

Abbott Street Mixed-Use

Proposed Rezoning, OCP Amendment & Development Permit

3031 & 3041 Abbott Street, Kelowna, BC

OCP20-0004, Z20-0007, DP20-0041, DVP20-0042

Abbott Street Mixed-Use

01

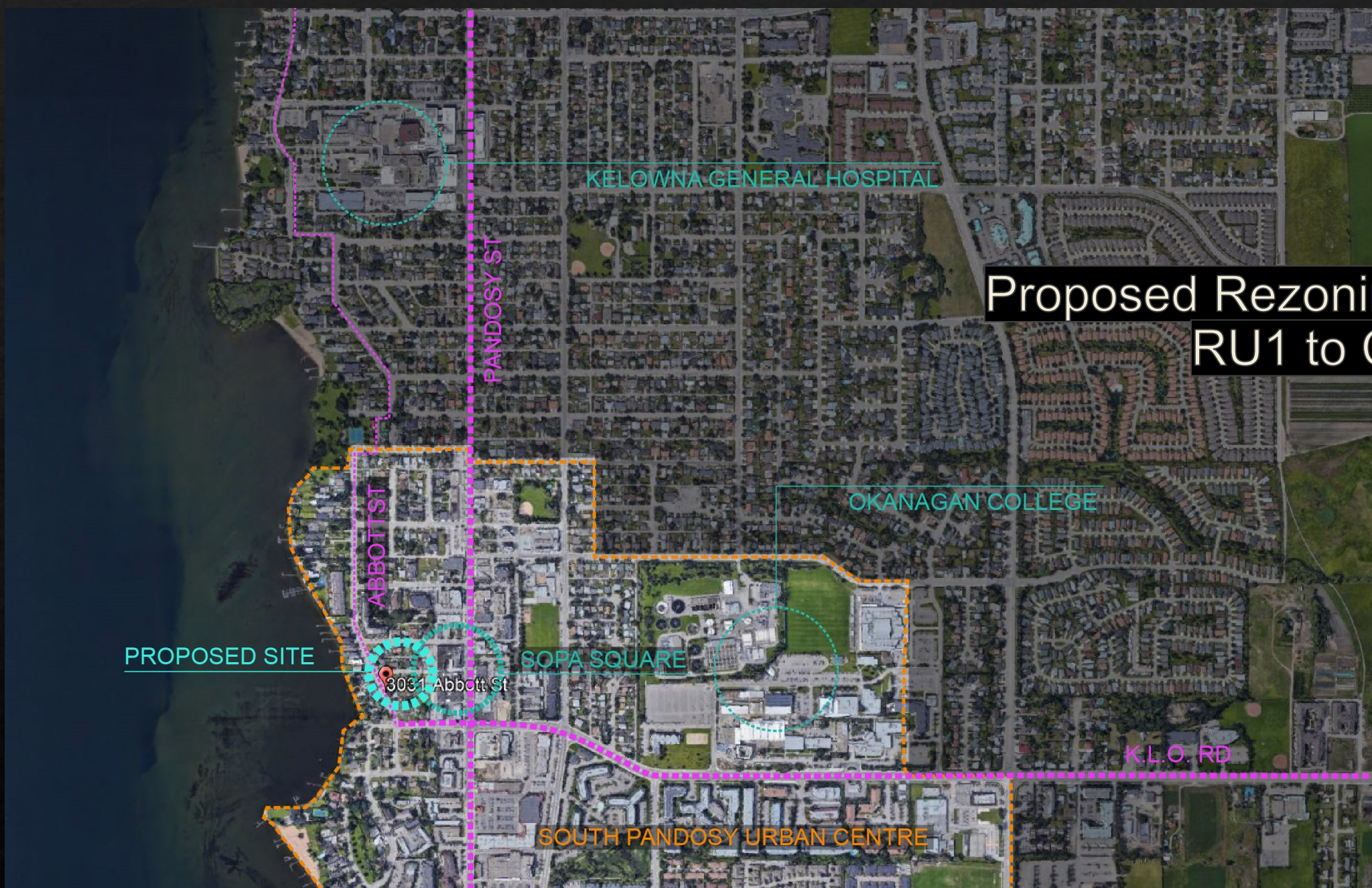
LOCATION

02

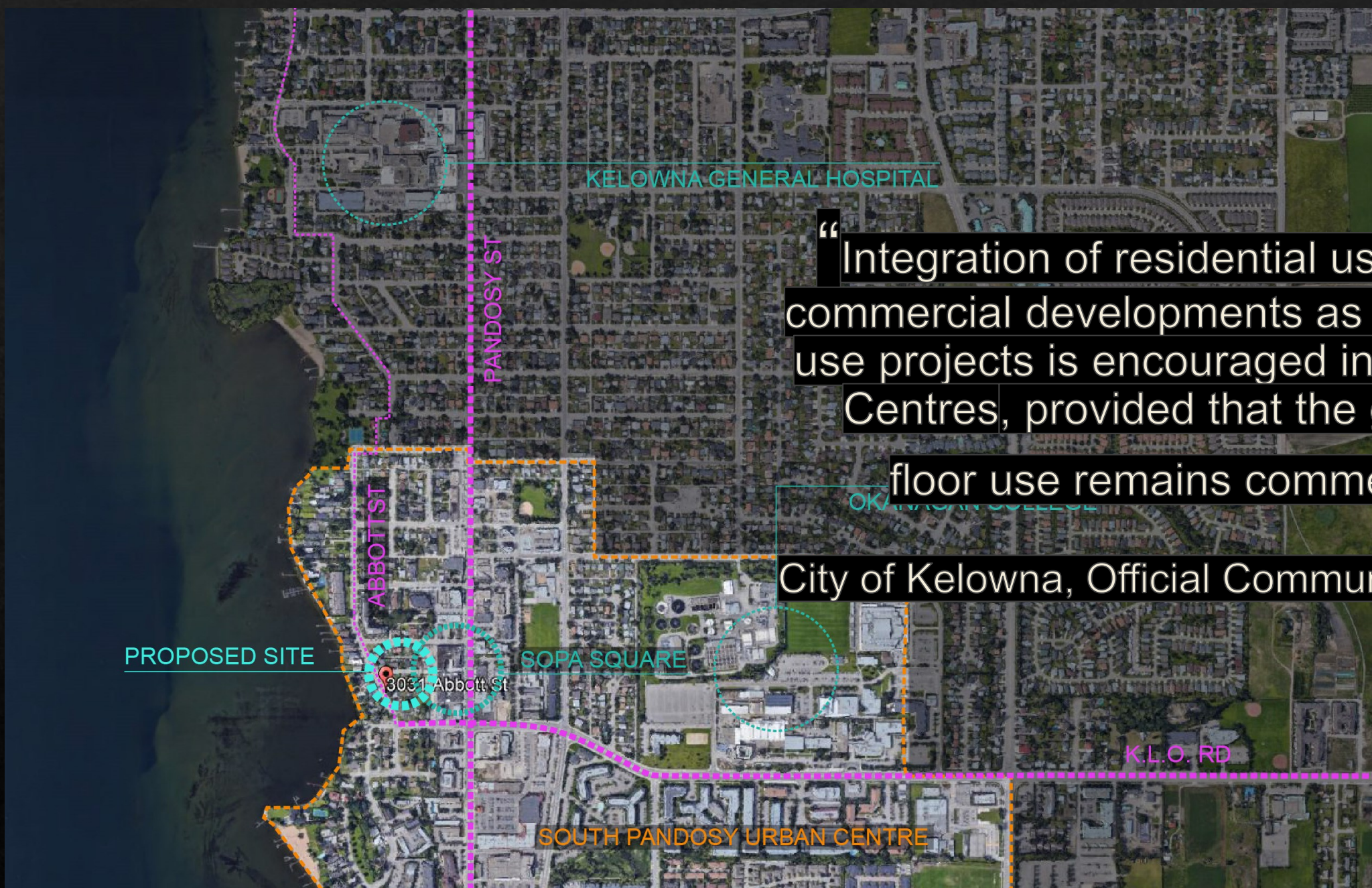
DESIGN
RATIONALE

03

VISION

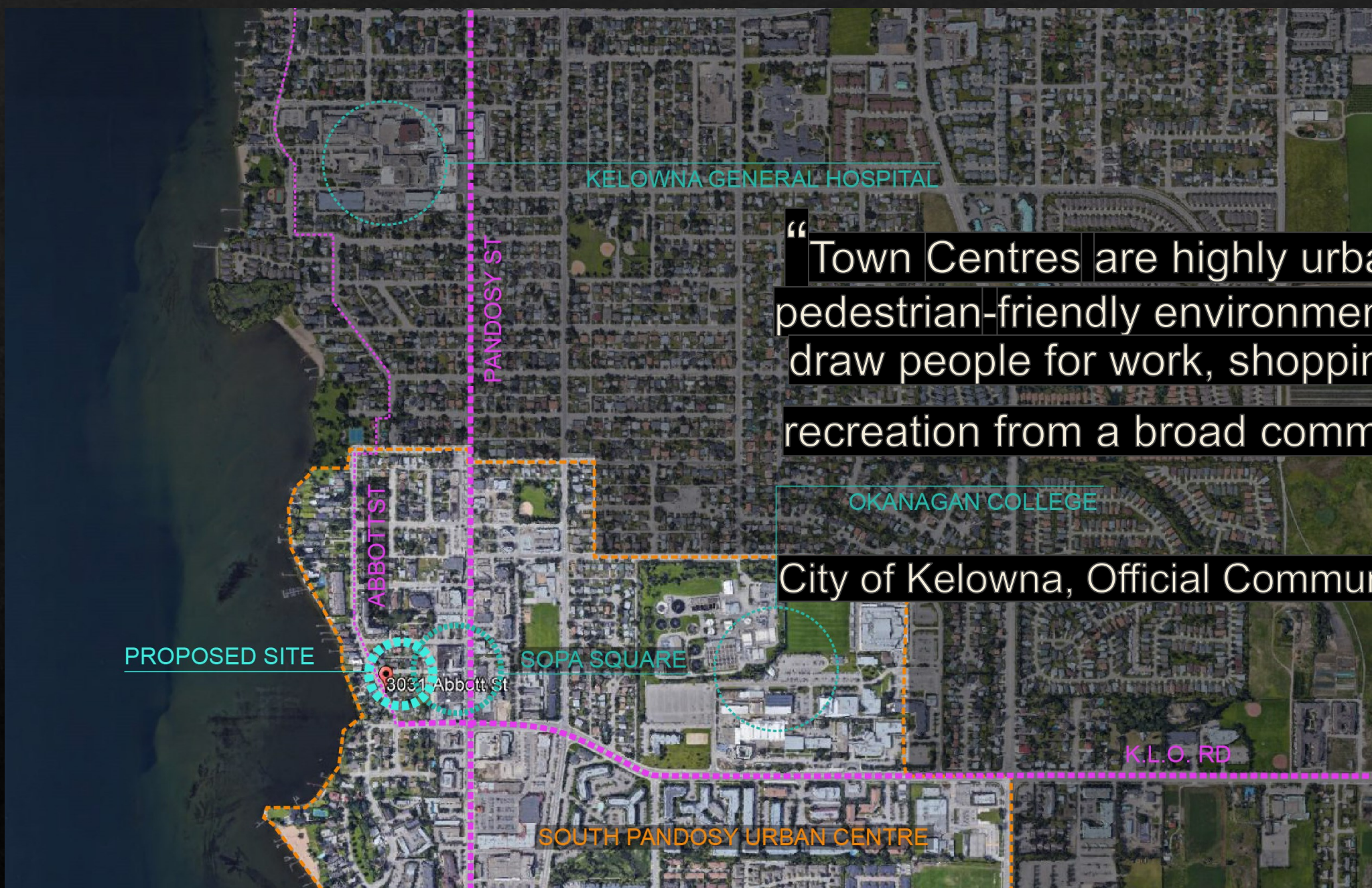


Proposed Rezoning RU1 to C4



“Integration of residential uses into commercial developments as mixed-use projects is encouraged in Urban Centres, provided that the ground floor use remains commercial.”

