

# Development Permit & Development Variance Permit DP21-0014 & DVP21-0015

**ATTACHMENT A**

This forms part of application

# DP21-0014 DVP21-0015

Planner  
Initials

AT



This permit relates to land in the City of Kelowna municipally known as  
3838 Capozzi Rd.

and legally known as

Lot A Section 1 Township 25 ODYD Plan EPP92691

and permits the land to be used for the following development: **short-term rental accommodation and boat storage**

With variances to the following sections of Zoning Bylaw No. 8000:

**Section 14.9.5(c): C9 – Tourist Commercial Development Regulations**

To vary the required minimum front yard from 6.0m permitted to 0.0m proposed.

**Section 14.9.5(d): C9 – Tourist Commercial Development Regulations**

To vary the required minimum side yard from a flanking street from 4.5 m permitted to 0.0m proposed (Truswell Rd.).

**Section 14.9.5(d): C9 – Tourist Commercial Development Regulations**

To vary the required minimum side yard from 3.0m permitted to 0.0m proposed (Cook Rd. Boat Launch).

**Section 8.2.10: Parking & Loading, Off-Street Parking Regulations, Numbers of Spaces**

To vary the required minimum number of off-street parking spaces for Phase I of the project from 249 required to 233 proposed.

**Section 14.9.6(f): C9 – Tourist Commercial Other Regulations**

To vary the maximum height for boat storage from 6m and 1 tier of storage permitted to 20m and 4 tiers of storage proposed.

**Section 14.9.5(b): C9 – Tourist Commercial Development Regulations**

To vary the maximum height from 22.0m or 6 storeys permitted to 42m and 13 storeys; 46m and 15 storeys; and 54m and 17 storeys proposed.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision                      **June 22, 2021**

Decision By:                                      COUNCIL

Development Permit Area:                      COMPREHENSIVE DEVELOPMENT PERMIT AREA

Existing Zone:                                      C9 – Tourist Commercial

Future Land Use Designation:                      MXT – Mixed Use Tourist Commercial

**This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

# NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.


Owner: Aqua Resort LTD., Inc.No. BCo796165

Applicant: Michael Bacon; Aqua Resort Ltd.

Planner: A.D. Thibeault

Terry Barton  
Community Planning Department Manager  
Planning & Development Services

Date

<b>ATTACHMENT</b> <b>A</b>	
This forms part of application	
# <b>DP21-0014 DVP21-0015</b>	
Planner Initials	<b>AT</b>
 <b>City of Kelowna</b> COMMUNITY PLANNING	

## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- Landscaping to be provided on the land be in accordance with Schedule "C"; and
- The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

**This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.**

## 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$8,281,129.69**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

## 5. INDEMNIFICATION

Development Planning Department 1435 Water Street Kelowna BC V1Y 1J4 [planninginfo@kelowna.ca](mailto:planninginfo@kelowna.ca) 250 469 8626




Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# <u>DP21-0014 DVP21-0015</u>		
Planner Initials	<div>AT</div>	 City of <b>Kelowna</b> COMMUNITY PLANNING



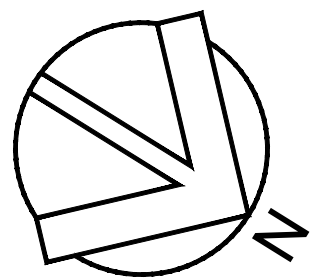








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# PNB 10M SETBACK FROM PNB



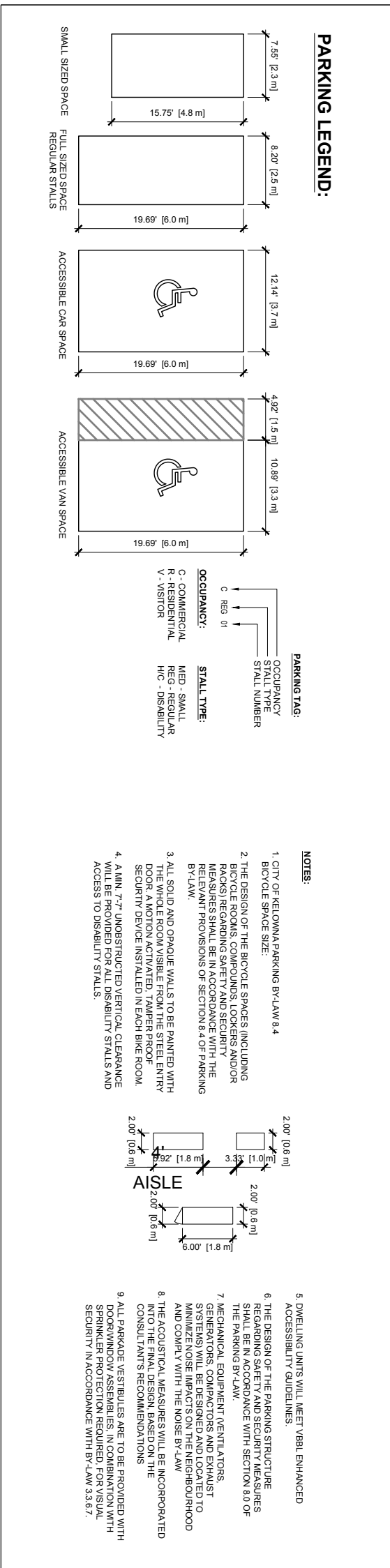
## SCHEDULE A

This forms part of application  
# DP21-0014 DVP21-0015

Planner  
Initials  
AT

0 16' 32' 64' 96'

LEVEL 2	Regular	Small	HC - Van	HC Stair	TOTAL
TOWER 1	47	6			53
TOWER 2	57	12			70
TOWER 3	44				45
TOTAL RESIDENTIAL					168



PROJECT TITLE  
**AQUA**  
Kelowna BC

PROJECT NO.  
3814

DRAWN BY  
FX

CHECKED BY  
GV

SCALE  
3/4" = 1'-0"

DATE  
2020-12-22

SHEET TITLE  
**LEVEL 02 - P2 FLOOR PLAN**

SHEET NUMBER  
**A1.02**

REV

DATE

DESCRIPTION

1. 2021-02-12 1ST SUBMISSION

2. 2021-02-12 2ND SUBMISSION

3. 2021-02-12 3RD SUBMISSION

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21. 2021-02-12 21TH SUBMISSION

22. 2021-02-12 22TH SUBMISSION

23. 2021-02-12 23TH SUBMISSION

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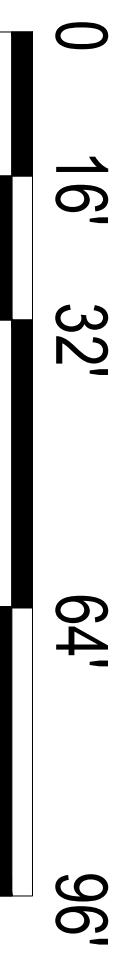
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Planner Initials 

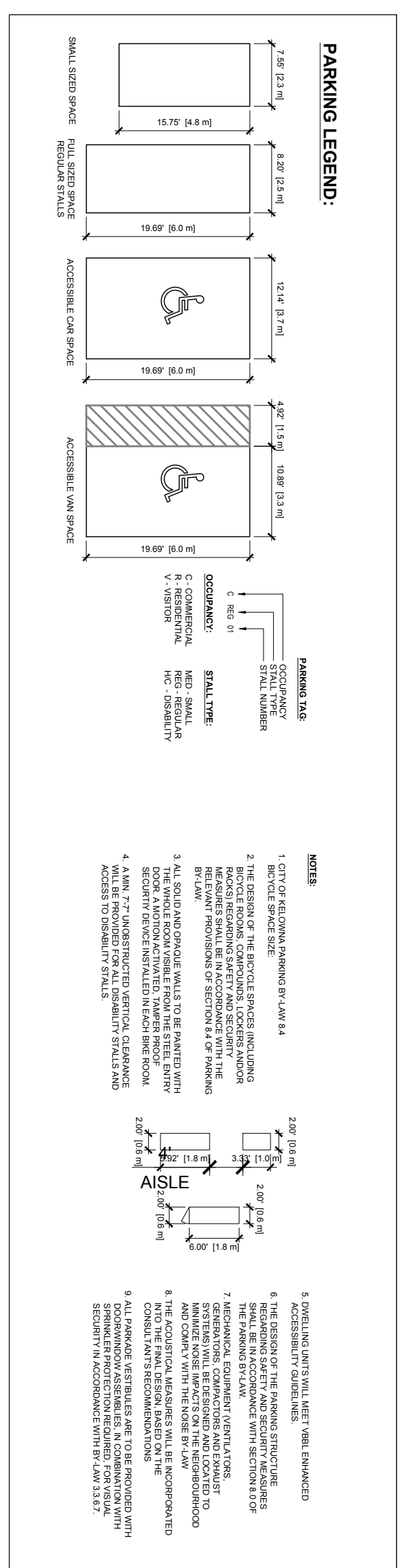
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NATURAL BOUNDARY ACCORDING TO PLAN 13822



LEVEL 3	RESIDENTIAL				
TOWER	Regular	Small	Hc-Van	Hc-Staff	TOTAL
Tower 1	48	12			60
Tower 2	57	12		1	70
Tower 3	44			1	45
	TOTAL RESIDENTIAL:				175





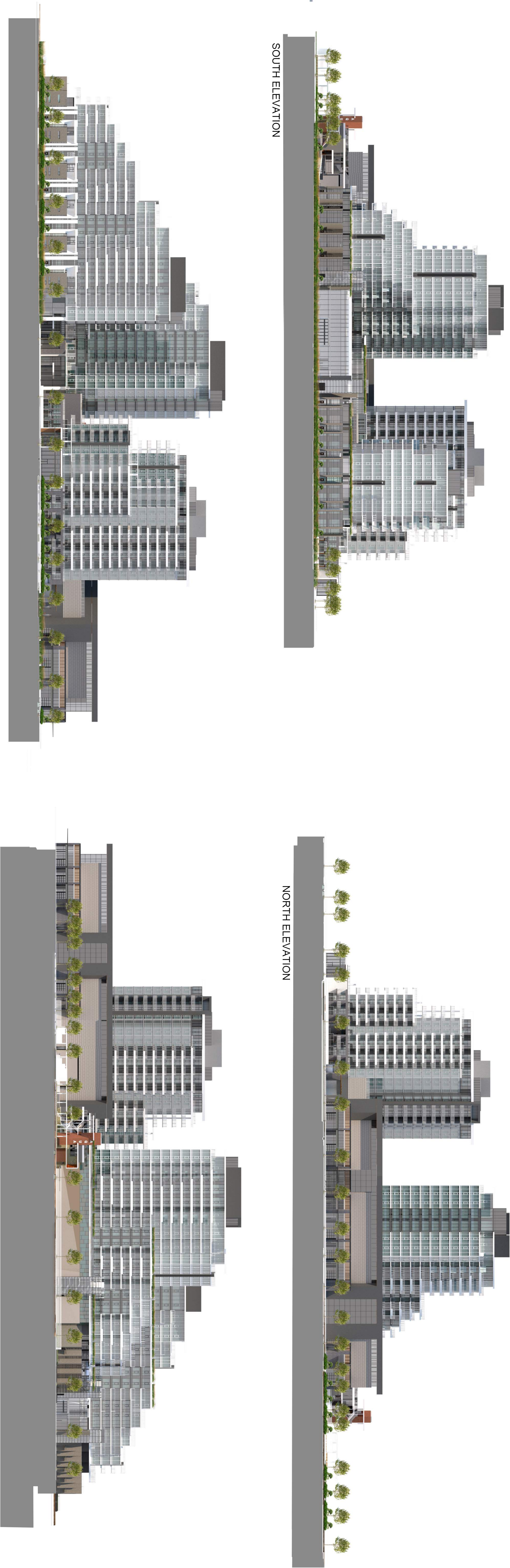




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NO.	DATE	DESCRIPTION
1	2020-01-09	Initial Design
2	2020-01-09	Final Design
3	2020-01-09	Final Design
4	2020-01-09	Final Design
5	2020-01-09	Final Design
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9	2020-01-09	Final Design
10	2020-01-09	Final Design

NO.	DATE	DESCRIPTION
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9	2020-01-09	Final Design
10	2020-01-09	Final Design



# SCHEDULE B

This forms part of application  
# DP21-0014 DVP21-0015

Planner  
Initials

AT



DATE CONSULTANT

DATE CONSULTANT  
IBI  
ARCHITECTS CANADA INC.  
VICTORIA, BC V8W 4B1  
Tel: 250-363-1111  
Fax: 250-363-1112  
www.ibi.ca

PROJECT TITLE  
AQUA  
Kelowna BC

PROJECT NO. 2014

DRAWN BY: FX

CHECKED BY: DV


SCALE: 1/8"=1'-0"

DATE: 2020-01-09

SHEET TITLE  
COLOUR  
ELEVATIONS

SHEET NUMBER  
A013



SHEET NUMBER		REV.	
A3.06		1	
1 OF 1			
<div><div>PROJECT NO. 39814</div><div>DRAWN BY: F.A</div><div>CHECKED BY: G.V</div><div>SCALE: 1/8"=1'-0"</div><div>DATE: 2020-12-21</div></div>			
PROJECT TITLE <b>AQUA</b> Kelloma BC			
<div><div>PROJECT TITLE</div><div><div><div>IBI</div><div>Engineering Inc.</div></div><div>100-11450 Macdonnell Street Suite 200 Burnaby, BC V5A 4E9 Tel: 604.663.0777 Fax: 604.663.0500</div></div></div>			
PROJECT CONSULTANT <b>McGee &amp; Associates Inc.</b> 100-11450 Macdonnell Street Suite 200 Burnaby, BC V5A 4E9 Tel: 604.663.0777 Fax: 604.663.0500			
SHEET CONSULTANT  2020-12-21			



