

**3101 Lakeshore Road**  
**DP19-0168 DVP19-0169**  
**Meiklejohn Architects Inc.**



## Our Residences

### Summerhill PARC

North Vancouver  
2001



**Rental Suites: 107**

### Mulberry PARC

Burnaby  
2005



**Rental Suites: 146**

### Cedar Springs PARC

North Vancouver  
2012



**Rental Suites: 146**

### Westerleigh PARC

West Vancouver  
2013



**Rental Suites: 129**

### Oceana PARC

White Rock  
2019



**Rental Suites: 198**



## Our Approach

*"Seniors deserve to live in the heart of the community they helped to build during their lives."*

Rainer Müller  
Founder/Chairman



## Our Residents

- Independent, active, healthy
- Aged between 80-100 years
- Average stay 4 years
- 10%-15% are couples
- The majority of the residents come from the local community



## Our Staff

- Living Wage Certified employer
- \$2.0M annual payroll in Kelowna
- 20 FTE designated staff
- We favour hiring locally



Artists for Kids



Harmony Arts Festival



Peace Arch Hospital in White Rock



Cedar Springs Public Art



Silver Harbour Seniors Centre



Friends of the Pier (White Rock)

## Our Community Involvement

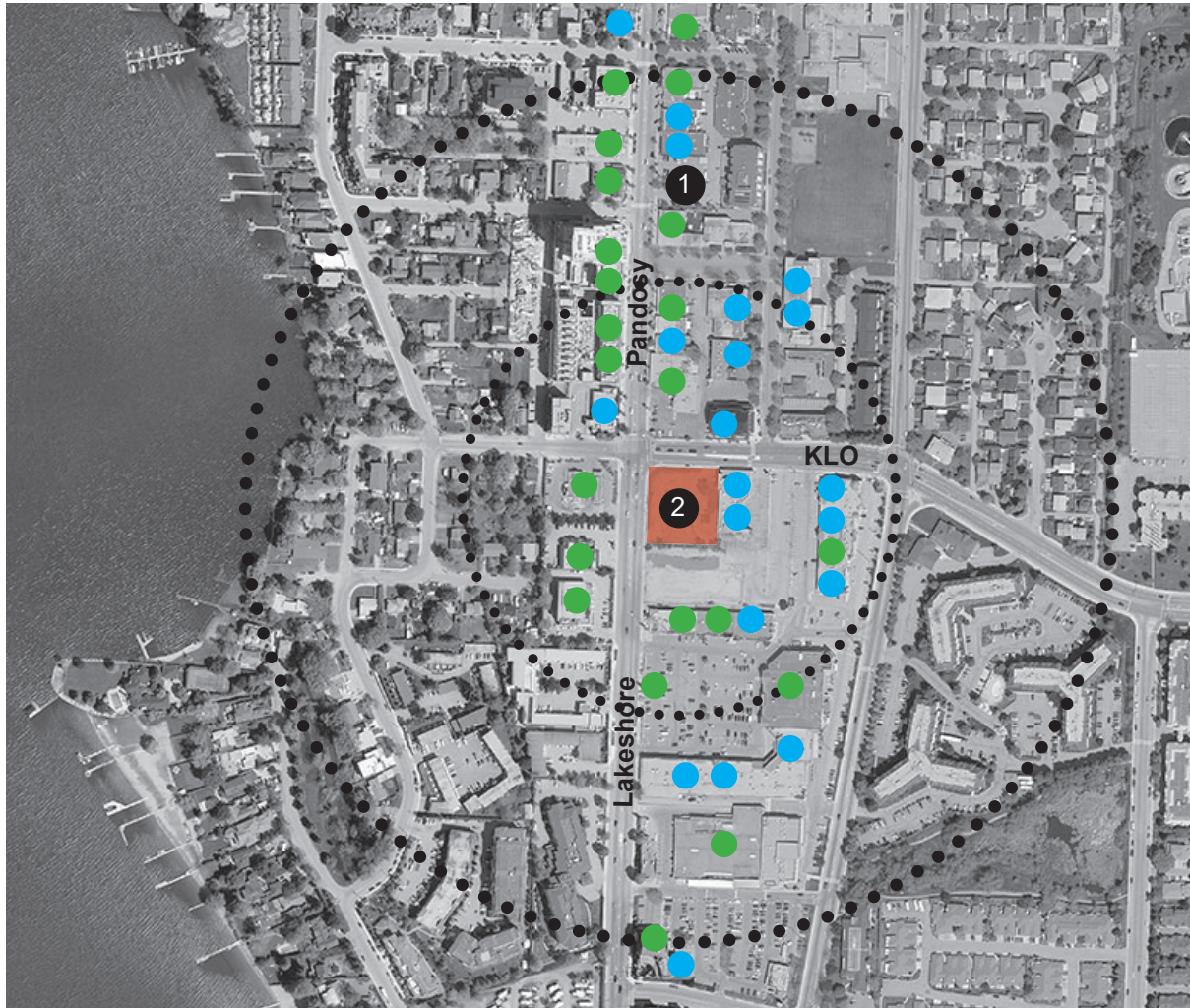
- Thrive on engaging with the community
- Active corporate citizen
- Making contributions annually to neighbourhood organisations
- Focus on seniors, cultural, and social connections

