	kelowna is to big for present road system now.
yes	Big project but it has style not just another high rise ,
yes	Great presentation of an opportunity for Kelowna.
yes	Love the idea of having a shopping and residential area. Would be nice if these apartments could be zoned for short term rentals.
yes	Particularly interested in the Fascieux Creek daylighting
yes	It looks like an appealing group of structures near the beach that should attract a lot of interest from people. I have no idea what the neighbourhood animals will think.
yes	Great job Jim Meiklejohn. Beautiful, functional, and respectful of the neighborhood.
yes	Thank you for the opportunity to review this development. Fantastic job in working with the community and bringing these change forward. The design is fresh, modern and breezy; it is a great transition and tie in to the surrounding neighbourhoods. Lookign forward to seeing this building come to fruition.
yes	What a beautiful addition to this area. LOVE the design and the terraced element, this will keep a very 'low-rise' visual profile to these mid-rise towers.
yes	I like the layout out and would be a great addition. The only problem is the presentation mentions moving traffic through the area but nothing about public parking. As a regular visitor to Gyro Beach, parking is an issue now and will be increased when this project is built.
no	Much too dense for that area. Absolutely not, I will vigorously oppose it and live in the area.
no	Dislike the height. High rise buildings shouldn't be spreading out of the downtown area and definitely shouldn't be so close to the lake and park. Lakeshore Rd is two lanes and already cannot support the current amount of traffic. In my opinion it just doesn't fit The Mission area.
no	too high buildings, do not see any green space except for a few trees and bushes. No place for any family to enjoy the outside unless you sit on wood benches atop concrete. Highrises are destroying the essence of our once beautiful city. Bring back green grass for all to enjoy. This plan totally blocks rest of mission area from any sort of view.
yes	Thoughtful design. Looking good. Would commercial strata units be for sale?
yes	Looks great

yes	Seems like a great addition to the neighborhood, one thing that comes to mind is the price point for local buyers, it would be fantastic to make it affordable for our local homeowners to buy into this development. (downsize)
yes	I like the thought that seems to have gone into the project and as a resident particularly appreciate the idea of catering the residential spaces for owners vs renters
yes	Looks great. Hope there won't be short term rentals here with the shore development having so many. Would also like to see lots of one bedroom affordable units here.
yes	Good integration linking community to beach and walking or cycling. Good mix of cafes and housing.
yes	Will there be units available to purchase in the tower aspect of the building? or is it the ground level townhome only?
no	I don't dislike it, i just had to say NO because there was no mention of parking re residents and/or shoppers. You can't rely on the gravel lot in the summer as it is packed with beachgoers.
yes	Beautiful building and I love the architectural thought and massing. I hope it goes through
yes	As long as there is no holiday rentals, keeping the environment calm (as it is now) and not turning it into a loud, party mentality in the summer. Gyro is already packed in the summer, and parking is a nightmare, so the fact that parking for the residents of this building is ON the property, thus not adding to the chaos of the summer crowds, is awesome.
yes	I like the levels as illustrated. I am a photographer and I think there would be opportunities for good architectural photos, and minimalist type abstracts. I also think it would be a good area for such a revitalization.
no	Firstly, advise how long the presentation will be. Secondly, there should be an overview outline showing exactly an overlay of the total project on the location. Thirdly there should be overview outline showing the building location prior to putting the building in the 3-D aspect. When I can't see these relationships, it wastes my time, consequently I won't have time to be positive about this development. Everything else is "sales" talk. This is not being built for my benefit, it is being built so the developer can make lots of money. Other than that this is a very well done conceptual view. Good resolution.
no	The traffic and density is ridiculous for an already overpopulated area of the city. You make it sound like it is for the good of the public. Be honest, it is proposed for the good of Stober Co. No infrastructure exists to handle this.
yes	Pleasing to the eye, it combines beauty with functionality, I love it.
no	When do realize that that the city is becoming a jungle you are taking away any beach and parkland away from the people. This city is becoming over populated with only one way into the city and One way out. To bad this City Mayor and council are not thinking about what they are doing to the community of Kelowna.
no	I think this is another attempt by greedy Stober to displace poor people and small businesses to make a fast buck.
yes	As always in Kelowna, there does not seem to be adequate parking for residents and/or visitors who would commute to and from the area. Council, and the mayor always miss on this point. There is no reference whatsoever as to how the developer would contribute to a transit system. If there are roads, there will be people using cars. Develop an alternate transit system and have the developer commit financially to the project. Kelowna always tries to figure it out

	after-the-fact. Incorporate it into the fabric of the project at the outset!
yes	I appreciate the attention to detail, especially the ability to walk and engage with others in an urban setting. I do have a concern of high rise building so close to the lake shore. We run the risk of creating dark "tunnels" of moving cars similar to what you find in large cities. Let's not lose what makes Kelowna such a beautiful city, vistas of the lake and mountains. I feel that the high rises should perhaps have fewer floors, say 8 to 10 maximum. Having said that your plan is beautiful.
yes	Impressive design - I like that the height has been brought down to 14 stories and mass pushed to Lakeshore. I think the example of Shores is proving that the streetscape can be positively animated with retail. I'm curious about the parking. The video didn't go into detail. Over 300 residences means over 300 cars - where are they parking. I would like to see if this can be designed with less than 1:1 parking.
no	There is already too much concrete and steel along Lakeshore which is ruining it. This is a huge chunk of land with lakefront. Why not make use of more colour and boardwalk idea. It would be a great location for our needed farmers market which people could walk and cycle to. We are losing local gathering spaces to expensive micro breweries, chain coffee shops and cactus club type places that are for tourists and squeezing out seniors who have the money to go out but don't want the frenetic noise levels. You yourself as well to do seniors ask yourself: would you want to live here in this development of yours. Probably not because it is too congested and little greenery or natural materials. I have no problem with the mid size height terrace idea but please add more colour other than grey. Look to the strip mall on Lakeshore which used to house Marmalade Cat or the beautiful West Rd. and Abbott condos development which has a courtyard of greenery and fountains. Go for the European courtyard community idea with a man made stream and walking bridges running through the farmers' market. During the week it could be use for all the reasonably priced music venues that have been lost. Now that would be something different and to be proud of. Yes it will cost more but I implore the city to build something that would rival Granville Island market in Vancouver which probably didn't seem like a great idea at first but think how many people it attracts. Thank you for this opportunity. I am a 65-year-old upper middle class retiree who has lived here on Abbott since 1990 and am being squeezed out of Kelowna because of cost of living and crime.
no	It looks a bit institutional and clunky and will create a lot of traffic in an area that can ill afford an increase. Not your problem as far as the traffic goes, the city should have widened Lakeshore or created an alternative years ago other than Gordon. I'm sorry that I don't like it, it kind of reminds me of Legos.
no	Honestly, I see too much cement and those flat floors - kind of layers- does not fit with the surroundings.
yes	Over a range of 1 to 10 I would give 6.5
yes	Yes a beautiful addition to the area
no	A monstrosity of buildings.
yes	great
yes	Fantastic!! I love it
yes	I fully support this. It's exciting to see Kelowna grow I to am amazing community and city!
no	Too high, not in harmony with the neighbourhood.
yes	Love it


yes	Lovely to see creative shapes with curves rather than square towers.
yes	Concerned about the increased traffic on Lakeshore and possible spillover onto Gordon
yes	Maybe some grass areas for sitting on too would be great.
yes	Unique design in that it is not over bearing to existing buildings and blends in well with the terraced design.
no	I think either keep the campground or increase the size of Gyro Park. Enough with the high-end nonsense on the Kelowna lakeshore. Enough building, period. The traffic is terrible already, and Kelowna is improperly and over developed. It's a tragedy really. I was born in Kelowna, in the 60's, so I would know.
yes	It looks like a very functional design, visually pleasing with good consideration given to the important public space. Have lots of bike parking! I like that traffic upgrades and creek restoration are part of the project ... although the added density means more traffic.
no	It all sounds great until I hear FOURTEEN stories!!!! Seriously this is the problem key word 14 freakin stories. What are you thinking. I have a home on Scott Road and I live in Vancouver with 7 story buildings and these are huge. Did you really say 14??
yes	I think the concept is stunning! I have lived on Lanfranco Road, in a townhouse complex, for 26 years, and this project will help take Kelowna from a " big small town" to a sophisticated small city. I feel people will want to live there. After all, it is one of the nicest areas of our city already! I really liked the terraced look, it suits the lot and the neighbourhood.
no	Cars are only briefly mentioned...!! This is an area with heavy vehicle usage., the city parking lot is also being used extensively during 8 months of the year.. Where are the condo owner vehicles going to park, certainly not on the street it's always full 7 days a week during the summer months.,Where are the business owners or patrons going to park...We can't stop progress, but whether you like it not people still want the freedom or having a vehicle to go where they want , when they want.. Public transportation in Kelowna is ABSOLUTELY AWFUL to say the least.. My wife and I walk, bike and use our vehicle in this area regularly and it is becoming busier each year.. Your project is going to dramatically increase all those modes of traffic...
yes	I appreciate the thought that has been put into developing the site.
no	Significant lack of close by parking for the existing shops/restaurants which will be exacerbated by your proposed development. The Gyro beach use parking lot is basically full now so, if you are planning on that parking space, think again. I would hate to be a resident on any of the nearby streets faced with my street becoming a parking lot. The shadow created by the high rises is a concern after seeing that further along Pandosy where a recent high rise now stands. It creates a colder atmosphere in the winter as it now has a huge shadow effect over Pandosy Street.. Are these residential units going to be short term like the property nearby that was supposed to be long term but wasn't really ever going to be, and council agreed to the change to short term in the end...even the signage said vacation and short term long before the builder asked for the change. I will be staying in my single family residence as long as possible as I at least have peace and quiet and stability in the neighbours vs rentals being the focus of living units. Just look at the Vancouver scene, people cannot afford to buy units in buildings as they are competing with investment properties which until now has driven up the cost and you need to have 6 figure incomes to even rent. People live further and further away from Vancouver now just to have their own space and now have longer and longer commutes to work. Is this really what we want for Kelowna?

	Lack of caring neighbourhoods and caring neighbours is what evolves from all this densification that our city council is hell bent on having. Our city has dramatically changed in just a few short years which has brought on big city problems mixed with some advantages such as health care and educational facilities but that still doesn't mean we want a city like Vancouver has become. My comments are based on living here for almost 40 years not just a few recent years.
no	will ruin the parking access and availability for tourists and their RV's, plus no overflow traffic from the small Gyro parking lot. rendering looks like a much larger footprint than is truly available.
no	Size is ok but needs more glass, it looks like a prison block or cheap time share.
yes	Amazing. Thoughtful.
yes	Make something new and modern outa wat has been in the past something of a geto and a money grab from lower income people
yes	It's great that this property is finally being developed. It has been an eyesore for so many years. I hope you will be incorporating bike paths and proper sidewalks along Watt Rd. that will link to the Abbott St. recreational corridor.
yes	Looks wonderful however my only concern is the potential for the greater increase in traffic which is already an issue in Kelowna. Lakeshore is often under some sort of construction/modification causing delays in traffic movement in either direction.
yes	What is the timing ?
yes	What is the timing ?
yes	A lot of thought has went into this project it will be loved by all!
no	This is a nice looking concept, my only criticism is that it is too high. I would prefer it conform with other multi-use buildings in the Pandosy Village neighbourhood at 5-6 stories. I am not a fan of high-rises on the waterfront. I also hope that these aren't "luxury" residences, I would like to see more diversity in housing options in the region, allowing waterfront property to be for more than the wealthy investor. I approve of the project, just less height and variable cost options.
yes	Nice design, my only concern is that there is enough parking stalls for each unit and business which plan to operate. The city parking lot to the south is already full. You just need lots of parking space for the people accessing this new building.
yes	Yes, I like the expanding of Kelowna but I don't like where Kelowna is going with all this. Why not do all this planning to go between Rutland and Cooper Rd.? Why take away the beach area of Kelowna that everyone uses? You take away the beach areas and put up high rise complexes that only the rich will use isn't fare. Even myself, being a middle income single elder person won't use this proposed plan. It feels like the city is planning only for the rich. I can't afford to buy a condo and certainly can't afford to rent in one of these high rise buildings. I am considered a middle class person. Why block the view of the lake that everyone uses to put up high rise towers that only rich people will use. Rich people will buy even if the buildings are built a little further away from the lakeshore. Don't take away any more lakeshore area or area with trees. Expand from Cooper east.
yes	Thoughtful design
yes	It's beautiful
no	While the overall design is aesthetically pleasing and I appreciate the effort to design to mesh with the area, the overall size is concerning. Your presentation does not reveal the number of units but the single lane access on lakeshore leads to many other neighbourhood. This street is

	already strained to meet the needs of traffic going south to the ever increasing housing in this region. Adding another hundred or so cars would be hugely problematic. In addition, increased retail and visitors for condo owners will increase parking issues in this area. Have you included public parking in your design?
yes	This has been a long time coming!!
yes	I like the design of the buildings with a variety of heights and graduated levels . It's walkable, accessible, with transit available, pleasing and in a lovely area of Kelowna. There spaces to breathe and enjoy the ambience of the lake and creek.
no	too tall
yes	The design is interesting and modern. However, my biggest concern will be "Will It Be AFFORDABLE"?? we have lots of luxury building in Kelowna and few builds that young adults working in our community can afford. If you are building for the Vancouver, Alberta and International "transplants" NO THANK YOU. We need to keep our young people here to develop and grown the business community - not encourage further investment that does not bring opportunity.
no	I think the architecture is beautiful. My concern is with the larger plan for traffic on Lakeshore and Pandosy, Richter, considering the impact of this along with several other condo towers planned or approved for Lakeshore. In addition to this traffic the impact of the Kestrel Ridge and other large single and multifamily residential developments In Upper Mission funneling into an already congested 2 lane road network.
yes	I like the set back design and the restaurant underneath
yes	Thoughtful design that integrates well within the existing area and sets the tone for the future.
no	Over developed.
yes	Green space. Extension of multi modal transportation. Retail on the street level. Attractive building that doesn't loom over the existing neighborhood.
yes	Generally yes, as it improves the area and removes a old, dated site. Main concern is the impact of traffic. Lots of discussion about bikes and pedestrians but little about traffic mitigation. Adding the light at Lanfranco while making it safer will compound the problem of traffic flow.
yes	It will make this area vibrant and fully support the business' in the area. Look forward to cafes and walkways and sitting areas.
no	Too big, too much traffic already in this location, too busy already. no parking at all in this area which is ridiculous.
yes	i feel the project fits well in the proposed location
yes	It looks to me to be an aesthetically pleasing development with a little different style to what we have now in the city. Kudos.
no	Fourteen stories is too high. The city of Kelowna community plan does not allow that tall of a building. Are you trying to have city council amend this rule? The plan was developed for a reason so should not be changed for developers. Pandosy traffic is already unbearable at times. There needs to be more parking near the beach so anyone can use the facilities as it's all of our beach. How many units will there be in total? This land needs to be available to people that can't afford the unreasonable cost of buying a condo. Keep as camping but make more appealing. I vote "NO" to this project.
yes	Beautiful presentation and building, hopefully this projects gets the go ahead as it would add so much to this area of the city. Best of luck.
yes	It is a beautiful building however, the architect made a statement in this video presentation that

	"This Building belonged to all of Kelowna" in reality, it only belongs to the wealthy families of Kelowna, so lets not kid ourselves in this pretty little video, that we all own this multi trillion dollars project. have a great day.
yes	I think this project looks very classy and well planned out for the area.
yes	Looks very exciting, the design is wonderful
	We love the concept and design, will greatly improve our neighborhood, we live on Abbott street, And look forward to this new development.
yes	Architect and design team, well done.
yes	Looks great
yes	Beautiful buildings. Looks like an exciting project. SOPA to the north, this project will nicely bookend the south.
no	It looks great. But the parking is an issue. There are already too many people working in the area that have nowhere to park for their workplace. You are going to add more establishments with more employees and less parking available. The area really needs a parkade added to it. One that people could actually buy monthly passes.
yes	As long as adequate parking is provided I think it is an exciting project and a welcome addition to the area.
yes	It's great. You have done a super job. Love the stepped back design and what you offer for people walking and riding bikes. This will improve our Mission neighborhood.
yes	Nice design and flow
yes	It looks very good
yes	Beautifully designed buildings. Obvious a great deal of consideration given to the physical location in relation to uses and environment. This development as presented in the video feels "friendly" and "welcoming"...like an open door! Personally if I was a resident of this development I would feel proud each time I entered the property!
yes	I feel that the Stober Group has redesigned this project in a way that fits the Gyro area and will be a great assest to the area and the City of Kelowna.
no	The development is too large and will overpower the beauty of Gyro Beach and the lake. From one angle it looks like a pyramid.
no	The development is too large and will overpower the beauty of Gyro Beach. From one angle it looks like a pyramid.
yes	We live in Pandosy Village and feel this project will fit in with our community beautifully.
yes	I like the terrace approach to the building. Large sidewalks and space for people other than the building residents is nice. Hopefully the city will get its act together and start getting some beach access and park space (Cedar Avenue Park) available for all Kelowna residents. This complex will add many more people to the area and put more pressure on The current beach access. As someone who lives in South East Kelowna I know how hard it can be to get to the lake for a swim in the summer. While a no car utopia seems foremost in the minds of city planners the reality is many of us must use our cars to get to the beach and there must be somewhere to park.
yes	Thanks for this presentation, it is a really refreshing way to learn about a proposed project.
yes	It's an impressive presentation and development. Something we would be interested in only if the residential buildings are built out of steel and concrete. There are so many buildings being

	built in Kelowna that are wood framed. We would never buy in a wood condo building.
no	The area is far too congested. Traffic backs up and it takes forever to get home from a simple errand. We don't want any more multi family buildings as the community is under a lot of pressure from congestion already
yes	Looks like a well thought out development that will make better use of that piece of land and will improve the appearance of the area. Currently when walking by that area (on Watt or Lakeshore) I tend to cross to the other side of the street. With this appealing and well lit development I will no longer feel that is necessary.
yes	Looks fabulous. Please send me more info.
yes	mind stimulating and very pleasant to view and listen to
yes	I love a lot of things in this presentation. I have lived in Kelowna my entire life of 71 years and 45 of those in the Mission. I'm excited that this property will actually be developed but i love the design concept, the shape of the towers and the separation, the connection to the streets and sidewalks, the townhome aspect on the Watt Rd. side, I'm curious about the parking, i'm sure it's there somewhere but i love that i can't see it. I also love that all of the interfaces are friendly with the surrounding properties and streets, and very much unlike down the street where a tall unfeatured concrete wall seemed/seems to have been accepted. Well done, all the best and good luck with this project
yes	Building concept seems great. Building up instead of out is what the city needs to help accommodate the demographic. But for living and working, things need to make sense financially. For living, there has to be a kids park, like the size of the one that mission group made behind the new development just off of Harvey. Families need to feel safe. Even a way for a covered enclosed portion of a park where families can go all year round. For businesses, the small business sector is huge in Kelowna. Not just tech companies. And so for the average of \$25/sqft + triple net, things get crazy. Ownership is a great option, but at what cost? If there's opportunity for small business owners to live, work and play in places close by, and not live in an apartment, then you'd have my vote for sure. Maybe a package designed for a small business owner to own a townhome as well as a space for their business all in one so it's one cost? Possibly the design to be a bit more accommodating to the landscape rather than more similarities to the landmark buildings?
no	The pandosy /lakeshore area is a traffic nightmare without this project. Can't even imagine what a gong show this will become. Close your eyes and when its 30 degrees and gyro beach is wall to wall people at 430 pm, but I have no doubt the project will go forward. Glad I dont live anywhere near that area.
no	Design looks nice. Concerned about guests of the building taking up gyro parking (which is usually already full in Summer forcing people to park on front of single family homes). If I knew that there was going to be more parking than average (rather than less which is usually the case), this might be mitigated. Also concerned that I don't see any track record of Stober doing projects for sale like this. Perhaps it's a bit too big of a project for them to start on.
no	Once Again the wealthier people will benefit. The last of the availability of beach camping for less affluent people will be gone. The only part available will be the shops where you're expected to leave some cash. A good portion of the visitors will feel like they're trespassing on private property.
no	nice design but looks a bit big for my personal preference.

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	I think this project would be a great piece for all Kelowna's community It should be considered that building doesn't affect on the neighborhood (view of lake, parking spots, etc.)
yes	Thanks
yes	Looks great and has our approval. We would like that you would ensure adequate parking for the complex and if space allowed for additional public parking. We would like to see the building taller. Kelowna is growing up and the City planning needs to keep up with positive change. The community also needs to stop thinking with old age backward ideas.
no	To many stories . Ruins the neighbourhood. To much traffic on watt rd and area
yes	Interesting.
yes	I like the design, it's more pleasing than a single large tower or blocks of medium density that are, in a lot of cases lacking in design sophistication. The area is changing and improving with these new types of developments. At least, that's what I believe. Kelowna is a young, growing city, and should include well-designed developments such as these, which increase density in a sophisticated and thoughtful manner.
yes	I like the theme of responsibility to the neighbourhood and respecting what's there already.
yes	Love it!!
yes	We use this area quite a lot throughout the year especially during the summer months. I have always notices there is a lack of vibrancy particularly when it comes to music,entertainment, dancing etc. would be great to have space in there where businesses could facilitate that for adults to enjoy lounge,bar,pub with dance floor etc. keep in mind this is a fun,hot entertainment location especially during the summer months. Lets have Kelowna be a fun-city not a no fun city. kinda something like the former Rosies restaurant n' Pub is sooo needed in this area :)
yes	Looks fantastic - job well done!
yes	Fantastic architecture and will be a definit improvement to what is there now!
no	"Capping" the project at 14 storeys is still too high. It is 10 storeys higher than the OCP. Sopa should not be the precedent it is trying to be. You have not addressed the traffic issues at all. The east and north sides of the building will be in shadow for 80 per cent of the day. Stober cannot be trusted to do the right thing for Kelowna. Density on the beach is exactly the wrong place for this type of project. I went to your first open house and when I asked where the people going to the beach are going to park I was told "they will have to find other ways to get to the beach, like the bus." You are planning to add 500 to 1000 cars to the corner of Richter and Lakeshore without a plan for traffic at all. Boyce-Gyro Beach Park is going to become the de facto private amenity of your development. Density of this kind may in fact be the wrong approach to human habitat. The worst hit COVID-19 areas of the world were the most densely populated. Indeed, people are moving away from large centres to be in smaller cities and towns. I moved from Vancouver 20 years ago, in part, to be away from downtown Vancouver. Your plan changes the entire character of the neighbourhood. Sopa was wrong-footed and you are following in those ill-placed steps.
yes	I would have appreciated an aerial photo of the demarcation of the development site superimposed



	Certainly, something needs to be done with the site.
	14 stories is too high. Tower development on the waterfront cuts off people from the waterfront - physically and visually.
	The architect used lots of flowery jargon - fabric of the building, softness of the building, all of Kelowna will own this building. How will all of Kelowna own this?
no	How exactly will this project 'knit' together the neighbourhood? Again nice sounding jargon that is clearly an attempt to persuade and coerce.
yes	Nice design, too tall Not clear about parking situation for residents and retail
no	It's just too big.
no	1; I moved from Toronto, Ontario to get away from these types of buildings. 2; Why such a large building, what happens to the campers that look forward to coming to Kelowna for the summer? 3; It is already very noisy living in this area, and building this type of a building just makes it worse. 4; What about all the extra traffic, where is that all going to go?
yes	Cautiously optimistic.
yes	Too high of a project so close to the lake. We keep seeing the curtain affect along the lakeshore in more and places getting higher and wider. Your design is absolutely amazing. With the density increasing the roads are too small. Remember underground (subway) is not a option with the water table. If people avoid car use they still need space to move. The developers need to become responsible and start to push the city to to the right thing.
no	the trailer park is low income housing, where will these people be able to live? are any of them going to be able to afford to live in this building? i think not. we need affordable housing, you stated that it gives people a opportunity to own, the average person doesnt have the ability to own anything. How much of this is affordable for the average person?
yes	Great architecture. World class. Will be a very nice development for Kelowna. Fits the scale of Pandyosy too. Hope it gets approved and developed!
yes	Please explore adding to the bike path grid. Abbott street to gyro via watt rd. Or the separate path along lakeshore.
yes	We live in Lower Mission & we believe this design will only enrich our area & the Lakeshore area. It is a masterful design that will make this part of Lakeshore more of a community. Spectacular, well thought out.
no	I see a traffic & parking problem, you mention that there are roads already in place but they are not big enough for a project this size. What are you doing to contribute to extra transit? or parking or widening of streets? traffic flow?
yes	Excited about the storefront and walkway on lakeshore and additional townhouses on Watt. Looks great!
yes	Beautiful presentation It seems very well thought out I would definitely be interested in living there I fully support the project

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no	Where is all the traffic going to go.? Lakeshore is a nightmare as it is and with this added to the area it's going to be grid locked . I live right in this area and this is just going to make the family feel beach at Gyro another urban mess
yes	This looks very appealing. Great that the towers are set back towards the main traffic side. If I was to say one thing it would be nice if it could have been 10 instead of 14 however that is likely the trade off of having the buildings taper towards the lake.
yes	Beautiful buildings befitting Kelowna.
yes	I see it as an great project.
no	The area is much more congested with both vehicles and people walking than you portray. Lakeshore is a VERY congested road over the spring, summer, and fall. Your buildings, although beautiful, have taken away much of the parking for BoyceGyro Beach.
no	Development is too low. Needs more visibility horizontally. Height of buildings allows more site availability at grade,
yes	Nice and modern for this old city.
yes	I like the design. I walk this area all the time and I believe that lot needs to be redeveloped in a good way.
no	<p>This was not informative. It was strictly a "sales" presentation with no facts! No impact studies for the surrounding areas or traffic studies of trying to make its way through from Mission and upper mission? A new light at the corner of Lanfranco Rd. and Lakeshore should have been installed year's ago by the city.</p> <p>This was a fluff presentation and would've been more suited to potential purchasers than someone voting for Yes or No to your proposal.</p> <p>We live on Lanfranco Rd.and the city destroyed the corner of Lanfranco Rd. and Gordon. I can't tell you the number if times there have been accidents and near accidents. They removed the space vehicles had turing left off of Lanfranco to Gordon. There is now no room for a vehicle to turn right before the vehicle ahead trying to turn left into the insane amount of traffic coming fro Upper Mission. They have to sit behind someone trying to turn left up to 1-3 minutes! Now they are going to add how much more traffic to the other end of Lanfranco?</p> <p>If this complex is allowed to go through the City must first deal with the infastructure issues back to K.L.O. and to Manteo.</p> <p>Anyone remember the Innovation Centre down town? That didn't go well.....the developer changed numerous things re: open roof top for free to everyone for the view plus numerous structural and building cganges. They did all if this "before" going to the City with their New changes for approval. Never heard a word or saw in the Courier re: any ramifications for their arrogance and failure to follow code.</p> <p>The City should put into place a building code restriction that allows for graduated building height as the structures get farther away from the lake?</p> <p>Our City is being bought up by the rich and we need to protect the view for all....</p>

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	<p>Saving the view for everyone.</p> <p>Increasing land value as many more will have access to the view with this requirement.</p>
yes	I appreciate the time and effort understanding the area and how it connects to South Pandosy and the Lower Mission and it's interface with the lake and recreation opportunities
yes	I think it will be a great addition to the growing area. Adding more amenities (restaurants, shops, etc) and residential.
yes	My concern is traffic flow. Lakeshore Road is already a disaster! The real estate future could change with this COVID 19. We could see a lot of empty buildings so I don't believe now is the right time for development of any kind.
yes	
no	The 14 stories is too tall. Otherwise looks great. 5 stories or less that close to the water
yes	Street level interface is important. Integration with park stroll and absence of barriers for the public. People don't want to be at the beach and feel caged in.
yes	Very interesting !
no	The height of the towers is too high and should be limited to no more than six storeys. This is still not in keeping with the intentional village atmosphere that has been created in this area up until now. Part of the dialogue talks about public access to the facilities. How and what proportion of the overall development is actually accessible. Architecturally this jars with the village type buildings and atmosphere that currently exists. There is only one high rise in the same area that stands out like a sore thumb. Let it stay that way. Shadows cast along the Lakeshore Road will create a tunnel effect due to 14 storeys on this site. This will detract from the village atmosphere and open views on approach to the lake. Historically Developers request height variances after approval. What is stopping this from happening in this development?
yes	Our concern is Parking at a premium in Mission.
yes	I would like to see an air view so I can see how it relates to the waterfront and be able to better determine the size and layout.
yes	The architecture is very attractive and inviting. I appreciate the mix of neighbourhood-style housing, with ultra-modern housing, with commercial, depending on which street it is facing. It appears that it will not feel too big for the neighbourhood. I think it will be a fine addition to the area and the city.
yes	Absolutely fabulous!! This is very exciting to see, this development has my support 100%. I own and operate Boutique Esthetics Lounge in Pandosy Village, as a local business owner it's very exciting to see such a fabulous development being planned for this area. I am most definitely interested in commercial space in this development.
no	The development looks impressive, however parking and traffic is an issue now and I don't see this being addressed in line with the development. The plans made regarding this from developer are at a big shortfall. If this belongs to everyone then please consider everyone's opinion as our city council doesn't seem to do that .