PROJECT NO. 3014 DRAWN BY. FX CHECKED BY. GV SCALE. 1/8"=1'-0" DATE. 2020.01.09 PROJECT TITLE <b>AQUA</b> Kelowna BC		SHEET NUMBER <b>A3.07</b> 1 OF 1	REV. 1
PROJECT TITLE <b>Color Elevations Tower</b> 01 South and East			

4

SOUTH ELEVATION TOWER 01

SCHEDULE

B

This forms part of application


# DP21-0014 DVP21-0015

Planner  
Initials

AT


City of  
Kelowna

COMMUNITY PLANNING



3

EAST ELEVATION TOWER 01



# SCHEDULE

This forms part of application

# B



# SCHEDULE B

This forms part of application  
# DP21-0014 DVP21-0015



Planner  
Initials

AT



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner Initials AT Kelowna COMMUNITY PLANNING

Planner Initials	AT	<b>Relowila</b>
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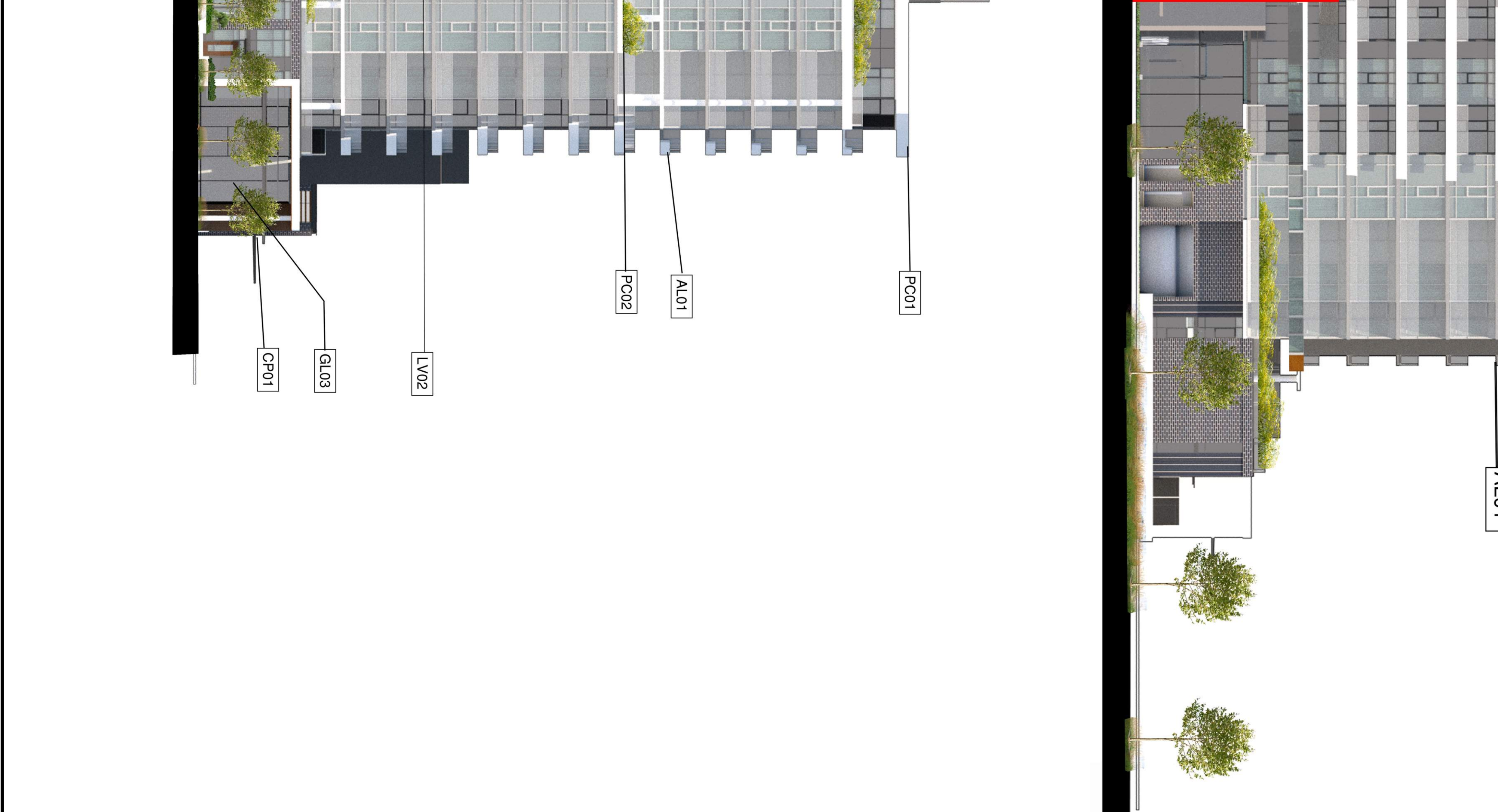
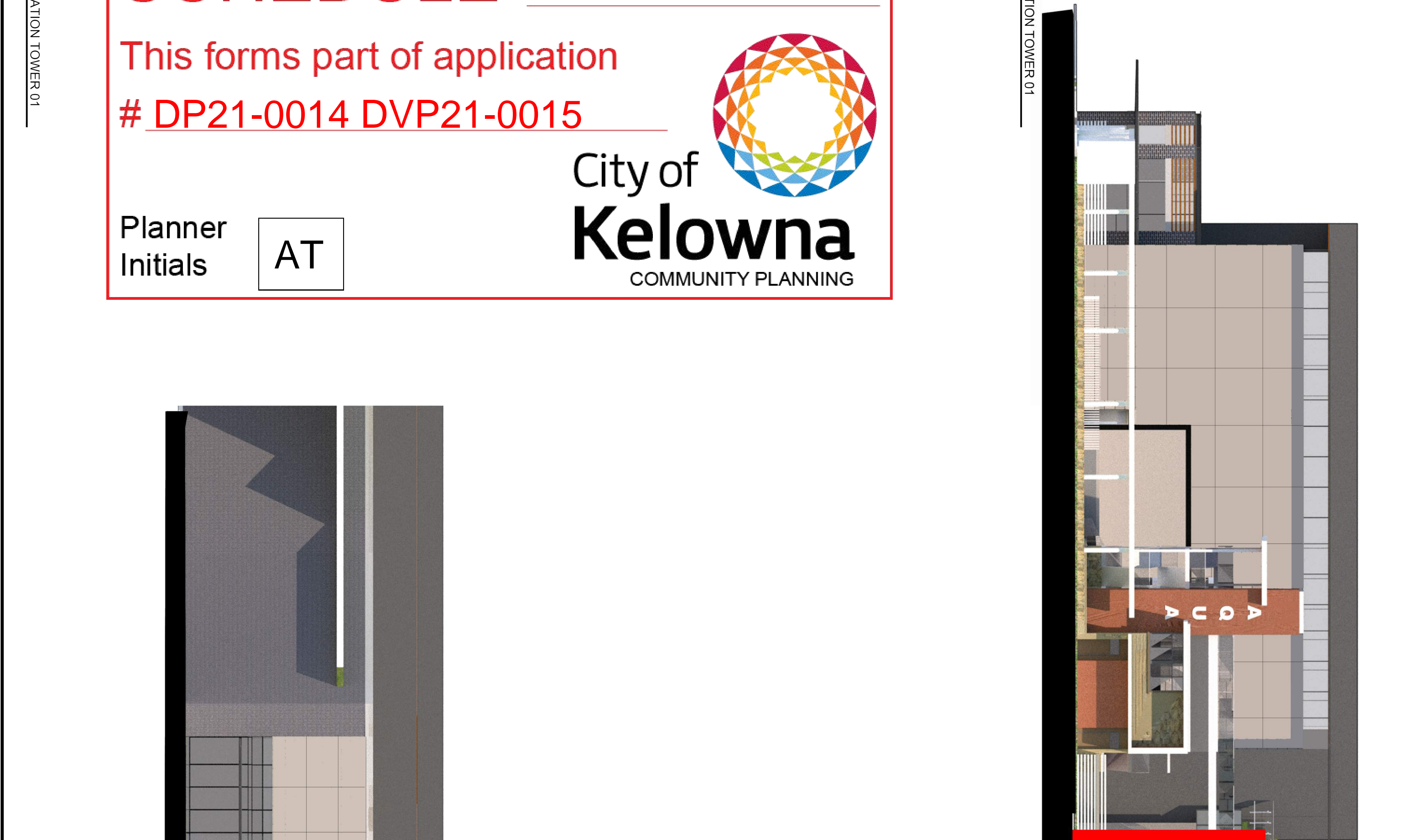


Diagram illustrating the components of a building facade, labeled as follows:

- SP01: Roof
- BP: Balcony
- G: Glass
- ST: Staircase
- AL02: Aluminum

Diagram of a building facade with labels: SP01 (Roof), BP (Balcony), G (Glass), ST (Staircase), and AL02 (Aluminum).

W01

SP02

BR0

GL0

GL0

SP0

D02

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GLO	
GLO	
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DATE		SUB CONSULTANT PRODUCT TYPE PRODUCT NAME PRODUCT NO DRAWING NO SCALE NO DATE USER SHEET NO	SHEET NUMBER <b>A3</b> 01 South	Color Element
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DATE		SUB CONSULTANT PRODUCT TYPE PRODUCT NAME PRODUCT NO DRAWING NO SCALE NO DATE USER SHEET NO	SHEET NUMBER <b>A3</b> 01 South	Color Element
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[illegible]

SHEET NUMBER  <div style="font-size: 2em; font-weight: bold; text-align: center;">A3.07</div> <div style="font-size: 0.8em; text-align: center;">OF 1</div>	<div style="text-align: center;"> <div style="font-size: 1.5em; font-weight: bold;">IBI</div> <div style="font-size: 0.8em;">International Building Inc.</div> </div> <div style="text-align: center;"> <b>PROJECT TITLE</b>   <div style="font-size: 1.5em; font-weight: bold;">AQUA</div> <div style="font-size: 1.1em;">Kelowna BC</div> </div> <div style="font-size: 0.8em;"> <b>PROJECT NO.</b> 39814  <b>DRAWN BY</b> PS  <b>CHECKED BY</b> GS  <b>SCALE</b> 1/64" = 1'-0"  <b>DATE</b> 2020.01.09  <b>SHEET TITLE</b> </div>	<div style="text-align: center;">  </div> <div style="font-size: 0.8em;"> <b>DATE</b> 2020.12.2  <b>SCALE</b> 1/64" = 1'-0"         </div>
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DATE		SUB CONSULTANT PRODUCT TYPE PRODUCT INFO PRODUCT NAME PRODUCT NO DRAWING NO SCALE NO SCALE BY SCALE DATE SCALE TIME Color Element 01 South	SHEET NUMBER A3 13
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DATE		SUB CONSULTANT PRODUCT TYPE PRODUCT INFO PRODUCT NAME PRODUCT NO DRAWING NO SCALE NO SCALE BY SCALE DATE SCALE TIME Color Element 01 South	SHEET NUMBER A3 13
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DATE		SUB CONSULTANT PRODUCT TYPE PRODUCT INFO PRODUCT NAME PRODUCT NO DRAWING NO SCALE NO SCALE BY SCALE DATE SCALE TIME Color Element 01 South	SHEET NUMBER A3 13
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DATE		SUB CONSULTANT PRODUCT TYPE PRODUCT INFO PRODUCT NAME PRODUCT NO DRAWING NO SCALE NO SCALE BY SCALE DATE SCALE TIME Color Element 01 South	SHEET NUMBER A3 13
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DATE		SUB CONSULTANT PRODUCT TYPE PRODUCT INFO PRODUCT NAME PRODUCT NO DRAWING NO SCALE NO SCALE BY SCALE DATE SCALE TIME Color Element 01 South	SHEET NUMBER A3 13
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DATE		SUB CONSULTANT PRODUCT TYPE PRODUCT INFO PRODUCT NAME PRODUCT NO DRAWING NO SCALE NO SCALE BY SCALE DATE SCALE TIME Color Element 01 South	SHEET NUMBER A3 13
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DATE		SUB CONSULTANT PRODUCT TYPE PRODUCT INFO PRODUCT NAME PRODUCT NO DRAWING NO SCALE NO SCALE BY SCALE DATE SCALE TIME Color Element 01 South	SHEET NUMBER <b>A3</b>
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CONTRACT NO. 2020-12-21