## Our Kelowna Engagement

- Rotary Centre for the Arts
- Kelowna Food Bank
- United Way
- Alzheimer Society of BC (Kelowna)
- Kelowna Chamber of Commerce
- Okanagan Historical Society

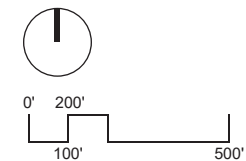
## PARC's Proposed Residence in Pandosy Village





## Current Context

- 1 Off-site Car Share Stall
- 2 On-site Car Share Stall
- Personal Services
- Retail Services
- Proposed Residence
- 5' Walking Radius
- 10' Walking Radius



## Scenarios for Future Context Under Current C4 Zoning

Current + PARC



2030

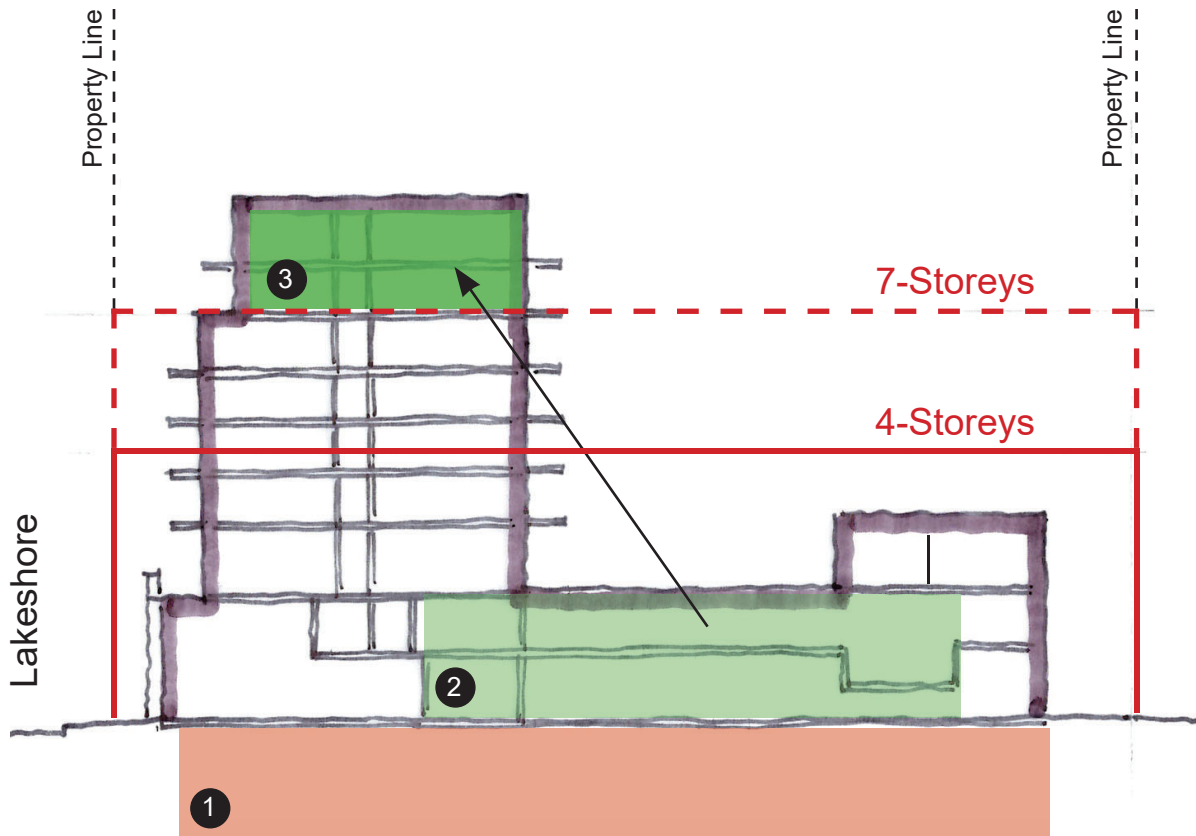


2025



2035

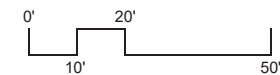


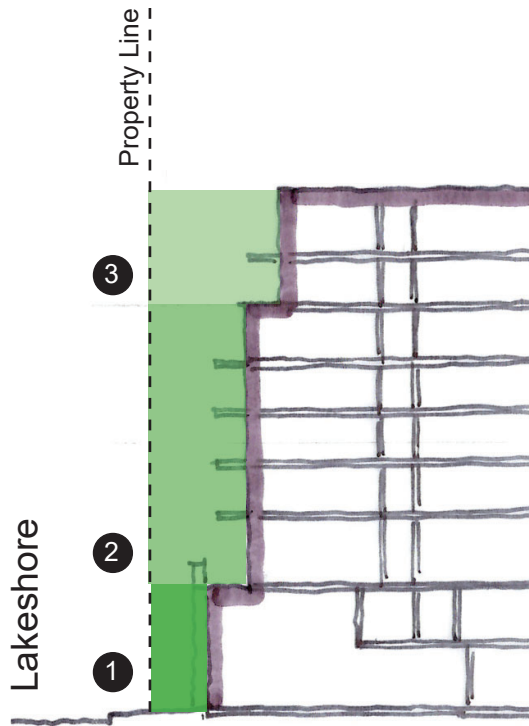


Overall Building Section (East-West)

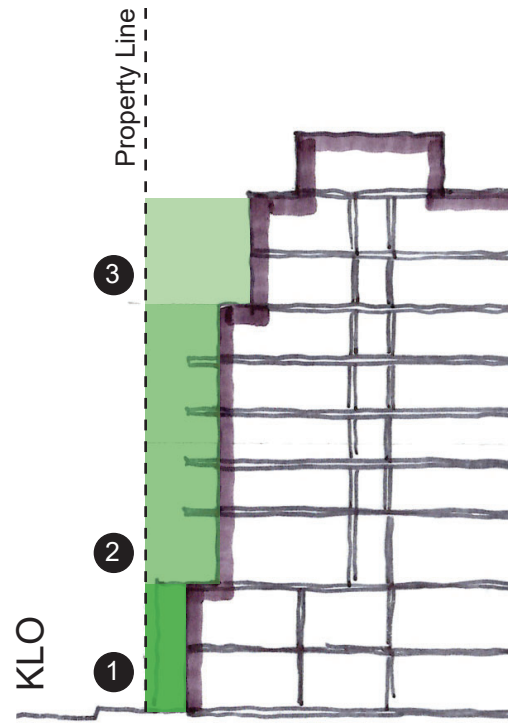
## Height

- ① Below grade parkade prevented by high water table
- ② Concealed parkade takes away from commercial and residential use
- ③ Building pushed upwards





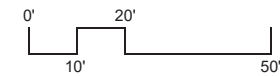
Building Section (Lakeshore)



Building Section (KLO)

