

**MCMC Developmenta Ltd.
955 Manhattan Drive
Development Permit**



Jack Brow Park

Flintoft Ave

Site

955 Manhattan Drive

One Water Street -
Presentation Center

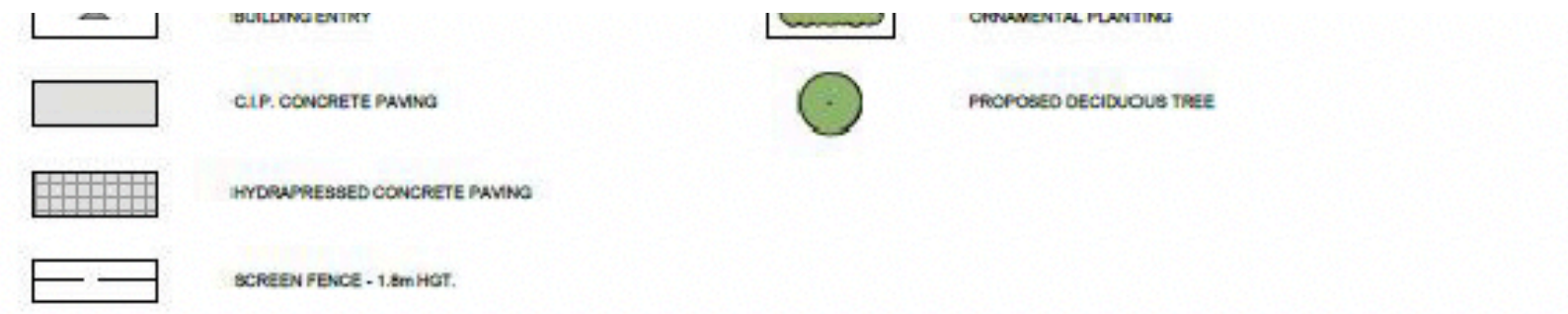
Manhattan Dr

Shri Krishna Holdings

Sunset Dr

Waterscapes Skye Tc

Google



NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
TREES				
<i>Acer glabrum</i>	AMUR MAPLE	50mm CAL.	B&B	8.00m x 4.00m
<i>Betula platyphylla 'Fargo'</i>	DAKOTA PINNACLE BIRCH	50mm CAL.	B&B	8.00m x 2.00m
<i>Fraxinus pennsylvanica 'Rugby'</i>	PRAIRIE SPIRE GREEN ASH	50mm CAL.	B&B	12.00m x 7.00m
GRASSES / PERENNIALS / SHRUBS				
<i>Acer circinatum 'Pacific Fire'</i>	PACIFIC FIRE VINE MAPLE	#10	POTTED	4.00m x 3.00m
<i>Calamagrostis acutiflora 'Karl Foerster'</i>	FOERSTER'S FEATHER REED GRASS	#02	POTTED	1.50m x 0.75m
<i>Cornus stolonifera 'Famosa'</i>	ARCTIC FIRE DOGWOOD	#02	POTTED	1.20m x 1.20m
<i>Festuca glauca 'Elijah Blue'</i>	ELIJAH BLUE FESCUE	#02	POTTED	0.30m x 0.30m
<i>Pinus mugo 'Carsten's Wintergold'</i>	CARSTEN'S WINTERGOLD MUGO PINE	#02	POTTED	0.60m x 0.60m