DATE	REVISION
2020-12-21	1.00

NO.	DATE	DESCRIPTION
1	2020-12-21	1.00

NO.	DATE	DESCRIPTION
1	2020-12-21	1.00

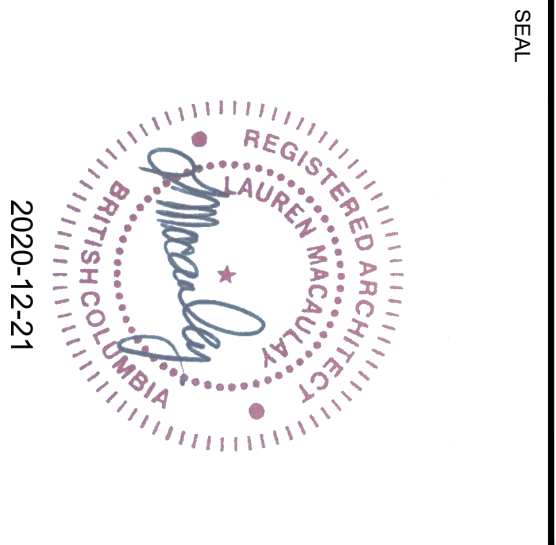
Planner Initials  
AT



# SCHEDULE B

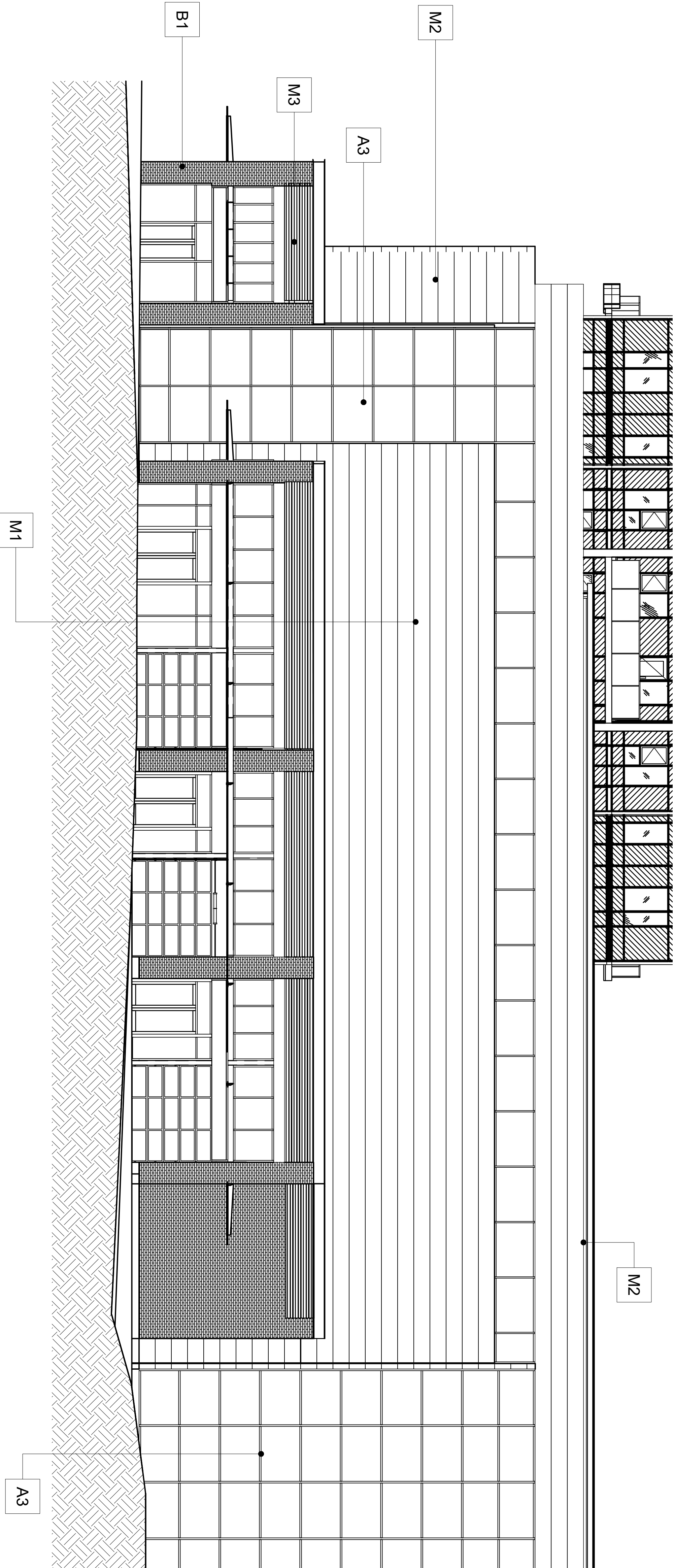
This forms part of application  
# DP21-0014 DVP21-0015

PROJECT TITLE	AQUA
PROJECT NO.	3814
DRAWN BY	UW
CHECKED BY	GV
SCALE	1/8"=1'-0"
DATE	2020-12-21

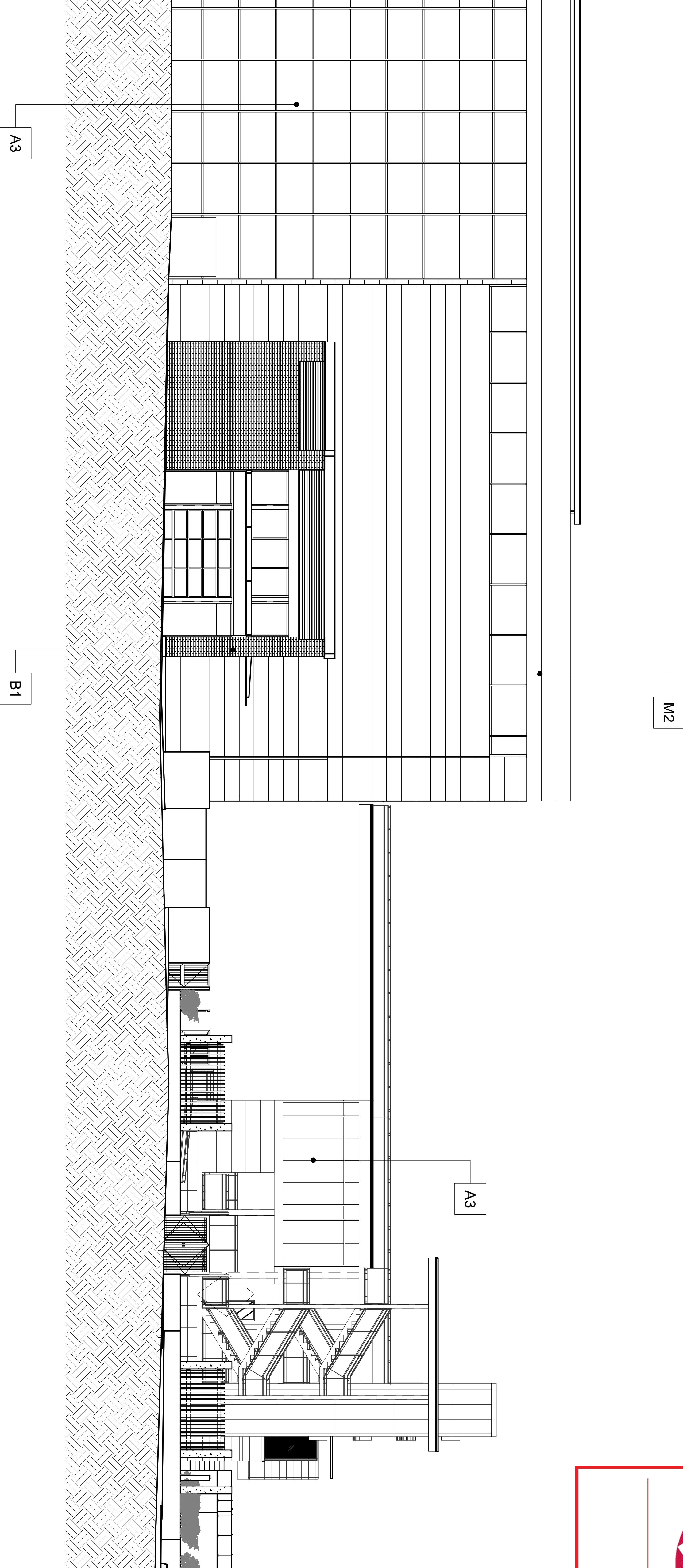


SHEET NUMBER	A3.05
REV	1.00

MATERIAL LEGEND	
A1	Aluminum Window Wall - Light White
A2	Aluminum Window Wall - Dark Gray
A3	Curtain Wall - SSG
A4	Aluminum Canopy - White
A5	Aluminum Canopy with Clear Glass - White
A6	Aluminum Canopy with Tinted Low E Glass
G1	Spandrel Glass - Dark
G2	Spandrel Glass - Light
M1	Metall Panel - Warm Beige
M2	Metall Panel - Dark Gray
M3	Metall Panel - White
B1	Brick - Façade
C1	Painted Concrete - White
C2	Painted Concrete - Dark Gray



1 BOAT STORAGE EAST ELEVATION  
SCALE: 1/8"=1'-0"



2 CLUB HOUSE EAST ELEVATION  
SCALE: 1/8"=1'-0"



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- MATERIAL LEGEND**
- A1 - Aluminum Window Wall - Light White
  - A2 - Aluminum Window Wall - Dark Gray
  - A3 - Aluminum Window Wall - White
  - A4 - Aluminum Window Wall - White
  - A5 - Aluminum Window Wall - White
  - G1 - Vision Glass - Blue Green Tinted Low E Glass
  - G2 - Spandrel Glass - Dark
  - G3 - Spandrel Glass - Light
  - M1 - Metal Panel - Wood Tone
  - M2 - Metal Panel - Dark Gray
  - M3 - Metal Panel - White
  - B1 - Brick - Taupe
  - C1 - Painted Concrete - White
  - C2 - Painted Concrete - Dark Gray

NO.	DATE	DESCRIPTION
1	2020-12-21	ISSUE FOR PERMIT
2	2020-12-21	ISSUE FOR PERMIT
3	2020-12-21	ISSUE FOR PERMIT
4	2020-12-21	ISSUE FOR PERMIT
5	2020-12-21	ISSUE FOR PERMIT
6	2020-12-21	ISSUE FOR PERMIT
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9	2020-12-21	ISSUE FOR PERMIT
10	2020-12-21	ISSUE FOR PERMIT

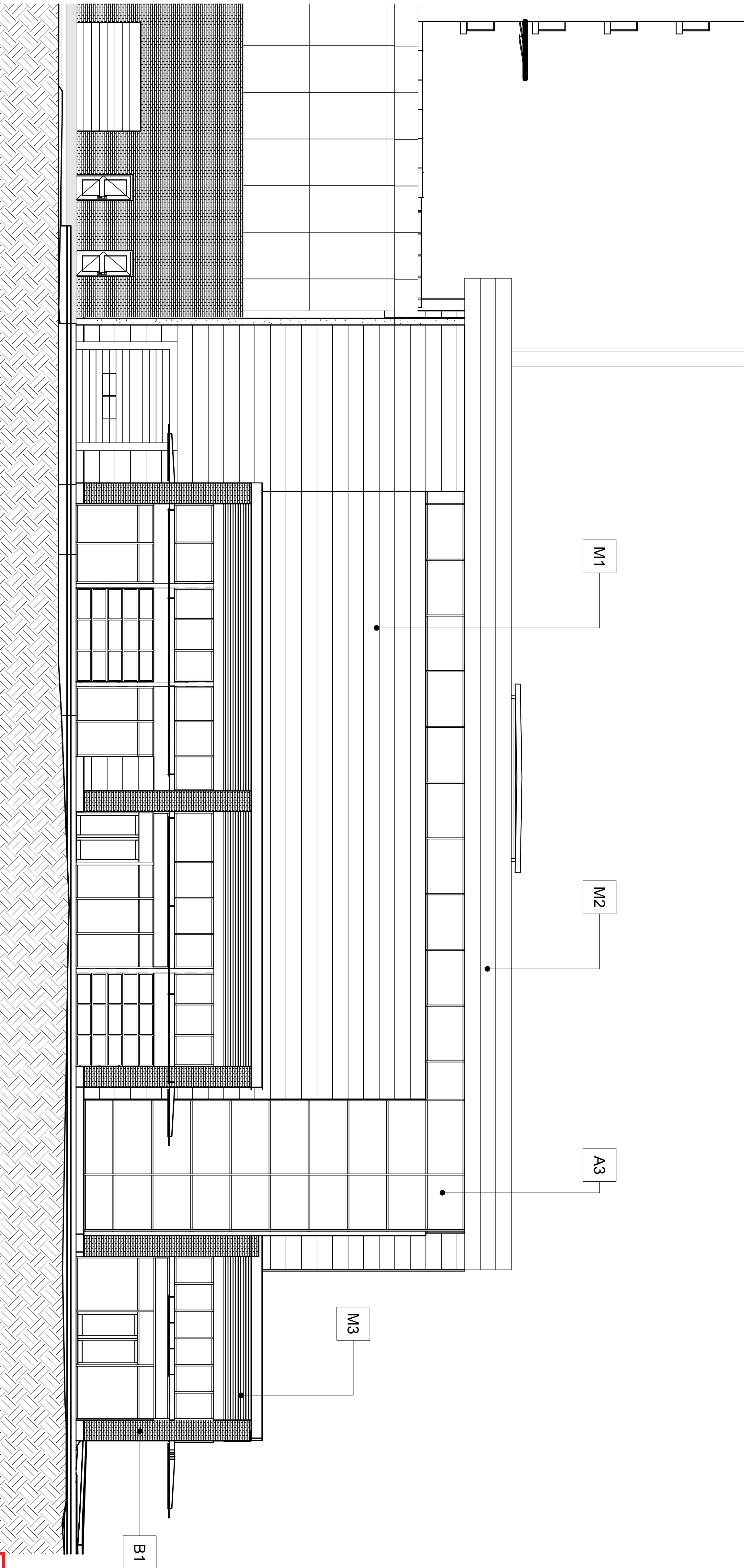
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2	2020-12-21	ISSUE FOR PERMIT
3	2020-12-21	ISSUE FOR PERMIT
4	2020-12-21	ISSUE FOR PERMIT
5	2020-12-21	ISSUE FOR PERMIT
6	2020-12-21	ISSUE FOR PERMIT
7	2020-12-21	ISSUE FOR PERMIT
8	2020-12-21	ISSUE FOR PERMIT
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10	2020-12-21	ISSUE FOR PERMIT