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	At this point with the work that has been put into this project the council will likely approve anyway. The development is very attractive but lends itself to Vancouver prices and unaffordable for average person to enjoy our area anymore.
yes	I would like to know more about What mix of business/housing is envisaged here. I love the curved and terraced look.
yes	Looks amazing! I hope you have enough parking. Most complexes don't unfortunately.
yes	Fits the hood.
yes	Fits the hood.
yes	Wonderful nice to see our city growing up :)
yes	Love it conforms with pandosy feel I live in westkelowna and enjoy that area
yes	I think the overall design is spectacular as well as being inviting and " easy on the eyes". Especially impressed with the open concept UNDER the structure(s). My one concern is the potential traffic increase on Lanfranco. I have lived at 950 Lanfranco for over 20 years and love my neighbourhood. I am not wanting to see the street turned into a noisy, busy thoroughfare
yes	At first glance it looks like a positive addition to Kelowna and the the area. Need to take a drive down there to get a more personal view of the size and scope of the proposed project.
yes	It's a little of Vancouver in a sense that we have modern amenities but with a small town feel We'd be very interested in looking at the living accommodations
yes	Thoughtfully designed. Any playscape areas for kids ?
no	Buildings are much too large for the area. Keep Pandosy area a "village" not a Vancouver West End"; no charm or community there. A park would be nicer.
no	My concerns are traffic congestion and parking. Traffic flow in the area is already a problem especially given the growing impact of the "Upper Mission" and "Kettle Valley". Also to be considered are the future development plans further down Lakeshore. All being made without addressing traffic flow issues that are already present. Parking is also going to be an issue in that area, I'd be very interested to hear how you plan to absorb that many new vehicles without impacting access to the beach.
yes	Love the details and the thought put into this design. I feel that the complex would look much friendlier if the building heights were lower, perhaps at the maximum level outlined in the OCP. I very much appreciate the consideration given to the Fascieux Creek corridor and hope that area can be brought back to a relatively natural state.
yes	I am enjoying the overall shape of the building and the public spaces. My only concern would be that big chains would be the only companies to afford the lease of the retail spaces. I would prefer local entrepreneurs to be able to populate this area.
no	14 floors is much too high so close to the lake
no	Too big. Where is the traffic going to go? I live in this congested area that has been taken over by the tourists and high rises. The traffic is the worst along with all the street parking.
yes	The concern I have is in the height. Stober had the opportunity to build hi-rise towers at Central Green and they decided to build low rise condos and no retail. Now they are zoned to build lowrise which is in keeping with Pandosy and they want to build hi-rise residential. The whole charm of Pandosy is in the fact that it is not hi-rise and has an urban feel along the lines of downtown copenhagen - one of the most livable cities in the world because it preserves the connection with the street. I think the plan is a beautiful design but it is 8 stories too high. If

	Stober wanted to make profit they could have done so on the Central Green property and built commercial space. It seems hypocritical to me to suggest that this is the best design for the property. The Shore is the right scale for the neighbourhood not this.
yes	Looks good, how affordable will the housing be?
yes	Looks fantastic, like the wide open spaces and the whole project. Truly this is a great design and way better then a straight up tower.
no	What about the tourists that come to Kelowna and can't afford the fancy hotel rooms and would like to stay in their RV. Developers have been eating up prime camping ground for the last 25 years and I think they should leave it alone.
yes	I think this is a great project and an amazing addition to the Pandosy/Lakeshore area. It is a very upscale and fits into the area nicely. The walkability to all amenities is great for those living in the project and with the retail areas will draw locals to the area which will help all business owners in the Pandosy/Lakeshore area. I am all for this.
yes	I am concerned about traffic on Lakeshore and use of parking for the park by the new development. I like the design of the building and the park like walkway along lakeshore.
no	I like the second design better than the first. I feel however, we do not need this height in Mission or Pandosy. Sopa was an exception whose height was allowed to attract a buyer to complete an eyesore building that sat incomplete for years. There are no other buildings, existing or approved, in this neighborhood, that are over 6 floors. That's high enough. This is a quaint neighborhood and excess height doesn't fit. My second concern is unit size. The area already has issues with density. I feel that less but larger units would be better for Stober and the community. Same \$ per sq ft but less to sell and less people. Parking is my third concern. Watt Road and the area around the present gravel lot are mayhem on a sunny weekend. The city planning dept has done an incredibly poor job with parking plans for many blocks in every direction. Now there will be about 100 parking stalls on the gravel lot that are needed for this area in summer and about 60 to 80 along Watt Road that are needed all year long that will be gone. Where are the people who park on Watt Road going to park when they come to work in the medical buildings and retirement homes within one block. Where are the people coming to the beach that use Watt Road and the gravel lot going to park. They will not carry their floaters and coolers and blankets and kids on a bus or bike. They need parking. I know this development is coming. I am not trying to stop it. With this design and density the only winner is Stober. There is no thought to the communities best interest as this is proposed.
yes	I would be very interested in more information.
yes	Concerns about enough parking for residence and visitors?? Retail stores where do people park? Traffic in the area will increase and can the roadways handle it?
no	This development will NOT "belong to all of Kelowna". It will belong to the approx. 320 homeowners. I live in the immediate area and witness the heavy use of the park by local families, toting picnic baskets and water toys. I don't see how this development supports them. Even your presentation primarily shows people in business attire. Where do the city locals fit into this design? Where will the locals park? I can't see these families travelling on transit to spend a day at the beach. While I do think the development as illustrated looks attractive, you carefully minimize the visual effect of a 14 story tower. I cannot support such a tall tower in our neighbourhood.
no	INO. TO TALL AND TO CLASS TO THE BEACH. IT WILL SHADE THE SUN. AND PRIBABLY NOT ENOUGH PARKING hope to see sufficient parking and a place for RV people TO still have a place to go when they come to visit AT gyro beach area. WE HAVE DO FEW RV PARKS

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	<p>NEAR WATER The more you build line this. Kelowna will become Concrete city. Like Hawaii. The taller buildings -Should be set back a six plus blocks back. Not in front. It blocks the sun And not all people can do a lot of steps or are in wheelchairs or are seniors. And is this going to be price for the average person</p> <p>If it's too pricey they won't come they'll go elsewhere. It needs to be expensive for the majority. Our children and children - children I don't like tall building close to the water. On a smaller scale. Like 7 stories.</p>
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yes	Beautiful building and I like that they considered "rounding" it to help it blend into the existing landscape. This will help bring vibrancy to the area and stimulate economy with new shops and restaurants..
yes	I have the sense that a lot of thought has gone into this development. Well Done!
yes	Very functional and very appealing to look at. It has to improve what is presently there and seems to accomplish that.
yes	I like it a lot and think the design of the building is so unique and out of the normal realm of big square buildings. I live fairly close and would be totally in favor of this going ahead. I think it's exciting and well thought out.
yes	Like the terraced architecture. The plan is interesting and attractive.
yes	This will be an exciting addition to our City and to this neighborhood. Please don't let anyone stop you.
no	Uncertain- too big for the area. The building looks nice but we are not sure it is the best use of land in that area.
yes	Love the look of the project but mostly love the thought that went into planning the outdoor space for the public.
no	It is a nice building, however it serves the wealthy and is not affordable housing. Kelowna does not need to develop for the rich any longer and instead help the populations that are marginalized. Also, this presentation does not comment on the impact to the environment that this development will have. It is situated close to Okanagan Lake and does not talk to the point that this much disturbance and increased population near the lake will impact the water.
yes	Townhouses with master up aren't great for seniors.
yes	Good density in a great location. Parking spots being made available seems a bit much to me. Good project for this part of town considering what else is going on down there.
no	Cost of housing? Did not get addressed Only for the rich?and out of towners Too tall for so close to the beach.
yes	I'm very interested
yes	Looks great, thanks.
yes	Looks great, would love to retire there!
yes	This looks like a first class project, which would be great for Kelowna. I would like to have a better understanding of how the parking will work.
no	It looks to me as if two halves of a cruiseship washed up there. Too scary looking for that area.
no	Gyro Beach is a beautiful natural park that should not be touched. It is a family entertainment centre with kids playgrounds and beautiful landscape. We don't need a commercial centre right there, when there is plenty of land near the park.

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no	Looks too big. Traffic will be greatly impacted especially in summer. The OCP calls for 4-6 story, why should this be an exception? What is the development giving to the community? Completion of the Abbott Recreation Corridor? Better bus service? Restoring Fasciaux creek is not credit to the developer, rather expected.
yes	Beautiful! Love the design of the building. Excited to see what is to come. The only thing I didn't see, was space for parking. If a person isn't living in the building but would like to stop there to eat or have a coffee, where are they going to park?
yes	It is a great addition to the neighbourhood.
yes	It is looking really nice and I look forward to seeing it done. I just hope the price is not that high and the only people buying the townhouses and apartments are the "rich tourists". Such a nice place and location to leave it empty the whole year. Loved the project!
yes	Nikki's test Ryan remove this feedback.
yes	Hi
yes	It looks like a well considered design. It wasn't clear whether there would be public parking included.
no	Another ill thoughtout plan by the city playing to its favorite development group Too crowd on Lakeshore already so why add more condos & townhouses? Just because the city wants the money generated from the Mission Group. Very poor
no	Concept is great, but too high for the neighbourhood - traffic is already crazy!
yes	Please keep the bike lanes for those of us who like to ride.
yes	This is a beautiful location, which historically is a far cry from the original land use and what Kelowna has viewed this property as they drive by for decades. I personally remember "Tenting" on this property in my 20's when our family vacationed here. Well thought out. How can we get our name on a reservation list?
yes	Very well thought out. This is the type of development we need to see more of in our City. Densifying areas of the City like this is smart urban development and if built as presented, this development will become a city landmark that people will point to as a model for others to follow.
yes	Still too tall for how close it is to the waterfront. Should more like 6 and 10 floor tower. The ratio next to the buildings around is not correct, Mission Bay is only a two story and you've got the look of a four story building. A bit misleading to the relative buildings around.
no	on July 4,6,7,8 , starting at 3:30pm traffic is backed up travelling south from cook road to lanfranco road. Density and subsequent vehicles into the area will be worse highest density areas of Vancouver. And, for the most part Kelowna residents only cycle for exercise/entertainment. adding insult to gridlock will be when the Hiawatha lands and your Aqua developments are occupied. further, cycling from kelo at pandosy to bluebird at lakeshore is already a disaster. Their needs to be separated bike lanes through this stretch and, if your development happens to be first to receive a development permit then it makes sense that you upfront the cost of Ike lanes through this stretch and get paid back through latecomers charges
yes	Visually very pleasing. The concept works in that location. It looks inviting to access and use as opposed to the dreary Sopa Square block of concrete. Removing all the existing trees and shrubbery will remove all the important wildlife habitat. It would take many years to reestablish any of this and only if the devoper is committed to engaging conservation experts to create

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	islands of wildlife space within concrete and brick people space.
yes	... Need time to let the info settle in as I revisit the area and reflect on the memories of my childhood, when Gyro beach was the beach "way out of town!"
yes	Good design, but concerned about density. The beach is already too busy on a warm summer day.
no	The overall design is pleasing. However, and this is a big however, the proposed high-rise towers do NOT belong here - this is a transplantation of the city core to the South Pandosy neighbourhood, and should NOT be approved. Buildings of 5-6 stories would be sufficient.
yes	The urban design is respectful to the landscape & the upscale look & feel to the building & it's surroundings makes this beautiful beach area of Kelowna irresistible! I love it!
yes	Well thought out. Where will parking be... underground? What do you mean by this building will belong to the people of Kelowna? This site does add to the legacy of Al Stober, who left a very large footprint in Kelowna.
yes	I like the design and would support it to the degree that it conforms to existing zoning for that location. It should not be necessary for zoning variances if the designers have done their job. If variances are granted then the property should be offered on the market with the new zoning. This will stop investor/developers from buying up land on the assumption that they can bribe/bully/intimidate council to grant variances to boost the return on investment.
yes	I think developing this property is great, the sooner the better. I also think this property should be used to a fuller potential, go higher while you can. Sopa is I think 18 stories, this should be at least that if not more.
yes	Beautiful and well engineered group shows this company care about the community . Go for it.
yes	I think you have put a lot of thought into having the highest end on Lakeshore and the tiered low end towards the park/lake. A pretty sensitive design that to me, meets multiple needs and tastes.....
yes	I like that it is not just another massive high rise. I like that it is a welcoming place and walking friendly
yes	Fourteen storeys sounds too high, but I am well aware that Pandosy is one of Kelowna's urban centres, where growth will be focused. I like the way the massing slopes towards Lakeshore and away from Watt. I am especially ecstatic to see the inclusion of a restoration project for Fascieux Creek and I hope this will be done with ecologic sensitivity and not just as a formal afterthought.
yes	This project will certainly enhance the area from its present state. I think it is exciting and if people aren't on board now they will be once it is complete.
no	I love the idea, however the buildings are too tall. They should not be any higher than what was recently completed on Lakeshore, across the street from Gyro Beach.
yes	Great addition to that area
yes	We look forward to moving there from where we are on Truswell. Not needing to drive much from this new home for us will be a great next step in our lives.
no	What is wrong with following the OCP? If you don't like the zoning, then sell the property. A development like Abbott House on Abbott Street would fit more into the 'village' feel of the area versus these huge, cold, big-city highrises. This won't 'belong to all of Kelowna' - that is PR BS. The size is only to make more profit for the developer. Don't insult the residents' intelligence with this bafflegab!
yes	I like the shape and mixed styles of buildings, esp. downward slope down to Watt Rd, mixed

	residential and commercial and pedestrian/cyclist friendly access, and, of course, access to the beach.
no	The traffic in this area is EXTREMELY high, the population in Kelowna doubles and triples every summer, this overpopulates the beaches, there is no diversion of traffic here, the shopping centers are small, the parking is hard to find. Just bring money and we'll stuff you in. Yikes, Kelowna is getting big and you keep bringing people here to make money from small spaces.
yes	I love the design and location. The replacing of the existing camping facilities is an easy compromise for advancing this area.
yes	The property looks beautiful and well thought out. I like the use of outdoor space to bring a sense of community. It wasn't addressed where the parking will be and how many spots per residential unit there will be. Parking in that neighborhood is very very sparse so residents would need access to adequate parking for their family and guests.
yes	It is a nice set of options you show for the building shape. I think all of them have a clear intention and purpose of bringing safe and impressive good look to the city shapes and designs however it definitely continues with the urban change of this wonderful natural valley. Iron towers and concrete should not be part of a city. I wish architecture was friendlier to nature and was this way able to share another way of living. I appreciate the time and interest you show and give to people around :).
yes	I like the town house complex, would enjoy living close to everything.
yes	I live on West Ave and enjoy the Pandosy community. I can this development continuing to strengthen the appeal of this area. I would prefer to see the highest tower at a max of 10 stories rather than 14 . . . but that is my only comment.
yes	It looks beautiful.
yes	Like the Terracing and transitional aspects of the development. Please incorporate green roofing similar to the vancouver Convention Centre as this further assists environmental impacts.
yes	Stober is putting together a project with the community as a priority and I see a great architectural design evolving pleasing to all respective parties. Best wishes! Dave
no	14 stories is too high, will impede the look of the area
yes	Build it!! Great development
yes	The idea of street living brings a european lifestyle which is great. One concern would be noise due to night life, parking and strata fees. As a single senior price will matter.
yes	Looks like a winner! Reflects the growth of Kelowna in a urban setting.
yes	Great invotation and thought process.
no	I am concerned still about the traffic, as there are few arteries from the upper Mission into downtown Kelowna, and Lakeshore is one of them. This will increase the population of the area a great deal. I like the small town feel of the Pandosy area, and this transforms the area to a very urban setting.
yes	As a Mission resident living in this area I feel this will be a great addition to the neighborhood
yes	beautiful location
yes	Love it! (Wish the original FSR would have stayed in place.) Fully support 1000%. Please seriously consider allocating/reserving space for day-care (both children and senior's). There is serious lack of day-care space in this area and this is perfect location being the key-stone

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	development for the southern Pandosy gate-way. I also anticipate this development will strongly attract young families due to the walkability to amenities and the beach. Thanks for the presentation.
no	to high to big
no	Too tall, should not exceed 6 storeys; lacks character, too cold and sharp-edged, too much cement, not nearly enough green space incorporated - not enough trees for shade, or design that represents our surrounding mountains and water. This reminds me of 1970s designs, or at best something you'd see in a large city metro where it would fit - but not here in the beautiful tall-treed colourful eco-diverse Okanagan valley. We dont want just another California style cement block giant. People want something almost alive and breathing - a space that resembles the landscape around it.
no	The concept I find intriguing, the height of the buildings I find very alarming and out of character for the neighbourhood and would not support the current height of 14 stories. I feel this development should keep to the current height restriction of six stories to blend in properly with the neighbourhood and existing buildings so as to avoid becoming an eyesore to the neighbourhood like the sober building is. The developers and City Hall need to remember that they are guests proposing significant changes to the residence of south pandas a village and must listen and accommodate the concerns of the neighbourhood in their proposal. The concept of the two buildings in the retail space in the outdoor spaces I think is fantastic and will greatly enhance the neighbourhood in a positive way.
no	My only objection is the height of the two buildings is too tall.
yes	i like the scaling or cascading forms the bldgs. present.
yes	I think it's a well planned development. When I first read about the height of the 2 Towers, I thought "Whoa" !! It's too much!! When I watched the video explaining the site development, I really liked it. Although I don't live in Kelowna, I've been there a lot in the past 30 yrs. & am very familiar with that area. I feel this would be an asset to the area.
yes	Like the architect design and community ground level development. Find the size and location of the buildings appropriate for the city.
no	Buildings are too high and there was no consideration mentioned for traffic patterns.
yes	Looks nice
no	Please DO NOT build any more businesses along the lake, you wont even know there is a lake behind there and no one can see it...we do not need more traffic as you cant cross the street now without bringing in more traffic and people...I HOPE AND PRAY that you can not build this monstrosity in our neighbourhood, this does not belong here, go downtown but not along our beautiful lake setting...Hope the powers in city hall agree as not one person I have talked to in our area wants this ugly thing here..
yes	Very little about parking in the area for a structure of this density, if the city lot by Gyro beach is it, totally inadequate, not even big enough for beach traffic during peak season. Needs a 6 level parkade & or underground for tenants, retail staff/ customers & beach goers.
yes	Love the concept. Let's get it approved and built ASAP.
no	Ugly, soulless, totally incompatible with the rest of the neighborhood. Your design epitomizes the worst of modern architecture. Anyone living in such a building may be at risk to experience heightened anxiety and depression due to a strong sense of anomie. It is too close to family


	friendly Gyro Beach.
yes	Nice layout. It's conceptual and I didn't really see all the features, but I think overall it looks good.
yes	Nothing short of wonderfulKELOWNA HAS ARRIVEDwe may now hit 2 million visitors every summer
yes	Will make for more living space with beautiful surrounds hope it is a go--good luck--
yes	This is beautifully designed. I feel like it has the potential to make the Pandosy/Lakeshore area a better option to the downtown core. Somewhere locals will want to enjoy all year. I do feel like this size and scale of development is much more appropriate for the area. This would make that site beneficial and enjoyable to more people than it is currently. I can already imagine taking a late summer evening stroll around the site and meeting friends for dinner and drinks. Thank you for taking the time to listen and really consider what we have to say about this project. I feel like you should have the community's support. Excellent job and good luck!
yes	Well done, inspiring presentation!!! Can't wait to see the finished project.... this will be a beautiful addition to Kelowna, thank you
yes	We live in this neighborhood are thrilled with what you have presented in this video!!
no	Too Big and tall.
yes	Density without towers... Urban streetscape with pedestrian orientation Townhouses to soften look from Watts Parking self-contained
yes	I think it looks very nice and will be great for the city.
yes	It appears to be a well thought out and integrated development that will add beauty and increased amenities to the neighborhood.
yes	Well thought out, beautiful design with the terraces and canopies, gathering areas and pedestrian comforts...just dont stray from the core values of your intent. Build it just like this...with little to no variation. Keep true to British Columbia and the beauty that she stands for. This is your chance to shine..your legacy....dont F this up. Well Done
no	I would prefer the high rise to be no more than 5 or 6 storeys high.
no	Leave the campground, the trees, the space. Move your big developments back to the Landmark area, the northeast end of town or Rutland. Please, fix Rutland, South Pandosy does not need your development. Third generation Kelowna Lower Mission
no	The terracing and lowering towards Watt rd is a good idea. The layers, and curves are attractive - But The height is still too high for the area - REDUCE the height and maintain the theme.
no	You and your associates are wrecking this beautiful neighborhood in pursuit of greed. "This is a gorgeous neighborhood and everyone seems to like it" - that is because there are no building over 6 feet and no tall buildings wrecking the beach front view. DO NOT build this hideously tall building in a zoning area with 4 to 6 stories MAX>!> If you want lots of condos for people, build them elsewhere where the other buildings surrounding them are equally tall. Not in a residential area and small commercial area with a small town feel and a place all the locals love. You will

	destroy this beautiful town and wreck everyone's happiness. Do NOT wreck this beautiful town!!
no	How do you figure you will share parking with the beach when in the summer that is so full that people try to use the Shoppers parking lot. Are you day dreamers? Also so nice of you to reduce the size of the building. Developers that do not follow set out building guidelines have two approaches to get what they want. First, put in for a higher building knowing that if that is rejected you will get the lower one that you wanted in the first place. Second, have plans already made for a taller building, submit for a shorter one then cry that it's not financially viable. Don't forget to start building with long term tenants in mind and then switch to short term. It's all about the money. Stick to what the city has zoned the area for and stop making these changes. It will be interesting to see what you do and what happens down the line.
no	Too tall, too many people! Do you have a least one parking stall for each unit? Parking is always an issue! You hope people will not drive, but they always do and even multi vehicle per family!
no	The buildings are too high this will affect the skyline from the east. A lot of hard surfaces and sharp edges...nature is rounded. This is too much...there should be more green. The first ideas with the towers are terrible so I am glad that you are not doing that...how about 7 storeys instead of 14?
no	too big too high
no	It's too big! It'll bring too many people to the area, which is already congested. Lakeshore Road isn't getting any wider, but the false video display makes it look much wider than it is. It's a narrow street, choked with cars because of the beach and all the retail/restaurants, etc. added in the last couple of years. We don't need any more of that stuff. Sorry. I don't like it at all.
yes	I appreciate the differentiation of approach between the different street interfaces, and the attention to scale and landscaping to prioritize the pedestrian experience. The massing is thoughtful and doesn't overwhelm the site.
yes	I like the design it's not just another highrise
yes	Interesting design, sensitively integrated to neighbourhoods on all sides. Could make more use of height allowance.
yes	It looks beautiful and welcoming. I hope to see seperate biking and walking lanes to improve safety, as currently this is a major issue.
yes	Sadden by loss of camping and green space, also impressed the the design and community spirit the stobers are entailing! I,m old , don't like change
yes	but I'm afraid as the city grows Lakeshore will become 4 lanes...
yes	Refreshingly different!
yes	I really like how the building facing Watt Rd has a townhouse appearance to blend in with the residential neighbourhood. My only concern is the parking of both Gyro Beach and the new retail spaces that would come. Where would restaurant and cafe patrons park? The public lot by Gyro Beach fills up before 11 am with overflow wrapping all down Watt Rd. Will the parking on Watt Rd remain the same as it is a residential street?
yes	The plans look great! I think it makes much better use of the space than the current trailer park does.
yes	Overall a good approach. My only big concern is the available space for bicycle related traffic and parking. While the presentation is showing a lane on the road, it would be much better and safer (especially for families with kids) to have dedicated (separated from the road) bike lanes on both sides. This area is heavily trafficked (not just in the Summer) and with Gyro close by it will get very crowded there. Imagine 30-40 bikes parked outside the building

	WOW
yes	what a great asset to our city

yes	I live in Toronto, ON but am planning on retiring in BC, possibly Kelowna. Will there be any units in the condo geared towards retirees / seniors or have any features for mildly disabled persons?
yes	Thank you for responding to the pedestrian level experience and Neighbourhood feel with the Townhouse and terraced design. Is there a transit Area planned beyond a typical bus stop? Are there roof gardens planned?
yes	There was little description in the presentation of the upper floors of these buildings. I.e. Are those huge wrap around decks off of individual residences? If so where is the parking?
yes	Seems like an impressive presentation. The design is certainly better than the original 2 ideas, but I still think it would be nice to see more environmentally friendly building materials or features incorporated into the footprint. I also think that the area at Gyro Beach is already so busy and the traffic on Lakeshore getting unbearable.
yes	Visually it is great, it suites the neighborhood
yes	I like
no	Very unhappy with another high density project...our city has no infrastructure to handle the population we have yet alone keep adding these condos on every corner of Kelowna...you can't move in this city and road planning seems non existent...what a nightmare it will be to drive in the lower mission...it already is..I avoid at all costs...
yes	Jim and Byron are rock stars in this video. The photos and fly overs are also excellent. If this is truly what is being built I recommend the City of Kelowna move forward. Excellent presentation.
yes	We'll done! I would be interested in more information on parking, as that would be my biggest concern with property in the immediate area. Also, connecting Multi-use trail/pathway along Abbott/Walnut that is safe.
yes	I think this building plan is amazing. I like the look and feel of it. Wide sidewalks are needed as we see many many pedestrians in the area. I am curious what the plans are for the retail spaces. I am the owner of the Shoppers Drug Mart across the street. We have been in this location for 7 years now and have a firm place in our community. Would love to chat more with you about the project. It is so exciting the see these plans for our neighborhood. I completely agree with the " knitting together " of the neighborhood. This will be a wonderful addition ! Bringing us all together. Couldn't be a better idea ! Thank you :)
yes	I live a block away and I think this would be a great addition to the neighborhood.
yes	Right now Kelowna is saturated with condos , by completion I don't think that will have changed . Inventory will move faster for town home with a small yard . Sopa square was and still is a disaster and that is the last impression that the mission has of condo building
yes	Beautiful building and will really enhance that Lakeshore Rd. Area
no	The congestion along Lakeshore is a complete nightmare now and I can't even imagine how it will be with this..Also more places that will be far out of reach for the average person to buy.
yes	I think it is the best use of the space and fits in nicely with the surroundings.
no	Traffic is horrible as is .We moved way from these high buildings for a reason...no parking and too much traffic..
yes	It's good to see an attractive development planned for this beautiful location. As a resident of the