City of Kelowna, Official Community Plan



“Town Centres are highly urbanized, pedestrian-friendly environments that draw people for work, shopping, and recreation from a broad community.”

City of Kelowna, Official Community Plan



Rezoning RU1 to C3

24 residential condominium units

(6) 1 bedroom condos

(13) 2 bedroom condos

(2) 3 bedroom condos

(3) 2 bedroom live/work

3 commercial retail units

4.5 storeys

- secure underground parking (partially buried)

- landscaped terrace podium

- rooftop terrace (private & amenity)

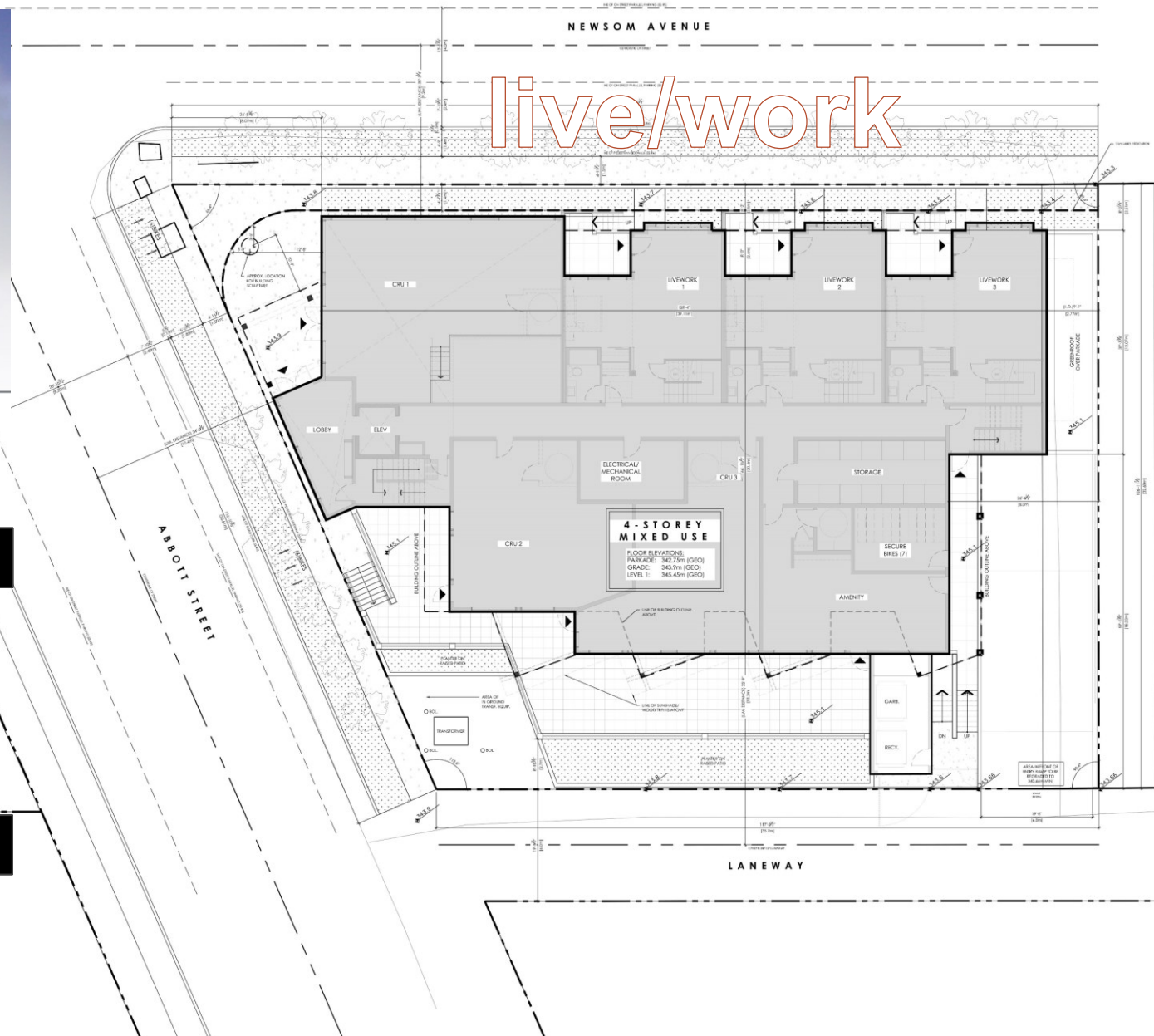


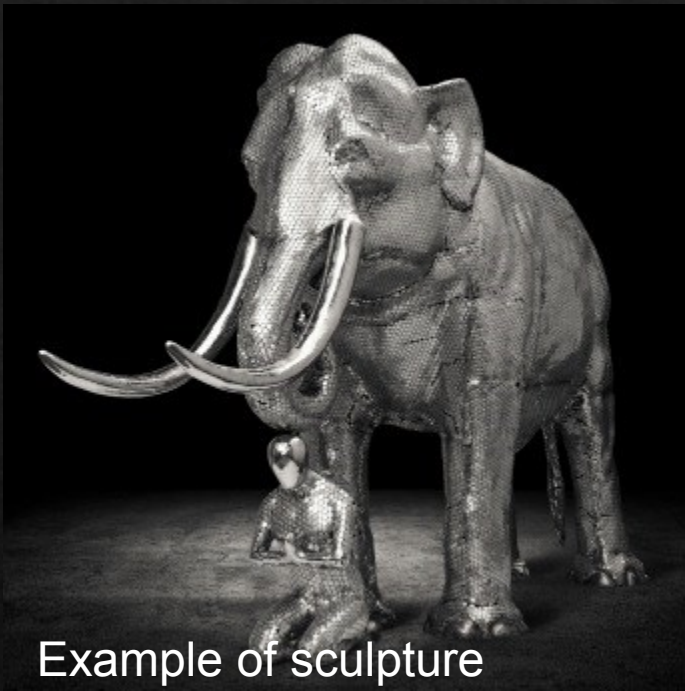


- pedestrian scaled design (live/work & commercial)

- corner café with local art (sculpture)