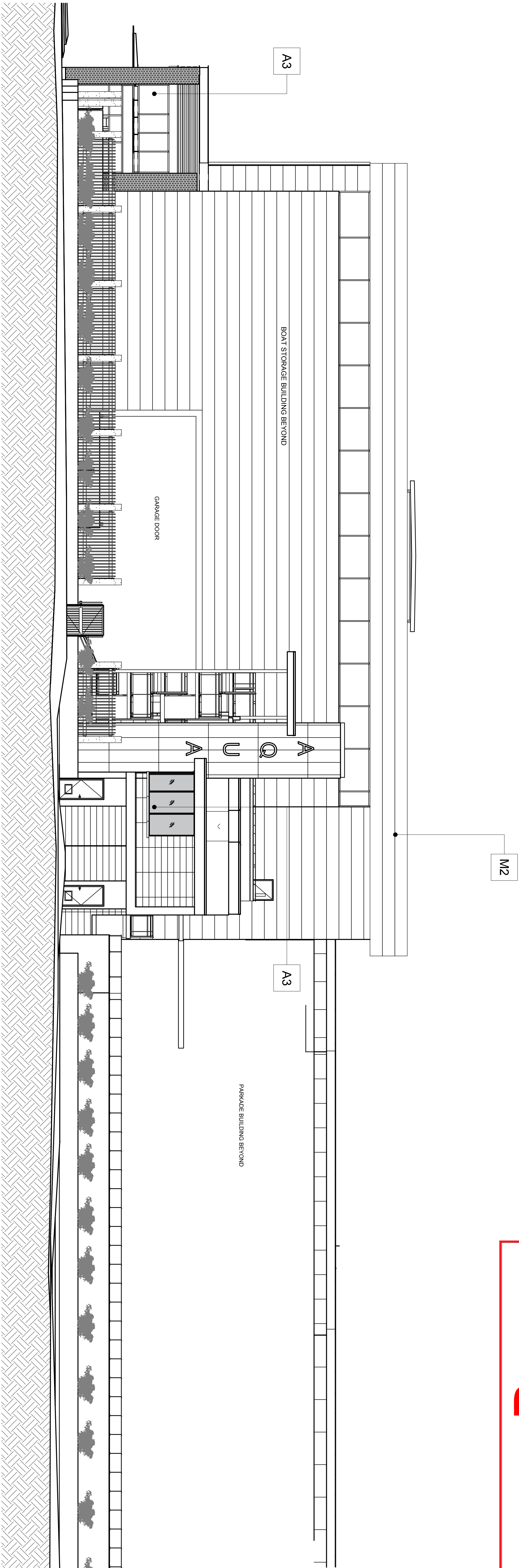
# SCHEDULE B

This forms part of application  
# DP21-0014 DVP21-0015

Planner Initials  
AT



1 BOATHOUSE/CRU ELEVATION - SOUTH  
A3/B 1/8\"/>



2 CLUBHOUSE ELEVATION - NORTH  
A3/B 1/8\"/>

PROJECT TITLE	AQUA
PROJECT NO.	30814
DRAWN BY	FX
CHECKED BY	GV
SCALE	1/8\"/>
DATE	2020-12-22
SHEET TITLE	BOAT STORAGE ELEVATIONS - NORTH AND SOUTH
SHEET NUMBER	A3.06





PAVING MATERIALS LEGEND	
KEY	DESCRIPTION
P1	Feature Paving Type 1 + 2
P2	Decking Paving Wood / Composite
P3	Asphalt Paving
P4	Feature Amenty Paving Type 3 + 4
P5	Granular Base / River Rock Paving

SITE FURNISHING MATERIALS LEGEND	
KEY	DESCRIPTION
F1	Outdoor Cafe Table + Chairs
F2	Custom CIP Concrete Bench with Wood Top
F3	Outdoor Bike Racks
F4	Pedestrian Bollards
F5	Tree Grate
F6	Custom Water Feature
F7	Trellis with Vines
F8	Outdoor Games Area Ping Pong, Billiards, Shuffle Board, Foosball
F9	Outdoor Cabana Shade, Fireplace, Sofa, Lounge Chair
F10	Tensile Shade Structure
F11	Sun Lounger
F12	Pool + Hot Tub
F13	BBO + Sink With Shade Trellis
F14	Outdoor Sofa
F15	Outdoor Fireplace

HARDSCAPE MATERIALS LEGEND	
KEY	DESCRIPTION
H1	CIP Concrete Slab
H2	Colour: Natural / Finish: Light Sandblast

- LAYOUT AND MATERIALS GENERAL NOTES**
- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
  - LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
  - REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

# SCHEDULE

This forms part of application  
# DP21-0014 DVP21-0015

City of Kelowna  
COMMUNITY PLANNING

Planner Initials

AT

PWL Partnership Landscape Architects Inc.  
1000 West Beaver Street  
Vancouver BC Canada V6E 2V2  
www.pwlpartnership.com  
F 604 488 8111



ADDRESS

PROJECT  
AQUA LAKESIDE  
RESORT COMMUNITY

DRAWING TITLE  
LAYOUT AND MATERIALS  
PLAN L1

Scale: 1:400  
North arrow pointing up

PROJECT NO.	20059
DATE	2020-11-16
FILE NAME	20059 PLAN.mxd
PLOTTED	2020-12-21
DRAWN	DS
REVIEWED	DL

L1.01





PAVING MATERIALS LEGEND	
KEY	DESCRIPTION
P1	Feature Paving Type 1 + 2
P2	Decking Paving Wood / Composite
P3	Asphalt Paving
P4	Feature Amentiy Paving Type 3 + 4
P5	Granular Base / River Rock Paving

SITE FURNISHING MATERIALS LEGEND	
KEY	DESCRIPTION
F1	Outdoor Cafe Table + Chairs
F2	Custom CIP Concrete Bench with Wood Top
F3	Outdoor Bike Racks
F4	Pedestrian Bollards
F5	Tree Gate
F6	Custom Water Feature
F7	Trellis with Vines
F8	Outdoor Games Area Ping Pong, Billiards, Shuffle Board, Foosball
F9	Outdoor Cabana Shade, Fireplace, Sofa, Lounge Chair
F10	Tensile Shade Structure
F11	Sun Lounger
F12	Pool + Hot Tub
F13	BBO + Sink With Shade Trellis
F14	Outdoor Sofa
F15	Outdoor Fireplace

HARDSCAPE MATERIALS LEGEND	
KEY	DESCRIPTION
H1	CIP Concrete Slab
H1	Colour: Natural / Finish: Light Sandblast

- LAYOUT AND MATERIALS GENERAL NOTES**
- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
  - LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
  - REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

# SCHEDULE C

This forms part of application  
# DP21-0014 DVP21-0015

Planner Initials

AT

City of Kelowna  
COMMUNITY PLANNING

PWL Partnership Landscape Architects Inc.  
200-1000 Lakeshore Drive  
1000 West Street  
Vancouver BC Canada V6E 2V2  
www.pwlparkpartnership.com  
F: 604 688 8111  
M: 604 688 8112



ADDRESS

PROJECT  
AQUA LAKESIDE  
RESORT COMMUNITY

DRAWING TITLE  
LAYOUT AND MATERIALS  
PLAN L5

DATE  
2020-11-16

FILE NAME  
20059 PLAN.mxd

PROJECT NO.  
20059

DRAWN  
DS

REVIEWED  
DL

L1.02



Representative Plant List  
20059 AQUA LAKESIDE RESORT COMMUNITY

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
ACR	1	Acer circinnatum	Vine Maple	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Nursery grown, minimum 3 stems
AGR	1	Acer griseum	Paper Bark Maple	5 cm cal. [2" cal.]	As Shown	B&B, Uniform branching, dense tree, 6 [1.9m] std.
APL	1	Acer palmatum 'Green'	Green Japanese Maple	2.4 m ht. x 1.8 m w. [8'ht. x 6'w.]	As Shown	B&B, Specimen and densely branched, no included bark
APJ	1	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	8 cm cal. [3" cal.]	As Shown	B&B, Uniform branching, dense tree, 7 [2.1 m] std.
APC	1	Fraxinus pennsylvanica 'Crimzon'	Crimzon Green Ash	5 cm cal. [2" cal.]	As Shown	B&B, Specimens
GTT	1	Gleditsia triacanthos 'Inermis	Honey Locust	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree, 5' [1.5 m] std., nursery grown
PCN	1	Pinus contorta	Shore Pine	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Well branched, dense tree, nursery grown
PTR	1	Populus tremuloides	Quaking Aspen	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree, 5' [1.5 m] std., nursery grown
PMZ	1	Pseudotsuga menziesii	Douglas Fir	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Uniform, dense branching, nursery growth
Shrubs						
CSE	1	Cornus alba 'Elegantissima'	Silver Variegated Dogwood	#2 pot	90cm [36"]	Well established, nursery grown
CSR	1	Cornus sericea	Red osier Dogwood	#2 pot	90cm [36"]	Well established, nursery grown
HME	1	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	#3 pot	90cm [36"]	Well established
PMW	1	Pinus mugo 'mugus	Mugo Pine	#2 pot	45cm [18"]	Well established
PPA	1	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	#2 pot	68cm [127"]	Well established
SPN	1	Salix purpurea 'Nana	Dwarf Purple Osier	#2 pot	75cm [30"]	Well established
SBG	1	Spiraea bumalda 'Goldflame'	Goldflame Spiraea	#2 pot	60cm [24"]	Well established
Ground Cover						
AUJ	1	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	38cm [15"]	15cm [6"] leads, Minimum 3 leads, nursery grown
ECS	1	Erica carnea 'Springwood White'	Dwarf White Heath	#1 pot	38cm [15"]	15cm [6"] height
Perennials						
AMF	1	Aschillea millefolium	Common White Yarrow	#1 pot	25 cm [10"]	Well established
EPR	1	Echinacea purpurea	Purple Cone Flower	#1 pot	45 cm [18"]	Well established
HSD	1	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	#1 pot	45 cm [18"]	Well established
LAM	1	Lamendula angustifolia 'Munstead'	Munstead Lavender	#1 pot	45cm [18"]	Well established
LSB	1	Leucanthemum superbum 'Becky'	Becky Shasta Daisy	#1 pot	30cm [12"]	Well established
PAT	1	Perovskia atriplicifolia	Russian Sage	#1 pot	45 cm [18"]	Well established
RBG	1	Rudbeckia huldga 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm [18"]	Well established
SAO	1	Salvia officinalis	Garden Sage	#1 pot	30cm [12"]	Well established
SSR	1	Sedum spurnum	Royal Candles	#1 pot	38 cm [15"]	Well established
YSR	1	Veronica spicata 'Royal Candles'	Royal Candles Speedwell	#1 pot	45 cm [18"]	Well established
Ornamental Grasses						
DCG	1	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	#1 pot	38 cm [15"]	Well established
HSM	1	Helictotrichon sempervirens	Blue Owl Grass	#1 pot	40 cm [24"]	Well established
MSP	1	Miscanthus sinensis 'Purpureascens'	Flame Maiden Grass	#1 pot	40 cm [24"]	Well established
PAL	1	Pennisetum alopecuroides	Fountain Grass	#1 pot	40 cm [24"]	Well established

PLANT IMAGES




SCHEDULE

This forms part of application  
# DP21-0014 DVP21-0015

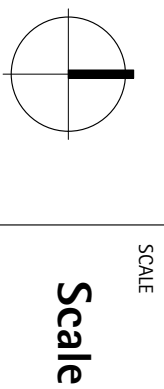
Planner Initials

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City of  
**Kelowna**  
COMMUNITY PLANNING



PROJECT NO.	20059
DATE	2020-11-16
FILE NAME	20059 PLAN - Plant Lists.mxd
PLOTTED	2020-12-21
DRAWN	DS
REVIEWED	DL



## Aqua Lakeside Resort Community

PWL PARTNERSHIP LANDSCAPE ARCHITECTS INC.  
Estimate of Probable Costs: Class DProject Name: Aqua Lakeside Resort Community - Development Permit Costing  
Project Number: 20059  
Drawings Referenced: 20201221 Issued for DP  
Date Rev: 2021-04-19  
Prepared By: KP  
Checked By: JBUnit Definitions:  
LM = Linear Metre  
SM = Square Metre  
CM = Cubic Metre  
EA = Each  
ALLOW = Allowance  
LS = Lump Sum