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	lower Mission//Pandosy area I look for reasons not to need to venture far. This is good - will enhance atmosphere and values.
yes	Sounds like a lot of planning towards what the community would like to see. Great job.
yes	A sensitive approach to Designing a Community.
yes	Stunning concept. The only missing viewpoint was the Watt Rd. and the connection of recreation linkages. The impact to traffic in the area due to the number of units needs to be modelled so we can see what the true impact is to Lakeshore Rd., Richter, etc.
yes	This is a beautiful building. Parking was mentioned in passing. I only hope that it does not end up to be yet another development seriously short on parking resulting in crowded side streets unable to accommodate such as some of the new buildings opening in Rutland. Let be real people, families have 2 cars. You can't wish that away by providing fewer spaces. Assuming the parking is adequate, 2 spaces minimum per family sized unit, I look forward to Council passing it unanimously.
yes	I think it is an amazing place weldone
no	It is peaceful and open now like as is.
yes	I think it is amazing and so modern and very attractive. Most of all it allows so many homeowners enjoy the area and the community at large with the retail amenities
yes	I appreciate the realization that this will be everyone's space. Eateries, patio dining, walking space, bike lanes and parking is so important. I'd love to see the use of different textures - rock, brick, wood, etc. I find some Kelowna buildings architecturally unpleasing. A little money into the building with the use of different textures would be nice as this will be seen by everyone. This building seems to be quite modern. Will it fit with the Lakeshore style?
yes	I appreciate the realization that this will be everyone's space. Eateries, patio dining, walking space, bike lanes and parking is so important. I'd love to see the use of different textures - rock, brick, wood, etc. I find some Kelowna buildings architecturally unpleasing. A little money into the building with the use of different textures would be nice as this will be seen by everyone. This building seems to be quite modern. Will it fit with the Lakeshore style?
no	I applaud the thought and creativity that has gone into this plan. I think the towers are too big and the area will not be able to accommodate the increased vehicular traffic.
yes	You've taken community factors into consideration. I'd like to know more about where residence/guests and shoppers/diners will park.
no	Stober has a legacy of mediocre design exemplified by the unimpressive towers that make up the Landmark complex. I really wish you would have looked further to find a more accomplished designer to complete this development. This site deserves better than average.
yes	Beautiful addition to Kelowna. Somewhat worried about traffic flow on Lakeshore.
no	That area already experiences heavy traffic and is way over capacity in terms of vehicles. This proposal will create even more traffic and problems which will be felt all along Lakeshore. Work on improving infrastructure before just putting in more condos.
yes	Very very concerned about the traffic on Lakeshore. ??????????????
yes	The only thing I do not want to see is Lakeshore existing bike paths and road way to never be

	blocked off during construction. Keep this in mind I live just a block in and would be upset over existing roadway. Thank you Don
yes	looks like a great design for the mixed use and area. My request is to ensure that there is adequate parking for residents on-site. the current municipal government appears to think that everyone rides bicycles, not driving vehicles. with the limited parking and Paid parking in the surrounding area, it will be important to ensure that sufficient underground parking satisfies the needs of the residences of your project without adding add'tl undue pressure of parking on the streets surrounding the corridor of 3340 Lakeshore.
no	It's too dense. It's already crowded with traffic and a light at land ran Co will stall traffic the same way as it does at Sutherland and pandosy. A wide sidewalk is not enough for softening the mass of the buildings. I do like that you would not see the vehicles, similar to SOPA. Will there be any affordable housing.
yes	Its bout time this area was cleaned up!
yes	So the city lot parking is not part of the development?
yes	The video shows all of the virtual amenities, but you do not show a site plan nor a scale drawing of the Lanfranco Rd. intersection nor a cross-section of the the Lanfranco Rd. extension. I realize that requires a civil engineer's design, but that should be included in the application.
yes	Yes, I live at Sopa Square, my only Reservation is the removal of the public parking area.
yes	It will be interesting to see if you follow this plan or ask for variances, as that seems to be the way most developers go. Plan gets accepted then they submit variances. I like the curved buildings and see thru balconies. It will increase traffic dreadfully which we don't need. Our roads and infrastructure have not kept up with our development.
yes	This looks like an amazing project and it will be nice to see the old campground finally re-developed!
yes	it's such fantastic project and really looking forward to hearing more about it.
yes	What would the price of a two bedroom condo be
yes	It seems well thought out. It will bring more traffic, but will make the area more of a visiting place for everyone, not just out-of-towners. I'm glad to see Fascieux Creek popping up again as we really enjoy the piece between Richter and Casorso now.
yes	Mary, great presentation, thanks for involving the community. We live at 3224 Watt rd. Our understanding is Watt rd will also be updated, can you share anything further here as well as a bit more detail relative to traffic flow and parking? Watt is currently a very busy street with vehicles, biking and walking, these 3 important components need to be integrated in some way in a safe manner similar to what has been done on Abbott. Love what you have done with the building and site. Marian and Steve McKay
yes	I think it's a wonderful idea, beautifully designed with curves. Still confused on the location, is it going on lakeshore and watt? To replace the campsite?
yes	No Micro suites, these are being overdone and are not affordable. Walk ability is key as is amenities
yes	I live on Walnut Street and I think this proposal is exciting!
yes	Great shared use plan. Would possibly be interesting in a condo.
yes	I will be interested to see the feedback and further planning




no	<p>14 floors is too high. It will take away from the softness of the area. It looks like luxury living once again that locals can't afford to buy. Just the rich people from out of town.</p> <p>With such a big building bringing so many more people into the area, Gyro Beach Park will not be accessible for those of us that live here.</p>
no	<p>14 floors is too high. It will take away from the softness of the area. It looks like luxury living once again that locals can't afford to buy. Just the rich people from out of town.</p> <p>With such a big building bringing so many more people into the area, Gyro Beach Park will not be accessible for those of us that live here.</p>
yes	<p>Looks good. I loved the area because of the natural look and feel to it. The lush trees area gave the impression of being in a forest close to home. Most of this building plan has trees in such a uniformity which reminds me of a typical city block. However I go here as a kind of escape and forest natural appeal to it. How can the development keep the mysterious and natural form of the natural scapes which are current? The naturalized area currently in place keeps the area cool in the summer months with the air pleasant and shady with a healing feel about being near a forest. How can this project keep the rigid tree only every 10 feet apart example out of the design allowing for more naturalized spaces as is currently in place. A forest look is not simply lavender or catmint and fountain grass with trees every 10 feet. The whole reason we go to these beaches is for the feel of the forest in the city; breaks from the usual formal living to the freedom and escape to nature not far from our formal landscaped residential neighbourhoods. Modern is good, yes, although not at the cost of all our lush hidden escapes from everyday life this area provides for us. If only Horticulturalists landscape garden designers, for example how the Lavender and herb farm in South Kelowna, our Japanese gardens or the Vandousen Gardens in Vancouver incorporates design, function and lush underplanting and complimentary multi layered combination planting with trees and plants together in a lush garden bed as an urban forest would allow which invites us in to experience this transformed block as it does sooth and keep us coming back to this experience. We already have downtown scapes with trees and plants limited in their cement boxed beds, how are you going to transform our forested area we love instead?</p> <p>On the idea of parking, with the current parkade become multilayered to be able to provide the parking the increased traffic will cause this location? The parking is limited as it is for the beach alone, how will these new developments create parking spaces for their own residential areas as well as parking spaces for it's retail shops on this 4 acres without taking up the parking scarcity there already is currently for our beach?</p> <p>Lastly, In this presentation, the notion was brought up of the ideal, wanting to bring people in 'who belong here.' How is this goal being achieved? Keeping in mind this land was where the mobile home and RV homes were and are currently, to create this building many homes and people's belonging to this area have to be changed from the current state, surely you do not mean only certain wealthy individuals can belong at such a location only and the average or below average working poor have no belonging in such an area? What means are you going to provide a plan for ownership for the current RVer's on the land or a percentage of below market housing for the rest of us to be able to feel this belonging in our city at this location you speak of as you also speak this area is for all of Kelowna and not simply the wealthy who can afford to own in our neighbourhood beach access area. Other than these pressing questions I have currently, I would be interested in following the development of your overall project.</p>
yes	I like that so much thought has gone into the look and feel of this. Sounds like a wonderful plan.
no	The video was very well done however the population density of the residential area was not

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	addressed. For example what is the potential population of that building. Parking was mentioned but again not addressed. Where will the parking be for the residence and commercial development. The look is certainly unique and will be a standout for Kelowna. How many potential vehicles will be streaming into the already congested roadway system in this area?
no	As a resident of the Gyro beach area, I feel this building is too big. Gyro beach was absolutely packed with people today. The garbages were over flowing. I couldn't find a path to get my kayak to water. I can't imagine where we will put more people & more cars. THE traffic is high now!
no	As a resident of the Gyro beach area, I feel this building is too big. Gyro beach was absolutely packed with people today. The garbages were over flowing. I couldn't find a path to get my kayak to water. I can't imagine where we will put more people & more cars. THE traffic is high now!
no	14 stories is too high. It needs to be smaller.
yes	Really interesting building. Like how it compliments and mimics some of the new surrounding architecture. Should highlight how much parking is being added (lost).
yes	Hope it's affordable and concrete.
no	Buildings should not be above six stories this close to the lake. Parking is already a problem. For some reason the city passes variances for numbers of parking stalls. If a family lives here and has only one stall then where do their visitors from out of town park? Especially when visitors arrive with all their "toys".
yes	The architecture looks good and well thought out. Like the townhome idea on Watt. Rd.
no	No more development!!!
yes	Sounds great ! Lets see some more details !
yes	From the presentation, it looks like the architecture would enhance that area and give it some added character. It is very attractive and could provide that extra housing that is so needed in Kelowna.
no	The only issue I have is the height of the building. If it was a block or two further from the lake 14 floors would be ok.
yes	Nice scale & form for this site. Look fwd to seeing it take shape!
yes	A beautiful location that I think needs some vibrancy! The architecture looks really nice. I like the tapered buildings. I wonder about parking for the general public though?
yes	I like the design and how well thought out it is. I'm glad to hear that there will be opportunities to purchase a townhouse as part of the development.
yes	I like the architecture & pedestrian space.
no	I do not support this level of densification in the area. High rises are for downtown. 14 story higher rises in Pandosy is ridiculous. The Sopa square is an eyesore, and empty and I do not understand why we need another complex this size in the area. I am happy for a development to take place in this location but NOT at this scope and size proposed. The community has already been negatively impacted from the shore complex.
no	the idea is wrong for the area - there should be no development here in the first place; the area can't accomodate the amount of traffic produced from over developing the area; the design is not attractive and will ruin the esthetic of the area
yes	Beach parking is a concern. Traffic jams along Lakeshore. Infrastructure adequacy?
yes	I think this is great for kelowna. The developers here are always trying to gentrify this place, making it a great place to live and visit.

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no	I will appose this development because there is too much traffic in that area. If this project is to go ahead the Richter/Lakeshore roads would be completely impassable. The ONLY possible solution is for Richter and Lakeshore to become one way roads (3 lanes in each direction).
yes	I like the general over view of the development. I sat on the neighborhood committee and city planning committee for the Pandosy redevelopment. I still strongly feel that high rises should not be there... I would like to see it not as high as proposed... my feelings.
yes	Great plan I fully support this development
yes	Very interesting project. We hope and trust it will be built with the same core values that Stober family has practiced in the past. Looking forward to seeing more.
yes	I like the design for outdoor spaces, and the tiered design on back of the building. Townhouses are also a nice alternative to condos. Hopefully the price won't prohibit locals from owning here.
no	No. The traffic situation on any given day is ridiculous on Lakeshore coming from old and new developments. Don't understand why the city is allowing more building without having roads to accommodate the people and traffic they generate. This development isn't for all of Kelowna, it's for the people who will be able to afford to live there, and the developer who will pocket the profits.
yes	Please provide more detail on parking on the site. Gyro beach parking is already inadequate. What accommodation has been made for restaurant exhaust systems in the bldg?
yes	Very well thought out
yes	Great looking building, but my concern is with road traffic increases to an already crowded street infrastructure
yes	I don't think 14-Stories should be allowed! 6-8 Stories would be more Appropriate with the existing neighbour hood!
yes	The overall design and scope seems well thought out, if stober does as nice of a job here as on the landmark district it will be a huge win for the city
yes	Love the concept, the public spaces, and the overall plan.
yes	Well presented, thoughtful plan.
yes	Beautiful design
yes	Great project!
yes	I find the design ingenious with the varying size level allowing look through views The residential sides look inviting and well sized
yes	This will be an outstanding contribution to the South Pandosy area and the City. Also, Byron nice office.
yes	I appreciate the height of the taller portions being within limits, not stretching them.
no	The 14 stories will TOWER over anything else in the neighbourhood (with the exception of the already over-height SOPA Square). This neighbourhood is suited for 5-6 story buildings. I do like the many curves / shapes and angles which help make it interesting, and break up the visual scale of the building. CURIOUS about loss of existing Watt Rd street parking, as well as providing more parking for Gyro Beach Park
yes	Wasn't keen on the first 2 drawings. I like what I see on this presentation. Visually pleasing, friendly looking space.

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no	This area is already congested and this will only add to it.
yes	looks really good !
yes	Such a great development. Can't wait to see more. Well done.
yes	Gorgeous! Love it!
yes	It will make the area busier than it already is in the summer, however I am ok with that, even though I am a senior who lives in the area.
no	The architecture is repetitive and un-attractive. You need to hire an architect like the one who designed Abbott house. This structure is too flat with too little change in texture. Different finishes and a softer outline would be more attractive. You can always tell a Meiklejohn building; boring!
no	Has an analysis been done on the ability of the road network in the area to handle the increase in traffic from this project and the other new development a block away? I have to commute past both every day and the traffic is already at a crawl along here. Secondly is the parkade sufficiently sized to provide 2 spaces for each unit + spaces for the employees and customers of the commercial units? Parking in the area is already a mess due to the beach.
yes	Fantastic!
yes	Great build. We are at the moment looking for somewhere that's funky and fashionable.
yes	Great build. We are at the moment looking for somewhere that's funky and fashionable.
yes	This looks to be for high-end engagements and folks who can afford it. That's fine as it reflects the neighborhood. Please consider though that outsiders cyclists, beach-goers, random people will be served with the streetscape first. It does seem that this is your idea. Please ensure that community things like making the sidewalks accessible to the visually impaired is done CORRECTLY rather than just tacked on. I like that the terraced look gives consideration to creating an attractive area. The other pre-proposals were only (ugly) buildings, while this is intended to integrate and elevate. Please create safe parking, out of sight.
yes	I like the design and elements discussed although it may be a bit tall for the area. Parking was addressed but didn't specify how much for the public. The area lacks parking so competing with beach goers is a concern. Also not addressed: PRICE... luxury condos? Mid-range? Mixed? AND Permanent or rentals? Will it be another Air BnB property or will residents actually have the opportunity to purchase a permanent home?
yes	I like the modern aspects of the building. I also like the way it integrates with the rest of the neighborhood.
yes	I really appreciate your concern for the neighbourhood with creating buildings that are not obtrusive. We need more of these complexes in our city. My only concern is parking, as our area is not sunshine 365 days a year, and if you want families to enjoy this space as well as the owners you need to ensure they can access this area and support the restaurants and retailers who will be running their business there. Our city leaders keep reducing parking with every new development and put the burden of parking onto the existing neighbourhood (i.e. Allowing a duplex or 4 plex to be built but the builder does not have to supply extra parking on the property and the existing neighbourhood has to bear the brunt of that situation). I live in the Mission and look forward to enjoying this new development. Thank you for your attention to the aesthetics of the area.
yes	Beautiful and very well thought out!
yes	Congrats!!
yes	Pleasing design features...materials, shape, pedestrian use, and terraces. However, too tall. Ten

	stories in stead of fourteen. Otherwise, a good addition to the area.
yes	Very interesting and would make a welcome addition to our city in my opinion.
yes	I really like the concept. I think traffic concerns will need to be addressed. How many residential units are included in this project? Parking was mentioned but I did not see any details on how this was going to be addressed.
yes	Id love to see what the towers will look like. Do you have any plans done at this point?
yes	We were very excited to hear about this new developmentyour plans will improve upon this beautiful area.
yes	Beautiful
yes	Like the building designs as opposed to "boxes".
yes	There was a short mention of parking. As Gyro parking is being taken away, I would expect there to be decent visitor parking as well as tenant parking available in the "tucked away" lots. We own our condo a block and a half away from Gyro beach so never drive, but that is the main comment we hear from people we meet up with : "sorry we took so long, hard to park." Other than that, love the development happening in our beautiful Lower Mission neighbourhood and happy to welcome this building as well!
yes	It's beautiful. I like the mix of residential store fronts and business with lots of area for active and passive pedestrian activity. The design of the buildings with the tiering down towards the lake is a nice visual effect. It looks like a place that I would love to hang out on a sunny summer day.
yes	Quite impressive model; still a tad perplexed of 14 storey "tower" overwhelming this neighborhood both in height and mass. A building of approx 8 storeys would be more palatable. I applaud the ground floor townhomes on Watt road although the model (although conceptual) does little to impress me from A design standpoint
no	I see a lot of concrete and pavement where there were leafy trees and seasonal recreational vehicles. I anticipate the current seasonal crowds at Gyro beach to become congestion, there already being new developments in progress across Lakeshore drive. I anticipate my currently much-enjoyed cycles along Lakeshore and Watt, listening to birdsong and revelling in the sense of some lingering small town green space and neighbourhood, to become dodging traffic in an urban concrete Lower Mainland vibe. We already have plenty of "Eatery" options in the area, and shopping and retail space, with urban redevelopment of same quite possible along Pandosy. It is not necessary to fill every available space in Kelowna with multi story development and potted nods to green space.
yes	Goodbye trailer park. Long overdue.
yes	The fact that this incorporates a community feel with green space is important to me
yes	It'll never happen like this - it never does :(
yes	Great presentation. You've covered all the bases and over delivered on having a clear understanding of the sensitivity of the location. Design and planning is Incredibly thoughtful and I can an artful expression with key features that consider life at street level. Thankfully this is being treated as a true legacy project vs just trying to get the maximum yield. I've worked in development in Kelowna for the past 24 years and a resident in this area for the same period and I can honestly say, kudos for stretching and expanding your creativity and thinking on this. Nice work!
yes	Would like more information on floor plans and sizes.

yes	Very excited with the architecture of your building and everything that you propose to do to enhance the neighbourhood
yes	It sounds exciting to get such a wonderful development into that area. We live in the Upper Mission.
yes	architects are the best, very well known. project will be good for city, materials are strong and modernn (concret, steel, wood) i do not see any reason for not supporting this project daniel
yes	It's a beautiful building/ complex. I like the wide sidewalks, lighting and landscaping. As a park user, I am concerned that parking for park users will be drastically reduced, either flooding commercial parking lots nearby or neighbourhood residential areas.
yes	hurry up and build a great legacy
no	Current height limits along the lake shore are already at the upper limit of connection of residents to the street level. The current high rise at Pandosy negatively alters the character of the village. Notice the movie shoot taking place at the coffee shop on this date. Did they choose an impersonal high rise as their setting?
yes	I like the tiered side
no	Enough of high rises along the Lakeshore corridor. Enough is enough!! With plans for additional high rises south on Lakeshore, YOU, THE CITY, do NOT have the infrastructure in place to support these types of buildings along Lakeshore and Pandosy. All you are going to create are traffic jams at all the current intersections. If you want to build high, do it downtown, not along our lake fronting type properties. This project is going to tower over the current town houses on Watt - what a disgrace!!
yes	Will any of these units be subsidized housing for low income seniors? And if so how would one apply? We talk a lot about diversity, I am hoping that economic diversity is part of the plan.
yes	This seems to be a well thought out development that will integrate with the local community.
yes	Very interesting and modern looking. Will liven up that area of Kelowna. Look forward to this building getting finished. Good Luck
yes	Looks great! I live on Bechard & Lakeshore. Beautiful project.
yes	Great looking project. Another winner for kelowna.
no	14 stories is so much higher than anything else close by. This will dominate and be overbearing . It will open the door to this area becoming a concrete high rise jungle. The height is not at all in keeping with the current style of the area. Hopefully nothing is approved over the current height restrictions. The current limits are in place for a reason. Why should this be overturned? This would be an eyesore from a height perspective. The design is attractive, if height limited to about 6 floors.
yes	Very impressed. Keep me on your email list as I'm going to be looking into selling my home and moving into an apartment or townhouse in a few years. Thanks
no	I am very concerned about the traffic congestion that is going to be even worse with all these new residents. Also, parking for the beach is already a big problem and this will make it worse. On the positive side, the buildings look very nice, but I am concerned about the entire mission area being way too busy!!!
yes	I am pleasantly surprised. I don't Like towers & I hope this will not be a president, but your plan has interest & is not just a block of concrete. Initially I wasn't in favour but now I see the possibilities. Unfortunately we are turning into Vancouver downtown, with all it's problems & no where to park. I don't enjoy going downtown any more. I am hoping your buildings will not be the start of a concrete jungle in Mission. Thanks for your presentation.

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yes	Looks like a good plan. The live/work space would be great for the Lower Mission - with commercial rents so high in the area this would give entrepreneurs / artists a great alternative.
yes	Good looking building.....I like the commercial / residential split....walkable / cyclable. Traffic / parking needs to be managed carefully. Well done.
yes	It is a beautiful building, however as a resident of the Upper Mission area who works on KLO Road, it is only adding further traffic to an area that is congested even outside of the tourist season. Traffic currently backs up from KLO to Lexington (and sometimes beyond). Adding 2 towers plus townhouses is only going to add to the congestion.
yes	Beautiful. Hope the parking doesn't get worse. I do like the way it will connect the village
yes	Great addition to Pandosy, on bus routes, shopping close
yes	VERY EXCITED!!!
no	While it is better than a block, I would like to see Kelowna retain as many site lines to the lake along Lakeshore as possible. You also do not advise what the expected population of the development will be. It seems with all the development at Gyro beach access to the beach and lake will be limited for those who drive to this location now. How many people can this beach sustain now in the summer? The development itself is quite attractive but I would suggest that the developer or the city invest in another beachfront to accommodate those who live in the city and have paid taxes as this beach was built up to its current state.
yes	I think the idea of the tiered towers and open walkways/breezeways. The sense of ample space is great, it doesn't feel tight or congested. Well done, Architects & Stober Group. Thank you for involving the community for feedback.
no	It looks like the property and development will be displacing a large group of families that live year round in the campsite and trailer park. I didn't see anything addressing the displacement of these people. What is their plan for supporting those people? I also assume these townhouses and condos will be sold at very high prices. Having just moved from Vancouver because the cost of living and ability for LOCAL families to buy became insurmountable, I'm concerned these new developers are just creating the same problem here. Condos upwards of \$800-900 thousand are not affordable housing and don't increase the residential capacity when the majority of the population rents. It just creates higher rents that those people can't afford.
yes	Sleek design. Well thought out use of the two main shaped buildings and the use of terraces.
no	You need to help address the traffic issues. Are we getting 2 lanes each way? If not, then what about an HOV or transit lane? The increasing development along this corridor is an issue that is not being addressed only side stepped by a nice looking building with walkways. Until traffic concerns are addressed with better transit or more lanes, increasing development will make this area untenable and a nightmare for Kelowna residents.
yes	The naturalization of Fascieux creek is an important feature as maximization of potential green space around the site is important to maintaining the livability of the area
yes	The presentation was waaaay to long. You're lucky I fast-forwarded to the end.
no	I have lived in Lower Mission for 13 years. The congestion near Gyro beach is reaching unbearable proportions. With the new shore development and upper mission developments believe this is just one more component of more poorly planned parking and poorly designed traffic flow.
yes	Great work with building placement and streetscape! Well done you guys!!!




	Very creative and an attractive looking building. Architecturally interesting.
yes	Tracy M
yes	Interesting architecture
yes	seams to fit the area
no	Traffic is already an issue as Lakeshore is one lane south & one north. Traffic will be backed up to KGH during rush hour a.m. and p.m. and I can't imagine what the summer traffic chaos will be like. Parking in our neighbourhood is already a big headache. Where will visitors to the beach and 3340 Lakeshore park. Does your plan include two parking spaces per unit and townhouse? Have you considered that Lanfranco is full of vehicles already and with all the building that happened in 2018, residents living between Lakeshore and Casorso can't park in the streets in their neighbourhood. The building looks wonderful, unfortunately too high density for our Neighbourhood. You try to find a parking spot in the Shoppers Drug Mart on Lakeshore or any of the three Medical buildings on the corner of Lakeshore & Lanfranco, down to Richter and on Richter to Lakeshore. Impossible. Lanfranco now has city parking meters. Sorry but I say NO
yes	It doesn't block views of the shoreline or lake.
yes	It adds to the neighborhood liveability and creates interest.
no	The mass of the building seems huge. Way to large for the area.
yes	Like what we see. Concerned about parking, as this area is already very stressed when it comes to parking throughout the summer months. Parking is always a challenge. Really hope you can factor this in. Units being sold will always need 2 parking spots, plus parking for visitors to the complex. We live in Lower Mission and are already impacted by this oversight.
yes	Looks amazing!! Great addition to an already amazing neighborhood.
yes	Good use of the space. 14 stories seems like a lot but the design minimizes it towards the lake front. Good sidewalk space will be essential to minimize conflict between cyclists and other users
yes	Well thought out design. I like the terraced look of the buildings, widened pedestrian, multi-mode corridor and the clean blended mix of commercial/residential on the site. This design would work well in this neighborhood and fit in with recent development around Boyce-Gyro park.
yes	It's beautiful.
no	Concerned about the volume of traffic in that area - which is already congested during the summer. Adding that much density without sufficient parking (for residences, restaurants & stores) will be a nightmare.
yes	Not enough parking
no	Kelowna is being ruined by all the building going on. We are so crowded now driving is a terrible experience. Street parking makes it worse. Choose somewhere further out of town. Give us a break!!
yes	So far I like what I have seen. A lot of sound reasoning went into the design. I will watch the video again to take in more of what you want to achieve. I must have missed the view from the Watt rd. side. I particularly like the terracing of the building so it doesn't create a corridor effect. I am impressed so far.
yes	Great development for this key piece of land in the Mission area.

yes	Curious to know where the cars are going to park given the water table is high and can't go underground. Overall a nice design.
yes	Integration of pedestrian use.
yes	I like the design and all the aspects described in your presentation but I think it is unfortunate we are losing one of the few places for people to camp near the water and within the city. I can remember many years ago camping right on the beach to watch the boat races!
yes	While I appreciate the curves and angle away from the lake so it is not a Box type development, a 14 story building is still too high and blocks the views of others behind. Also, there was no indication of whether any of the price points would apply to those of a lower or fixed income.
yes	In my opinion it's great, the design of the the project looks awesome and I hope it stays that way . Something different in architecture that the city needs and will make the neighborhood look great . One question I have is where will the residents park ? , but other than that I see no issues in my mind at this time .
yes	Well thought out big improvement to the neighbourhood.
no	It seems too large a scale, high density and the buildings too high for the surrounding neighborhood. Next door is a senior residence that might be negatively impacted. With increased car traffic on Watt, there's already safety concerns for cyclists and vehicles especially when you get to Walnut which is narrow. Looks like a cool development but not sure it's right for this location.
yes	Looks like a lot of thought went into this development I like it
yes	Like the pedestrian friendly atmosphere along with a mix of retail and residential. It's a larger city approach to development yet keeps true to Kelowna small-city feel. The terraced towers provide great opportunity for desirable living spaces. A welcome addition to the lower mission/pandosa neighbourhood.
yes	I think the project looks fabulous and I'm hoping it gets the green light to go ahead it's obvious to me that this has been well planned and some very interesting and thought provoking dimensions have been added to this whole project.
no	I'm sorry. It looks inviting but I live 1 mile down the road and have to travel past this area everyday and the traffic is horrendous. What normally took 5-10 minutes to travel now is 20-30 minutes to get thru. Not impressed with the log jam of cars that will now be on this stretch of the road. Why can we not have a nice RV park so people can come and camp and be near the beach. The city in its wisdom has taken that all away. Not to mention all the people that do come to Gyro beach have to park for blocks and walk to get to the park. With this development it will make it even harder. I know that will deter me from coming down to this beach. Sorry, nice possible development but not for it. Not here.
yes	Questions? Cannot see if waterfront/lake access? Does property cross Watt Road for waterfront access? How to visitors of Gyro Park cross to parking lot (beside your property) to park? Where is parking for your building (underneath building)? I cannot walk yet would visit if parking close. Like scaled back look. Great asset to that corner. Thanks. Barbara
no	You speak of urban sprawl. Urban sprawl going up towards the "heavens" along our lake, is still urban sprawl, and is not a solution. We took our grandchildren to Vancouver recently. Asked if they liked the city, their comment was Grandma we can't see the sun. You want to build a high rise, build it away from our beautiful lake and let "all" of us enjoy what is left of views of our lake from Lakeshore. A project of this size would increase the traffic on Lakeshore 10 fold. This road was not constructed to sustain that kind of traffic. It is already experiencing huge congestion at peak

	times and over the summer, continuous congestion. Before city council continues to allow projects such as yours, they should be seriously addressing our infrastructure. Our, water, sewer and road systems are barely sustainable already.
yes	Looks great. I think you could make it taller. The restaurant looks a bit harsh and unwelcoming, but that may be a detail that isn't implemented in the drawings.
yes	I'd love more informations on the residences.
no	It's too dense for the area especially considering it's on the west side of Lakeshore. The tallest buildings should be on the east side of Lakeshore otherwise we will develop in a small strip only closest to the lake. A large developer like Stober should know this since the example set at Landmark is an excellent display of height.
no	The buildings are too high, blocking the view of the lake we see as we come past Tiny Town at the present time. I did not see any significant amount of parking space for the residents of the buildings or for the people who come to enjoy the beach. The overall design is nice but not for this area of the city.
yes	This design is pleasing to look at and will beautify the street corridors. I'm excited to see this kind of infill project in my city.
yes	I like the people focused design of the streetscape. It's important to have the furnishing/vegetation zone that separates the sidewalk from the street, creating a cozy atmosphere and places where people want to linger. It's looking good!
yes	The road infrastructure cannot supper this development. The road is already at a jam during the day. How do you propose to alleviate that issue?
no	Too sterile big buildings not offering a cosy urban village feeling. Also streets look designed for cars only not for lighter traffic and pedestrians. Impression as a whole is cold.
yes	I'm cautiously optimistic. We live in the Mission & a couple to times/ week I cycle or run this route so any project that enhances these outdoor experiences would be helpful . Don't like the tower idea but
yes	Beautifully presented. My only question what is the ratio of units to parking allocation? As with all developments that have occurred to date our city has developed a street parking issue. Well done Jim - you were so easy to listen to.
yes	How many square feet will be in the condo suites?
yes	Excellent plans and presentation Great job and smart looking structure
yes	Beautiful addition to the city
yes	I'm very impressed with this overall development. The architecture is amazing, and very modern. It will be a great addition to the bustling Pandosy district. This Kelowna resident is in full support.
yes	Interesting building concept - well presented
no	I applaud your opening up the creek between Watt and Lakeshore, however, the building is very high for a structure so close to the lake, blocking views for many other housing units. You emphasize 'community' but I see continued destruction of low income homes with your building. Trailer parks allow a more diverse community and I worry that selling these high end units will be used for BNB's or flipped, pushing costs up to create very exclusive and elite housing when more affordable housing should be allowed at least in part of your building.
yes	Very attractive shape and features. Walkable. Has visual appeal - so much better than standard towers. We like the active corridor and walkways. Landscaping and seating look great!