cornice



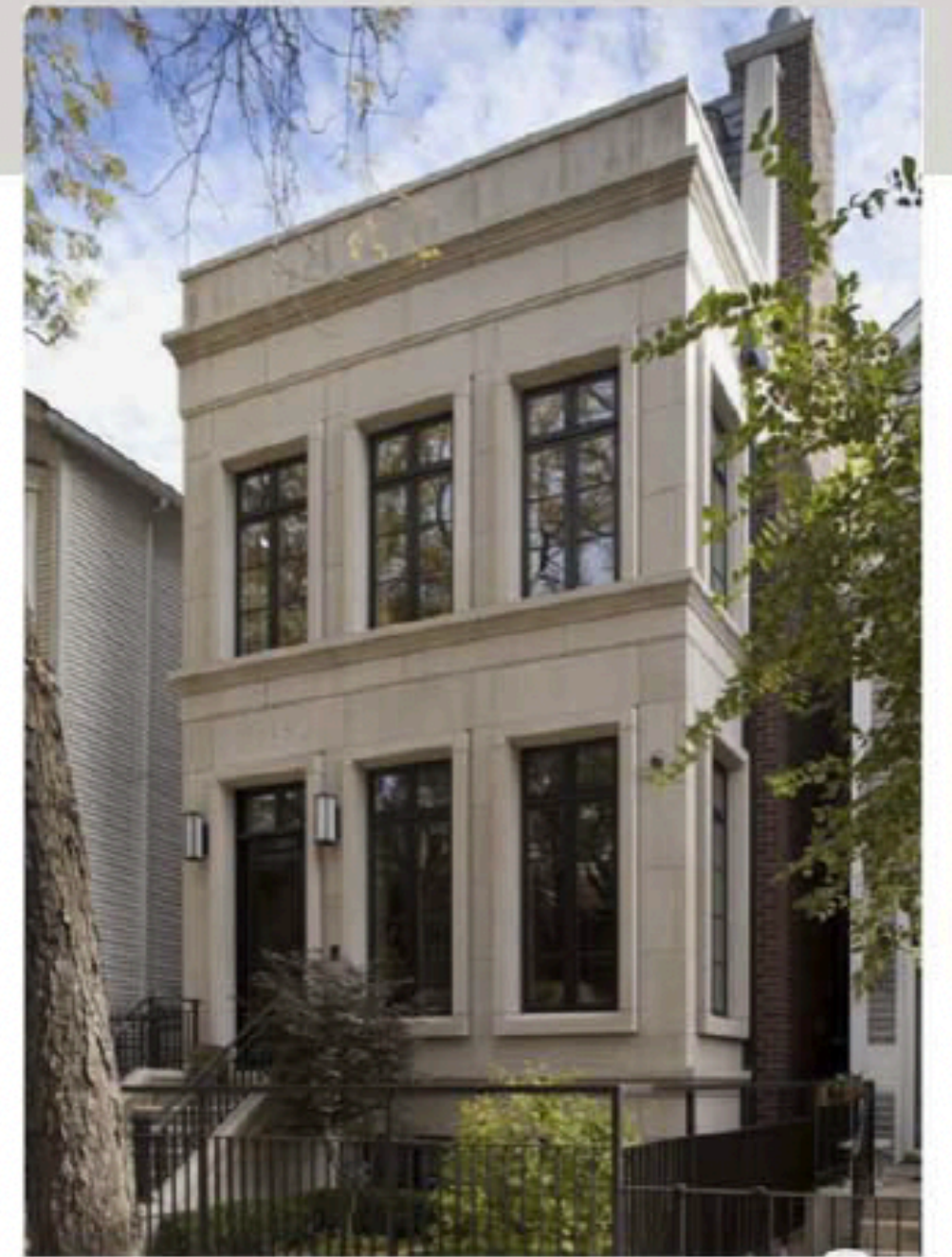
Stucco - Maison Blanche SW7526