## Level 1 Public Realm - Porte Cochère, Plazas, Patios, and Streetscape

Sub Category	Item	Comments	Quantity	Unit (Metric)	Unit Cost	Total
<b>SITE PREPARATION</b>						
<b>SITE PREPARATION</b>						
	Mobilization and Demobilization	Excluded: Refer to Contractor				Excluded
	Reduced Impact Measures	Excluded: Refer to Contractor				Excluded
	Tree and Plant Protection	Excluded: Refer to Contractor				Excluded
	Civil drainage services	Excluded: Refer to Civil Engineering				Excluded
	Traffic Control	Excluded: Refer to Civil Engineering				Excluded
	Demolition, Clearing and Grubbing, Off-Site Removal	Excluded: Refer to Civil Engineering				Excluded
	Cut and Fill to subgrade	Excluded: Refer to Civil Engineering				Excluded
	Rough Grading Landscape Areas	Excluded: Refer to Civil Engineering				Excluded
	Site Preparation	Excluded: Refer to Civil Engineering				Excluded
<b>HARDSCAPE</b>						
<b>HARDSCAPE</b>						
	Public Realm - Paving Type 1	CIP Concrete w/ broom finish, sawcut joints	2350	SM	\$ 130.00	\$ 305,500.00
	Public Realm - Paving Type 2	CIP Colour Concrete Concrete w/ broom finish, sawcut joints	1500	SM	\$ 180.00	\$ 270,000.00
	Public Realm - Plaza - Stairways + retaining walls	CIP Concrete Stairs + 200mm wide Retaining Wall (patios & planters)	1	allow	\$ 388,000.00	\$ 388,000.00
	Plaza - Asphalt Paving	200mm thk, 150 mm granular base	1660	SM	\$ 85.00	\$ 141,100.00
	Timber Decking	150mm thk, including decking substructure	640	SM	\$ 750.00	\$ 480,000.00
	Waterfeature - Feature element at Boat House	Excluded: Refer to Fountain Mechanical				Excluded
	Waterfeature - Feature element at Boat House	Excluded: Refer to Fountain Mechanical				Excluded
	Waterfeature - Capotzi Rocker to water	Excluded: Refer to Fountain Mechanical				Excluded
<b>TOTAL HARDSCAPE</b>						<b>\$ 1,599,600.00</b>
<b>FURNISHINGS</b>						
<b>FURNISHINGS</b>						
	Black	Supply + install.	30	EA	\$ 2,200.00	\$ 66,000.00
	Black IF Feature	Supply + install.	3	EA	\$ 10,000.00	\$ 30,000.00
	Tree and Rock Bins	Supply + install.	12	EA	\$ 2,000.00	\$ 24,000.00
	Black Bins	Supply + install.	40	EA	\$ 400.00	\$ 16,000.00
	Black Bins	Supply + install.	61	EA	\$ 1,600.00	\$ 97,600.00
	Timber Trellis - Type 1	Supply + install.	3	allow	\$ 50,000.00	\$ 150,000.00
	Timber Trellis - Type 2	Supply + install.	2	allow	\$ 100,000.00	\$ 200,000.00
	Wooden Bins	Supply + install.	1	allow	\$ 55,500.00	\$ 55,500.00
	Site Lighting - All Lighting	Excluded: Refer to Electrical Engineering				Excluded
	Public and Street Lighting	Excluded: Refer to Electrical Engineering				Excluded
	Public Art	Excluded: Refer to Wayfinding Designer				Excluded
	Public Art	Excluded: By Public Artist				Excluded
<b>TOTAL FURNISHINGS</b>						<b>\$ 647,100.00</b>
<b>SOFTSCAPE</b>						
<b>SOFTSCAPE</b>						
	Topsoil	4cm cal. B & B, excludes growing medium + mulch	102	EA	\$ 530.00	\$ 54,060.00
	Soil Planting	Assumes #2 pot, excludes growing medium, 4 per sm	540	SM	\$ 96.00	\$ 51,840.00
	Soil Lawn in box	Excludes growing medium	640	SM	\$ 6.50	\$ 4,160.00
<b>GROWING MEDIUM AND MULCH</b>						
	Growing Medium 1.05m Depth (Sod)		96	CM	\$ 85.00	\$ 8,160.00
	Growing Medium 1.05m Depth (Shrub)		243	CM	\$ 85.00	\$ 20,655.00
	Growing Medium 1.05m Depth (Tree Planting)		45.9	CM	\$ 85.00	\$ 3,901.50
	Mulch B tree (rub planting)	Composted organic mulch	642	SM	\$ 50.00	\$ 32,100.00
<b>MISCELLANEOUS PLANTING ITEMS</b>						
	Landscaping Maintenance (1 Year)					Excluded
<b>IRRIGATION</b>						
	Supply and Installation of Irrigation System	Assumes spray irrigation system, allows for water vault with reduced pressure backflow preventor and kiosk for the controller.	1282	SM	\$ 25.00	\$ 32,050.00
<b>TOTAL SOFTSCAPE</b>						<b>\$ 206,926.50</b>
<b>SUBTOTAL</b>						<b>\$ 2,453,626.50</b>
<b>40% CONTINGENCY</b>						<b>\$ 981,450.60</b>
<b>TOTAL</b>						<b>\$ 3,435,077.10</b>

## NOTES:

This cost estimate is not intended to be a guaranteed maximum figure but rather represents an opinion of probable cost. The estimate does not include G.S.T.

## EXCLUSIONS:

Structural Engineering works, Civil Engineering works, Electrical Engineering works, Mechanical Engineering works; Environmental works within the ESA

## L1 Public Realm - Waterfront and Linear Path (Offsite)

Sub Category	Item	Comments	Quantity	Unit (Metric)	Unit Cost	Total
<b>SITE PREPARATION</b>						
<b>SITE PREPARATION</b>						
	Mobilization and Demobilization	Excluded: Refer to Contractor				Excluded
	Sediment Control Measures	Excluded: Refer to Contractor				Excluded
	Tree and Plant Protection	Excluded: Refer to Contractor				Excluded
	Civil drainage services	Excluded: Refer to Civil Engineering				Excluded
	Traffic Control	Excluded: Refer to Civil Engineering				Excluded
	Demolition, Clearing and Grubbing, Off-Site Removal	Excluded: Refer to Civil Engineering				Excluded
	Cut and Fill to subgrade	Excluded: Refer to Civil Engineering				Excluded
	Rough Grading Landscape Areas	Excluded: Refer to Civil Engineering				Excluded
	Site Preparation	Excluded: Refer to Civil Engineering				Excluded
<b>HARDSCAPE</b>						
<b>HARDSCAPE</b>						
	Waterfront - Paving Type 3	CIP Concrete w/ broom finish, sawcut joints	2350	SM	\$ 130.00	\$ 305,500.00
	Waterfront - Paving Type 4	CIP Colour Concrete Concrete w/ broom finish, sawcut joints	1500	SM	\$ 180.00	\$ 270,000.00
	Waterfront - Stairways + Walls	CIP Concrete Stairs + 200mm wide Retaining Wall	1	LS	\$ 7,000.00	\$ 7,000.00
	Timber Decking	150mm thk, including decking substructure	640	SM	\$ 750.00	\$ 480,000.00
	Natural Boulders		100	EA	\$ 100.00	\$ 10,000.00
	Natural Wood Logs		20	EA	\$ 75.00	\$ 1,500.00
<b>TOTAL HARDSCAPE</b>						<b>\$ 1,074,000.00</b>
<b>FURNISHINGS</b>						
<b>FURNISHINGS</b>						
	Guardrails	Supply + install.	380	LM	\$ 500.00	\$ 190,000.00

Bench	Supply + install.	6	EA	\$	2,200.00	\$	13,200.00
Bike Racks	Supply + install.	5	EA	\$	600.00	\$	3,000.00
Trash and Recycling Bins	Supply + install.	6	EA	\$	2,000.00	\$	12,000.00
Site Lighting - Pole Lighting	Excluded. Refer to Wayfinding Designer						Excluded
Islands and Accent Lighting	Excluded. Refer to Public Artist						Excluded
Wayfinding Signage	Excluded. Refer to Wayfinding Designer						Excluded
Public Art	Excluded. Refer to Public Artist						Excluded

TOTAL FURNISHINGS \$ 218,200.00

#### SOFTSCAPE

Tree Plantings	6cm cal, B & B, excludes growing medium + mulch	30	EA	\$	530.00	\$	15,900.00
Shrub Plantings	Assumes #2 pot, excludes growing medium, 4 per sm	700	SM	\$	96.00	\$	67,200.00

#### GROWING MEDIUM AND MULCH

Growing Medium 0.45m Depth (Shrub Planting)		315	CM	\$	85.00	\$	26,775.00
Growing Medium 0.9m Depth (Tree Planting)		14	CM	\$	85.00	\$	1,147.50
Mulch @ tree and shrub planting	Composted organic mulch	730	SM	\$	50.00	\$	36,500.00

#### MISCELLANEOUS PLANTING ITEMS

Landscape Maintenance (1 Year)							Excluded
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#### IRRIGATION

Supply and Installation of Irrigation System	Assumes spray irrigation system, allows for water vault with reduced pressure backflow preventer and kiosk for the controller.	730	SM	\$	17.00	\$	12,410.00
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TOTAL SOFTSCAPE \$ 159,932.50

SUBTOTAL \$ 1,452,132.50

40% CONTINGENCY \$ 580,853.00

TOTAL \$ 2,032,985.50

#### NOTES:

This cost estimate is not intended to be a guaranteed maximum figure but rather represents an opinion of probable cost. The estimate does not include G.S.T.

#### EXCLUSIONS:

Structural Engineering works, Civil Engineering works, Electrical Engineering works, Mechanical Engineering works; Environmental works within the ESA

#### Level 5 Podium

Sub Category	Item	Comments	Quantity	Unit (Metric)	Unit Cost	Total
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#### HARDSCAPE

Paving Type 1	CIP Concrete w/ broom finish, sawcut joints	820	SM	\$	130.00	\$	106,600.00
Paving Type 2	CIP Colour Concrete Concrete w/ broom finish, sawcut joints	1010	SM	\$	180.00	\$	181,800.00
Bridge Structure	CIP Colour Concrete Concrete w/ broom finish, sawcut joints	1	allow	\$	50,000.00	\$	50,000.00
Stairways + Retaining walls	CIP Concrete Stairs + 200mm wide Retaining Wall (patios & planters)	1	allow	\$	435,550.00	\$	435,550.00
Timber Decking	150mm thk, including decking substructure	1065	SM	\$	750.00	\$	798,750.00
Aggregate for Roof Deck		1620	SM	\$	50.00	\$	81,000.00
Waterfeature - Lrg. Pool	Excluded. Refer to Fountain Mechanical						Excluded
Waterfeature - Sm. Pool	Excluded. Refer to Fountain Mechanical						Excluded

TOTAL HARDSCAPE \$ 1,653,700.00

#### FURNISHINGS

##### SITE FURNISHINGS

Tables & Chairs	Supply + install.	50	EA	\$	3,500.00	\$	175,000.00
Lounge Chairs	Supply + install.	25	EA	\$	1,200.00	\$	30,000.00
Bench	Supply + install.	10	EA	\$	2,200.00	\$	22,000.00
Games Tables	Supply + install.	3	EA	\$	3,500.00	\$	10,500.00
Trash and Recycling Bins	Supply + install.	6	EA	\$	2,000.00	\$	12,000.00
Weather Structure Lrg. Pool	Supply + install.	3	allow	\$	100,000.00	\$	300,000.00
Weather Structure Sm. Pool	Supply + install.	8	allow	\$	20,000.00	\$	160,000.00

TOTAL FURNISHINGS \$ 709,500.00

#### SOFTSCAPE

Tree Plantings	6cm cal, B & B, excludes growing medium + mulch	119	EA	\$	530.00	\$	63,070.00
Shrub Plantings	Assumes #2 pot, excludes growing medium, 4 per sm	1350	SM	\$	96.00	\$	129,600.00
Sod Lawn	Excludes growing medium	450	SM	\$	6.50	\$	2,925.00

#### GROWING MEDIUM AND MULCH

Growing Medium 0.15m Depth (Sod)		68	CM	\$	85.00	\$	5,775.00
Growing Medium 0.45m Depth (Shrub Planting)		608	CM	\$	85.00	\$	51,637.50
Growing Medium 0.9m Depth (Tree Planting)		54	CM	\$	85.00	\$	4,551.75
Mulch @ tree and shrub planting	Composted organic mulch	1469	SM	\$	50.00	\$	73,450.00

#### IRRIGATION

Supply and Installation of Irrigation System - Park Area	Assumes spray irrigation system, allows for water vault with reduced pressure backflow preventer and kiosk for the controller.	1469	SM	\$	17.00	\$	24,973.00
--	--	------	----	----	-------	----	-----------

TOTAL SOFTSCAPE \$ 355,944.75

SUBTOTAL \$ 2,719,144.75

40% CONTINGENCY \$ 1,087,657.90

TOTAL \$ 3,806,802.65

#### NOTES:

This cost estimate is not intended to be a guaranteed maximum figure but rather represents an opinion of probable cost. The estimate does not include G.S.T.


#### EXCLUSIONS:

Structural Engineering works, Civil Engineering works, Electrical Engineering works, Mechanical Engineering works; Environmental works within the ESA

SCHEDULE

This forms part of application

# DP210044 DVP210044



Kelowna  
COMMUNITY PLANNING

Planner Initials

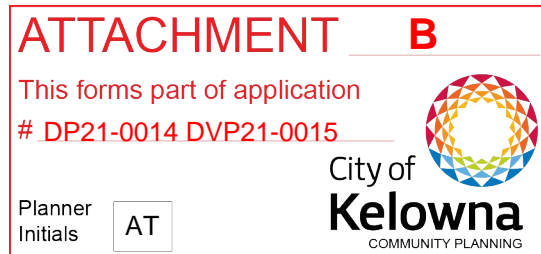
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**IBI GROUP**  
700–1285 West Pender Street  
Vancouver BC V6E 4B1 Canada  
tel 604 683 8797 fax 604 683 0492  
[ibigroup.com](http://ibigroup.com)

December 21, 2020

Mr. Aaron Thibeault  
Planner II  
City of Kelowna  
1435 Water Street  
Kelowna BC V1Y 1J4



Dear Mr. Thibeault:

**550 TRUSWELL RD – AQUA DEVELOPMENT DP**

We are pleased to submit our application for a Development Permit for 550 Truswell Rd. This permit application addresses the development a three-tower condominium resort community, including a boat storage building and commercial rental units. The tower complex will have ample amenities, both private and public, including a membership clubhouse & restaurant, watersports rental facility and infinity lakeside pool. The intent of this development project is to create a lakeside community built around the natural features of the area.