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yes	Great Presentation. It seems like a well thought out development. Good Job Jim!!
yes	Nice design and aesthetics ..a bit concerned on traffic volumes of lakeshore being single lane and what that means for Mission residents getting down to the shopping area.
yes	Nice presentation, well thought out spaces.
yes	Looks like a cool design concept; perhaps setting a precedent for how development along lakeshore may, and will, continue into the future. I would like to see your development incorporate a proper transit hub with consideration for added bus routes in the future. Even so far as to build a traffic circle at the Lanfranco extension (as proposed) so busses have easy-in, easy-out access to the development and Gyro beach as our city grows to mitigate congestion along the Lakeshore/Pandosy corridor.
yes	Looks like a phenomenal concept! A wonderful addition to making the Pandosy Village on of the most beautiful areas in BC
yes	Lovely building and space! Location for this project is great! Are you allowing rentals as in student or Airbnb? As people are having more pets these days is there an area on site for dogs to relieve themselves? Is there pet restrictions in this project? What is the parking allowance for this project for owners and visitors to the retail and restaurants in this complex?
yes	I had heard of apartments, but what I see is an amalgamation of community, Pandosy Village and the Abbott walkway... an extension of all the elements I like most of the area. What pleases me is the shape, it is as if it is a hug. It wraps warmly around the centre and I think that once people see the value to them, which comes at no cost, other than to those who live here, they'll give this a chance.
yes	As a mission resident I think this is a great looking building and will enhance the area.
yes	I really like the design and think it will add nicely to the neighborhood. O
yes	I think it will enhance the community and increase the livability of Kelowna - very Nice
yes	Looks very pleasing to the eye and in you video it would be nice if you could add in the buildings / trees that are already there so you can feel what its like . Just a thought but nice work Tim Traynor Lake Country
yes	Too bad we can't pause the presentation to have a closer look at anything.
yes	Innovative, fresh and livable. Especially nice to have local folks behind this project. Good job!
yes	this is exactly the type of product Kelowna needs in order to accommodate sustainable growth. Its a very attractive project that will be a real asset to the community. Great job!
yes	The architecture is stunning and not overwhelming for the location. I think it will be a beautiful addition to the neighbourhood. It's nice to see more density in the urban centres of Kelowna instead of sprawling outwards, which creates more traffic into the urban cores.
yes	I live in the area and would welcome this development.
yes	We live in this neighbourhood and are very excited about this project. left out is what will be in the towers? And where will the parking be? And could there be traffic calming measures put in place in the current neighbourhood?
yes	Looks great! Would like to know more about where the residents and commercial customers will park? How many parking stalls will be in the project. What will be the ratio of resident to

	commercial customer parking? How will the parking component be accessed?
yes	Looks great! Would like to know more about where the residents and commercial customers will park? How many parking stalls will be in the project. What will be the ratio of resident to commercial customer parking? How will the parking component be accessed?
yes	Cant say anything bad as design looks amazing! Will look much better than an empty lot
no	very concerned about parking for the beach and the enormous pressure and increasing amounts of people on this city/public beach
no	Buildings seem to be too tall and massive. Blocks views for properties behind.
yes	My biggest concern for this size of project is that it is situated at what is already a bottleneck for north-south traffic on Lakeshore. Current City parking requirements for a project of this size do not properly or adequately remove vehicles from the surrounding streets/properties. Without truly inviting vehicles onto the property, this area will become even more congested and uninviting for Kelowna citizens not living in the immediate area.
yes	Great improvements. The Streetscape looks really great What about parking for the residential & commercial. Can you go deep and waterproof like NYC for the parking?
yes	Amazing
yes	Hoping the exterior with change with some pops of colour. Right now it's very plain and boring looking. Not sure if the size of this project fits with the current architecture and landscape in that area but I think the overall design is cool! Looking forward to seeing where this goes in the future.
yes	Look beautiful. Nice job!
yes	This is a beautiful project and will be a great addition to the area.
yes	Love the look
yes	Love this idea. Kelowna needs much more density and this "gateway to the Mission" is a great addition. Please ensure bike paths for our kids (who go to Casorso!).
yes	Excellent presentation would buy
yes	I believe it would be a great add to South Pandosy.
yes	Nice to see cap at 14 storeys tall. Like the step back approach. Good thought processes seem to be happening; engaging with community is key. Would be nice to see some type of moving water feature like fountains in the design. Would be nice to see possibly garden courtyard/s to move through or sit with a packed lunch. I live in Lake Country but two of my siblings live downtown in Kelowna and we visit south Pandosy fairly regularly.
yes	A lot of thought has gone into your presentation. The building design is very unique.
yes	Looks good!
yes	You can see the thoughtfulness of the development, the ability to take initial input and ensuring the development enhances the community. Well done.
yes	The presentation could have more technical details of the buildings as well as some general arrangements.
no	OCP 2030 Policy 5.5.1 limits building heights in S. Pandosy Urban Centre to 4 stories. This is 14 storeys and is non-compliant with the approved community vision for land use, zoning and building height.

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yes	<p>It's reminiscent of the changes around the Kelowna Yacht Club, outdoor ice rink etc. We moved here 21 years ago and I grew up watching and being a part of Vancouver as it grew up.</p> <p>I like the integration of visiting, living and functioning within this area you are proposing to build. Bringing a growing city together with the natural elements that attract many people here to visit and live takes a keen & devoted team.</p> <p>Thank you for using your talents & resources wisely. A beautiful legacy of working with your community.</p>
yes	Great to have Architect's voice on their building.
yes	Dave Su
yes	Bring it on!!!
yes	Fabulous & thoughtful
yes	Beautiful, classy, considered design - huge thumbs up!
yes	Looks beautiful Separate sidewalk and bike path would be nice though, if space allows.
no	I like the concept but not for there. In my opinion, the area should be converted to public beach/waterfront space. Too much is being taken up by private properties and honestly, for how busy/popular that area is, adding this would be taking away from what Kelowna and the Okanagan is about. Besides, there is plenty of retail very close by. Adding parking and park/Beach access or a board walk i would see as better use for the land. Infrastructure just isn't there to justify adding more condensed residential space.
yes	As you are planning to build residential above commercial, can I stress the importance of keeping the two strata physically separate. Make sure pedestrian access and parking for residential and commercial are distinct with no common property. I live currently in a similar building and there are endless arguments and battles between the two strata which have very different interests particularly when it comes to security and responsibilities for maintenance. Do not mix the residential and commercial parking.
yes	great response to the site. A very well thought out design and streetscape.
no	Absolutely atrocious. Why would you destroy this beautiful longtime area of Kelowna with this purely money making monstrosity? Build this somewhere away from the beautiful lakeshore. Everyone loves that peaceful area. The only people who will want this concrete jungle there are those who will make money off of it. Seriously bloody shocked you would even think of putting this horrible looking structure blocking that area of Kelowna. Are you trying to destroy it?
yes	We appreciate the opportunity to view this virtual presentation. We are quite impressed with the overall concept, especially the staggered design and streetscape elements. We would however like to see more detailed information regarding available parking. For example, how many parking spots will be allocated per residential unit. Also - while the staggered design does help to integrate the buildings into the landscape, we would also prefer that the project height be capped at 10-12 stories if possible.
no	Too dense, need to make this more like the neighborhood. No re zoning.
yes	I do like the plan and concept however I'm concerned about parking, increased traffic on an already busy, backed up narrow 2 lane road leading into Mission. There is so much retail space already in the Pandosy area in the new buildings including Sopa Square, much of it empty and parking is already difficult.

yes	<p>very nice presentation. I do like what I see, however, the presentation should have been more specific showing the distance between the new sidewalk/buildings and the Watt Road landscaping of Mission Bay complex across the street.</p> <p>It appears to be a very wide space for bikes and vehicles when in fact it will be narrow. We live in Mission Bay</p>
yes	<p>Particularly love the neighborhood/community feel, the intended vibrancy and the restoration of the natural “park” and creek. Bravo!</p>
no	<p>This proposal is an eye sore, and an attempted theft of public space to cater to a small few, for the profit of Stober. Find somewhere else to put your weird looking building, like Vancouver for example.</p>
yes	<p>Excellent presentation. Looks like a great addition to Kelowna. Love the modern vibe.</p>
yes	<p>An excellent presentation. This project will enhance the Pandozy experience, it appears well thought out but will need support from current home owners in the area.</p>
yes	<p>Fantastic, we live in the area and I believe this will be an exciting development that gives Kelowna a world class feel.</p>
yes	<p>Great design. Lighting and security will be very important. Would be nice to incorporate some sort of top floor restaurant with views over the lake that can be used all year. Kelowna definitely is lacking restaurants that take in our amazing views.</p>
yes	<p>Lots of thought put into blending in to the surroundings. Love the concept</p>
yes	<p>I would like to see taller towers above the stepped slabs</p>
yes	<p>The project give the impression of open and non intrusive.</p>
yes	<p>The terracing is a great option to integrate density and respect the character of the single-detached housing along Watt Rd.</p>
no	<p>This proposed building is far too tall for lakefront positioning. Anything above eight to ten stories that close to the lakefront is not respectful of the lakefront and shoreline as valued community space and views. To build to 14 stories is a trust and values violation by the developers towards the wider community.</p> <p>What is this new development doing for addressing its part and responsibility in creating affordable housing for the community? There is a significant difference between offering homes to buy and offering intentional set aside affordable housing to need community needs.</p> <p>How are you ensuring store front promotes locally owned and run businesses rather than chain brands like Starbucks? Have you ensured the retail space is designed and committed to local business needs that meet local community demands rather than just money generation space?</p> <p>Any road front space should provide bike separate lanes (a physical barrier between cars and bikes) rather than integrating bike space next to vehicle traffic.</p> <p>How much of this building is committed to clean energy production / generation? What is the solar panel committed space designed into the building to ensure the building is meeting the needs of climate action and doing its part to mitigate climate impacts on the community? This building should ensure it has zero dependence on direct fossil fuel energy to function long term.</p> <p>In 2020, very little of the lot coverage space should be dedicated to flat top car parking. How is the building seeking to incorporate parking into the building structure footprint itself? Using a flat</p>

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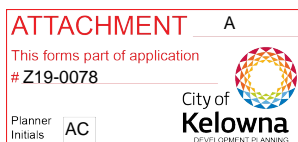
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	lot model is lazy, inefficient, and a disrespectful use of space to the community. The architecture and overall aesthetic is not stellar and does not really add beauty and visual vitality to the community. It's more an imposing aggressively lined structure.
yes	It's time to take this property and maximize it's use and potential. There are other sites like this that need revitalization as well. I'm looking forward to the change!
yes	Love the see through layered design of the buildings- they are tall but they don't block the view. The pedestrian areas are beautiful and well thought out. I want to visit this space. There is no mention of the amenities for those that will live here. I could not tell where the parking area is.
yes	The design is just what we need in Kelowna to pull away from the traditional 'block' styling commonly built here. Well done!
no	There are points I definitely like about the development - I have some questions about the Vaseux (spelling?) creek and what that all involves. Therefore, I am not saying yes or no yet to what I like so far....oh - I guess I have to pick one or the other....I'll choose no for now but certainly will be happy to see the campground gone.
yes	The only concern for me is the traffic? We keep building more and more without building more roads. There is also Mission Group that are planning to build AQUA here. How many more people can this city attract - I know it's money in their pockets - but we are going to bust at the seams. We love the look and it seems like you have done a great job at making this very attractive. As I said the only concern is the increased traffic to this area.
yes	very thoughtful and well resolved. Good luck on the public process -be patient!
yes	Great ideas and a welcome change in that area. It will integrate the Gyro Beach frontage into the bustling mission area.
yes	It is a very well designed use of the space and I hope it will get councils approval.
yes	magnificent design that enhances the area
yes	Great presentation. Much improved design. Very engaging street interface. I will look forward to hearing how the public responds.
yes	Very well thought out. I think with the terracing design you could have actually gone a few floors higher.
yes	This is extremely well planned with seemingly all points, major and minor taken into consideration- vehicle traffic and parking, bike lanes, live/work, pedestrian traffic etc. A real community! I support!
yes	I believe this to be a very fitting architectural beautiful building for the site and one the community should embrace, great job Jim and team it looks amazing.
yes	Great design! When are the floor plans coming out?
no	The presentation doesn't clearly explain gyro beach and lakeshore part of building What is the availability of environmental protection of lake and surrounding areas
yes	Awesome
yes	I appreciate the thought put into the streetscaping and the way that the building will interface with the neighbourhood. It is visually interesting and the organic shapes make a wonderful change from some of the more typical buildings.

no	So between this and the 'reworking' of Hiawatha property, we're losing several dozen 'affordable housing' options. What do you plan to do to accommodate the non-millionaires you will be displacing? Any subsidized housing included? Any consideration at all for anything other than your pocketbook/bottom line?
yes	It is a great looking building. A great addition to the area.
yes	However, I'm still undecided if I fully support the project. I'm not sure if I missed it but was it stated how many residences will be in the Development and what the price range may be? A static map showing the footprint would also be helpful in addition to the dynamic aerial view.
yes	I didn't see anything about parking for the residents of the building, did I miss that?
yes	At this first glance the project elicits a sense of warmth, openness and community. Personally, I was impressed with the vision; the thought and careful consideration that has gone into seeing this vision come to life is inspiring. As a Lower Mission neighbour I look forward to watching this take shape.
yes	Retail looks really good. I like that the parking is hid from view.
yes	
yes	I think that it will be a big improvement for the area.
yes	What percentage of rentals will this project have in its residential development? I purchased in Sunset Waterfront Resort prior to it being built. At the time of purchase I was told that 30% only would be rentals , I lived in my unit for 2 years and during that time there were only 11 permanent residents out of 121 - turned into a rental disaster . Within the first few months the building was being run by a very crooked President on the Council who became a rental manager!! Beware , beware !! The building concepts are nicely appointed & look beautiful- love the curves that soften the edges.
yes	This looks like a very well thought out and attractive development. Let's hope it contains units that are relatively affordable :-).
yes	Would love to be there to enjoy the whole experience!
yes	This is so much better than what was presented before. Thank you for listening. Very interesting and pleasing architecture.
no	I am all for progress and development however i can barely navigate the traffic now. I have lived in the area for years and have seen alot of growth however very little in the area of road Infrastructure. The traffic in this area is maxed out so i do not see how 300 plus more homes will be logical. And for that reason, if there is a vote, mine will be no and i am out. Looks lovely though
yes	I live in the neighborhood and I am happy to see this!
yes	Would be interested to know pricing, understand this is still very early.
yes	I am interested in commercial business opportunities .
yes	I am super pleased that you've put together a plan that thoughtfully promotes human connection with attention to greenery and walkability. It's not just another blocky high rise built to the edge of the street to get maximum square footage. Well done.
yes	Much better than a bunch of boxes, softer and fits the area and.melds into area well.
yes	Great plans, I love it!




no	<p>I respect the need for density & applaud the recognition of integrating into the existing community. Not sure I agree with apparent scale of property (Did you say the total number of doors?).</p> <p>There is not existing infrastructure to handle such large density developments outside of the immediate development property.</p> <p>Show us how this growth is supported for daily living within the walkable/biking area of the proposal - many simple daily tasks are close to maxed out today (grocery & services areas are not scalable for the proposed increase in density).</p>
yes	This is a great addition to the area. Nice concept and development.
yes	<p>Exquisite .</p> <p>A jewel in the heart of Kelowna.</p>
no	<p>My issue is with parking when you go to Gyro Park. When it gets busy and packed in the summer months there is not enough parking. When the Parking lot gets full where are people from farther away than the mission. Like people from black mountain and Rutland supposed to park. A few years ago the parking lot on the south side of Gyro (which has been removed), the parking lot on the north side of Gyro, the then empty lot across Richter (which now is an apartment complex), all the on street parking on Watt Road was all full. I have had to park on the other side of Cedar Avenue and walk to Gyro. My question is with all of these sites being developed where are people supposed to park???</p>
yes	I like the way the buildings are tiered not just straight up highrises.
yes	I like it, I would like to see the eating areas similar to Granville island where you are able to shop and then have a common area to eat. I would like to see unique eateries and shop to create a memorable experience.
yes	I am so pleased to see that this is a Stober development, and that Mr. Meiklejohn is the principal architect. I have full confidence that this project will be stunning! I appreciate the consultation process, forethought, and planning to make the design meet the needs of the community, and be pleasing and creative visually. Kudos to you all!
no	The buildings are too high. I have concerns about traffic congestion and parking.
yes	<p>Overall it sounds like there are a lot of community amenities provided in the plans. I really like the wide sidewalks and attention to flow of people through the spaces. I'd like more details about parking for the number of residences included in this area of town. I was dropping off kids at Gyro Beach today and noted that there is no longer an obvious drop-off zone nor turn around loop at the beach. The lanfranco extension should help with that if a looping route is created along the roadways but it will also add pressure to the municipal parking lot on the corner if guest come to stay/visit with people in this complex and if drop-off zones are lost for beach goers.</p>
yes	It's unclear how you'll join watt road back to lakeshore. I hope this is part of the plan.
yes	I like the lower profile and the spaces that will make it accessible to people in the neighbourhood
yes	<p>Very attractive complex.</p> <p>It will be interesting to see it come about.</p> <p>Love the creek upgrade.</p> <p>It will hopefully have a good selection of prices for the units.</p>
yes	Great looking project. Excellent plan for the area.
yes	I'm intrigued. At first I wasn't sure about the shape of the building, it seemed a bit futuristic. It started to grow on me by the end. I feel this particular area of kelowna is begging to be efficiently utilized. Great start !

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yes	Amazing piece of architecture, which I think will connect the neighbourhood together.
yes	Looks like a beautiful project. Well thought out and considered space. What about parking? Its definitely a major issue in this neighbourhood.
yes	Beautiful design! But please please ensure adequate parking spaces for the residential units as well as visitors. Too many new developments skimp on parking and it hurts our city. We are a long ways away from widespread vehicle reduction here; and parking garages can be repurposed in the future.
yes	sloped shed roof between 2 buildings seems random & out of place - it does not tie into any of the architectural elements or forms around the site. Otherwise, looks great.
yes	I can't wait to see this built. This is the type of housing our city needs. I appreciate the thoughtfulness towards how the community will use the space. Clearly this developer has gone above and beyond what is required and I hope the community will realize this.
yes	Not sure what makes it a virtual open house? Very exciting to see the concept though.
yes	I don't see how you have connected the Abbott Street corridor which goes along Watt Road to Gryro. You have a lot of street frontage along the front of the townhouses and you could do more to continue the bike/walk corridor of Abbott. People use that, not Lakeshore. Your presentation completely ignores the traffic patterns, ingress and egress to the site. Is this on purpose? Your building appears to be a solid line along the perimeter. If you could vary that you would get a much better pedestrian area, perhaps more covered outdoor seating being all seasons. How about a roof top restaurant or something like that to give the building a legacy image?
yes	We live in the area and go by the site all the time, drive, walk, bike.
no	to high density 14 stories is to high is the parking on site adequate?
yes	Very exciting project. I love it!
yes	Beautiful project
yes	Unique design that Kelowna needs
yes	Get it done. Looks great, very impressive. I live in the neighborhood and think this is a great addition to the area.
yes	Think it is a fabulous idea!
no	It is FAR FAR FAR too large for the area. It is a development for downtown, not for Pandosy Village and a property that is beach-adjacent. It is further densifying an area that is already getting over-run. We have lived in the neighbourhood for 13 years and are feeling the significant increase in congestion. We left Vancouver 15 years ago to escape this kind of development.
yes	Looks very innovative and yet no over powering in structure
yes	Parking is a premium issue for the area and for me when I look at moving to a condo/townhouse. There should be more than one spot per unit. I like the unique design and clean lines of the proposed exterior, the retail/restaurant areas, and the wide landscaped area around the structure.
yes	Wow! looks fantastic! I'm excited if it turns out how you presented. My question is? Lanfranco extension cuts thru the south part of property. Does this mean the land south of Lanfranco will be parking?
no	While I am not opposed to residential development in the Gyro Beach area, I see two problems: (1) 14 stories is too high so close to the waterfront and in a zone of low-rise development, and (2) given the acute shortage of rental units in Kelowna, really you have a moral if not legal

	imperative to focus on the rental market first.
yes	Well thought out, best of luck! Looking forward to watching this all come together.
yes	I like the building shapes as well as the strong interfaces with pedestrians pathway
yes	I think it is a visually pleasing structure. I like the commercial areas and the large sidewalks... I like that you are sympathetic to the Watts Road neighborhood and are putting townhomes along that side of the property... I also like that you are not going higher than SOPA.. which has fit into Pandosy village well.
yes	I love the design, it brings K Town a step up on the world stage. My hope would be to have independent businesses paying realistic rents. I also hope (and I can see from the height) that the buildings will be concrete. (I owned a 2nd floor condo unit at Big White and the noise from above ruined our enjoyment...not sure I would wish 'condo living' on my worst enemy!) Looks great. Good job. Looking forward to a glass of wine and a Poke bowl! Scott Barnard.
yes	Curious - would like to understand more around parking and vehicle flow including access onto and out of the building
yes	I like the design from the street and the buildings. Looks great.
no	6 stories would be more appropriate. 14 stories is ridiculous from several perspectives. The area is already at its maximum, reasonable traffic load. "The Shore" is going to add significant traffic. Approved plans/rezoning for the Hiawatha, Mission Group/Truswell and Manteo-redevelopment projects, if completed, will escalate the traffic load to incomprehensible levels. Additionally, major vistas from the lake looking to the north/east/south will be destroyed. The "wall" that is evolving from north to south along the length of Lakeshore is inappropriate and should be set much, much further inland. While the terracing and view corridor between the towers serve to soften the effect, 14 stories still obliterate the vistas and overload the senses with the massing. On the Lakeshore side of the project, the sheer height of the buildings not only destroys vistas, but reduces the human scale to a pebble beside a cliff, despite the best efforts of the designers. As a resident of Kelowna for 58 years, I see this as just another nail in the coffin for the vistas and human scale of Kelowna that are constantly being stripped away by inappropriate massing near the lake instead of being placed at the base of mountains or constrained to the center of the valley. M.J. Roach, Master of City Planning, Juris Doctor

yes	Looks very modern and open. Live on Lanfranco Road and looking forward to the completion.
yes	Think this compliments an Urban Centre. Would like to see a ample amount of public parking part of the parkade.
yes	Well thought out and beautiful project.
yes	Beautiful buildings. Fits and enhances the area.

no	Buildings too blocky. Looks very cramped and congested. Rather see highrise option to open up the ground and create more space.
yes	I am very interested in what you will have for sub penthouse or penthouse plans.
yes	I am truly excited about this project and all of the work Stober Group has done to ensure the community has been heard. They have listened and made adjustments to the project to ensure it is something that will be part of the community. It will be a place that everyone in Kelowna can enjoy. I fully support the project as presented.
yes	Absolutely gorgeous. Building like those will add to the beauty of this city.
yes	Well integrated with the area, needs to ensure there is discreet parking for residence.
no	There is no need for 14 stories to a building in this location which will destroy street views of the surrounding hills and city views from the water. Meiklejohn is disingenuous when he speaks to "allowable" by bylaw and never addresses the single lane traffic on Lakeshore issue for local residents. Also - if the development allows short term rentals this will be an albatross that destroys the neighborhood. More information is needed.
no	I don't approve of 11 and 14 story towers in this part of Kelowna (downtown might be more appropriate). I have a condo in the area and I don't want to see high rise towers, I want to see the sky! The project eliminates street parking on Watt, that is a major concern.
yes	I love this!
yes	The scale of the project seems a perfect fit for the property. We like the fact that the towers step back from the water side creating what must be a number of very desirable patios.
yes	A beautiful plan. Love the tiers on the building. Very elegant with a classic simplicity that will hold through time. The engagement (shopping/socializing) plan is very appealing. Will be very interested to see the interior design plans. A great living opportunity for simplicity in retirement living.
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yes	
yes	Wow! sounds and looks really nice! Sounds like GREAT planning going on and respect the many (!!) factors one must consider. Sounds great ! I like and frequent this area and look forward to it! Well done!
no	I like a number of aspects and think it's a big improvement over the original proposal. I like the max density closer to Lakeshore Rd and the low level residential along Watt Road. Still concerned about overall density and impacts on parking and bot vehicle and pedestrian traffic. Would like to understand what you propose in these areas.
no	Parking was not really addressed Great sales pitch to miss point with most new development Having commercial space is great but there already is a parking issue around there with staff from other retail space parking around there So where does everyone park I'm sure you as most developer's with be asking for a variance to have less parking
yes	Looks great, as an owner at Sopa Square I think it would be a welcome addition to the neighbourhood.
yes	Looks very tasteful

yes	Love the ultra modern design! Interested in small 1 or 2 bdrm if available.
yes	Interested in registering
	I like it, and look forward to seeing it move ahead. I would like to be on a list if there is one for both residential and retail buying opportunities. Thanks
yes	Peter
no	I have lived in Kelowna for 40 some years. Although I support living high rises; you cannot take "recreational places" back along the water. NO! Absolutely not! Kelownians and visitors need a beach access to enjoy as we have it now. Please take your structure to another area away from the beaches. We need peace and tranquility!
yes	I like the idea of the terrace style buildings. Naturalizing the creek is a large bonus. Looking forward to seeing more as the project gets approved.
yes	Thumb's Up. It appears to be a nice friendly place to live and/or visit. Its about time we have more modern architecture in our city. Not too high, lots of space. Hopefully the for sale units will be affordable.
yes	Love the beautiful shape of the buildings. I also really appreciate the incorporation of pedestrian friendly areas, greenery and diversity of retail, hospitality and residential.
yes	seems to fit nicely into existing area. Like the respect to height regulations. i.e. could have built towers but I think made a much wiser choice.
yes	It will look great on that property.
no	I don't think the architecture captures the essence of what living in the Okanagan is like. Looks like a fairly generic condo development and we already of have plenty of those in Kelowna.
yes	Love the contemporary design!
yes	I have one major concern. Developers of condo complexes in Kelowna have not been providing reasonable parking with their units. I understand they are only required to provide a certain amount but the reality is most families, or couples want 2 vehicles and as parking in this neighbourhood is already congested I am concerned with adding 320 units plus people needing parking for eateries, guests and the general beach use.
yes	Interested in how the building will be organized on the interior.
yes	I really like the incorporation of the wide sidewalks and creating pockets where people can gather. I think the shape of the building is beautiful and its very modern. I worry about parking as many people in the Mission will drive down to the area and need parking. I am also concerned that the residential area or townhouses being planned will not be affordable for the majority of people looking to buy in Kelowna.
yes	I think it is beautiful. I think there is already SO MUCH traffic on Lakeshore that it is crazy to add that many people living there with cars...
yes	Multiple spaces both retail, commercial and residential is key! It is a place i could see myself living once complete.
yes	Very well thought out. Shows great potential.
yes	I like the terracing and mixed-use of the property, and I think focusing the retail on Lakeshore and townhouses on Watt is a great idea. The exterior of the building is beautiful. I was happy to see that along Lakeshore the space caters to pedestrians and cyclists rather than just parking. I would have liked to see a bit about accommodation for cyclists, ie. bike locker rentals, and cyclist push-buttons at the new intersection with Lanfranco for crossing Lakeshore.