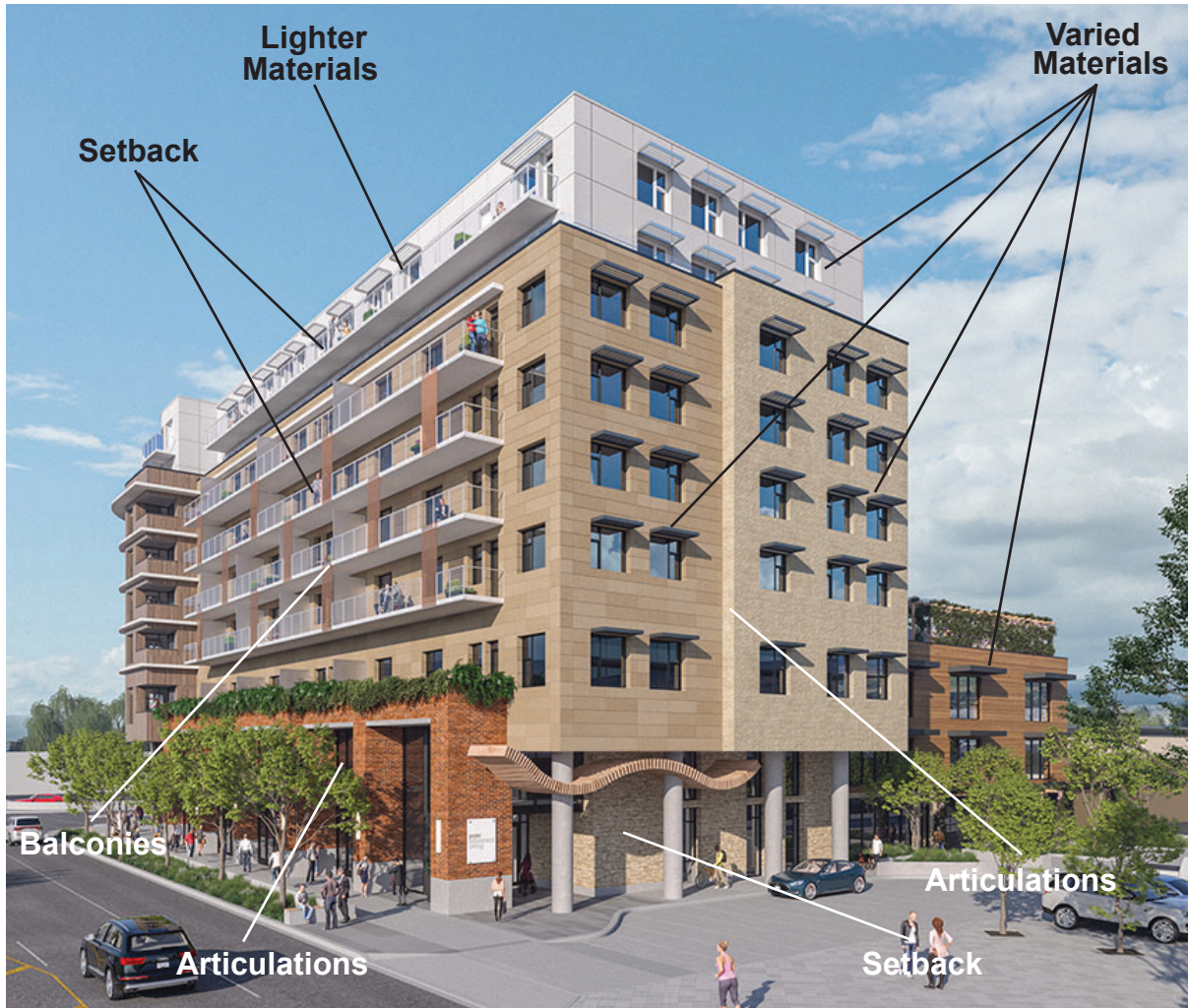
## Setbacks

- ① L1-L2 Setback (5'-0" to 3'-0")
- ② L3-L7 Setback (15'-5" to 13'-3")
- ③ L7-L8 Setback (21'-11" to 19'-7")