This proposed design is centered around the Aqua theme, but also recognizing and paying homage to the surrounding Okanagan region. The exterior palette of the building is a softer color mixture of white and grey, while using dark spandrel in areas to create depth and contrast for the exterior. Much of the features of these buildings will be curved, creating flow between each of the buildings and tying in the flow of the lake waves. The Okanagan Lake is a generous and beautiful body of water, enjoyed by many in the region. It was important for us to create a design that compliments the characteristics of the lake, but also celebrating it.

Aqua will house boats in the AMV Boathouse that people can rent and enjoy on the lake nearby. Much of the ground floor focuses on commercial units and public gathering spaces, with local coffee shops and boutique stores/local businesses to shop at. Our goal is to contribute to much of the area's growing tourism and resort culture.

Thank you for your time and review of this proposal. Please do not hesitate to contact us if you require and further information.

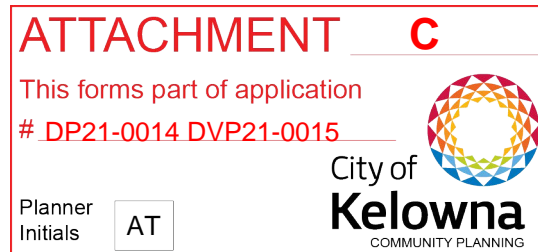
Regards,

Lauren Macaulay, Architect AIBC  
Director, Kelowna Office Lead

**Mary Lapointe, BComm, MBA**  
Community Relations & Public Consultation  
5078 Weiss Court, Kelowna, B.C. V1W 4L9  
250-826-7670 email: mary.lapointe@telus.net

April 19, 2021

City of Kelowna  
1435 Water Street  
Kelowna, B.C. V1Y 1J4  
Attention: Mr. Aaron Thibeault



Dear Mr. Thibeault:

**Re: Neighbourhood Consultation Activities for Applications DP 21-0014/DVP 21-0015 - Aqua Village**

This letter report summarizes the Mission Group's neighbourhood consultation activities in support of the Development Permit and Development Variance Permit Applications noted above.

**Background and Process Requirements**

In January, 2018, following an extensive consultation process (2016-17), a Development Permit (including variances) was issued for the Aqua Village project. In January, 2021, the Mission Group submitted a new DP/DVP application (renewal) to the City of Kelowna. The application contained several design updates to the original plan and one revision to the requested variances.

Over the past month, Mission Group has undertaken to conduct neighbourhood consultation pursuant to Policy 367 in support of the renewed application. In lieu of the in-person consultation that is not possible under current circumstances, Mission Group published and distributed an information booklet to area neighbours with options for providing direct feedback to the Aqua Development Planning Team and to the City of Kelowna.

**Meeting the Neighbourhood Consultation Requirements**

Specifically, to meet the City's neighbourhood consultation requirements, Mission Group has undertaken the following activities:

1. An 8-page project information 'booklet', a copy of which is attached to this report - containing details of the design updates and associated imagery, along with a summary of the proposed variances, a phasing plan, options for further information (project website) and options for providing feedback either to the applicant or to the City of Kelowna - was sent through Canada Post to all

properties in the neighbourhood within the zone indicated on the map below, **a total of 556 deliveries:**



**ATTACHMENT C**

This forms part of application  
# DP21-0014 DVP21-0015

Planner Initials AT


  
**City of Kelowna**  
COMMUNITY PLANNING

Figure 1 Aqua Village Brochure Distribution Zone

Houses	Apartments	Businesses	Total
357	158	41	556

- The 'booklet' was also emailed and/or hand-delivered to the Strata Council representatives/owners of properties situated in the immediate neighbourhood (all those on the west side of Lakeshore and north of Mission Creek, both within the 50-meter radius outlined below – the stipulated consultation zone - and beyond).



3. Mission Group developed an on-line virtual open house that included additional information and project imagery. The link to the online forum was included in the mailed-out brochure. **A total of 57 people viewed the online forum with a total 477 page views.**
4. Neighbours were asked to provide feedback within an eight-day period – from March 22<sup>nd</sup> through March 29<sup>th</sup>, 2021.

#### **Summary of Responses:**

**A total of 13 responses was received** to the request for feedback. The verbatim comments received by email and by letter are included in the attached Appendix. The Aqua Development Planning Team has responded to the all of the feedback and the questions that have been raised.

In summary, the neighbourhood consultation program for the Development Permit/Development Variance Permit applications stretched the two-week period, March 15th to March 29th. More than 550 neighbours were notified and provided with updated project information. Thirteen (13) distinct responses were received covering a variety of concerns including traffic and circulation on Lakeshore and within adjacent neighbourhoods, building height and setback variance requests and the timing for installation of public connections and waterfront amenities.

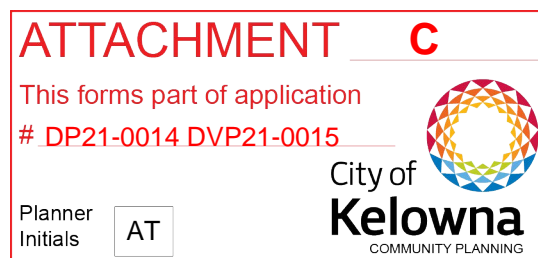
We are confident that the objectives for neighbourhood consultation that are contained within the City of Kelowna Policy 367, as they relate to this application, have been achieved.

We trust that this provides you with the information you need.

Best regards,

Mary Lapointe  
BComm, MBA

cc. Mr. Michael Bacon – Mission Group





# AQUA

WATERFRONT VILLAGE

## ATTACHMENT **C**

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# DP21-0014 DVP21-0015

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## Neighbourhood input opportunity

With Updated Project Information

INPUT PERIOD: MARCH 22 - 29, 2021



ATTACHMENT C

# A letter to our neighbours

This forms part of application  
# **DP21-0014 DVP21-0015**



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City of Kelowna  
COMMUNITY PLANNING

Dear Neighbour,

Thank you for taking the time to review this update, which we are providing to you in advance of the City's consideration of our application to **renew the Development Permit/Development Variance Permit** that was originally issued for Aqua in January of 2018.

## Background

In 2016-17, the Aqua Development Team engaged extensively with the community to create a comprehensive plan for the development of the 6.25 acre Aqua site in the Mission Creek neighbourhood. During that consultation process, which many of you participated in, the community provided valuable input into the development plan.

## Design Refinements & Opportunity to Provide Feedback

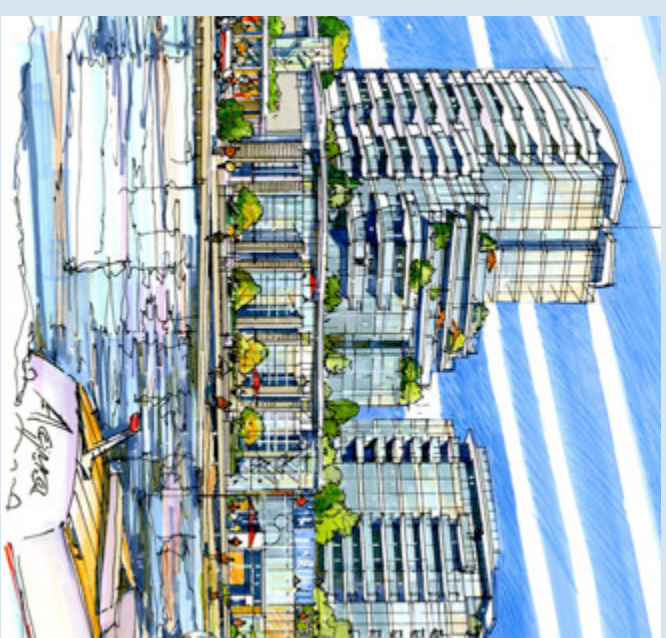
Over the past 3 years, as our team has continued to work on implementing the plan, we have also had the opportunity to update and refine certain elements of our design. We believe that the improvements (described in this brochure) further enhance Aqua's attractiveness, its relationship to the neighbourhood and its connectivity to the community as a whole. The current Development Permit renewal process provides an opportunity to secure approval for these changes.

With current restrictions on public meetings, a neighbourhood open-house is not possible and instead, we have created several alternatives to enable you to provide feedback. These options are listed in this brochure. Please note that we are seeking neighbourhood feedback on our application renewal **on or before March 29, 2021** and that all feedback will be provided to the City.

Mission Group is honoured to be a part of the development of this special neighbourhood. We believe that Aqua will bring signature architecture and vibrant public spaces to this world-class location, celebrating the lakeside experience and serving to reinforce the Capozzi/Truswell area as a hallmark lakefront location – a place that both residents and tourists alike can appreciate and enjoy. Thank you again for taking the time to consider this feedback request. For additional information on the plans, you are also invited to visit [ibiviz.com/canwest/kelowna/aqua/](http://ibiviz.com/canwest/kelowna/aqua/).

— Aqua Development Planning Team

# A dynamic waterfront destination



Aqua is the proposed waterfront community planned for development on a 6.25 acre property located in the Cook Road/Mission Creek neighbourhood of Kelowna. The project has been designed in alignment with the City of Kelowna's goals to create a vibrant node of mixed tourist and residential accommodations and uses in this unique waterfront location.

The vision for Aqua includes 325 residential units and a wide range of public amenities that will enhance the existing residential neighbourhood by clustering a critical mass of residential homes with local amenities that will add to the waterfront experience. The overall design features an openness to the water, a flowing landscape plan, public spaces, and places where people can sit, walk, reflect, gather, and celebrate.

# Application update

Since receiving the original Development Permit Approval in January, 2018, Mission Group has continued to evolve the design of Aqua, improving the level of design excellence. The details of those design improvements are included in this brochure and more information can be found at [ibiviz.com/canwest/kelowna/aqua/](http://ibiviz.com/canwest/kelowna/aqua/).

The Development Permit Application (renewal) also includes several variance requests. These include:

- A height variance on Residential Buildings (from a maximum allowable of 6 storeys and 22.0m to a maximum allowable of 13-17 storeys and 53.4m – unchanged since last approval).
- A variance to the required parking for Phase 1 from 251 stalls to 233 stalls. This shortage will be made up in Phases 2 and 3 of the project.
- A height variance on the Boat Storage Building from a maximum allowable of 6.0m to a maximum allowable of 18.5m.
- A reduction in the front yard setback from 6.0m to 0.0m (Cook Road) for commercial/retail units.
- A reduction in the side yard setback from a flanking street from 4.5m to 0.0m (Truswell Road) for commercial/retail units.





# Design updates

Several elements of the Aqua Village plan – both in the building and the landscape – have been redesigned to further enhance the experience of the project in this unique lakefront neighbourhood.

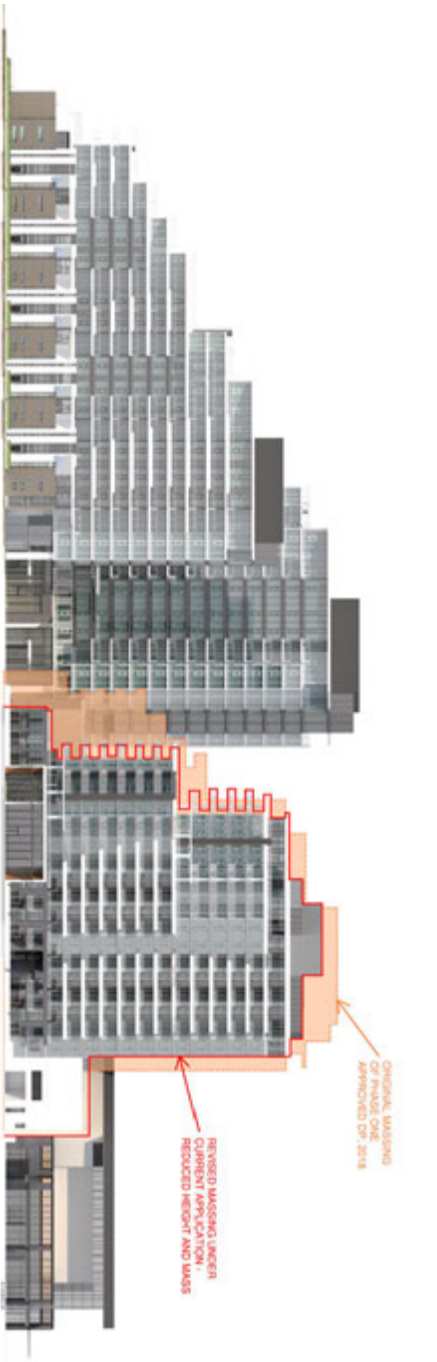


## Phase 1 Residential Building & The Aqua Boat Club Building:

The refined design for the Phase 1 residential building creates a slimmer building profile, more open view corridors around the tower portion of the building, a stronger main floor interface and an improved pedestrian realm.

Integration of the four-storey building into the podium provides a seamless transition between structures while additional attention has been given to detailing the architectural expression (all buildings) to further refine the scale of the project.

**New, full height glazing** on the south-east portion of Aqua Boat Club Building and opening garage doors will now 'invite' the public into the unique Aqua Boat Club operation and re-designed landscaping will provide additional gathering, seating, and public plaza spaces here and throughout the entire public realm at Aqua Village.