Board-formed Concrete



black window/door frame



DVP-2

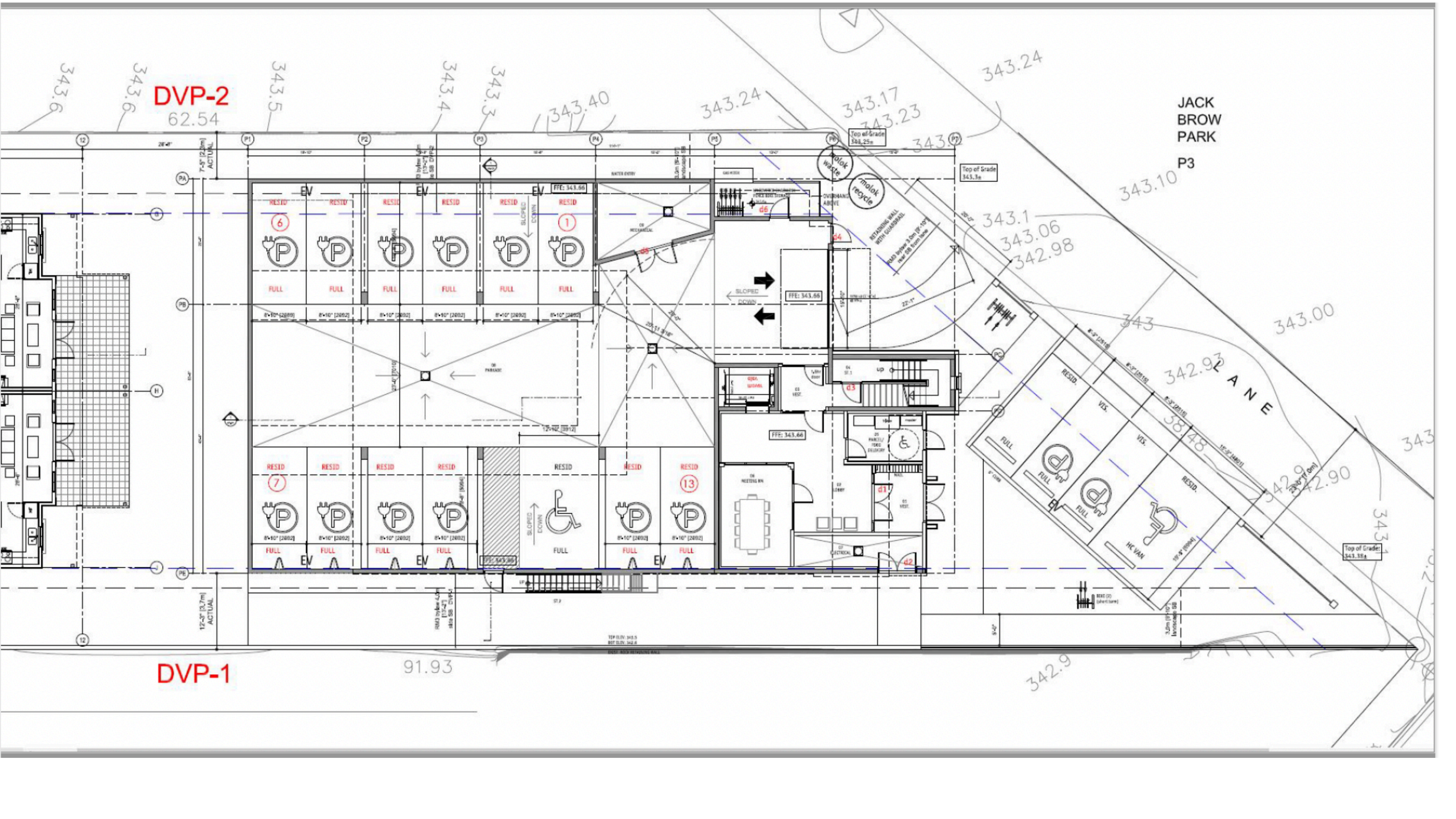