	<p>I didn't catch from the renderings whether there are plans for the "rooftop" space between the towers. It would be a bit of a shame if it was left unused. A small fenced playground might be a great idea if nothing else.</p> <p>I know it's complicated, but it would be nice to see plans to accommodate L2/destination charging.</p>
yes	<p>Great concept and design. This blends in well with the area and with the extension on LanFranco will help with the flow of things in that area. Job well done. Please send me more information as this is a place I could move into.</p> <p>Thanks</p>
yes	<p>I think it looks spectacular and it's something you would expect to see in A large city. I think it gives the feeling of luxury. Kelowna is stepping up to embrace artistic design with functionality.</p>
yes	<p>I like that the high rise parts of the building have been set back so one doesn't feel like there is just a big wall in front of you. The slopes are a great transition from the retail side of the building to the homes on the lakeside. I really like all the open space around the building with larger sidewalks and the open corners. Pandosy is very much a pedestrian area - one of the reasons I moved here - and I like the fact that you have enhanced the perimeter for foot traffic.</p>
yes	<p>Beautiful and looks to be well thought out. I think it would be a good design and fit for this location. I would hope and encourage that the residential buildings allow for alternate transportation possibilities. I would hope there would be adequate secure bike parking for residents with some charging stations for electric bikes or mobility scooters, and electric vehicle charging station(s) with infrastructure allowing for further charging stations to be added if needed by residents in the future. I think it is important to have the public spaces be pedestrian and bike friendly. I would like to see landscaping and trees be draught tolerant and xeriscaped if possible to reduce water use footprint. I am generally on the conservative side when it comes to large developments in Kelowna, but this is a project I would be happy to see.</p>
yes	<p>Great design! I see this as a welcomed extension to community.</p>
no	<p>Increased traffic as well as numerous more people destined for Gyro Beach which is already at capacity during the spring, summer and fall.</p>
yes	<p>I love this neighbourhood.</p>
yes	<p>I think it looks great and would be interested in living there.</p>
yes	<p>Beautiful building.</p>
yes	<p>I live in the neighbourhood so I'm very interested in watching the progress of your project. I like the very progressive design, especially the tiered aspect of the residential towers. A very interesting concept.</p>
yes	<p>I "LOVE" the design of the two building the way they are terraced towards the lake. FABULOUS!</p>
yes	<p>You talk about owners not rentals?? Buyers will be a lot of out of province and will want to rent their property! That does not help us as much as the seller. We want permanent owners not part timers!! There should not be an exception for a tourist area allowing rentals!!!!</p>
yes	<p>Architecturally it looks like a fine building. I am always concerned with having a big city feeling around a beach area because right now it feels very small town and I like it. I live on Lanfranco and can't quite figure out where this creek area comes into it.</p>
yes	<p>This is an impressive development. Clearly very well thought through. My only question is about parking. I grew up in a house at 3166 Lakeshore Rd in the 60's (now part of the Siesta Motel) and am intimately aware of the very high water table in this area. I would like to know what your</p>

	plans are for parking and how many parking spaces will be provided onsite for each residential unit and for the commercial spaces.
yes	- How do you intend to keep it owner occupied? ie/ 5% rentals allowed or?? - First thought on Lanfranco extension - is round about considered? - First thought on bike path/extension from Gyro when we run/bike past their we tend to go down the back street (Watt is it?) vs. Lakeshore. I would imagine long term most bikers/runners are doing Gyro to City park in the back not on lakeshore so wondering if back side could have that extension of the path from the parking lot vs. along lakeshore. - From the video sounds like you put a lot of thought into doing this right for Kelowna vs. what makes you the most amount of money/density. - How do these 320 units per 4 acres fit into longer term population plan for lower mission? ie/ How many will be in Hiwatha plans which are going forward too? - Is 14 stories too high for that area? Most large towers are downtown. Sopa was off/on for years so not a good comparison. Most buildings along there seem to be 6-8 stories? - lots of questions but I'd like to see your open house. Looks like a good public planning process. thanks.
yes	I wish that is was not quite so high, maybe 8-10 stories?
yes	I think it looks great, but I think it should be taller, maybe 20 stories.
yes	Love it
yes	I see the potential for 1-2 restaurants. What type of indoor car-parking will be allotted to each eatery?
yes	fabulous project,probable the very best ever put forward in the kelowna area
yes	I would like to see floor plans for units.
no	not enough parking as this will spill over to the neighbor hoods. Way to much traffic as anytime you increase people you automatically create more traffic.
yes	Exciting, modern. artistic design, so unlike typical shoe box blocks of various heights. I hope it flies.
yes	Possible the best work Meiklejohn has done yet! The gist of it is very well thought out. I would fully support this as proposed.
no	the topic of parking was barely mentioned. Where will residents park? Where will shoppers park? Where will beach goers park? Where can I a view a blueprint of the property showing intersections and roadways.
yes	Would love to know what anticipated unit sizes are going to be.
yes	very good plan
yes	Unique!! Ownership rather than renting.
yes	I love the terraced look, it reminds me of some of the new construction I've seen on Marine drive in West Vancouver. Beautiful job!
yes	I like the see through aspect of the overall structure
yes	demographic : 51 male, own commercial unit in the area, live in in west kel, love that you are building up, the density is needed, higher is always better in my opinion, should the water table allow it. glad to see you not just dumping chipboard 5 story row housing. quality tall cement buildings are needed here! :)
no	The campground is the last one in Kelowna. Where families can visit and enjoy Kelowna's beaches. Completely against this project

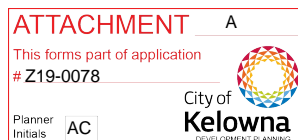
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yes	I like the look of the buildings and all the pedestrian opportunities. I especially like the extension of Lanfranco which will increase access to the lake. I live south of this neighbourhood and would love to be able to cross Lakeshore at Lanfranco to head to Gyro park. I also like the plans for the re-naturalization of Fascieux Creek.
yes	Awesome
yes	Looks like a great addition to improve the pedestrian options to the public in the Gyro beach area. It feels like they took the pedestrian scale and made it paramount.
yes	Nice design, no 'boxy' feel to any of it. Airy and open.
no	Let people access your site without forcing feedback. Personally I like to see as much as possible before providing feedback.
yes	The stylish sweeping looks great. Going to be a boost to the neighborhood compared to an empty lot and a campground. I live about 300 feet away (3145 Walnut) and would appreciate any illustrative graphics you are able to provide! Thanks.
yes	Has consideration been put into the fact that you will be building on reclaimed swamp land and the technical problems that this will present, especially when the lake level causes flooding in the low lying surrounding areas. Finally the ever present Kelowna parking both short and long term is always a headache to developers.
yes	Absolutely beautiful! My only criticism is, that I would have liked to see the tower structures much taller, to accommodate more housing for the community. Kelowna as a city, should not have restrictions on height in this area, unless it is because of engineering only.
yes	I like the building, but I am concerned about the traffic, now that the mayor has reduced lanes on lakeshore down to 2 lanes. We need to figure out how to move traffic, along with building beautiful buildings.
yes	I really appreciate the shape of the building, the towers seem to echo the variation of the mountains that surround the lake already. I enjoy the varied use of space - retail & housing, townhouses and (i'm assuming?) condos as well. I am excited to see the improvements that this will bring to the neighborhood.
yes	Looks fascinating. I'm curious on the availability for moderate income levels.
yes	Great use of space and the stepped back design is really appealing. We live off Lanfranco and look forward to more commercial space for shops and restaurants
yes	There is no mention of the BEACH...Will there be an extension of Gyro? Will it continue to be private??? As it is, Gyro is always packed.....Having more people in the area will cause issues with further crowding. I assume that the tall buildings will be developed as condos?? Will the residents of these condos and townhouses have private beaches??



	<p>This appears to be a very nice design and well thought-out.</p> <p>Questions: How many residential units will there be? How many parking stalls for residents? How much on-site parking is available for the public?</p> <p>One suggestion: I saw that you propose maple trees on the Lakeshore side and that sounds just fine to me. Do yourselves, your future residents patrons of proposed businesses and the passing public a favour and do not let anyone from the city talk or landscape people talk you into using London Plane trees, such as you will see at Gyro Beach and on streets like our own. The city loves them, because they are relatively disease-free and grow a fast canopy, but, they are, and become, a giant (literally) nuisance in about 10-12 years. Many people have allergic reactions to them and fibres on the backs of the leaves and the spikey balls are both irritants and very messy. Some of these trees are at Gyro Beach and on our street (Metcalf Avenue). Several of us in the neighbourhood have had to bring the city to task to have trees removed. I would hate to see any more of these planted in this city.</p> <p>One more thing, I certainly understand that this is a big project, but, hope that interference with Lakeshore traffic can be minimized, perhaps tackling some things from the off-streets during your construction phase.</p> <p>Besides that....nice project and good luck on it.</p>
yes	
yes	A great project. Excited to see floor plans as Well.
yes	Looks beautiful! I have some questions: when will it be completed? Sound proofing between condo units? Street noise barriers? Size of units? Cost to buy? Number of parking spaces per condo? Height is very good as it allows for further development behind to have some view.
yes	I like the way the buildings are stepped back (terraced) from the lake and the residential community along Watt. It is important as you move through the design process to maintain the curves of the buildings along Lakeshore to soften the mass and bulk of the buildings as they present to the rest of the neighbourhood. The wide sidewalks will encourage interaction with the commercial component of the development. Perhaps a bit too tall though. This is an opportunity to create an outstanding architectural addition to the neighbourhood and I like what I see so far. My hope is that this aspect is not lost as the building is refined and the interesting design features are eliminated as it is finally costed.
yes	will make a great entry to south pandosy
yes	Beautiful building.
yes	Love it, its beautiful - additionally I hope there are some or even just a few "affordable" places to either own or rent. However even if I'll never be able to afford a place here I'd love to visit it! Thanks for taking so much care into the design. I myself love design and this building truly shows the care we need in the city. Congrats and well done!
no	I work right across the street from this and we already have an INSANE amount of conflict with parking in this area as there are 3 medical/professional buildings that all have restricted parking (hence why there are always so so so many cars parked along Watt Road.) Where are all the tenants going to park?? Unless you have a plan to build a huge parking lot or a parkade near


	this area, please please please refrain from introducing more housing or businesses. Thinking everyone that works in that building will be riding their bikes to work or walking is just naive and unrealistic.
yes	GREAT.....GREATGREAT
yes	Lakeshore Road in congested now without another huge complex for housing and shops. Perhaps your company and the other companies that are planning to built on lakeshore rd, can get together with the city of Kelowna and pay for widening lakeshore. It is bumper to bumper most times.....
yes	The plans show a beautiful development that nicely combines residential and commercial spaces. While the location will reduce the dependence on cars for the people who live in the development because of the proximity to transit, groceries, restaurants, and other activities, the plan does not acknowledge the problem of traffic congestion in the area. Lakeshore road is one lane, and, especially in rush hours is extremely congested, in part because it is the main access to the upper Mission. Because Kelowna is still primarily a vehicle dependent city, it could be assumed that the majority of residents in the development will own and drive a vehicle and the plan does not show where parking would be for residents, their visitors, or other Kelowna residents who must drive to the Mission area to access beaches and other amenities.
yes	Looks great, love the look.
no	Unbelievable, to take such a naturally beautiful part of Kelowna, and block the view to the lake and mountains.., so a few hundred can enjoy... What a sad, destructive idea to have this development there. That used to be the beauty of the Okanagan, but unfortunately greed is taking over.Money, money , money. so damn sad.
yes	I think it is a great idea and feature. I am curious about parking.
yes	I am a strong supporter of increasing densification in the City's most desirable areas. I think this both provides that while respecting height choices that don't bother the neighbourhood too much. I hope council and the neighbourhood will see the benefits of this project and will approve it.
yes	What is the price range going to be for locals to buy into this? There is no mention of the affordability of the project. Will our fire department be able to handle another high building?
no	Its time we stop talking about taking action on how we build greener, sustainable communities and start practicing it. Continuing to use the same materials and build the same things in the same way with simply something more pleasing to the eye isnt enough anymore. This design "looks" nice but what is it doing for the world? What example is it setting? What ground breaking green tech is it using? Is it pandemic, flood and fire safe/friendly? How so? Where is the greenery on the structure itself (green roofs are nice but not enough)? Think hanging gardens of babylon. Is hempcrete part of the construction material (not token amounts but 50% of the building)? Solar panels? Finally parking parking and more parking. You are adding huge volume to an already jam packed area to say you "think" it's been addressed is not even in the realm of good enough. I think this property design has good "bones" but ultimately is still a ghost with no tangible substance. I support further thought and forward progress on setting the stage for great.
yes	the overall shape of the building is pleasing and I hope you keep a very light facade as you have in your presentation. I believe the light colour downplays the bulk of the structures. Personally, I would be very intrested in a Watt Street townhouse.
yes	Really like the step down as you approach the west side, also what you have done on the key corners is very pleasing to the eye. Well done, look forward to seeing this project move forward.
no	I think putting a huge development like that, in such a small area would not be a good idea.

	Traffic is already crazy in that area, and adding this would only make it worse. I feel like we are adding way too many big buildings like this near the lake, taking away from the beauty that Kelowna is known for. I wish the city would have bought this and turned it into a park for everyone to enjoy, just the way it is. Kelowna doesn't need to become the new Vancouver.
yes	Glad to see height of bldgs not as tall as downtown
yes	Well thought out concept.
yes	Looks like it has taken into account the needs of the area.
yes	i think it will add alot to our city and the Mission area. It in my opinion is very important to connect lakeshore road to the watt st area so the more see through vision you can do the better. You want people to feel invited into the project.
yes	While I'm not a fan of the height, the terraced design helps and is architecturally pleasing to the eye. The surrounding landscape of Kelowna is naturally terraced and a place of immense beauty. Glad to see a high level of architectural /design consideration. Thank you for community engagement and the pursuit of design excellence.
no	Way too much horizontal scale to the buildings that eliminates view corridors. Also, there needs to be much more thought put into the design, as it sits, it simply looks like a residential version of the Landmark District.
yes	Would love to live there. But not as an Condo/Hotel. There are enough short term rentals within the City. Sure it does make it more attractive for investors but people that intend to live year round and support the community want a home and neighborhood not a resort.
yes	Please ensure safety of pedestrians and no blind spots. Also greenery is essential. Overall I like it. I hope it is affordable for the middle class
yes	I live in Springrose way and would like to talk with you guys! This is a fantastic design approach for our area/community. Hope you take off with the project in no time. e would like to register for a property!
yes	I love the terraced buildings. I spent a few months overseas in a terraced building and have dreamed of finding the same style in kelowna. I would like to be put on the pre-purchase list. I hope it will be a concrete structure. I'm wondering about parking for residents. I'm also wondering about the stability of the buildings, given rising lake levels as well as the experience of the development two blocks north. should the whole development be raised up two or more feet to allow to lake levels? Sign us up. Hopefully it will be concrete. I'm thrilled that you are developing a piece of architectural art for our city.
no	I live in Lower Mission and drive past this area 2+ times a day. Right now, the traffic is congested along the length of Lakeshore, worse in the summer months as the hotels/resorts around Cook Road and now Richter and Lakeshore fill up. Having a project of this size is going to make things even worse for the area. In addition, there are other developments just up the road on West and Grove. The other concern I have is the amount of retail/office space. If you look at the buildings in the immediate area (Sopa Square, The Shore, the other buildings surrounding Save On Foods), a lot of the office and retail locations are empty. Sopa Square has been operational for several years and can't secure tenants. How likely is it that this project will be able to fill those restaurant/coffee locations with sustainable businesses? The third criticism I have is so much concrete. How about some trees? Some sitting areas with garden areas facing the Gyro parking lot. Those sidewalk and parking lots get so hot in the

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	<p>summer months. An area that would be cooler would be more inviting than one that's going to be an oven. The one thing I like about the Central Green development is the amount of green space there is on the end.</p> <p>The final thing I say is please don't build more micro suites. People deserve to have some space to live in. At least 600 sq feet for one bedroom and den. The one thing that was mentioned in the video several times was how big of a space this lot is. I think you can afford to have larger condos.</p> <p>I hope you'll listen to some of the criticisms other provide. The building design is fine, and I'm sure everyone will agree that something will be better than a campground, but let's be creative with the space. Build something for Kelowna of 2070 not 2020.</p>
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yes	Beautiful project and edits from the previous submission. Very excited to see this come to fruition. I am interested as a local investor with potential plans to downsize or summer in a property like this as the area is very desirable to us. At this current time my needs would require an opportunity to offer my unit up for short term rental until the point where we would move in ourselves. As their been any discussion regarding a number of units allowed for this? I realize this may be controversial with council and the public but that kind of rental allowance is also a strong desire for us and for the area. Can't wait to hear more as this unfolds. Good luck to you with the approval process.
yes	Been looking forward to seeing the plans for some time now. Very pleased.
yes	I'm not sure about this project just yet. It's busy in the area now, another 320 units? Just now sure yet.
yes	Spectacular sweeping lines. Great addition to the neighbour hood.
yes	Love it,
yes	Absolutely stunning and fantastic in every respect! Genius ideas!
yes	<p>Love the terraced approach (feels beachy), the connection of Lanfranco to Watt (smaller blocks are so needed in this area), and the daylighting of Facieux Creek.</p> <p>Like the mix of uses and the townhouses at the base along the west side of the project.</p> <p>Lovely pedestrian environment.</p> <p>Please use high quality building materials so as not to compromise the design. So many projects in Kelowna seem to compromise on materials cheapening what could have been an attractive project.</p>
yes	I would like to see an aerial view of the future project with an emphasis on the actual gyro-beach public area and parking existing. I really would like to see public beach spaces and parking untouched - there is already not much of it for the population and future population of Kelowna.
yes	I wonder how many units will be residential, how many rentals and how many businesses. My concerns are about an increase in traffic. I live on Bothe Rd (extension of LanFranco), and I frequent the area multiple times a week.
yes	I'm a bit concerned about the residential and commercial mix of the building. It can create issues in a building with noise and different priorities for the building use. It complicates the strata management of the building.
yes	I'm happy to see there is no really, really tall buildings. Not like downtown. There's no beauty in

	that, just a bunch of tall concrete buildings. This is more appealing.
yes	Great project! Beautiful design.
yes	will bring much needed visual improvements and services to the north end of the Gyro Beach area
yes	I'd like to see evergreens incorporated into the landscaping so that the long grey winters here look a little less drab.
yes	I grew up in this neighborhood and have enjoyed Gyro Beach over the years. The design looks very fitting for the area. Looking forward to seeing the project after it is completed. P.S. My father worked for Al Stober when we first moved to Kelowna in the mid 60s. Also my father had the opportunity to purchase the RV park/campground property some years ago. I believe he said that he could have bought it somewhere around the range of \$50,000.
yes	Fabulous. Thank you Stober Group! Your contribution to our city has always been appreciated by our family Great presentation.
yes	Nice to a better usage and density use - beautiful development proposal - of coarse the main item is preserving the beach and its improvements
yes	Still concerned about the increased vehicle traffic in the area as Pandosy & Lakeshore are both already extremely busy. We like the idea that you have done away with visible above ground parkades and downsized to two towers rather than the three originally proposed. There is already a shortage of supermarket parking at both Save-On and Lakeview Market so how can these existing stores accommodate all these extra cars and customers?. It would really help if your development could include amenities where your residents could shop for at least some of their groceries/produce onsite rather than adding to the current congestion. There are already plenty of restaurants in the area so including space for grocery/produce storefront(s) would be beneficial to the neighborhood.
yes	Looks like a thoughtful project with a long range vision for the community. Thank you for sharing.
yes	I like many things about this project, but I have some concerns. The grocery stores in this area are already at max and I'm very concerned about parking and congestion in the area. The video didn't really address these issues.
no	14 stories is WAY TOO HIGH for the existing character of the neighbourhood.
yes	I like the outdoor space for patios, strolling etc and the opportunity for some storefronts. I also like the townhomes facing the back
yes	Love the concept amazing development! Keep us posted we want to know more.
yes	I really like the overall vision for the project. As a former leader with Intrawest, I understand the challenges of public consultation and the desired social Experiences. My only concern is a social one...this area has traditionally been used by campers and generally low-income users.... how do you transition between the lower income boundaries and users with mid-upper scale user that is reflected in this wonderful project... this is an issue that Kelowna needs to better address. Some beach areas attract social groups that are in conflict with the environment and structure created by the development. For example the excellent new Gyro washroom facilities - operating less than a few weeks were vandalized and defaced. That's a problem - too often seen in Kelowna.

	Also, I'd like to see better accommodation for biking eg, racks, stalls, and storage if possible. Overall, a great vision to start! You have my support.
yes	Where is the parking?
yes	It looks great. What a thoughtful and finely crafted development. This will enhance the neighborhood and will be a really beautiful addition to the area. Having Faxiauex creek open and natural again is a real positive as are the wide sidewalks and building overhands for pedestrians. I look forward to seeing it built!
yes	We live very close to here so there are concerns about traffic, parking and safety. I like the discussion about open spaces and accessibility. A Covid-era concern is New architectural responses to a forever changed world. Is density of any kind desirable as we go forward? I don't know. Will this project embed ideas about social distancing in all the common areas/point of access?
no	This building is WAY TOO BIG for the area. The lakeshore corridor is the ONLY way for people that live in kettle valley, upper and lower mission to get anywhere. It is already very difficult to drive at peak times. Adding another 320 vehicles will not help. This is the main corridor for access to the hospital. A huge employer in Kelowna. You have not thought this through other than for profit. Disappointing, to say the least....
yes	A pleasant surprise. Not at all the brutal chunk of concrete I was expecting to see. I like your serious attempt to provide public space, to add materials and shapes that make an aesthetic contribution. If you follow through on what you are proposing I think the building will make a major contribution to the neighbourhood. By the way we have lived on adjacent Walnut Street for thirty five years and have no intention of leaving..
yes	I like the Look of the building and the way it is situated between Lakeshore and Watt Road. I live in a neighbourhood and I think it would be a great addition to our area. Good luck hope to see it soon.
yes	Nice presentation with concern to the residents of the neighborhood.
yes	Buildings have been designed with minimal impact to the surrounding area. I see this as a great use of space and well thought out. Previous designs of towers and cubes would not be accepted by the surrounding neighbours.
yes	Looks beautiful. Only concern is traffic congestion & parking already at a premium ... hope this won't overload things.. It looks very modern compared to existing buildings...
yes	Mixed reaction, frankly. I liked the tiered concept vs. the old box building. I live on Lanfranco Road and am quite concerned about the increased traffic in the area. Extending Lanfranco to Watt and feeding traffic to your building will result in much more traffic volume on Lanfranco. Lanfranco traffic has increased a lot in the past few years as a cut through road from Gordon. The size of your project and the shops and services there will make this problem worse.
yes	I own a townhouse on Cedar and welcome this project with open arms - great job!
yes	We live in lower Mission and we find this project to be exciting for the locals as well as the yearly visitors that come to Kelowna.
yes	I think it's an innovative and pleasing design. The way it's stepped back is a great decision as well as capping the project at 14 stories.
yes	Too early for any specifics but on the right track
yes	I think it is long overdue
yes	Jim & Shirley here; you did a great job!

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no	Way too much for Lakeshore Road -
yes	I think this is very well thought out and extremely attractive..actually very beautiful and will be a wonderful addition to the neighbourhood
yes	Looks nice, but concerned about lack of parking in that area already. Will there be any public parking planned? With the Shore and the new townhomes across from Gyro and now this, it will seem as though you have to live in one of those developments to access Gyro Beach at all.
yes	As an Owner and Resident of the Pandosy Village, I love the fact that what you have planned to build will add nicely and transition from Pandosy, to Lakeshore, to the Shores of Gyro. This is becoming a great shopping corridor, with alot of services to keep the Residents shopping and keeping local shops lots of business!
yes	You have done a stunning job with these plans! This is such a special property and you have done it justice. The terracing, curved lines, mixed use and landscaping have been well thought out. Good luck with the rezoning application! Terry Crowe
yes	Absolutely beautiful. A gorgeous piece of architectural art. Can't wait to see more information as the process moves forward. Totally agree with the development being for Kelowna residents. I know a profit has to be made; if you don't make a profit you are soon out of business; I also know as a retired businessman that everyone would rather make more profit than less profit..... but please don't make it so expensive that only multi-millionaires will be able to purchase units. It is an amazing location..... we are hoping to live there in the not too distant future. Congratulations to all involved in the planning of this beautiful development.
yes	I think you have done a fantastic job for all parties concerned. It looks like it will be one of the nicest developments architecturally in Kelowna. I say build it.
yes	Very nice to see the developer listened to the surrounding community/residents and responded in a responsible manner. As an owner across the street on the Lake, we appreciate this response from the developer. Our only comment is that we feel 10-12 stories is the maximum that should be allowed here, but otherwise the revised proposal is excellent.
yes	It looks great!
yes	I love the look of the building and the commercial space on the ground is sure to add quality amenities to the neighborhood.
yes	These plans sounds and look fantastic. It would be the perfect addition for the neighbourhood with so much thought being put into very single detail. It looks beautiful and will feel like the perfect addition to the neighbourhood. I can picture myself walking down the street. This development would really add to this city and I would seriously considering living there.
yes	I love it.
yes	Test. Has this been received? Pls respond. Testing testing 1 2 3?
yes	It's a very well thought out development. I really like the building set backs, pedestrian oriented streetscape and neighborhood feel along Watt Road. Great video explaining the underlying rationale for the design of this building on this important site.



Print Ad

Daily Courier
Newspaper



STOBER GROUP

We need **your** input

We've created a Virtual Open House for the proposed development at **3340 Lakeshore Rd** to provide the opportunity for everyone in Kelowna to give their feedback on the project.

View Our Virtual Open House at
www.3340lakeshore.ca

Postcard Graphic

Distributed along Lakeshore Road
(please see next page for Drop Off Locations)



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Please visit 3340lakeshore.ca to:

- 1 Watch the Virtual Open House presentation.
- 2 Provide your feedback after watching the presentation.
- 3 Access the website with more information following the feedback opportunity.

If you are unable to find the information that you need, please contact our Community Relations Liaison, Mary Lapointe, at mlapointe@alstober.com.

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Drop Off Locations

ATTACHMENT A	
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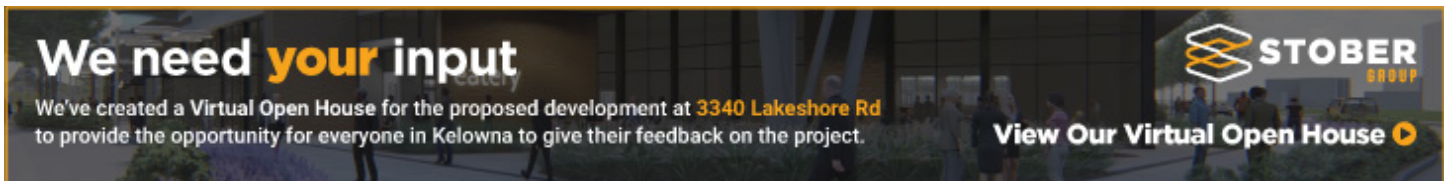
1. Interior Health Cardiac Ultrasound (ECHO)
2. European Goldsmith
3. Kelowna Barber Shop
4. Wave Physio
5. Eco Clean
6. Social Pets
7. LBV Lifestyle Boutique
8. Mod Salon
9. Soy Asian Fusion Restaurant
10. Three Wishes Clothing Boutique
11. Bea Scene
12. Jigsaw Clothing
13. NJ's Organic Hair Salon
14. Glo Antiaging
15. 9 Round
16. Tru Frozen Yogurt Bar
17. Famoso
18. Tailored Shave
19. Freshii
20. Canadian Brewhouse
21. Royal Bank
22. Dycks Pharmacist
23. Nu-Reflections - Wig Salon
24. SW Esthetics
25. Teaberry's Fine Teas
26. Joon's Kitchen
27. Thirdson Tattoo
28. Subway
29. Art of Yarn
30. Zabb Thai
31. Choa Vietnamese
32. Chutney Cuisine
33. Momo Sushi
34. Dr. Roy - Chiropractor
35. Pretty Lil Things
36. Devotion Nail Spa & Salon
37. The Flower Bean
38. The Orient Restaurant
39. Fringe Hair
40. The Wax Shop
41. Papito's Pizza
42. Kraze Beauty
43. Roberts Clothing & Shoes
44. Lois Lane
45. Blenz - Mission
46. Fox. Architecture
47. Floral Giftology
48. Kelowna Laser Vision
49. Lily Blue
50. The Marmalade Cafe
51. Hector's Casa
52. William & Son Jewellers
53. Boheme
54. Back Bar Beauty
55. Hush
56. Kelowna Cycle
57. The Wardrobe
58. Be Brave Beauty
59. Worldly Accents
60. The Book Bin
61. Urban Fare
62. Pharmasave
63. BC Liquor Store - Mission
64. Freedom Mobile
65. Stut Footwear and Apparel
66. Westland Insurance
67. Aldila
68. Coco Boutique
69. Torino Ritz
70. Scallywags Kids
71. Mission Creek
72. M&M Meats
73. Frakas
74. Dollar Store - Mission
75. Bosleys - Mission
76. BMO - Mission
77. Starbucks - Mission
78. DQ - Mission
79. KFC - Mission
80. AA Hairs and Nails Spa
81. The UPS Store - Mission
82. First Choice Haircutters Mission
83. Mission Park Chiropractic
84. Rich Tea
85. The Fix Cafe
86. ScotiaBank - Mission
87. Siesta Suites
88. Jeff Frasch RD Dentistry
89. Dr. Keenlen
90. The Mission Taphouse and Grill
91. Alta Via Health
92. Lakeshore Vein and Aesthetics
93. Dr. Brian Ashley
94. Lakeside Diagnostics
95. TD Benefits - Mission
96. Pacific Business Brokers
97. Alliance Therapeutic
98. Patrick Huang
99. Integra Medical Consulting
100. Seki
101. Shoppers Drug Mart
102. Mission Medical
103. Shoppers Simply Pharmacy
104. Image One MRI
105. Krimson Hair Salon
106. Wrap Zone
107. Lakeshore Dental
108. Kelowna Medical Imaging
109. Georgia Cafe
110. BC Cancer
111. Dr. Benjamin Achtem
112. Lakeside Hearing and Balance
113. Dr. M.A. Duncan
114. Dr. C. D. Bakala
115. Dr. Dermot Adams
116. Dr. F Theriault
117. Kelowna Bone and Joint Health
118. Bryshun Mace Lawyers
119. T-one Ramen
120. Pizza Hut - Mission
121. Marble Slab - Mission
122. Shoreline
123. KB and CO
124. SmackDab
125. Hotel Eldorado
126. Lakeshore Automotive
127. Convenient Store - Petro
128. 711 - Mission
129. Kenali
130. Chan Fortune
131. Sun City Physiotherapy
132. Mission Merchants Liquor Store
133. Sunshine Market
134. Unhinged Gift and Lifestyle Boutique
135. Aomi Sushi
136. Barn Owl
137. Mod Salon
138. Tbone's - Mission
139. Dunnenzies
140. Marcus O Broin Jewellery
141. Mission Creek Orthodontics
142. Vital Air
143. Rise
144. Edward Jones
145. Kelowna Respiratory Clinic
146. Discover Dental
147. Lakeshore Animal Hospital
148. Starbucks Coffee
149. Nari Sushi
150. The Medicine Shoppe Pharmacy
151. SunnySide Dental
152. Total Eclipse
153. Orchard City Athletics
154. Liquor Store Creekside
155. Creekside Pub
156. Mission Meats

Google Display Network Ads

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GDN Ad #1 (300x50px - GIF)




GDN Ad #2 (728x90px)



GDN Ad #3 (336x280px)



GDN Ad #4 (300x250px)

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We need **your** input

We've created a **Virtual Open House** for the proposed development at **3340 Lakeshore Rd** to provide the opportunity for everyone in Kelowna to give their feedback on the project.