**PARC Kelowna**  
Independent Retirement Residence

November 17, 2020



## Breaking Down the Massing

- Several extensive **setbacks** at L1, L3, L8
- Upper floors (L8 + L9) in **lighter materials**
- Varied use of **materials** to create distinct base-middle-top
- Several **articulations** of the massing
- Continuous balconies for articulation and solar shading



## Building Articulation

- Several extensive **setbacks** at L1, L3, and L8
- Prominent **curved feature** at KLO and Lakeshore corner
- Recessed corner to create **urban plaza**
- Several **articulations** of L1/L2
- Upper floors (L8 + L9) in **lighter materials**
- Varied use of **materials** to create distinct base-middle-top



## Pedestrian Experience along KLO

- Large street trees
- Cascading landscape from L3
- Custom bus shelter with public art
- Several street front articulations ("jogs")
- Active retail
- Widened sidewalk
- Feature wood canopy

## Pedestrian Experience at the KLO-Lakeshore Intersection

- Feature curved corner (L3-L7)
- Urban plaza with public art
- Active retail
- Widened sidewalk
- Feature wood canopy





## Pedestrian Experience at Lakeshore

- Cascading landscape from L3
- Several streetfront articulations ("jogs")
- Expansive landscaped boulevard with street trees
- PARC residence main entrance
- Active retail
- Widened sidewalk



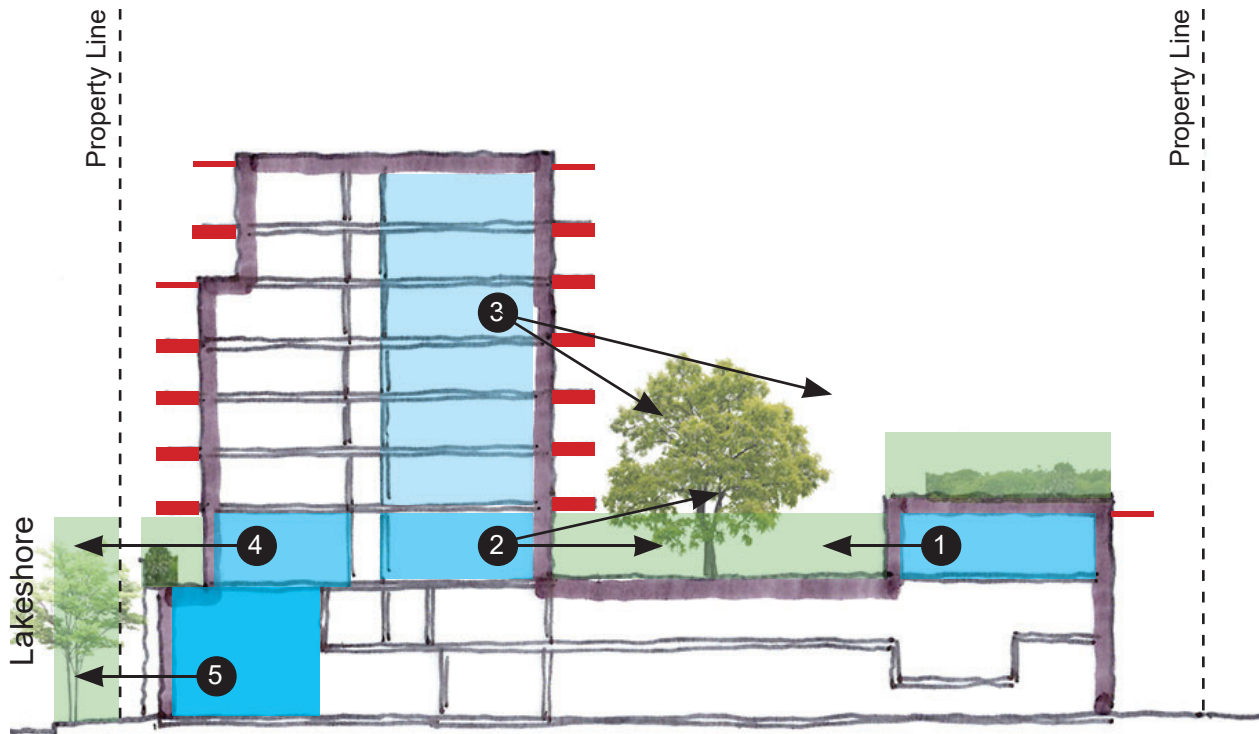
## High Quality Materials

- ① Cementitious panel
- ② Wood-look aluminum panel
- ③ Silver aluminum panel
- ④ Limestone brick (running bond)
- ⑤ Stone veneer
- ⑥ Sunscreen
- ⑦ Wood slats
- ⑧ Sienna brick (running bond)