62.54

JACK BROW PARK

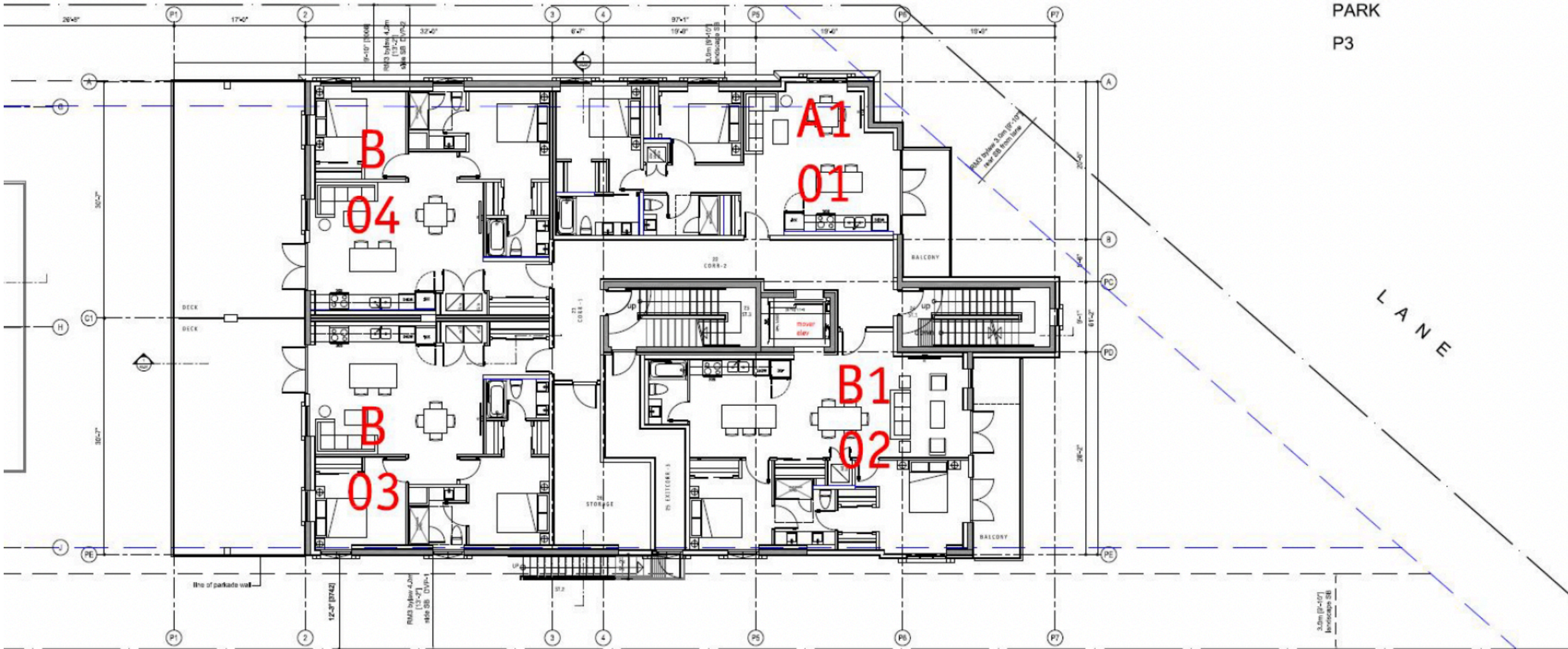
P3

DVP-1