Cook Road and Truswell Road form the primary entrances to Aqua and both will be animated and active streetscapes. The addition of storefront retail and residential uses (coffee shop, townhomes) brings new activity and animation to these frontages and an improved interface with the neighbourhood.

Additional bicycle storage/parking areas, non-motorized boat storage, a fitness facility and an owner's fireside amenity lounge – all at street level – will now animate this important project entrance. An enriched landscape palette and redesigned retail units will also enhance the ground floor experience for both neighbours and visitors.



The Aqua Boat Clubhouse Building Design has been re-envisioned as an extension of the boat loading areas and will include easier access to the new municipal public washrooms. A landscaped roof terrace has been added to the Boat Clubhouse and this, along with a sequence of active and passive green roofs, minimizes the visual impact of the project on neighbouring properties.



**More Connectivity & a Sense of Place:**  
A strong focus on the public realm is a key component of the refined Aqua plan. Dedicated public areas and pathways have been created in response to public input and the updated proposal increases area connectivity through further linkages and more pedestrian gathering spaces. Pedestrian connections are cohesive, with a focus on enhanced landscaping, landmark elements and new access points that will further expand waterfront access.



**Public Plaza (at Capozzi & Truswell):**  
The Porte Cochere and Public Plaza has been further design-developed to include more ground floor amenities. Aqua will become a key biking destination in the Lower Mission and bike parking for each building now complies with the new City of Kelowna bicycle storage parking requirements. Kayak, paddleboard, and non-motorized boat storage has been incorporated along with the additional bike storage areas (in all buildings). These uses, located within the Port Cochere entrance, create a "Resort Club" experience and activate the internal courtyard. Enhanced landscape elements elevate the entrance experience, creating a grand sense of arrival.



## Connectivity - Transportation & Infrastructure Improvements:

In addition to the enhanced pedestrian and bicycle infrastructure, the **ATTACHMENT C** company this plan and which support improved connectivity include:

**This is a sample of an application** sidewalk, adjacent street trees  
# **DPP21-0014 DVP21-0015**

- Cook Road extension providing **City of Kelowna** access and egress for the neighbourhood, as well as adding to the pedestrian and **Planner Kelowna** Initials **ATW** COMMUNITY PLANNING
- Improved truck, trailer, and vehicle parking with additional landscaping on an improved City Boat Launch Parking Lot



# Phasing plan

Work has already begun on the reconfiguration of Cook Road, public parking and boat launch upgrades. Following the issuance of a new Development Permit, Aqua will be created in three phases over an expected 5-7 year build-out.



## PHASE I:

1. Construction of Building 1 on Truswell Road including townhomes and portion of related parkade with entrance off Truswell Road
2. Retail along Truswell and Cook Roads
3. 'Interim' Waterfront Boardwalk
4. Aqua Marine Valet Facility, Launch Area and Pier or Groyne (pending outcome of City's Long Term Foreshore Strategy
5. Pedestrian Entrance to waterfront via Cook Road "Marine Alley"

## PHASE II:

1. Building II (northeast waterfront) including portion of related parkade

## PHASE III:

1. Building III (southwest waterfront) including waterfront townhomes and remaining parkade
2. 'Final' Waterfront Boardwalk "Waterfront Promenade"
3. Pedestrian Path along the southwest property line "Mews"
4. Completed (inner courtyard) Porte Cochere

ATTACHMENT C

This forms part of application # DP21-0014 DVP21-0015

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# Looking for additional information?

For additional project information and images, including the opportunity to provide feedback, please visit our online open house at [ibiviz.com/canwest/kelowna/aqua/](http://ibiviz.com/canwest/kelowna/aqua/) or scan the QR Code below.

# Tell us what you think

Please provide feedback on or before March 29, 2021.

Provide comments and questions on the design updates and proposed variances via the online open house portal at [ibiviz.com/canwest/kelowna/aqua/](http://ibiviz.com/canwest/kelowna/aqua/) (or by scanning the QR Code), directly to us at [MLapointe@missiongroup.ca](mailto:MLapointe@missiongroup.ca), or by mail to

Mission Group – Aqua Feedback  
10th Floor  
1000-1631 Dickson Avenue  
Kelowna, BC  
V1Y 0B5

All feedback that we receive will be submitted to the City of Kelowna Planning Department in conjunction with the Development Permit/Development Variance Application prior to Council consideration.

The City of Kelowna File Manager for this application is Aaron Thibeault and can be contacted directly at [AThibeault@kelowna.ca](mailto:AThibeault@kelowna.ca).

**For marketing and sales information, please visit:**  
[LiveOnLakeTime.com](http://LiveOnLakeTime.com)

For quick access to your online open house portal, please scan the QR Code.





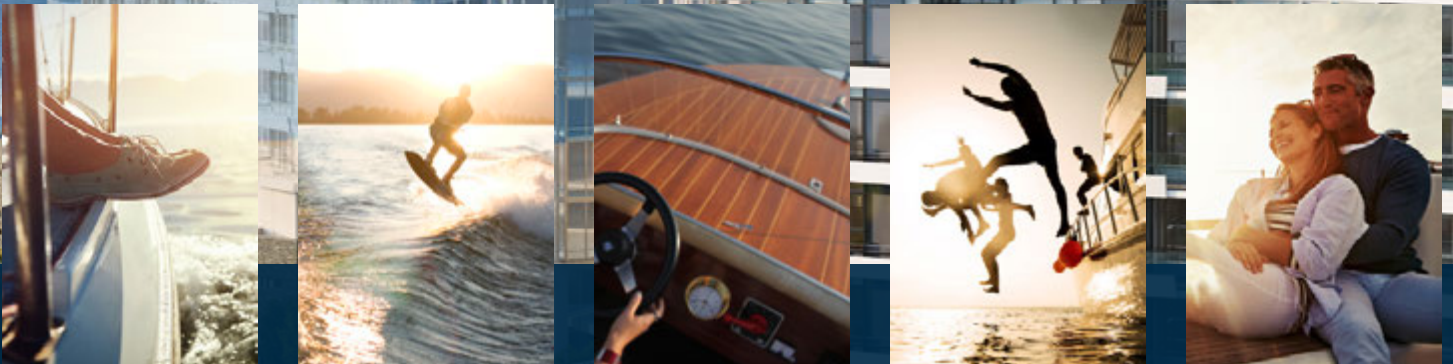
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# DP21-0014 DVP21-0015

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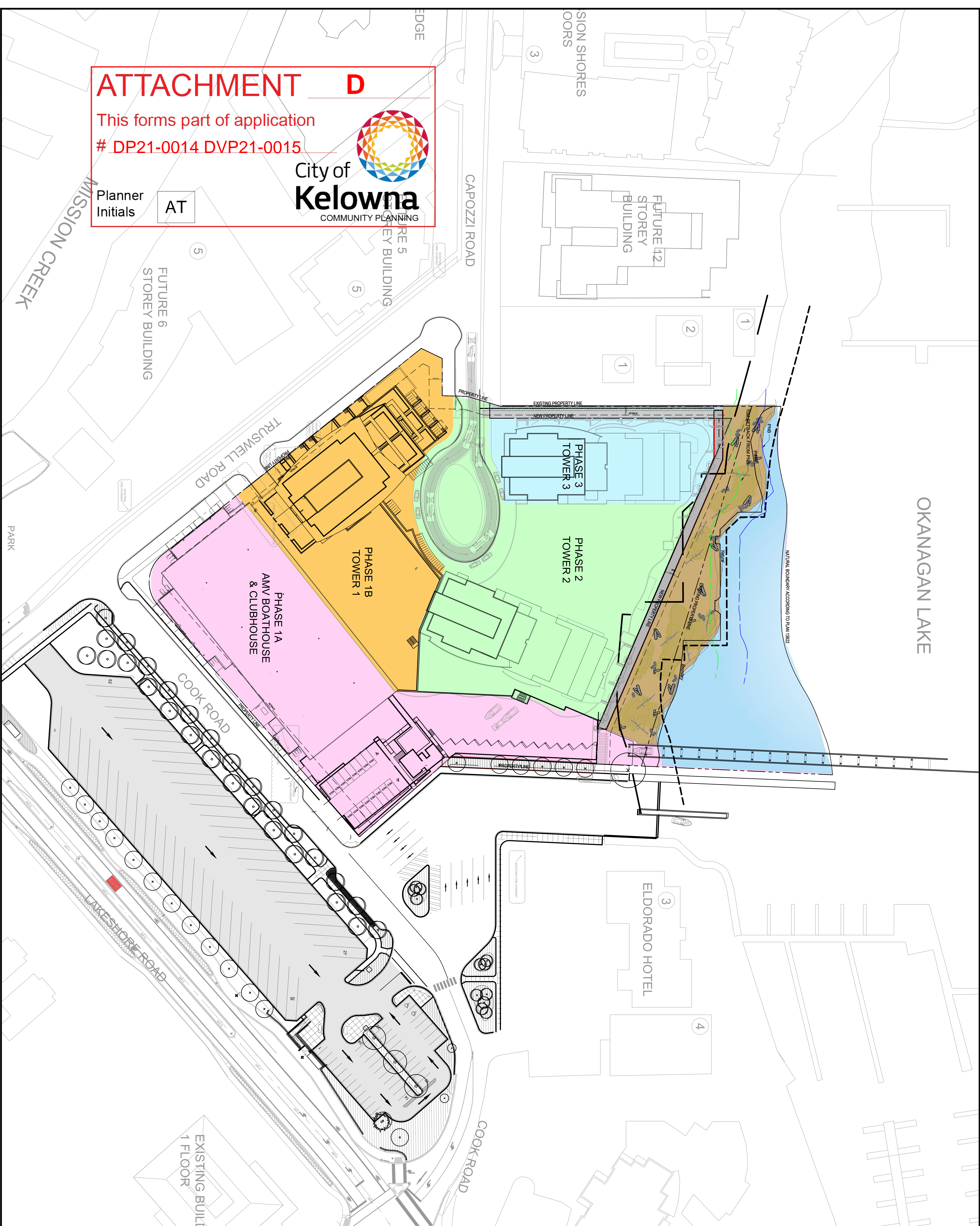


# Live on lake time

For purchaser information please register at [LiveOnLakeTime.com](https://LiveOnLakeTime.com)



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This forms part of application # <b>DP21-0014 DVP21-0015</b>	
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<div><div>City of <b>Kelowna</b> COMMUNITY PLANNING</div><div></div></div>	

[illegible]



CS2P-180318-01 - 3D Architectural rendering for the proposed development at 1200 Lakeshore Drive, Kelowna, BC. The rendering shows the proposed development in relation to the surrounding context, including the existing building and the surrounding landscape. The rendering is intended to provide a visual representation of the proposed development for the purpose of the application.

REVISIONS	NO.	DATE	DESCRIPTION

REVISIONS	NO.	DATE	DESCRIPTION



2 VIEW FROM LAKESHORE DRIVE LOOKING NORTH

SCALE: 1/8" = 1'-0"



1 VIEW FROM TRUSWELL, LOOKING EAST

SCALE: 1/8" = 1'-0"



3 VIEW FROM LAUNCH, LOOKING WEST

SCALE: 1/8" = 1'-0"



5 Retail

SCALE: 1/8" = 1'-0"

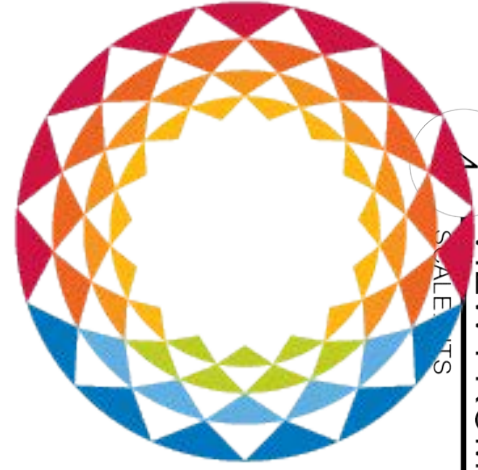
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# DP21-0014 DVP21-0015

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**Kelowna**  
COMMUNITY PLANNING



VIEW FROM LAKE, LOOKING SOUTH

PROJECT TITLE	PROJECT NO.	30814
DRAWN BY	USER	
CHECKED BY	QV	
SCALE	N/A	
DATE	2020-01-09	
SHEET TITLE	MASSING	
SHEET NUMBER	A012	REV