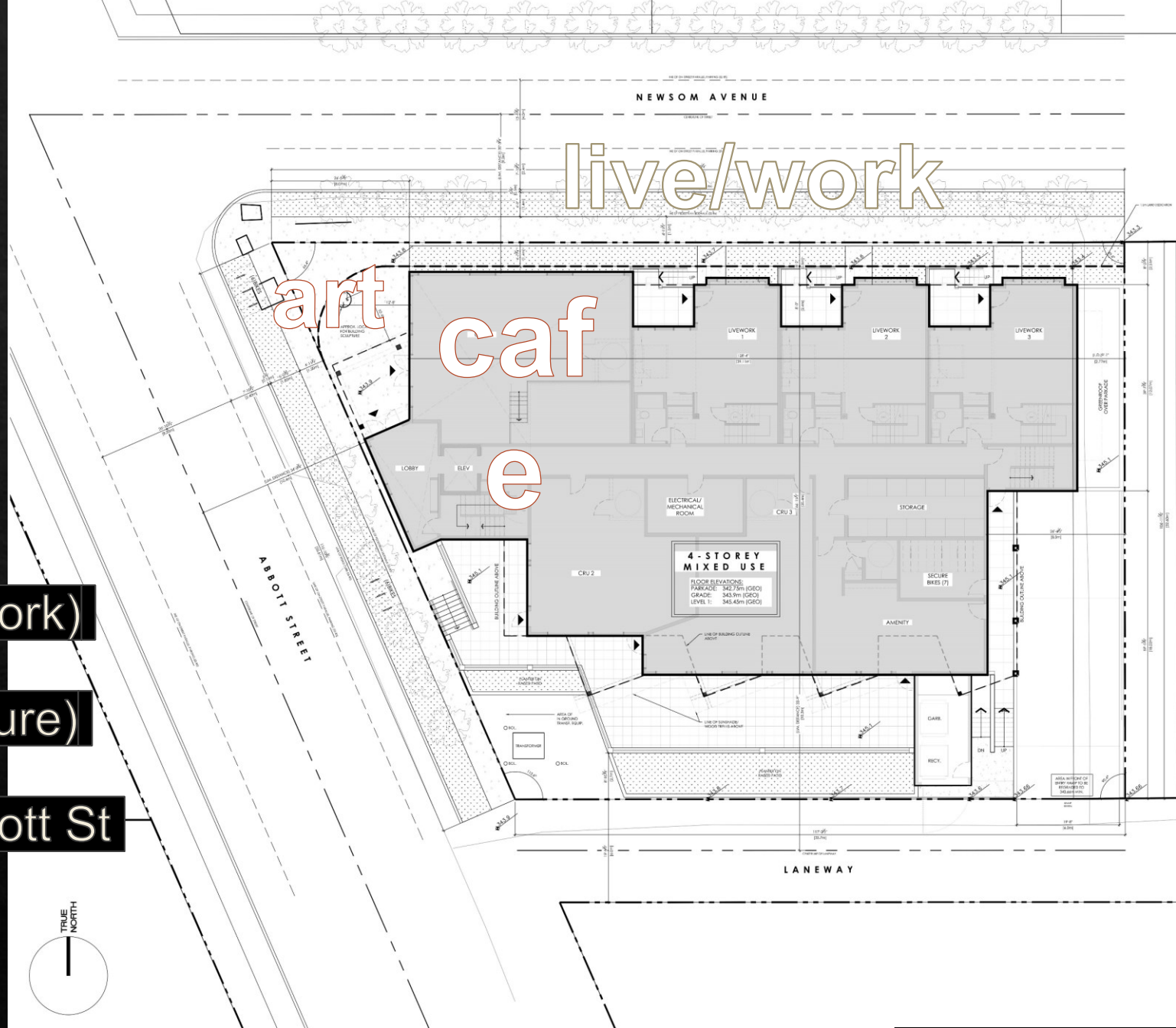
- timeless design sensitive to Abbott St corridor