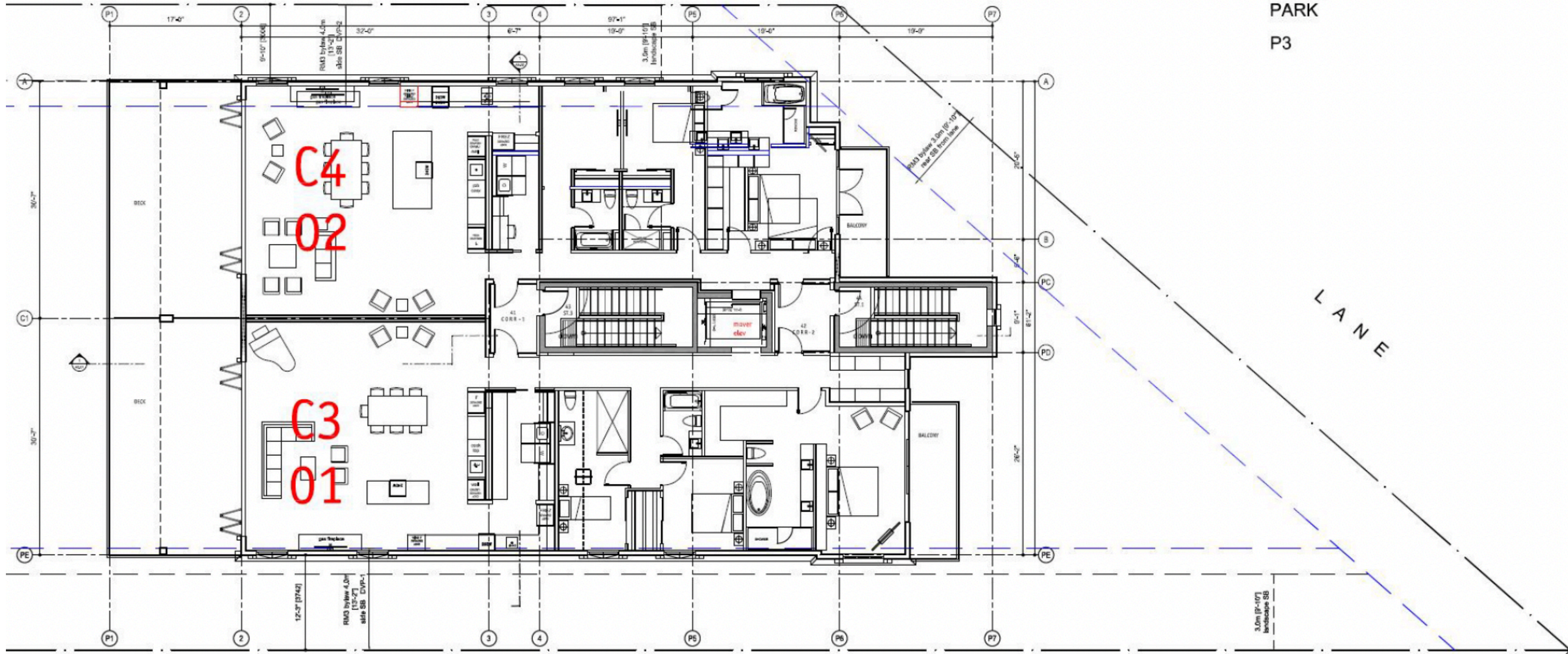
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