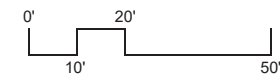
## Biophilic Design Connection to Nature

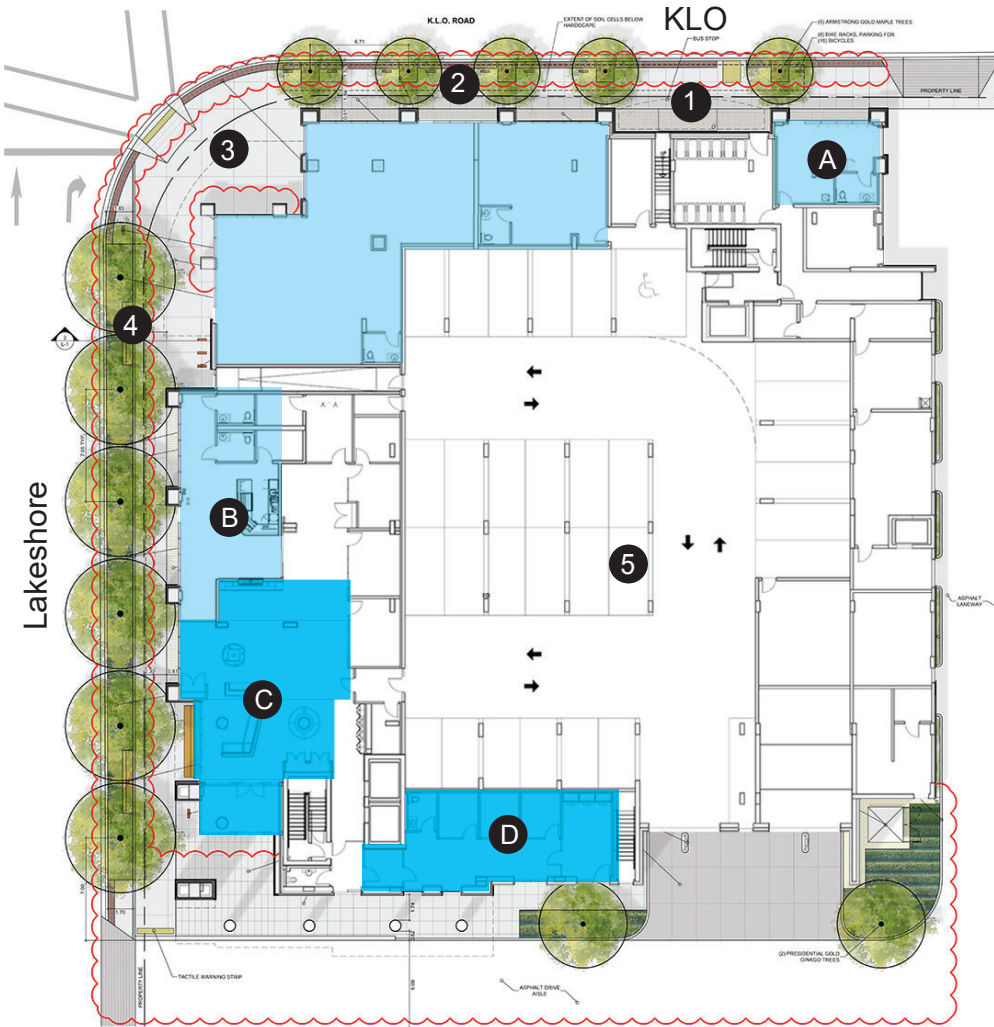
- ① Dining area to courtyard
- ② Multipurpose room to courtyard
- ③ Residential suites to courtyard + roof deck
- ④ Residential suite to street trees
- ⑤ Coffee shop to street trees