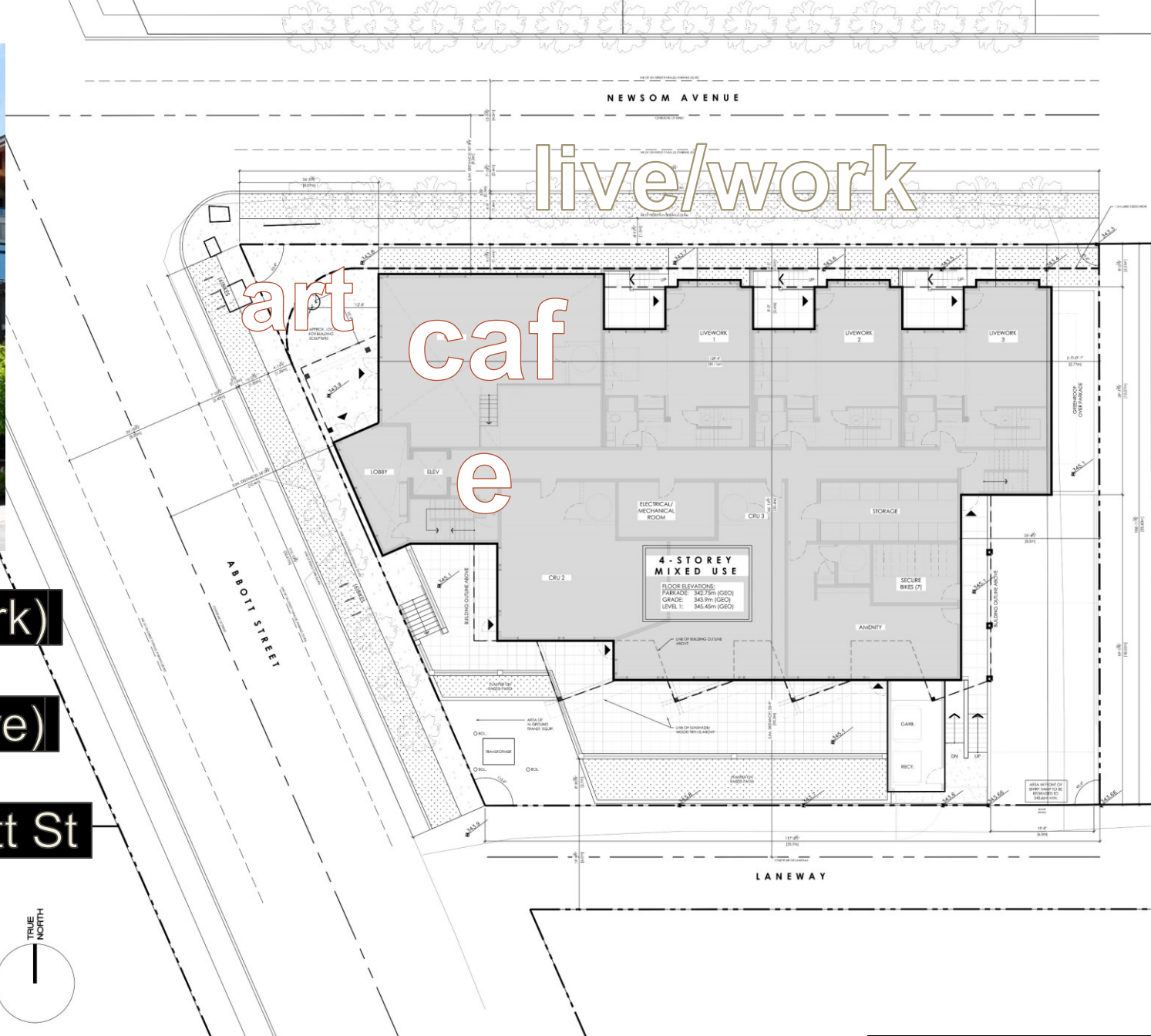
Example of sculpture

- pedestrian scaled design (live/work)
- corner café with local art (sculpture)
- timeless design sensitive to Abbott St corridor





- pedestrian scaled design (live/work)
- corner café with local art (sculpture)
- timeless design sensitive to Abbott St corridor