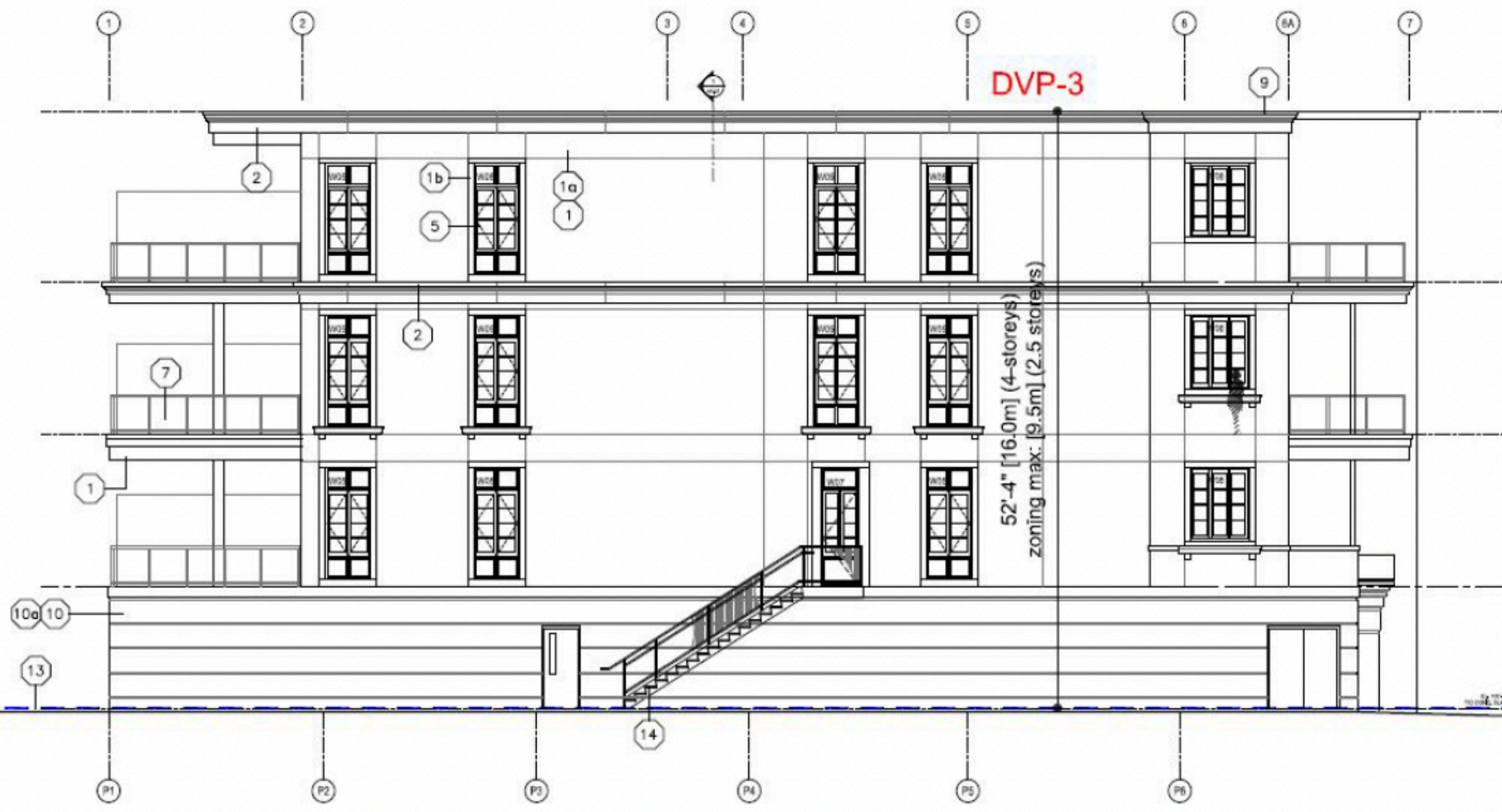
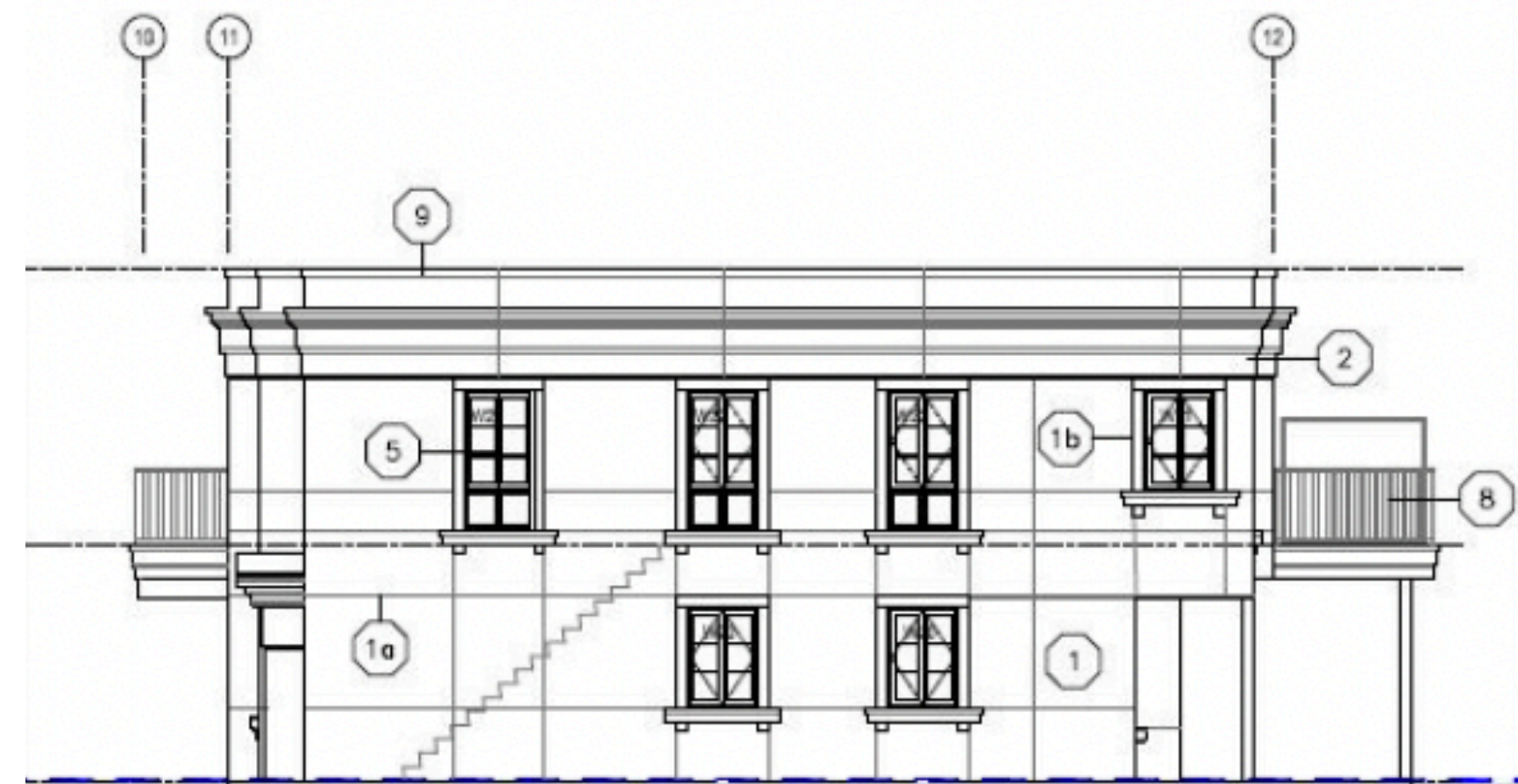