- Balconies to provide shading
- Eyebrows to provide shading



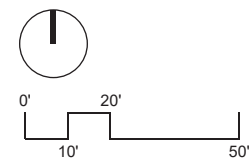
Overall Building Section (East-West)





## Street Landscape and Uses

- Active retail
- Active residential uses
- ① Custom bus shelter with public art
- ② Street trees
- ③ Urban plaza with public art
- ④ Planted boulevard with street trees
- ⑤ On-site car share stall
- A Salon
- B Coffee Shop
- C Reception
- D Visitor Centre





## Building Landscape (L3)

- ① Cascading planter
- ② Feature tree
- ③ Planter
- ④ Pergola
- ⑤ Exterior dining area

## Building Landscape (L4)

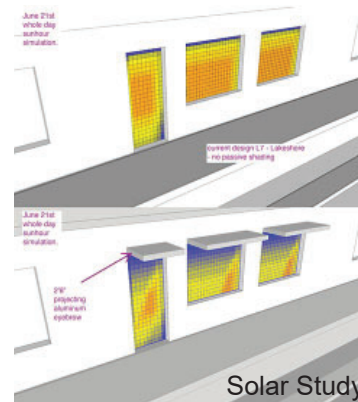
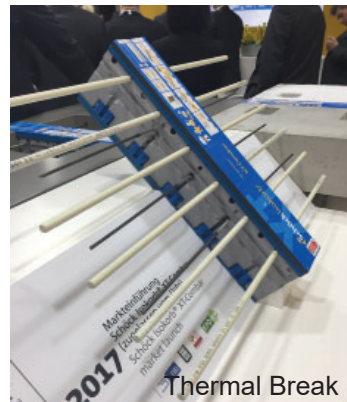
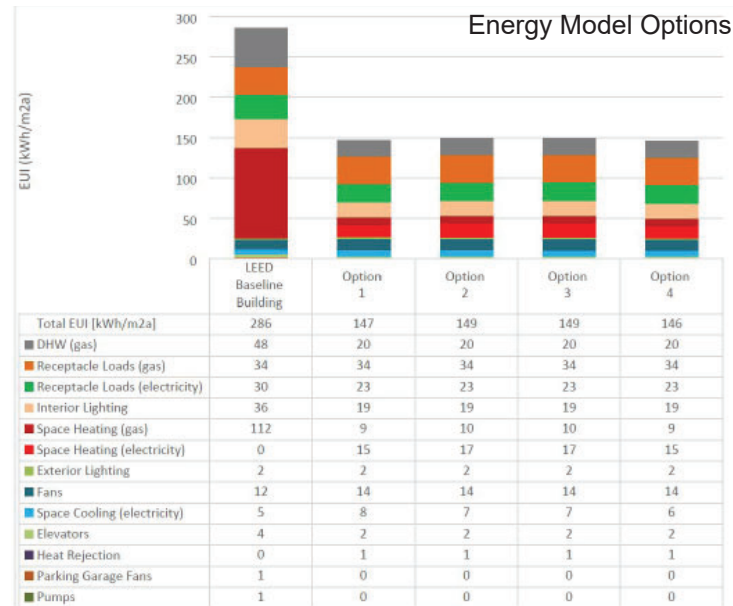
- Ⓐ Raised planters for residents
- Ⓑ Herb garden
- Ⓒ Greenhouse
- Ⓓ Harvest table
- Ⓔ Exterior fitness area

- • • Walking loop (L3)
- • • Walking loop (L4)