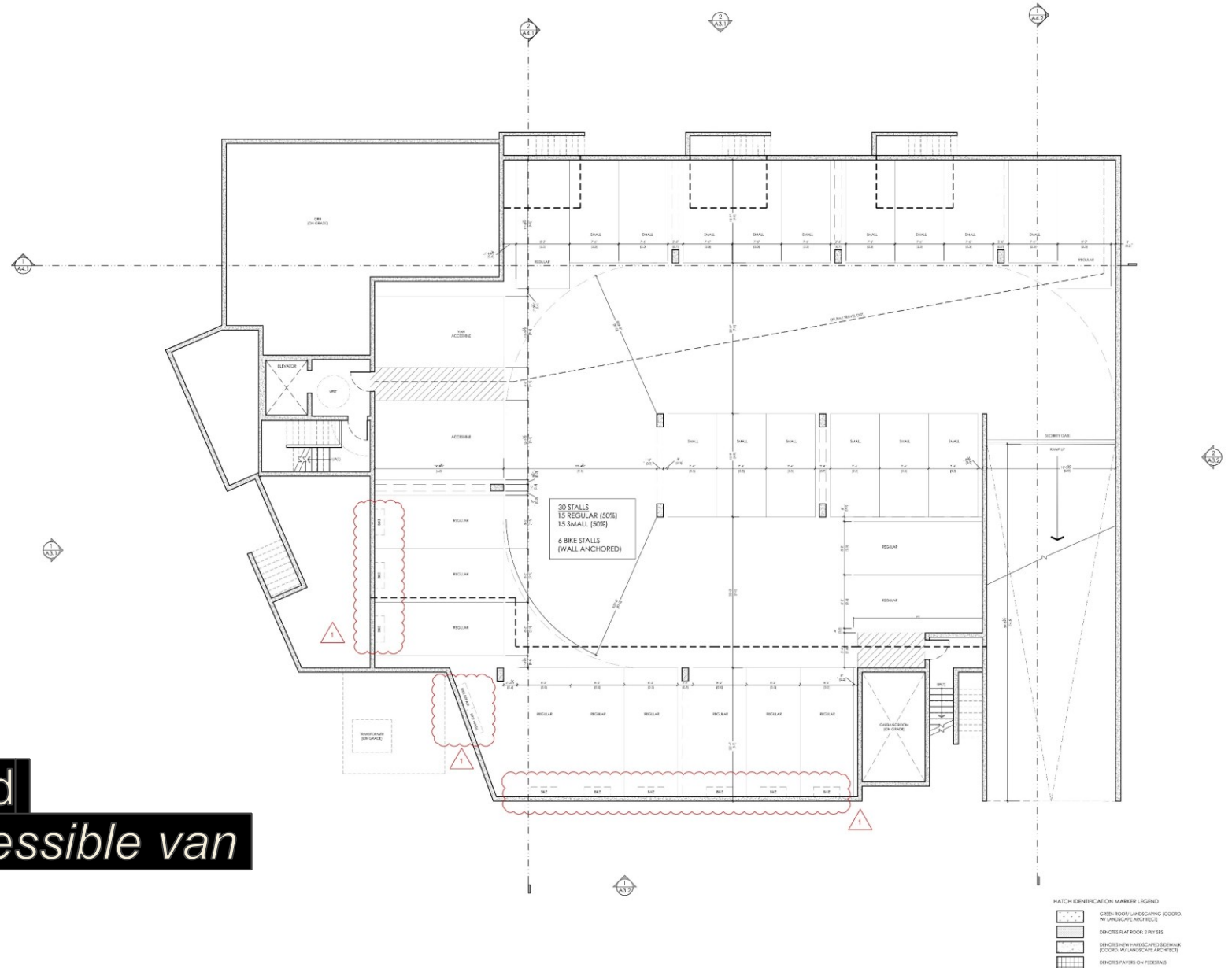


30 parking stalls

- 23 residence
- 4 commercial
- 3 visitor

(2) accessible stalls included

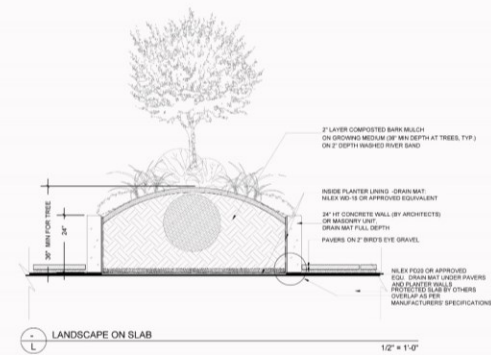
-variance requested for accessible van height



live/work townhomes







PLANT SCHEDULE-ROOFTOP					PMO PROJECT NUMBER: 19-140
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE					
2	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	2.5M - B&B		
2	CELANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	# 5 POT. TROPARY STANDARD SPECIMEN		
10	ROSA MEDIALAND 'REPRESENT'	CREeping MEDIALAND ROSE WHITE	#3 POT. 80CM - OXA LISTED - 24" O.C.		
6	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT - OXA LISTED - 18" O.C.		
6	MISCANTHUS SINENSIS 'GRACILLIMUS'	MADEN GRASS	#1 POT - OXA LISTED - 36" O.C.		
17	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT		
VINE					
4	CLEMATIS ARMANDI	EVERGREEN CLEMATIS	#3 POT. 75CM. STAKED		
PERENNIAL					
26	SEDUM CAUTICOLA 'BETRAM ANDERSON'	BETRAM ANDERSON STONECROP	9CM POT - OXA LISTED - 12" O.C.		

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW NAME PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



VISION

BLUEGREEN
ARCHITECTURE INC.





VISION

BLUEGREEN
ARCHITECTURE INC