View Our Virtual Open House

GDN Ad #5 (300x600px)


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View Our Virtual Open House

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GDN Ad #6 (160x600px)

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Social Media Ads

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The Gyro-Beach, Kelowna South neighbourhood is a vibrant, central, popular location that belongs to everybody. Please watch this 12 minute virtual presentation and provide your feedback on the proposed development located at 3340 Lakeshore Rd.


With the restrictions on gathering, we are unable to provide an in-person meeting so we are providing this presentation to allow the entire Kelowna community to provide their feedback on the proposed development.

We want your input. We need your input.




3340LAKESHORE.CA
Proposed Development Virtual Open House: 3340 Lakeshore Rd. [Learn More](#)

Instagram/Facebook Ad

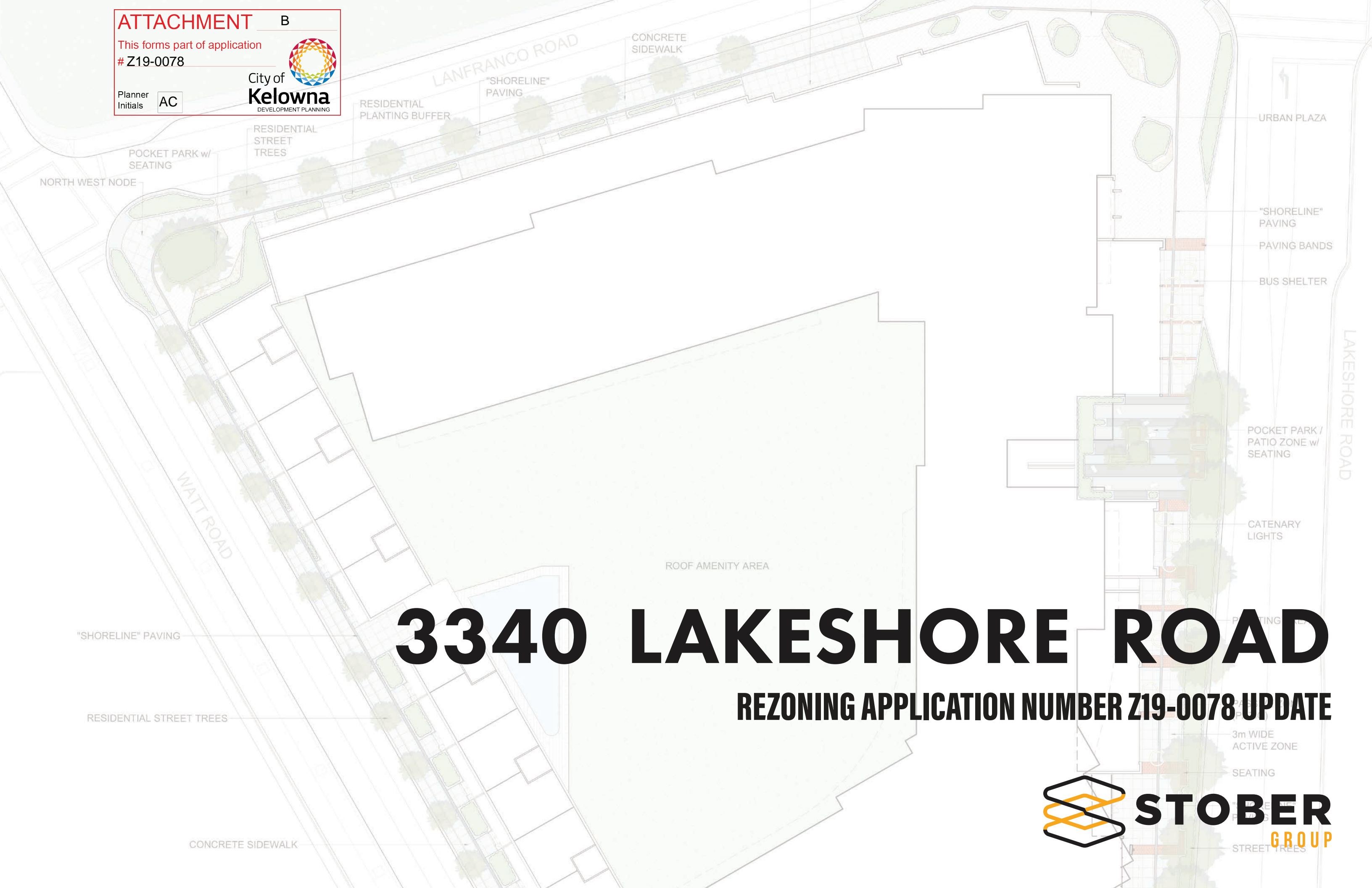
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We need *your* input
Proposed Development at 3340 Lakeshore Road
eatery



Watch More

Instagram Story



3340 LAKESHORE ROAD

REZONING APPLICATION NUMBER Z19-0078 UPDATE



LEGAL DESCRIPTION

PLAN EPP77760 LOT 1 DISTRICT LOT 14

ADDRESS

3340 LAKESHORE ROAD, KELOWNA

OWNER/DEVELOPER

STOBER GROUP

1700 - 1631 Dickson Avenue, Kelowna, BC

ARCHITECT

MEIKLEJOHN ARCHITECTS INC.

233 Bernard Avenue, Kelowna, BC

250.762.3004

LANDSCAPE ARCHITECT

ECORA Landscape Architecture

540 Leon Avenue, Kelowna, BC

250.488.5367

CIVIL ENGINEERING

APLIN MARTIN CONSULTANTS LTD.

1258 Ellis Street, Kelowna, BC

250.448.0157

TRAFFIC ENGINEERING

WATT CONSULTING GROUP

778.313.1014

CITY OF KELOWNA

AREA PLANNER

ADAM CSEKE, Planner

acseke@kelowna.ca

250.469.8608

ATTACHMENT	B
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# Z19-0078	
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City of Kelowna DEVELOPMENT PLANNING	

ATTACHMENT **B**

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City of
Kelowna
DEVELOPMENT PLANNING

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SITE DATA

LEGAL DESCRIPTION

PLAN EPP77760 LOT 1 DISTRICT LOT 14
 PID 030-503-868
 KID 828334

CIVIC ADDRESS

3340 LAKESHORE ROAD, KELOWNA

CURRENT ZONING

C1 (LOCAL COMMERCIAL)
C9 (TOURIST COMMERCIAL)

PROPOSED ZONING C4

MAX FAR 1.3 + bonuses = max 2.35	2.35
SITE COVERAGE	max 75%
BUILDING HEIGHT	15m
SETBACKS	
FRONT YARD	0.0m
SIDE YARD	0.0m
SIDE YARD FROM RM	2.0m
REAR YARD	0.0m
REAR YARD FROM RM	6.0m

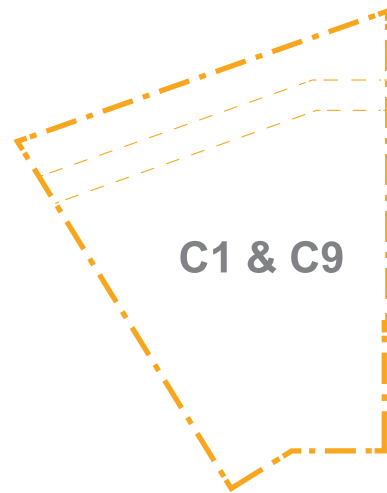
PROPOSED SITE DATA

FAR	1.50
SITE COVERAGE	59.7%
BUILDING HEIGHT	47.25m (155'-0")
SETBACKS	
FRONT YARD (LAKESHORE RD)	Varies Min. 0.0m - 11.43m
REAR YARD (WATT RD)	3.0m
SIDE YARD (PARKING LOT)	6.0m
SIDE YARD (LANFRANCO RD)	3.0m

* 135'-0" equals to 15 storeys.

SITE AREA

17,821.68 sm (191,830.97 sq. ft.)

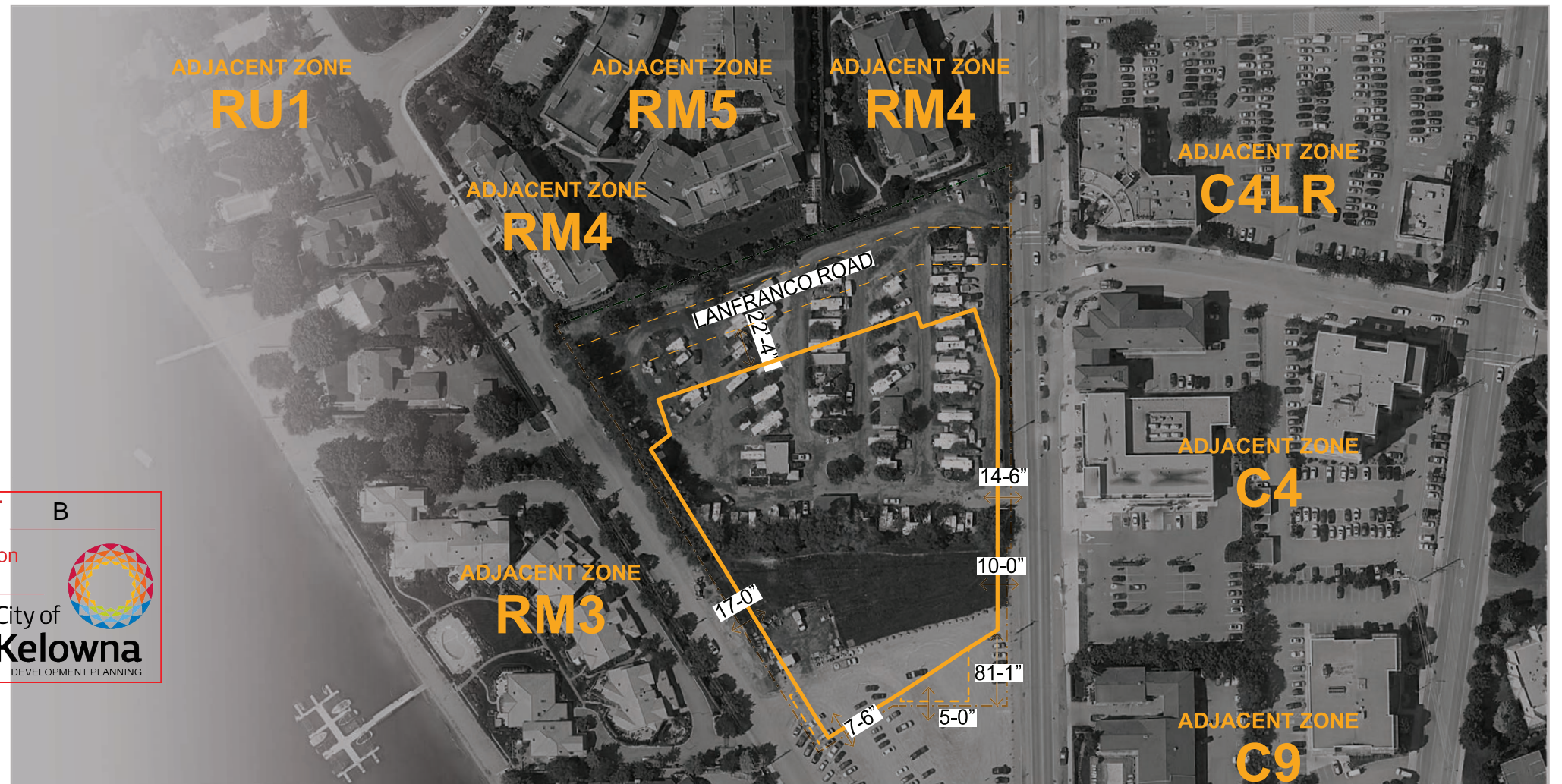


PROPOSED ZONING

C4

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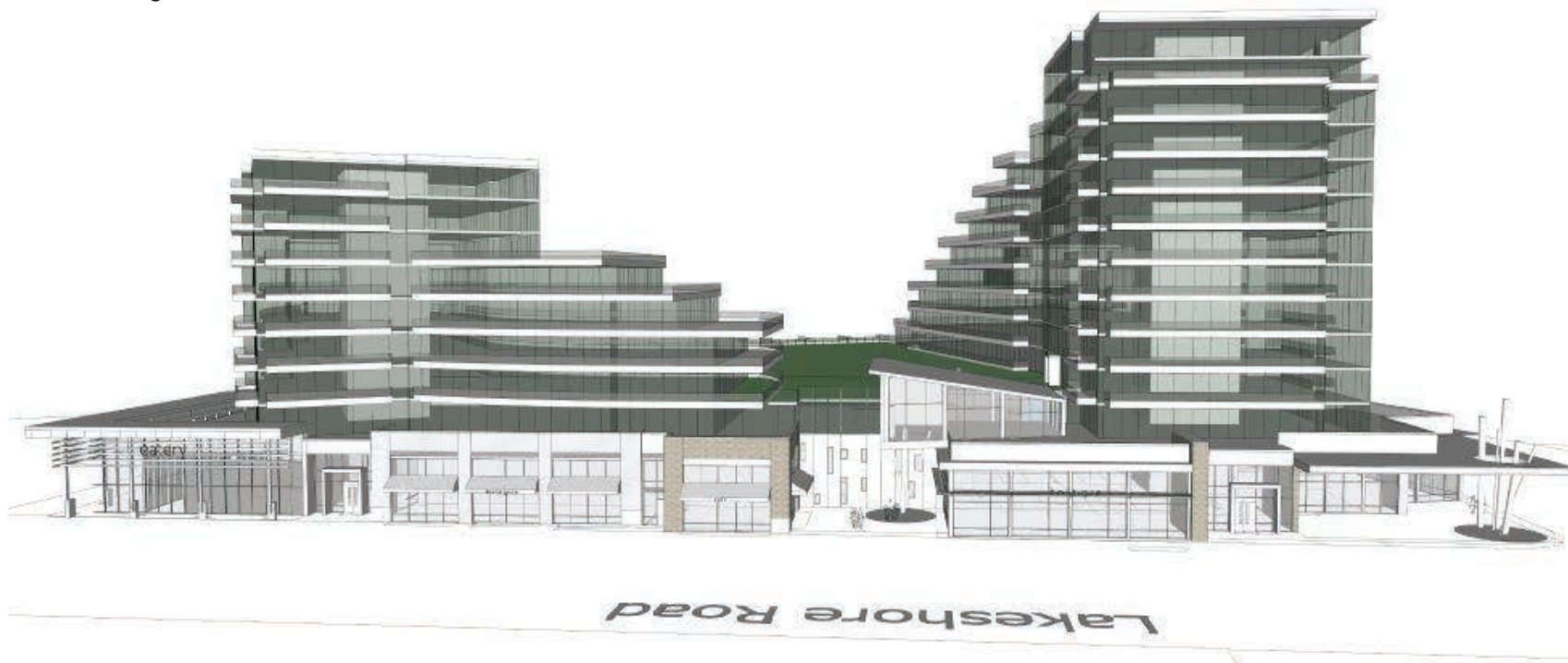
Introduction

The Residences at 3340 Lakeshore is a proposed mixed-use development situated on 4.4 acres, located on the interface between Kelowna South/Gyro Beach and the fast-redeveloping South Pandosy 'Urban Village' to the north. The project site occupies a strategic location in Kelowna where the urban fabric transitions from a street grid to the north to a more meandering, 'shoreline' street pattern to the south. This location acts as a gateway site that connects retail, recreational and residential areas to the Mission urban centre and Gyro Beach. The project vision for this key location is to create a new level of design for this part of Kelowna that includes generous sidewalks with functional public spaces and other valued public amenities such as artwork and places to sit, reflect, gather, and celebrate.

Community Consultation

The design reflects community input gathered through a series of initiatives over the past year. The first public open house was held in June, 2019. Subsequently, the design team reached out to a broader audience including interested neighbours (residential and commercial) and community groups through a combination of one-on-one and small group meetings. The current plan is a direct response to the input received through these sessions.

More recently, the plan was presented to the community as-a-whole through a widely advertised 'virtual open house'. The virtual forum generated a significant and positive community response which was deeply satisfying to the design team. The forum and input mechanisms are still available to the community and we are continuing to respond to feedback we are receiving.



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Building Form

The size of this property, at over 4 acres, provided us with the rare opportunity to strategically **distribute density within the site**. We have been able provide a Compact Urban Form as encouraged by OCP policy 5.3.2. while focusing density away from the quieter, residential neighborhoods of Lanfranco and Watt Road and towards Lakeshore Road; a busy, commercial street. Unlike smaller properties (where one basically has to “choose a height”) this site has allowed us the luxury of ‘arranging multiple heights.’

From a ‘form and character’ perspective this means the placement of **taller building forms along Lakeshore Road** frontage and **lower building forms along Watt and Lanfranco** Roads in order to strengthen their relationship with the neighbors and in accordance with OCP policy 5.5.1 for “Context sensitive built form”. The additional benefit provided by this approach is that it improves the design by creating variation and a **high level of visual interest within the property**:

Key Design Principle:

- Terraced building forms to **minimize shadows and create visual movement** and interest.
- **Curved Balconies** provide a ‘soft’ interface with the use of curved balcony elements.
- **Separate Building Forms** with generous space between to provide **views through the site** (as encourage by OCP Policy 5.5.2. View Corridors.
- Breakdown pedestrian facades into smaller scale elements’ creating an **urban village**.
- **Articulated Podium** to reduce massing and create human scaled visual interest using smaller massing elements for the building podium.
- **Landscaped Roofs** (partial Green Roofs) create useable amenity space on the parkade roof structure in addition to amenity patios on the terraced roof forms of the condominium roofs. They are also locations for potential (depending on tenant interest) green roofs for the restaurant use as encouraged by OCP policy 5.13.5 Urban Agriculture.
- **Low Podium** street frontages (two-storey) as a means to keep the pedestrian realm at a relatable scale and character.

The current density could be archived if heights were reduced along Lakeshore Road, but would be require adding more height in other locations; where height in of greater concern. The resulting ‘evening out’ of height distribution across the property would result in a bulkier, and more monolithic building form with diminished opportunities to create a high-quality public realm on the critically important ground plane.



Podium level and Lanfranco and Watt Road intersection

Urban Design

The Residences at 3340 Lakeshore are guided by key design principles of **pedestrian connectivity, human-scaled elements** and a **sensitive distribution of density** in response to the neighborhood context. As a result of this response, the Residences at 3340 Lakeshore have an **iconic and appropriate** form and detail that reinforces its contextual relationship to this important neighborhood.

Masterplan Framework

Gyro Beach Park is one of Kelowna’s most beloved waterfront parks and the ‘Urban Village’ precinct to the north is one of Kelowna’s most well used and premier shopping areas. This development of new sidewalks on Lakeshore Road will create a **vital pedestrian link of City to Waterfront**. With the recent completion of The Shore and other upcoming projects on surrounding properties (as well as the multi-modal transportation corridor of the Lanfranco extension) this location will continue to grow in use and importance **beyond the immediate neighborhood to the entire City** in accordance with OCP Policies 5.10.1 & 5.10.2 Active Transportation – Pedestrian, Cycling and Transit ‘connectivity’.

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Pedestrian Connectivity

Wide sidewalks to support multiple levels of pedestrian activity. As noted elsewhere, attention has been given to ensure these sidewalks are developed using interesting and high-quality materials that are regionally relevant and reflect Kelowna’s history, climate, colours and landscape. Sidewalk area design elements include ‘designed’ paving treatments, planting, lighting, signage, protective canopies, pocket parks and street furniture to provide opportunities for access, rest and socializing. In addition, the multi-modal active transportation development on the Lanfranco Extension to the north will provide new access points that will connect the city and help open up the waterfront to the public.

Human Scaled Elements

The Residences at 3340 Lakeshore will be experienced (primarily) at a human scale from the sidewalk, through its podium or base. **The podium is of key importance** and, in response, has been highly detailed and articulated into smaller elements. It varies in height between 2 and 3 stories and is activated, depending on the surrounding context, by ground-oriented townhomes, restaurants with patios as well as retail, commercial and residential lobby areas. The podium is also interrupted by interesting ‘pocket parks’ along Lakeshore and Watt roads as well as generous corner setbacks that will include community elements such as art, landscape, bench seating, bike parking and patio areas in accordance with OCP Policies 5.8.1 & 5.8.2: High Quality Urban Design - Public Space & Streetscape.

Distribution of Density & Permeability

The placement of two buildings over the podium (with partial tower elements; both slightly taller than the 8 stories maximum noted by zoning) allow smaller footprints and views through the site (rather than the ‘view-blocking’ walls of a long, low rise structure). Ground oriented townhomes and live-work studios will provide for “eyes on the street” while, at the same time (using design elements such as level changes, patios and gateways) keeping them private and comfortable for the residents.

Concealed Parking

The development provides a total of 477 parking stalls are being provided enough to accommodate all residential, commercial, retail and visitor parking uses and in excess of City Bylaw requirements. This design conceals this three-story parkade (including bike parking and storage spaces) by completely surrounding it with residences, commercial spaces, amenity areas and restaurants. Vehicles will be kept completely out of sight and their access points have been discreetly located on the planned Lanfranco extension and City of Kelowna’s surface parking lot (not Lakeshore or Watt Roads). The adjacent City parking lot will remain and improvements to the adjacent roads – Lanfranco and Watt - will bring more ‘order’ to the on-street parking on those corridors, especially in the busier summer months. The illustration (below) is the Level 1 plan of the development. Levels 2 and 3 plans are quite similar. This diagram shows a thin strip of commercial and retail spaces (in colour) that surrounds and conceals a large parking area. What this clearly illustrates is that the project provides significant amount of parking in its first three stories yet **the parking is completely hidden from view.**

KEY CITY PLAN



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Design - Architecture & Streetscape

The current design has been completed to the standard required for a rezoning application. Additional design detail will be provided as part of the Development Permit Submission following the rezoning process. In the Development Permit process building 'form and character' will become more important and relevant considerations.

People experience their environment, on the ground plane and at eye level. In response, this project focuses on providing high value public amenities at street level. This proposal (by setting the buildings well back from the property lines in excess of City bylaw requirements) provides wide sidewalks well beyond City requirements. Attention has been given to ensure these sidewalks are developed using interesting and high-quality materials that are regionally relevant and reflect Kelowna's history, climate, colours and landscape.

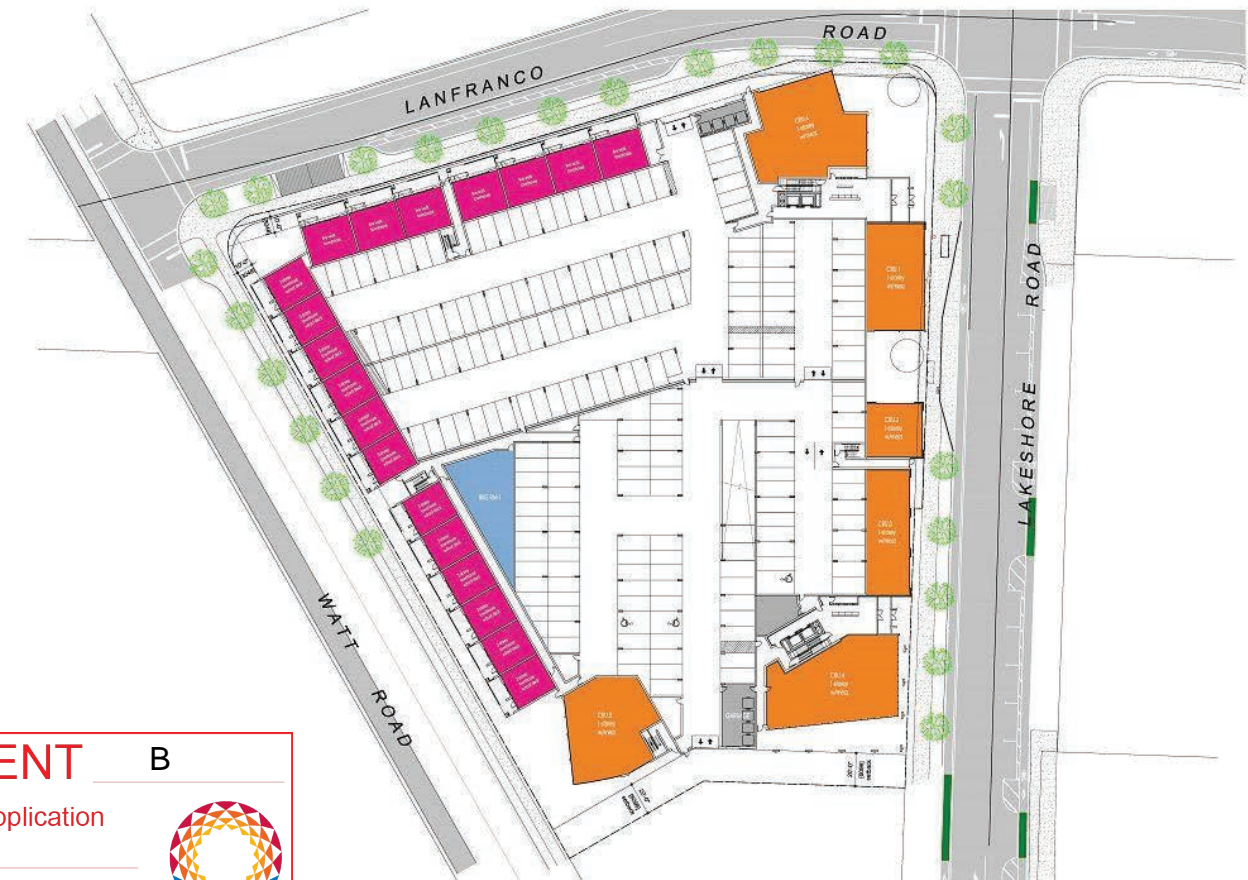
Ground Level Amenities:

- Provide wide sidewalks to support multiple levels of pedestrian activity.
- Develop multi-modal transportation opportunities for biking, transit, pedestrians and vehicles.
- Plant with native, non-invasive and drought tolerant landscaping.
- Breakdown pedestrian facades into smaller scale elements' creating an **urban village**.
- Ground oriented residential to provide Crime Prevention through 'eyes on the street'

Generous setbacks and key intersections and a small 'pocket public space' along Lakeshore creating an engaging and inviting amenity to residents, visitors and passers-by. The multi-modal active transportation development on the Lanfranco Extension to the north will provide new access points that will connect the city and help open up the waterfront to the public.

Conclusion

In conclusion, we believe this project is of exceptional quality that is broadly in alignment with multiple objectives of the community plan. It will provide multiple community benefits including sustainability, pedestrian connectivity, improved transportation opportunities, neighborhood safety, livability, shopping and entertainment with signature architecture that places its taller forms in the most appropriate locations.