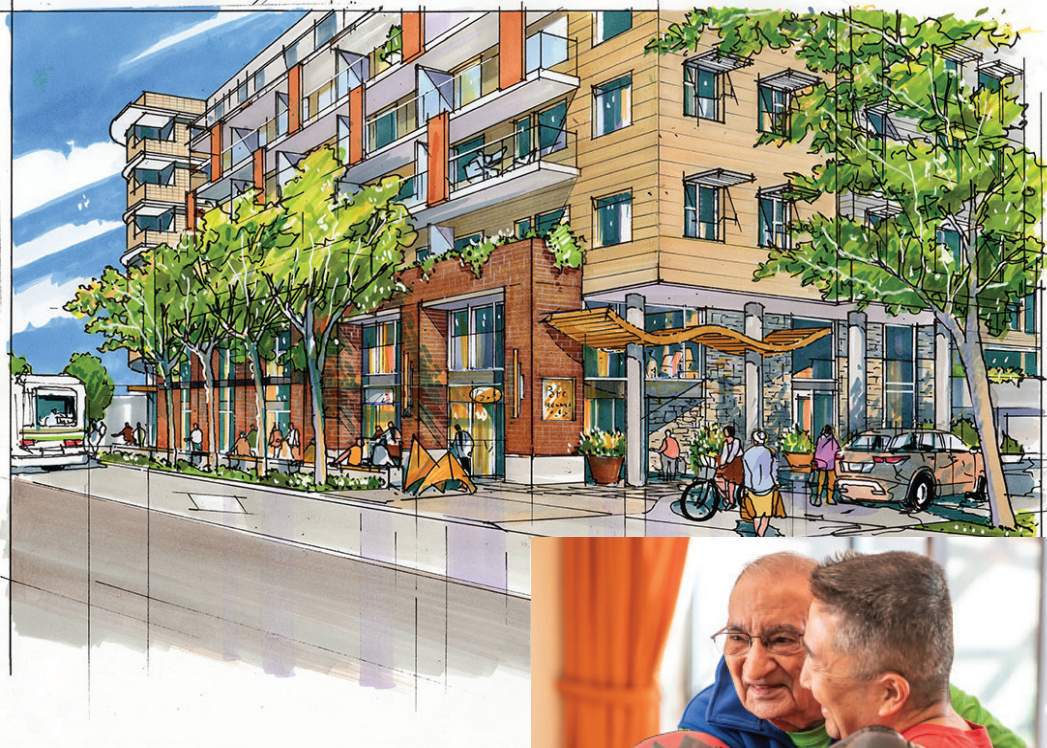
## Sustainability Initiatives

- Brownfield (former gas station)
- Low carbon mechanical systems
- High performance glazing
- Solar shading elements
- Landscaped roofs to mitigate heat island effect and reduce stormwater runoff
- Biophilic design
- Highly advanced and efficient building systems (envelope + mechanical)
- LEED Gold design
- **67% less gas used**
- **48% less total energy**
- **6% less electricity used**



## Achieving Sustainability

- Extensive use of energy modelling to determine optimal design
- Use of massing studies to determine shape of building relative to sun and site
- Use of solar studies to determine elevations with highest solar gains.
- Use of shadow studies to determine location of building components requiring access to sunlight
- Use of technology to increase overall envelope performance (thermal breaks)



***"Age is no barrier. It's a limitation you put on your mind."***

Jackie Joyner-Kersey  
Olympic Medalist



## Appendix A Our Covid 19 Response

- Visitor Centres
- Family Restaurant
- Temporary exterior dining facilities
- Public and private spaces separation
- Enhanced cleaning and monitoring

## Our Covid 19 Response in Kelowna

- Integration of pandemic proof Visitor Centre



PARC Visitor Centre



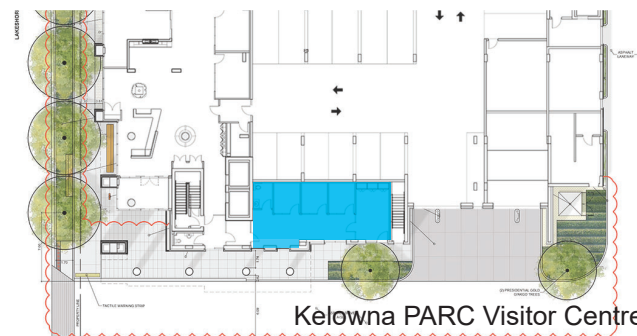
PARC Visitor Centre



PARC Eatery



PARC Eatery



Kelowna PARC Visitor Centre

 Visitor Centre