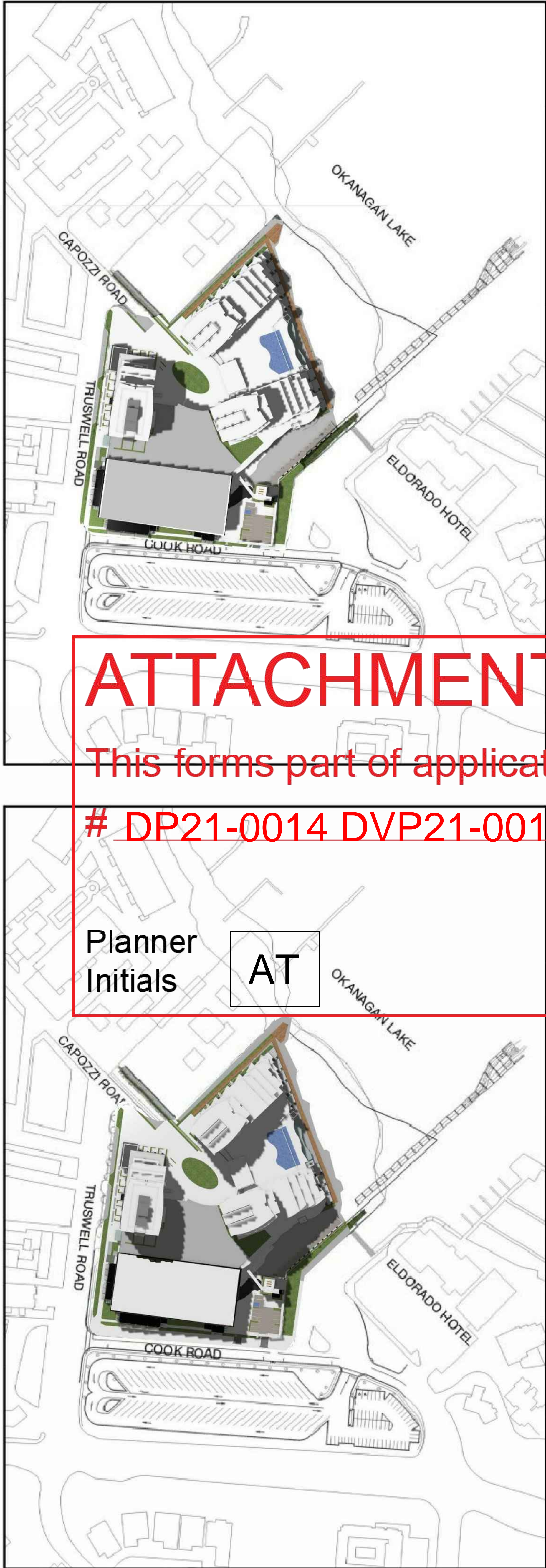


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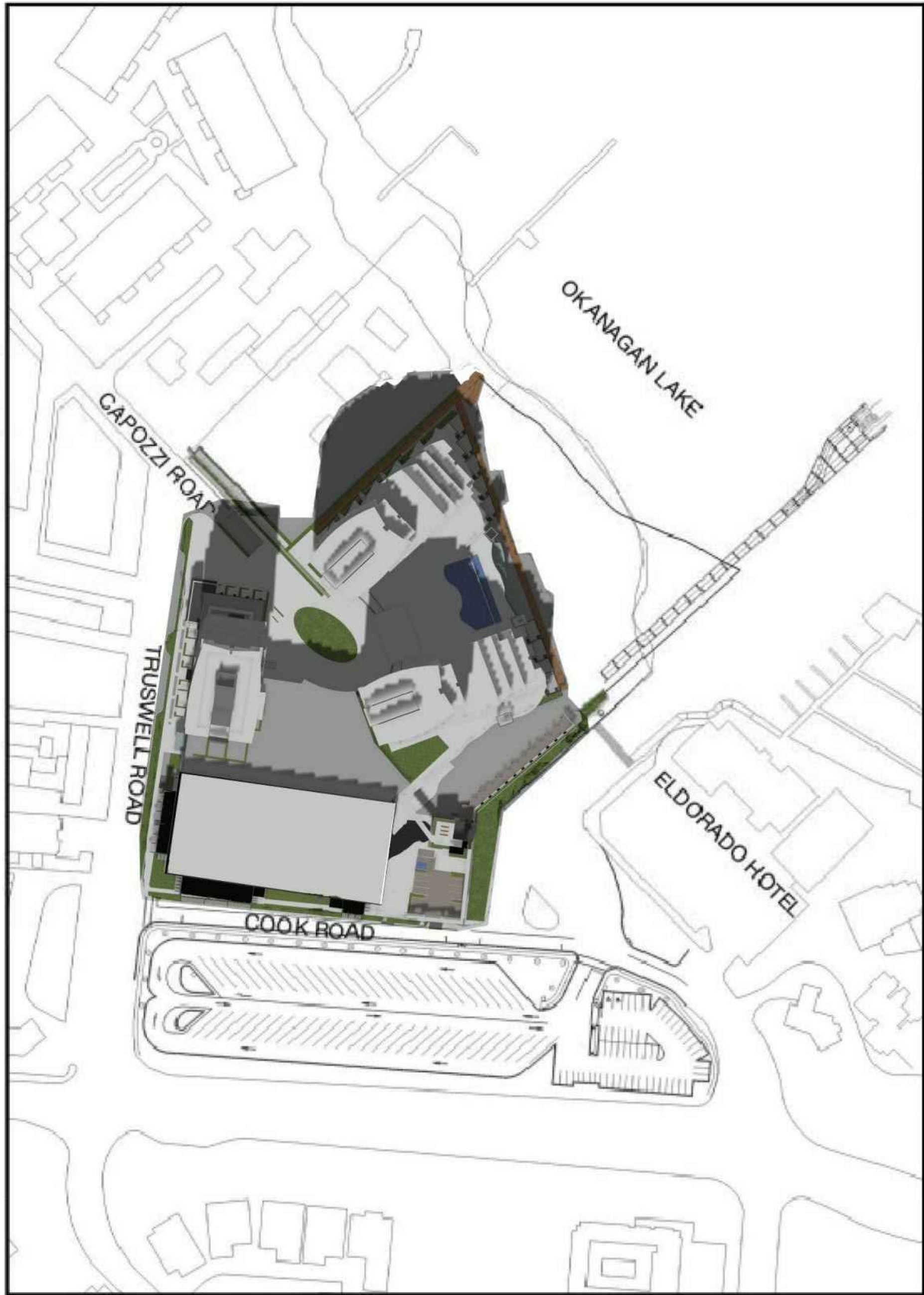
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2021-12-21	AK	1.96
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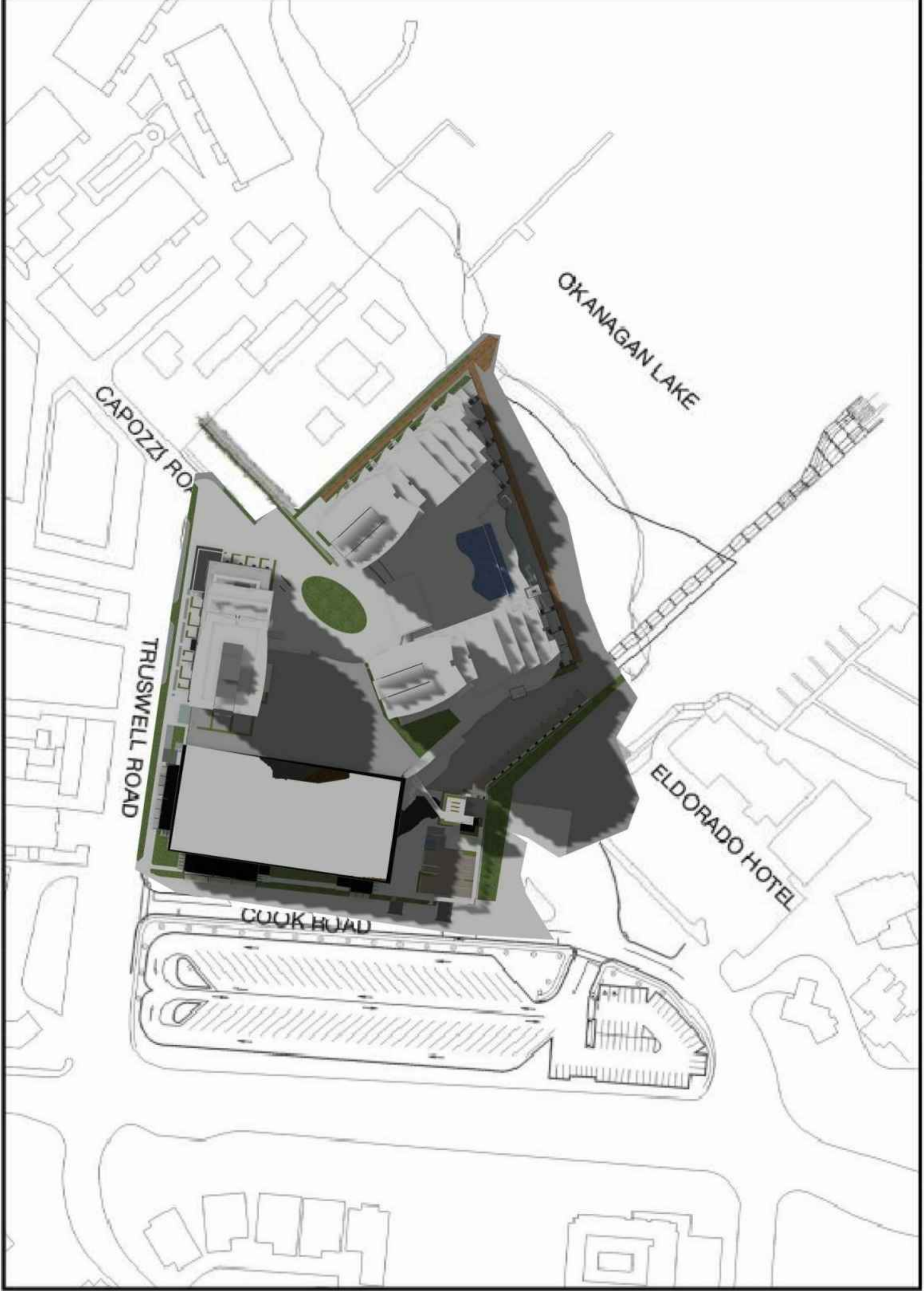
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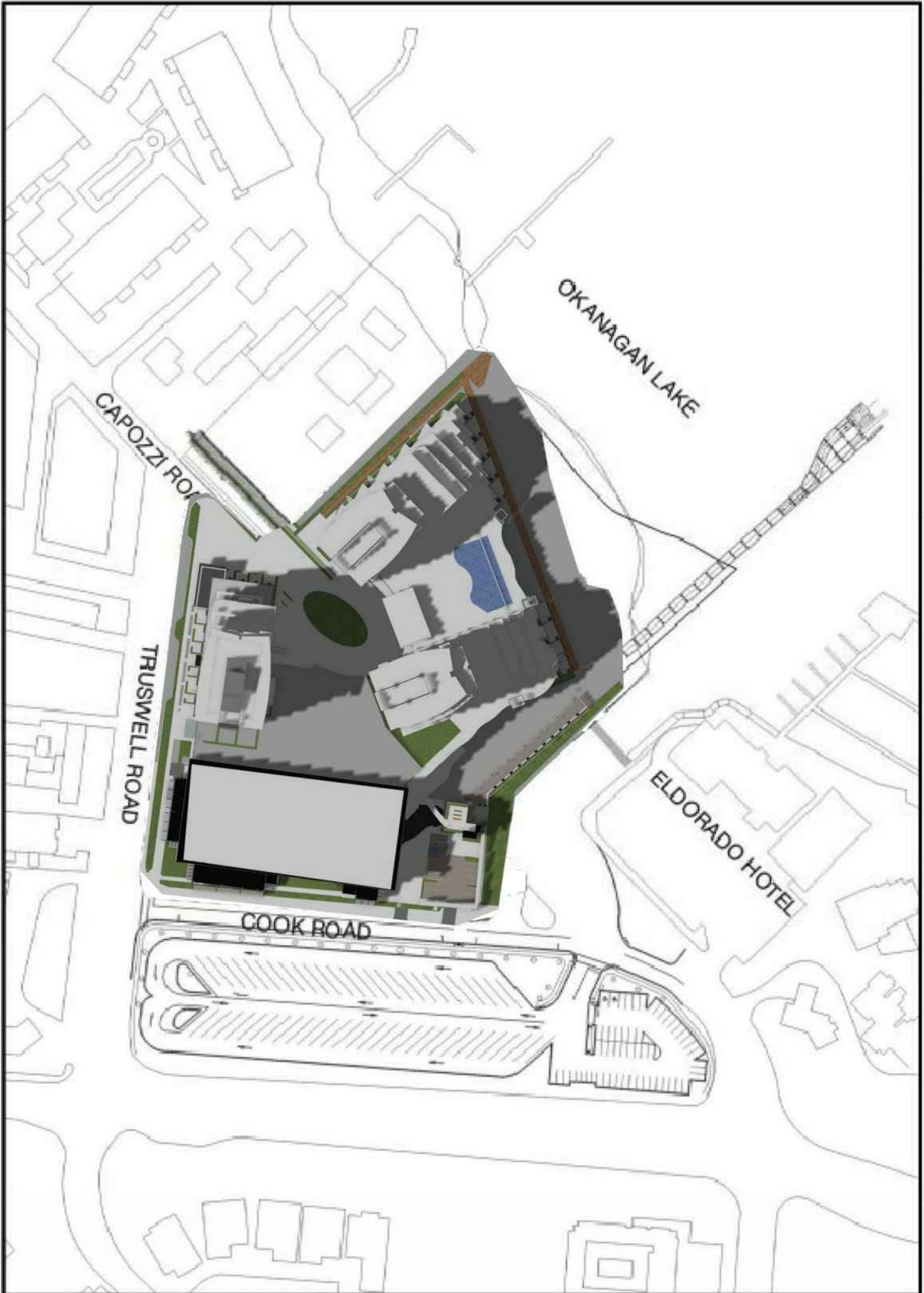
Summer Solstice (DST) 15:30 pm



Summer Solstice (DST) 9:30 am



Vernal Equinox (DST) 15:30 pm



Vernal Equinox (DST) 12:30 pm



Vernal Equinox (DST) 9:30 am

# ATTACHMENT F

This forms part of application

# DP21-0014 DVP21-0015

Planner  
Initials

AT



City of  
**Kelowna**  
COMMUNITY PLANNING