Level 1 floor plan - (parking surrounded by residential & commercial spaces)

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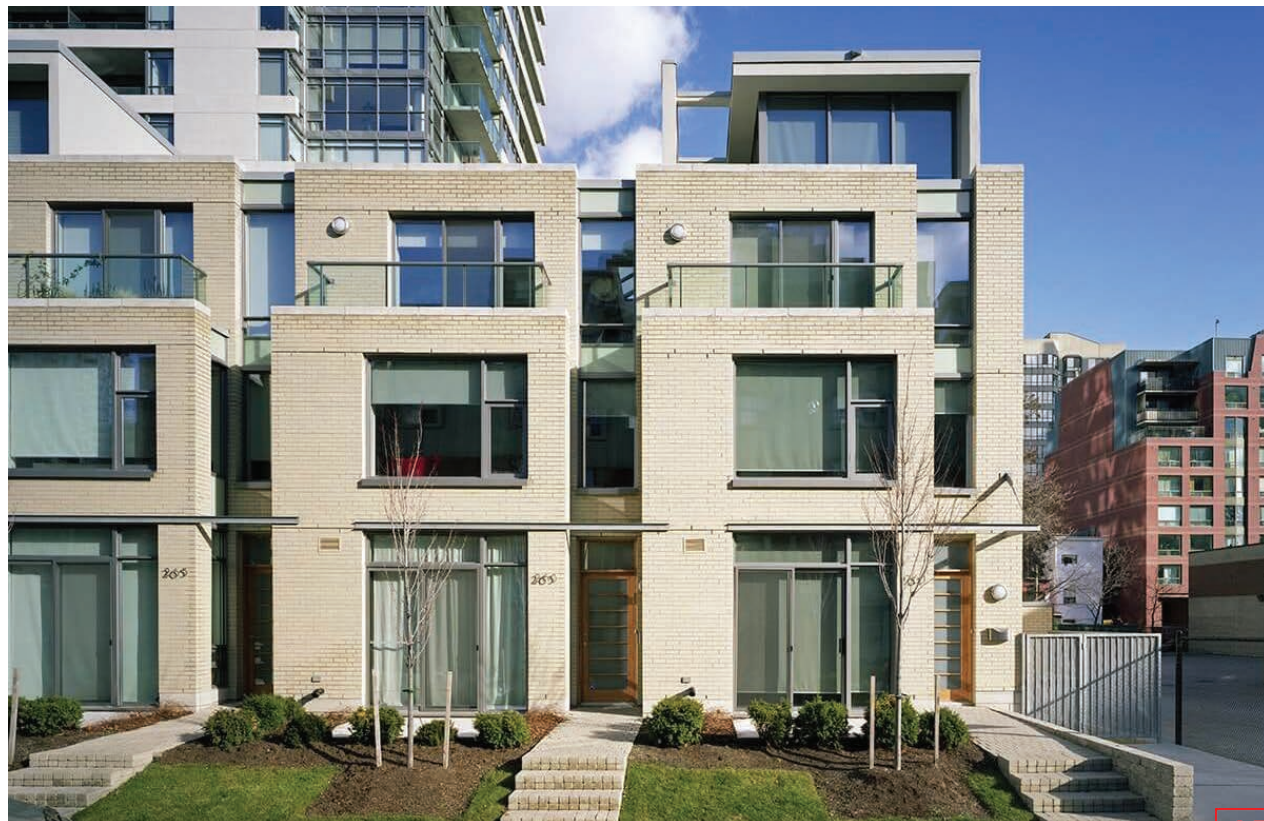


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City of Kelowna
DEVELOPMENT PLANNING



CIVIC ADDRESS: 3340 LAKESHORE ROAD, KELOWNA

SITE AREA: 191,830.97 sq.m 17,821.68 sqm
 EXISTING ZONING: C1 / C9
 PROPOSED ZONING: C4

PROJECT DATA F.A.R. 1.5

LEVEL	GROSS AREA SF	RESIDENTIAL SF	RETAIL SF	PARKING	AMENITY / STORAGE
LEVEL 01	50,234	12,845	21,683	71,167	1840
LEVEL 02	-	10,106	-	72,200	-
LEVEL 03	30,340	28,885	-	36,560	19,260
LEVEL 04	43,580	37,780	-	-	-
LEVEL 05	38,580	33,715	-	-	-
LEVEL 06	33,905	33,715	-	-	-
LEVEL 07	30,645	36,320	-	-	-
LEVEL 08	25,875	22,445	-	-	-
LEVEL 09	22,537	19,720	-	-	-
LEVEL 10	19,870	17,200	-	-	-
LEVEL 11	10,950	9,450	-	-	-
LEVEL 12	7,300	8,080	-	-	-
LEVEL 13	6,450	5,500	-	-	-
LEVEL 14	6,450	5,500	-	-	-
TOTALS	326,716	266,436	21,683	179,927	21,100
		355,574 NET AREA			

UNIT COUNT/MIX TOTAL 322

UNIT TYPE	QUANTITY	PERCENTAGE OF TOTAL	PER STALL (MIN)	TOTAL	PERSTALL (MAX)	TOTAL
Jr 1 BDRM	48	8%	0.9	43.2	1.25	60.0
1 BDRM	60	13%	0.9	54.0	1.25	75.0
Jr 2 BDRM	87	25%	1.0	87.0	1.50	130.5
2 BDRM	47	17%	1.0	47.0	1.50	70.5
2 BDRM 2.5 Bath	36	17%	1.0	36.0	1.50	54.0
2 BDRM + Den	16	8%	1.0	16.0	1.50	24.0
Live / Work	8	3%	1.0	8.0	1.50	12.0
Townhouse	12	6%	1.0	12.0	1.50	18.0
Penthouse	8	5%	1.0	8.0	1.50	12.0
TOTALS	322	100%	-	311.2	-	456.0

BICYCLE PARKING

RESIDENTIAL LONG TERM REQUIRED

UNIT TYPE	QUANTITY	PER UNIT	TOTAL
Jr 1 BDRM	48	0.75	36.0
1 BDRM	60	0.75	45.0
Jr 2 BDRM	87	0.75	65.3
2 BDRM	47	0.75	35.3
2 BDRM 2.5 Bath	36	0.75	27.0
2 BDRM + Den	16	0.75	12.0
Live / Work	8	0.75	6.0
Townhouse	12	0.75	9.0
Penthouse	8	0.75	6.0
TOTALS	322	-	241.5

RESIDENTIAL SHORT TERM REQUIRED

UNIT TYPE	# OF ENTRANCE	QUANTITY	TOTAL
RESID-ENTRY-1	1	6	6.0
161	91	1 every 5 units	18.2
RESID-ENTRY-2	1	6	6.0
161	91	1 every 5 units	18.2
TOTALS	-	-	48.4

COMMERCIAL LONG TERM REQUIRED

UNIT TYPE	CRU	1 Bike per 500 sm	TOTAL
SF	21,683	-	-
SM	2014	4.03	4.0
TOTALS	-	-	4.0

COMMERCIAL SHORT TERM REQUIRED

UNIT	# OF ENTRANCE	QUANTITY	TOTAL
CRU-1	2	2	4.0
CRU-2	2	2	4.0
CRU-3	2	2	4.0
CRU-4	2	2	4.0
CRU-5	2	2	4.0
CRU-6	2	2	4.0
TOTAL	10	-	24.0

BICYCLE PARKING PROVIDED

TYPE	QUANTITY
LONG TERM	245.5
SHORT TERM	72.4
TOTAL	317.9

PARKING COUNT

REQUIRED

PROGRAM	AREA / UNIT COUNT	C4 ZONING RATE	TOTAL
RESIDENTIAL	322	-	311.2
VISITOR	-	0.14 STALL / UNIT	45.08
RETAIL	2014SM	0.13 STALL / 100SM	26.182
			382.46

PROVIDED

PROGRAM	AREA/UNIT COUNT	C4 ZONING RATE	TOTAL
RESIDENTIAL	322	1.23 STALLS/UNIT	397
RESIDENTIAL TANDEM	34	-	-
VISITOR	-	1 STALL/7 UNITS	46
RETAIL	21,683	1.75/1075	27
RETAIL VISITOR	-	-	7
			477

125% REQUIRED

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01



02



03



04



01



02



03



04

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- CRU
- Residential
- Amenities
- Storage Space

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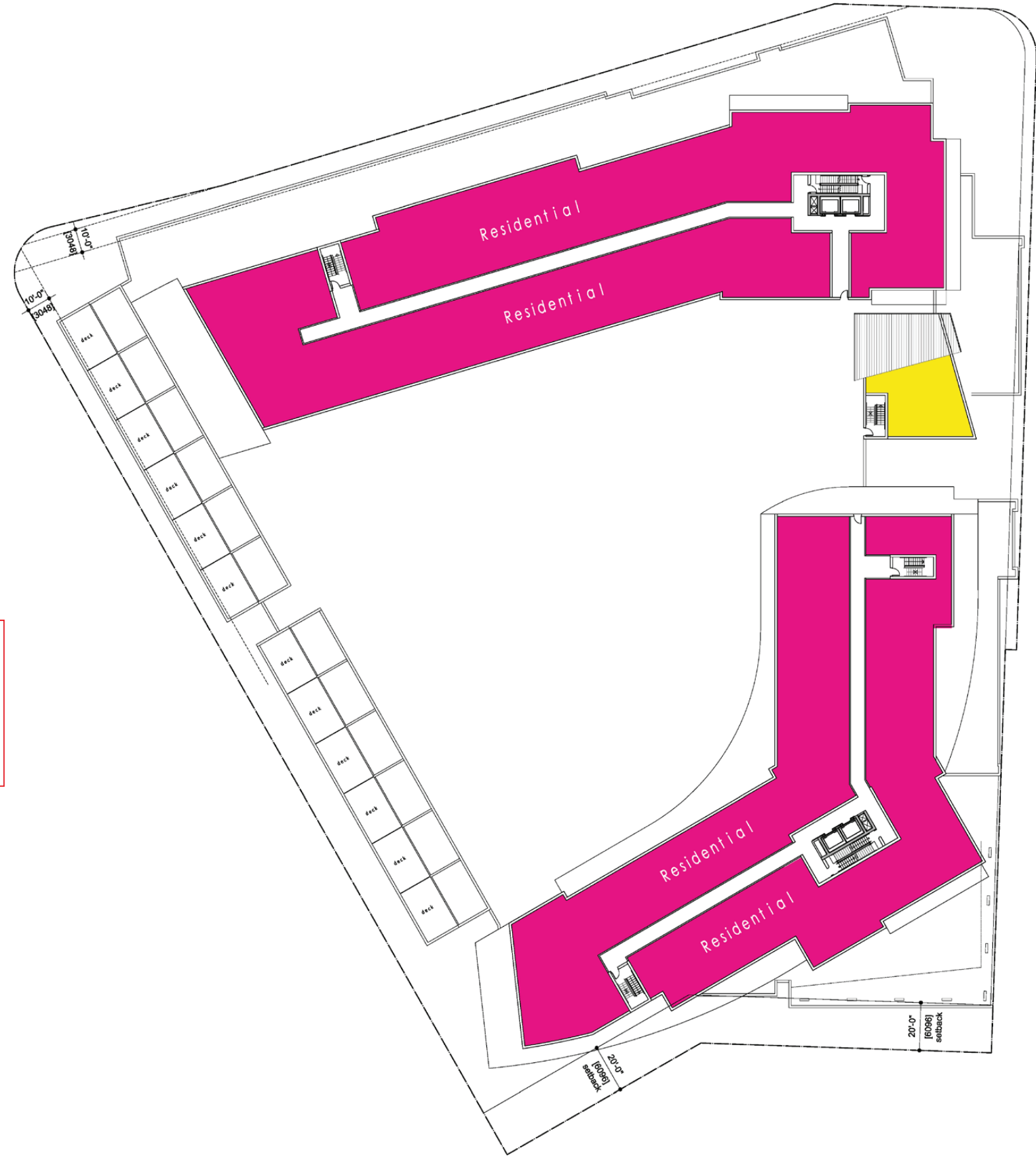
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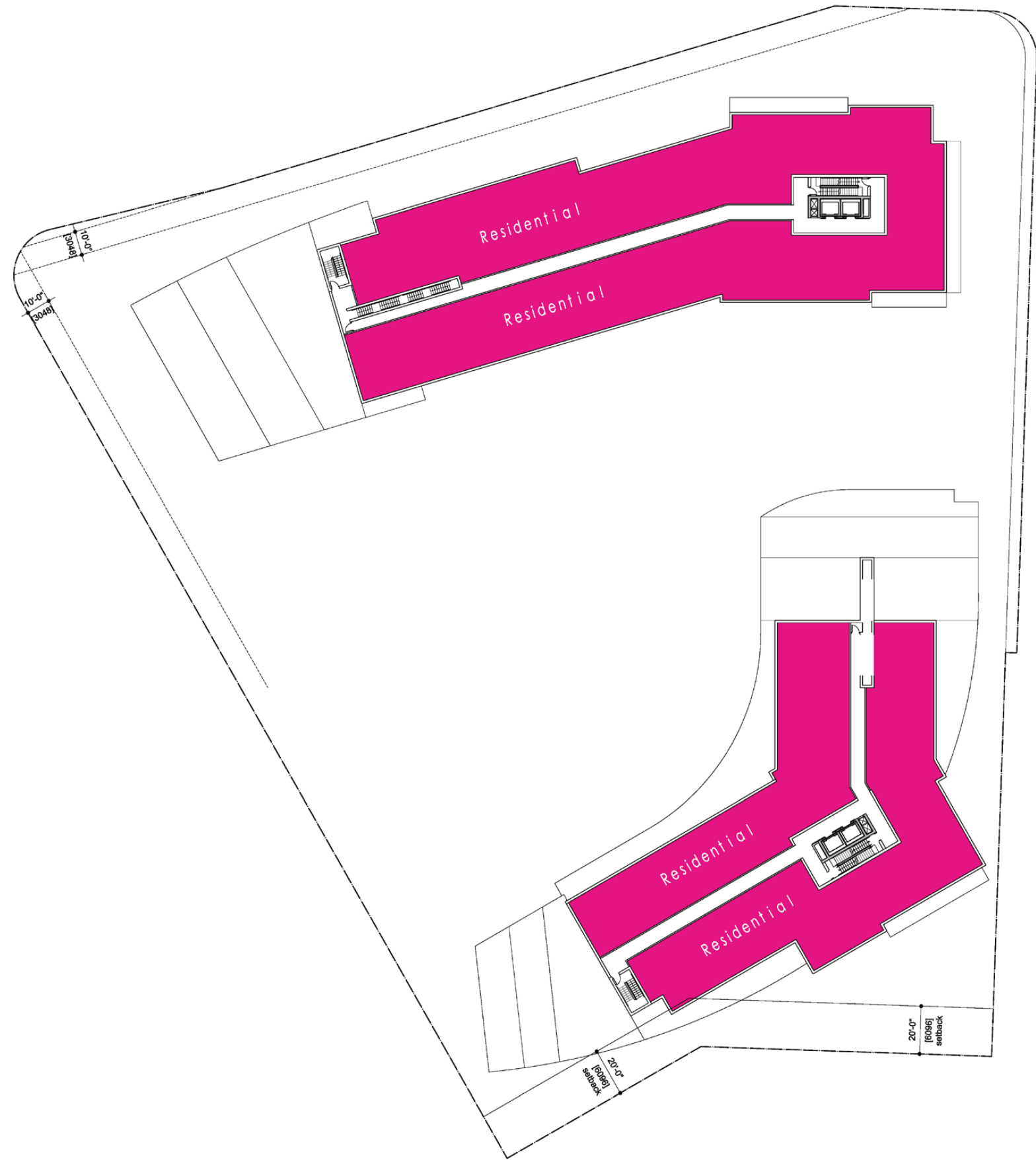
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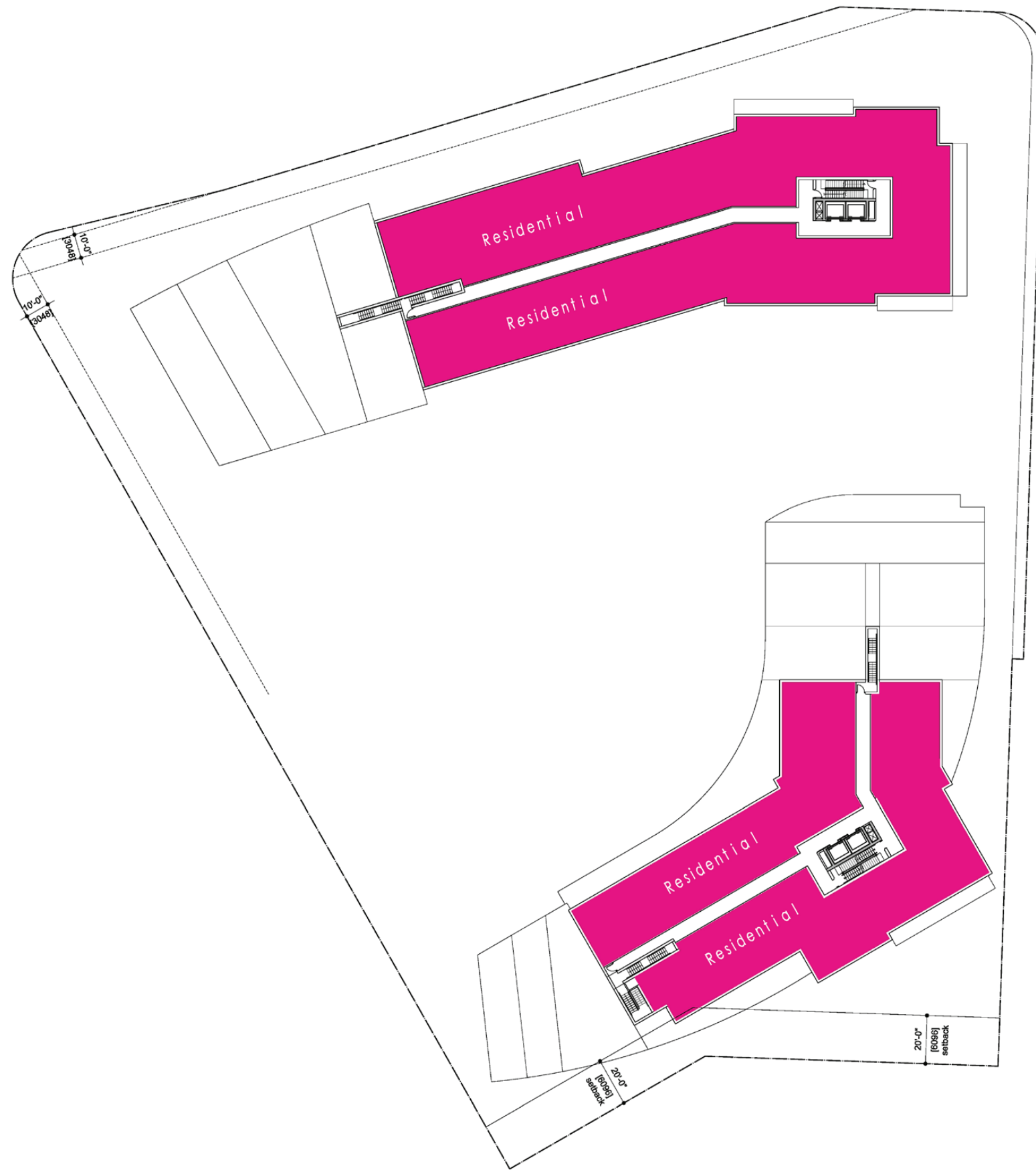
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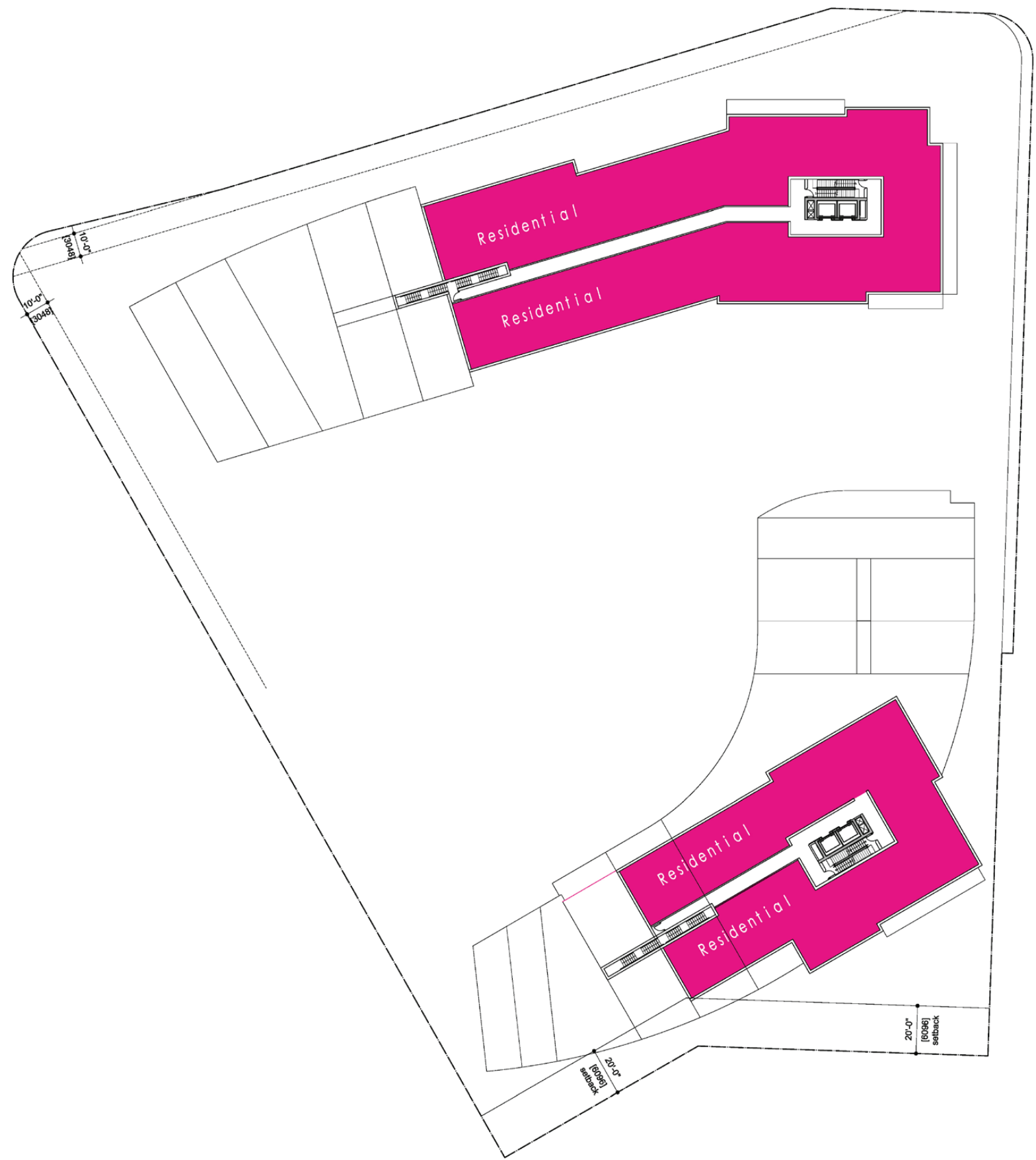
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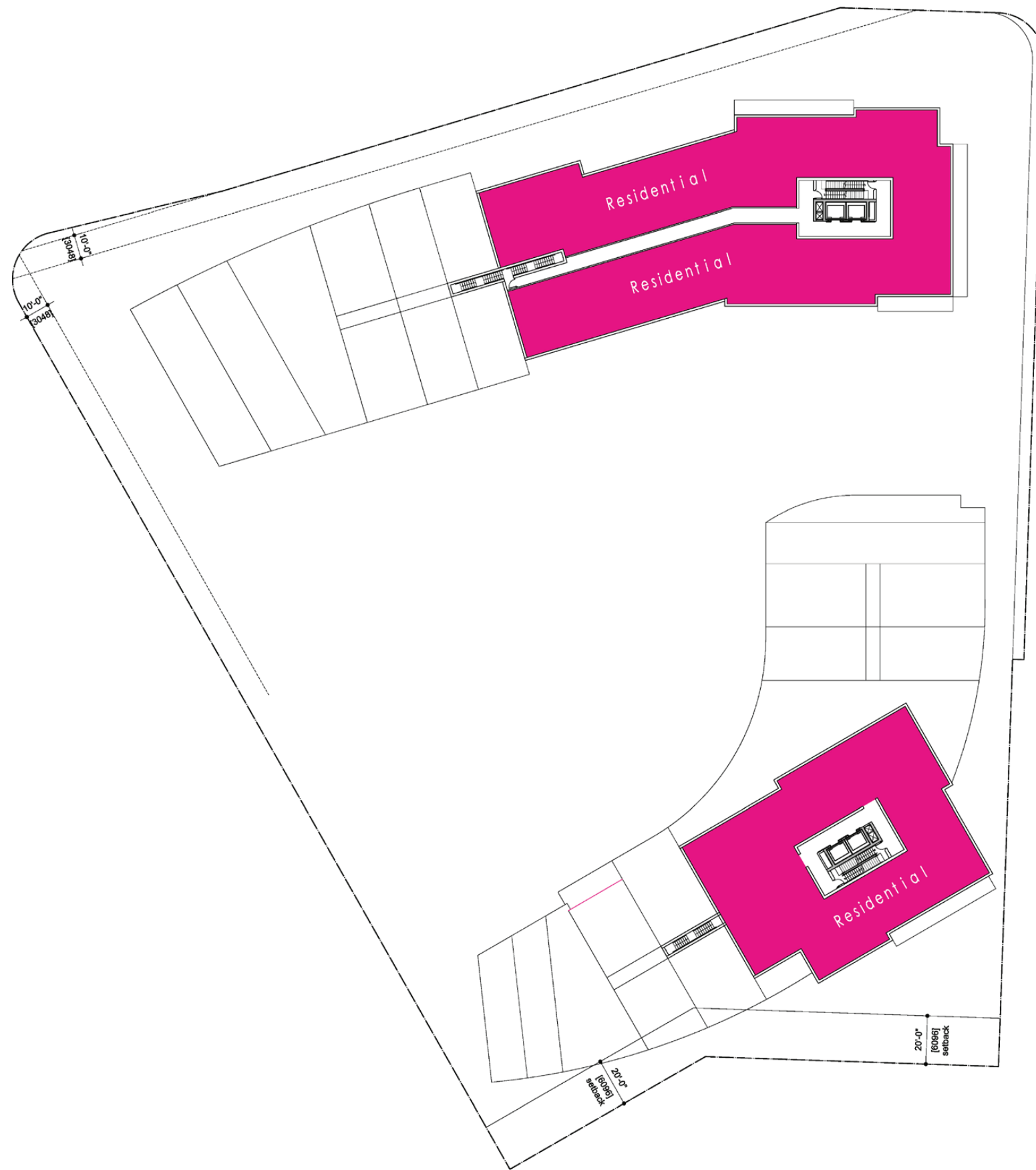


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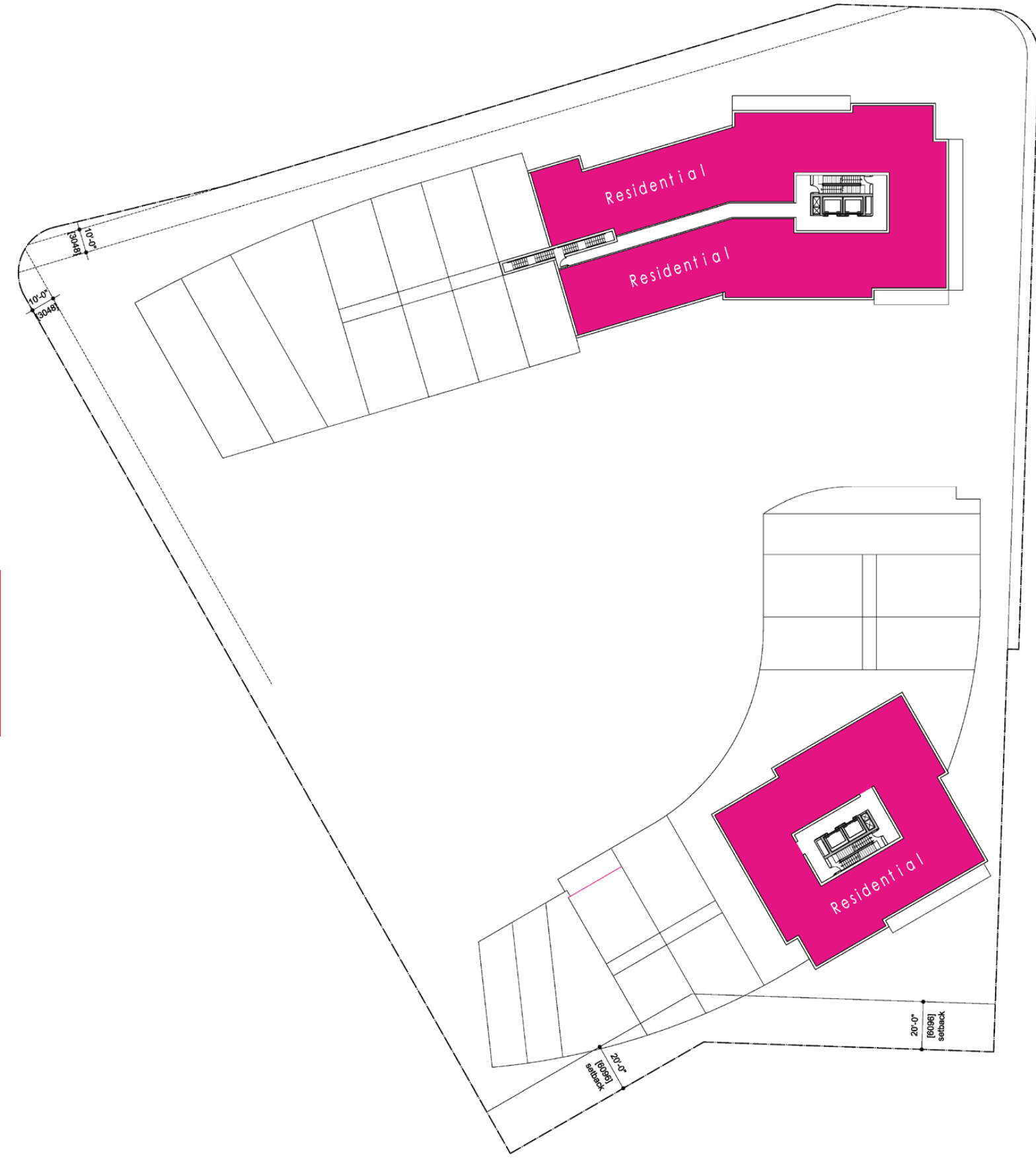
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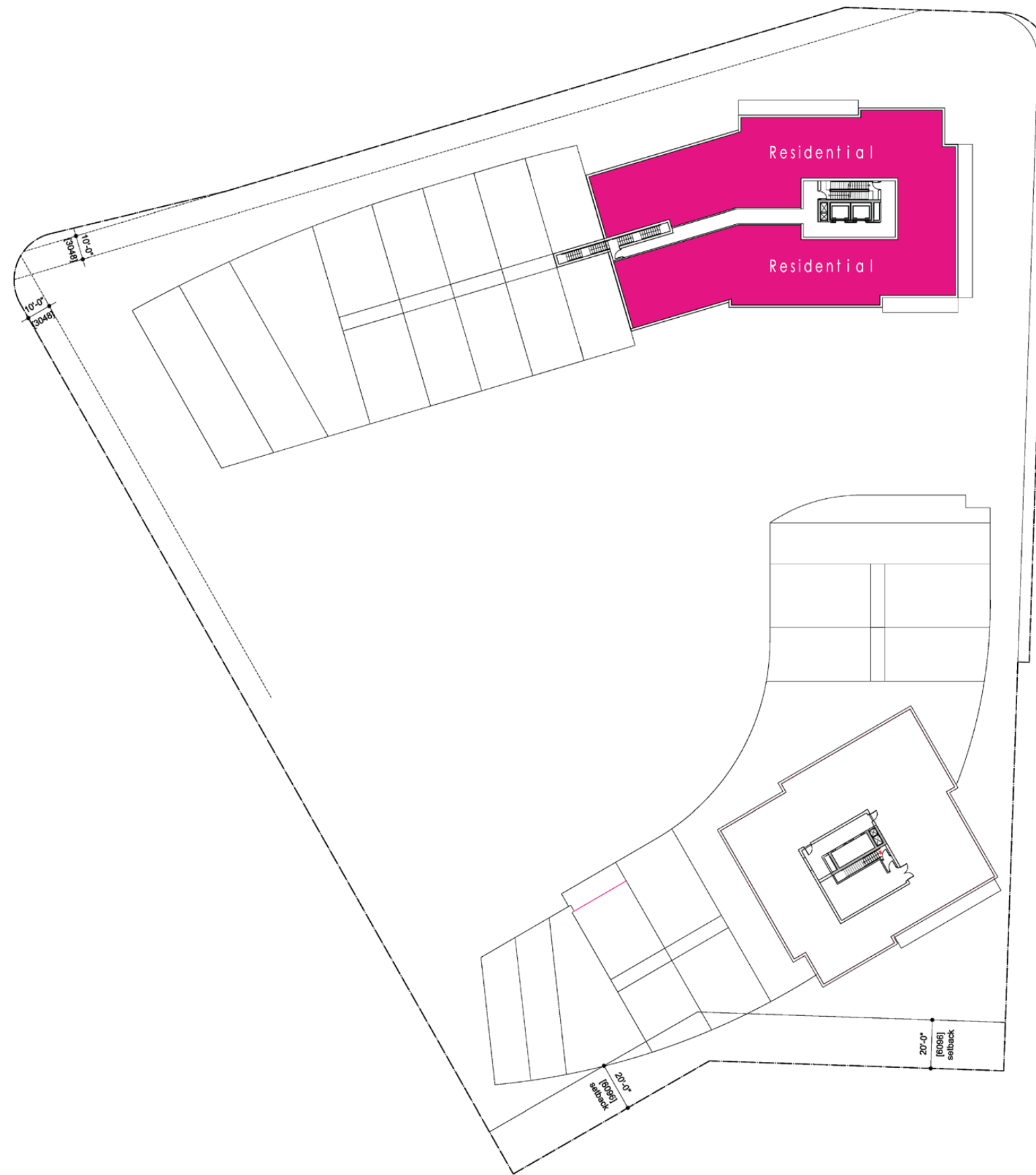
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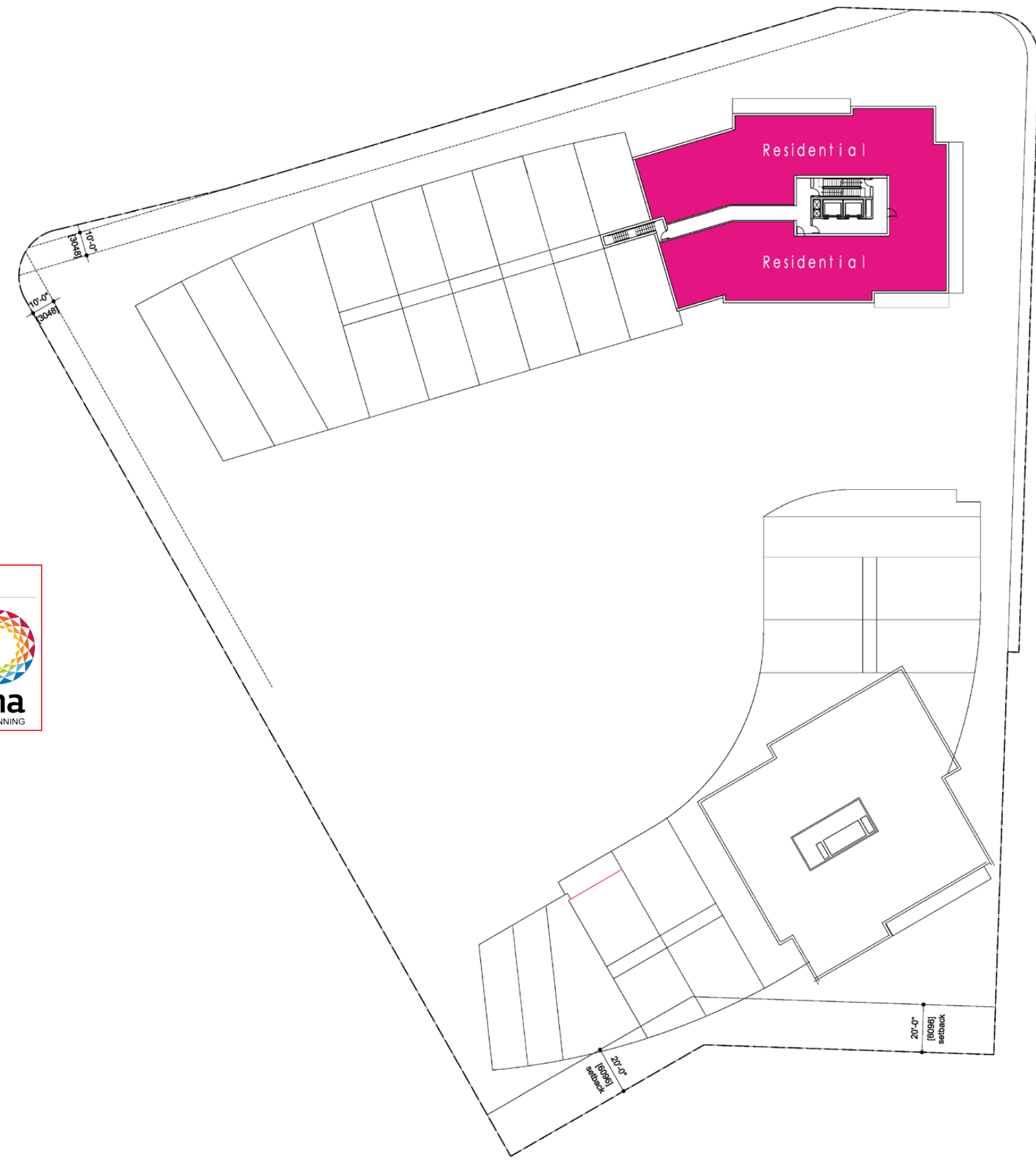
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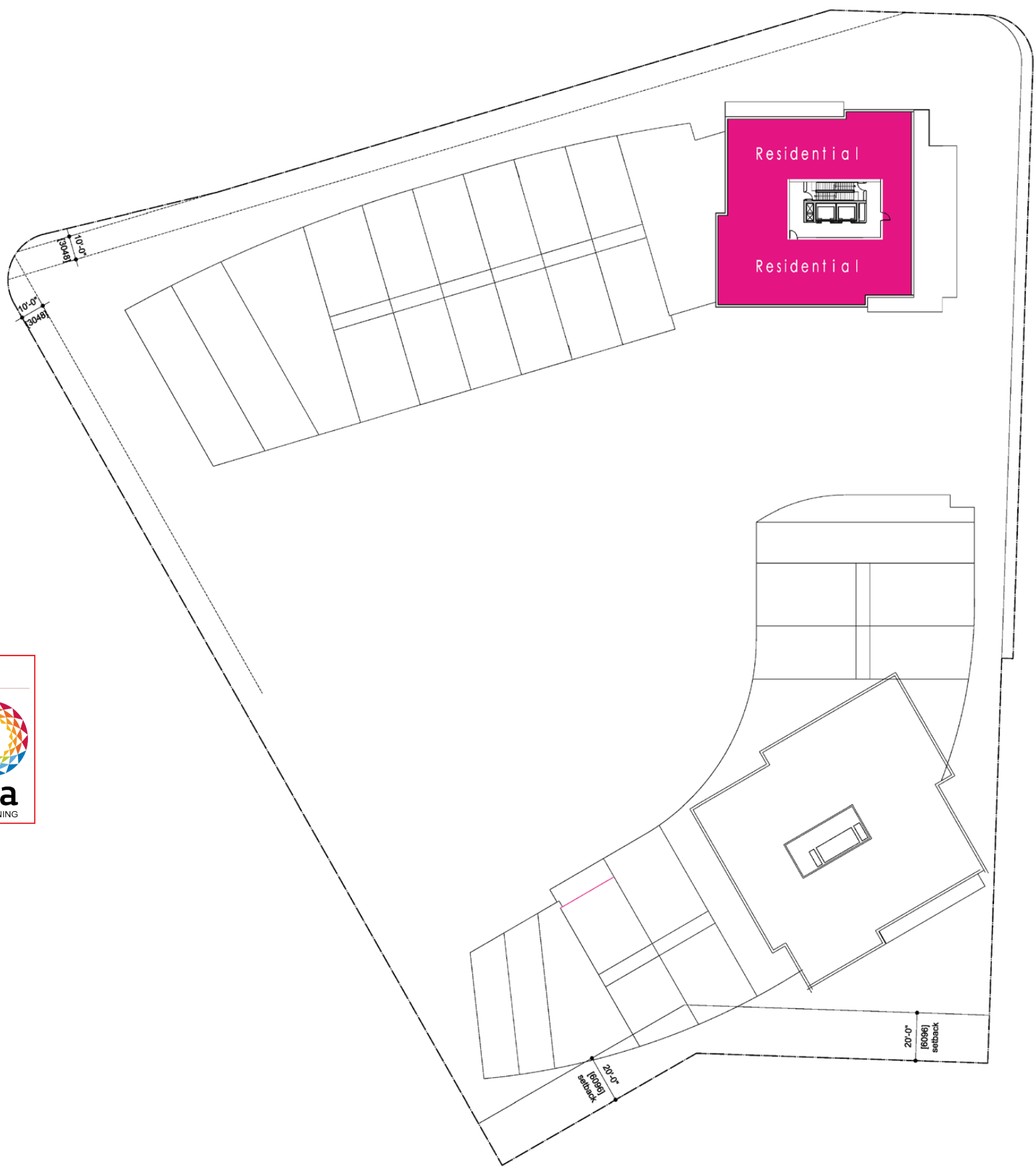
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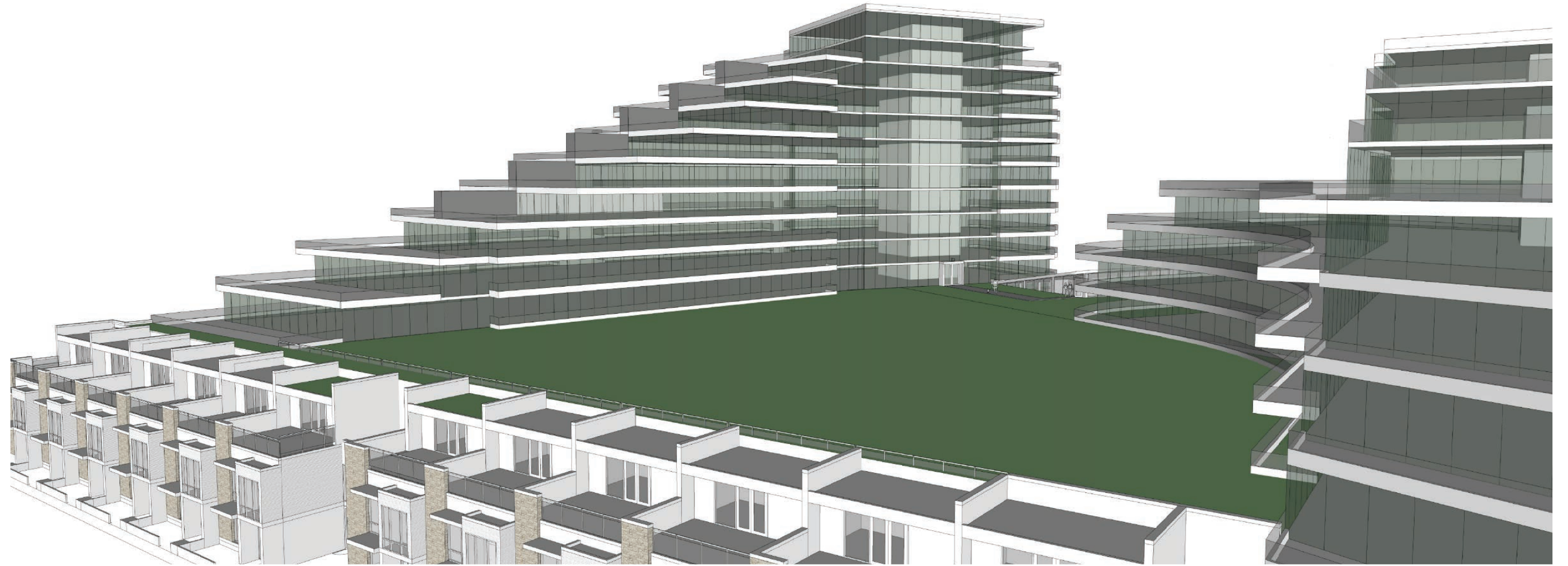
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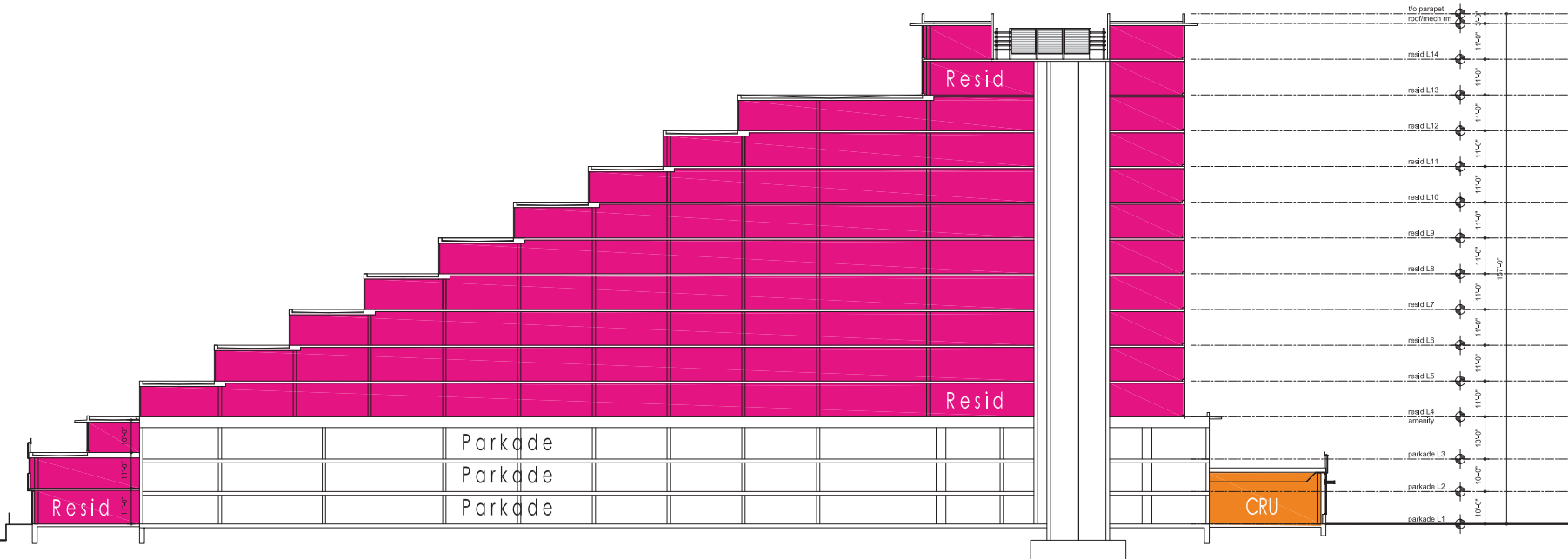
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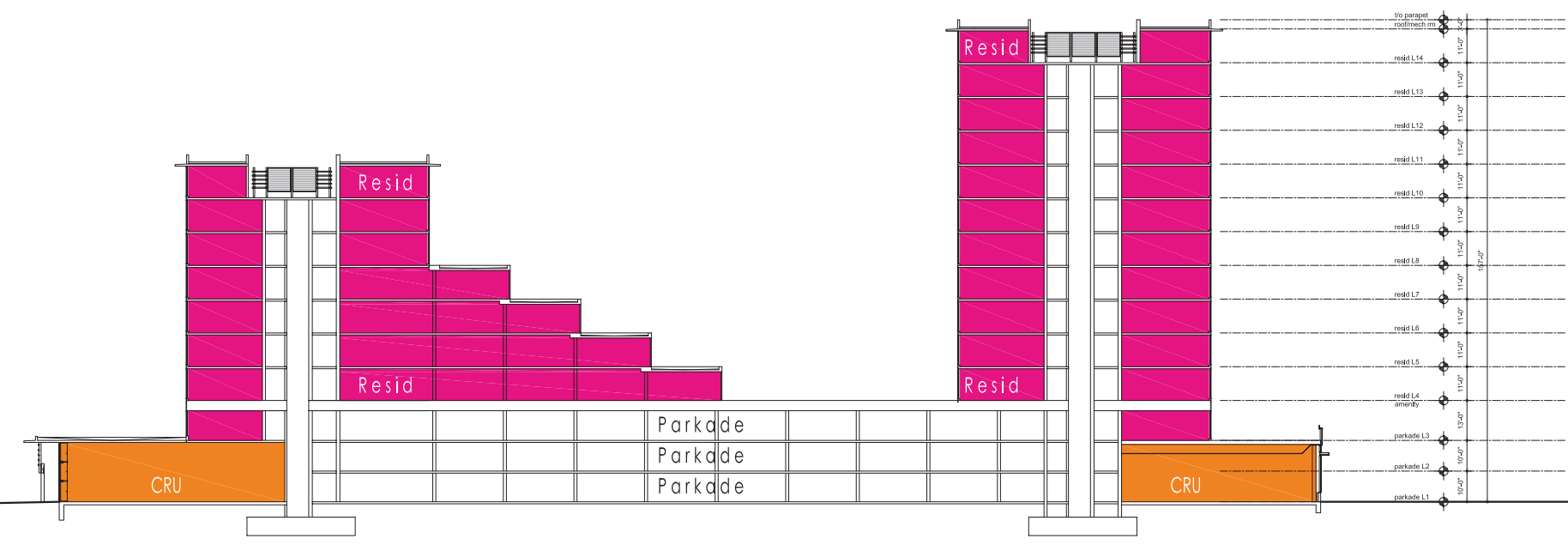
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Lakeshore and Gyro SE



Lakeshore Midblock E



Lakeshore and Lanfranco NE



Lanfranco and Watt Rd NW



Watt Rd Midblock W



Lanfranco N



Watt Rd and Gyro SW



Gyro S




Lakeshore and Lanfranco N

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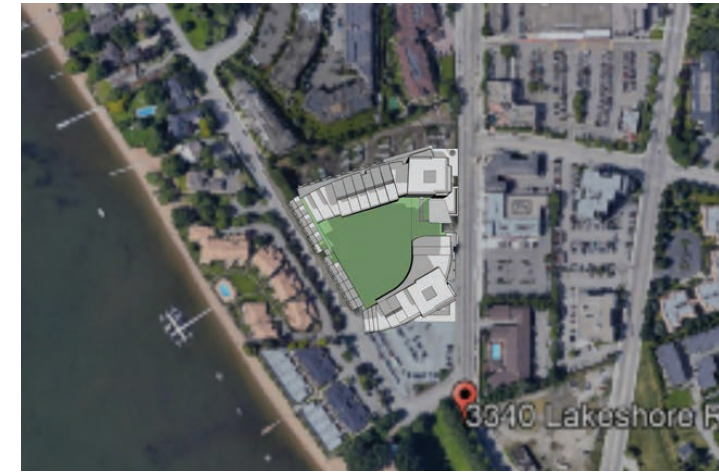
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JUNE

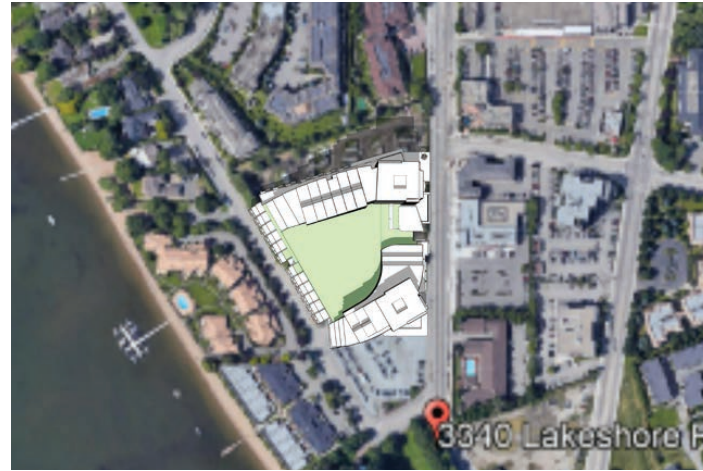
MARCH / SEPTEMBER

DECEMBER

9am



12pm



3pm



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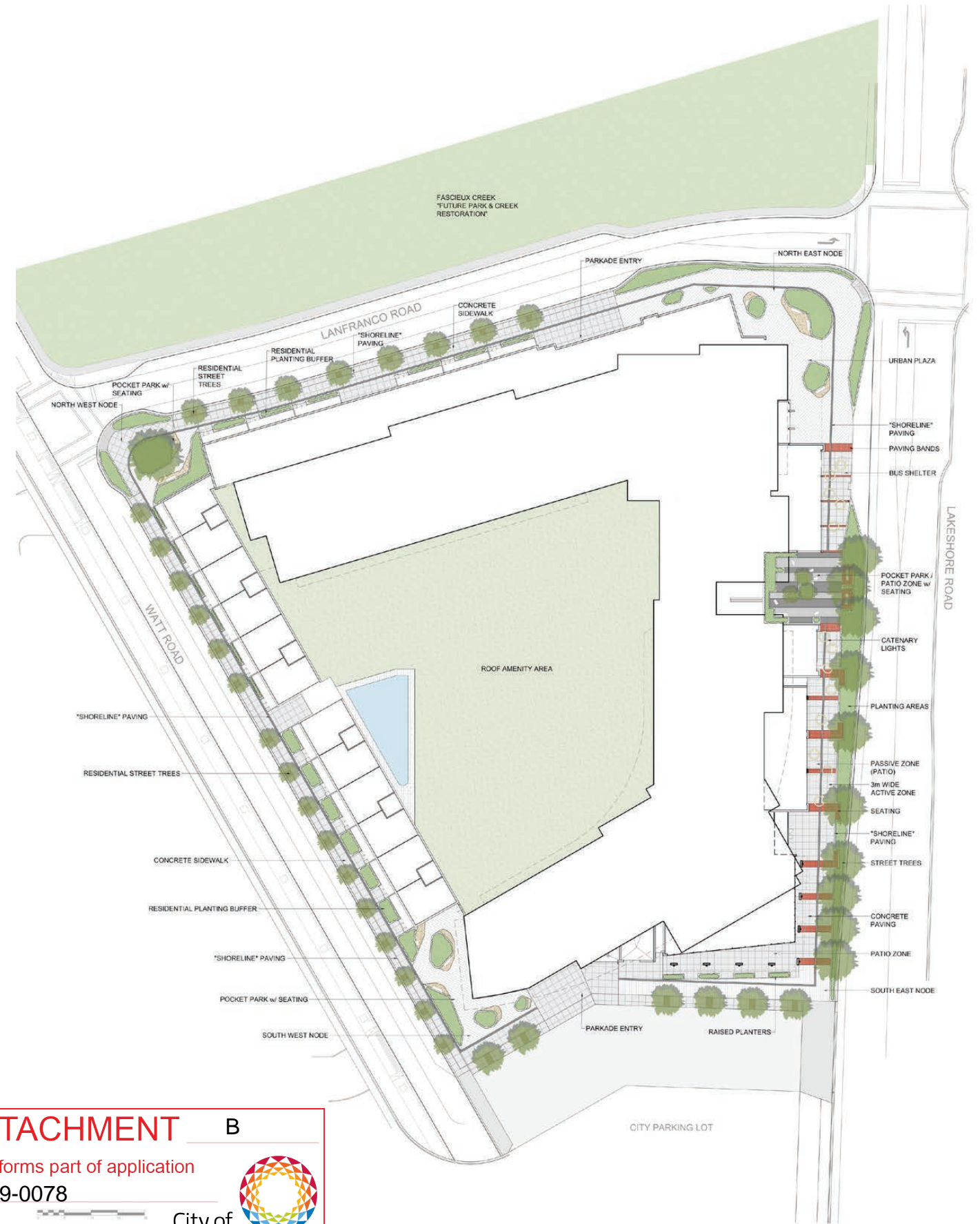
The landscape architectural design intent for the mixed-use development of 3340 Lakeshore Road, Kelowna, is drawing inspiration from global urban design methodologies, providing a human scale to the urban realm and respecting the future uses of the space and style of the architecture being introduced.

The diverse nature of the residential and commercial units creates an environment which requires flexibility within the landscape, both regarding materials used and the ability for access through the site, however all the while being welcoming and safe to the end user.

The site is enriched through a number of significant nodes created between the architecture and the urban design, adding to the design philosophy of creating both passive and active spaces. With this being a landmark site within the City, and on a major arterial we have created large sidewalk zones, aiding to the above notion, with patio spaces created along the main pedestrian link from north to south and connecting the major nodes. The significant nodes on the northern and southern corners are either patios or parklets for community gathering and refuge within the neighbourhood. The architecture reflects the nature of the streets surrounding the site, as does the urban design, with the residential units facing streetscapes of a residential nature and the commercial areas providing the urban sense of place.

The intent of the hard landscape areas is to allow safe and comfortable movement through the space, by using material variation to signify the type of space you are moving through and shoreline paving to assist the visually impaired users. Irregularly spaced bands of paving tie into the architecture and provide opportunities for graphic art or text. Sidewalks have been brought to a human scale by use of catenary lighting, which has been designed in conjunction with the planting to ensure CPTED guidelines are being adhered to and further promote a safe environment. There are seating opportunities along the active routes as well as in the parklets, adding to the overall fabric and vibrancy being created with other materials.

The planting design is based on using local and zone appropriate plant species for year-round interest. A strong backbone of tree lined streets, with species reflecting the difference between residential and urban frontage, is interplayed with clusters of trees in the parklets. The shrub and perennial planting has been designed to add to the vibrancy of the entire site, and are to be a mix to provide colour and form during the seasons, but not to deter from safety and security by being of a low height to ensure sightlines are maintained. The overall landscape planting palette for the development has been specified to ensure it is minimal maintenance and low water consumption.



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Cafe Patio



Looking N along Lakeshore



SE Corner

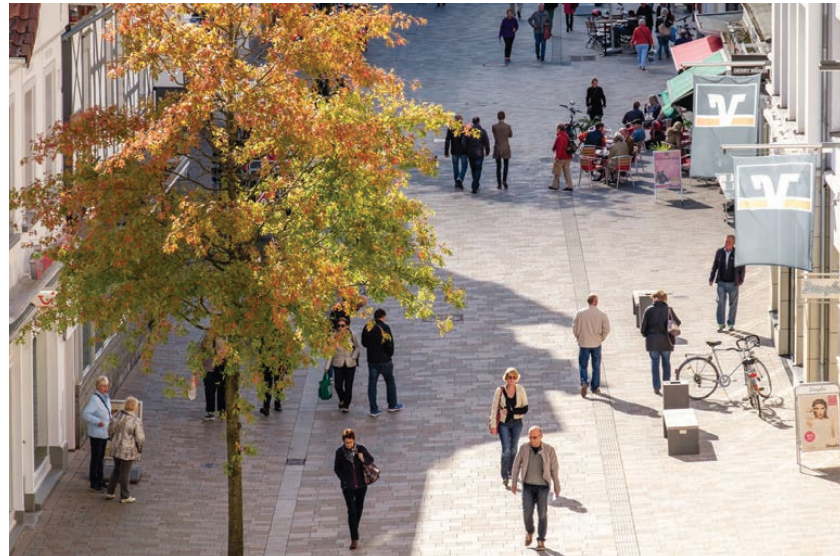
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