JACK
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PARK
P3

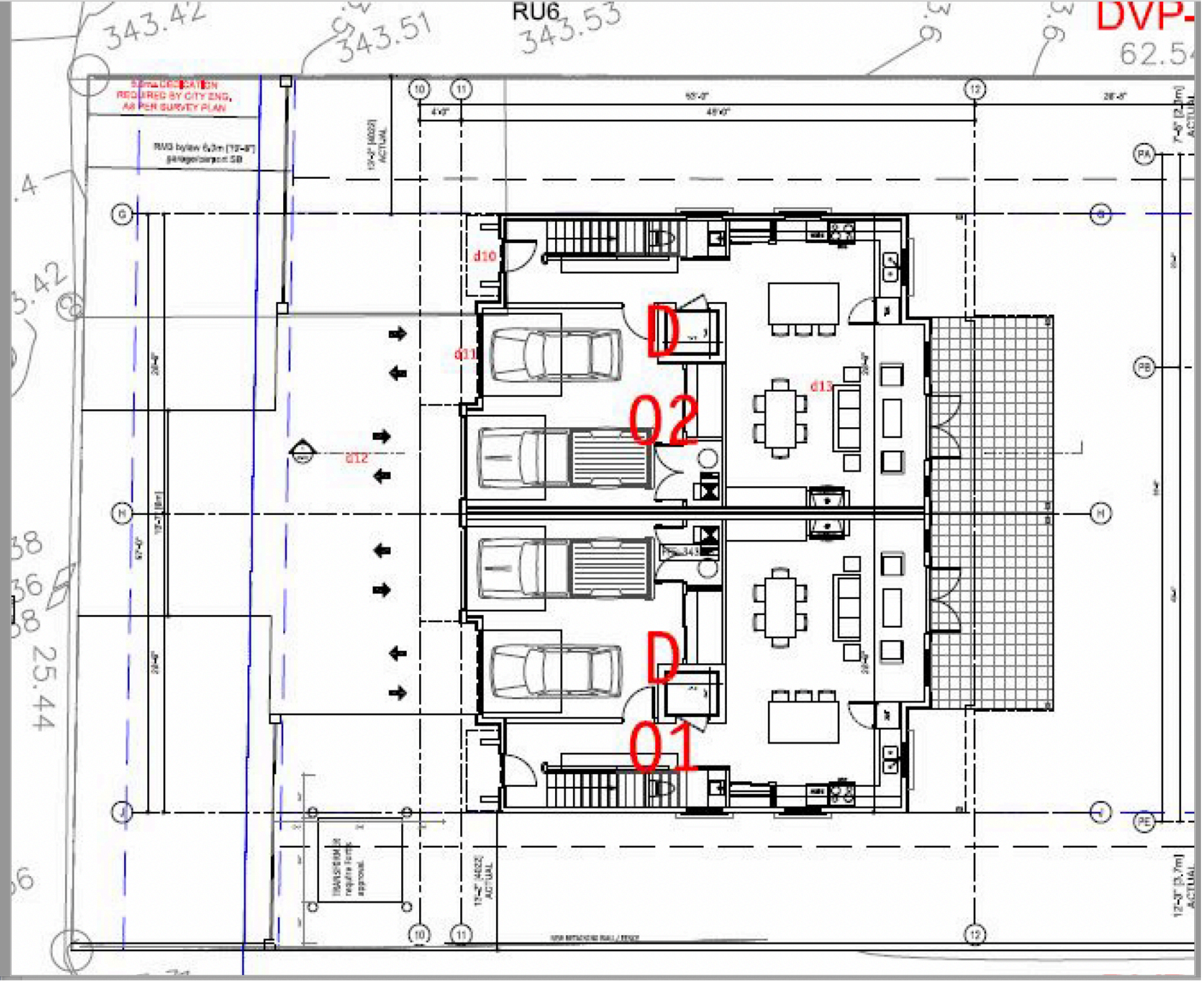


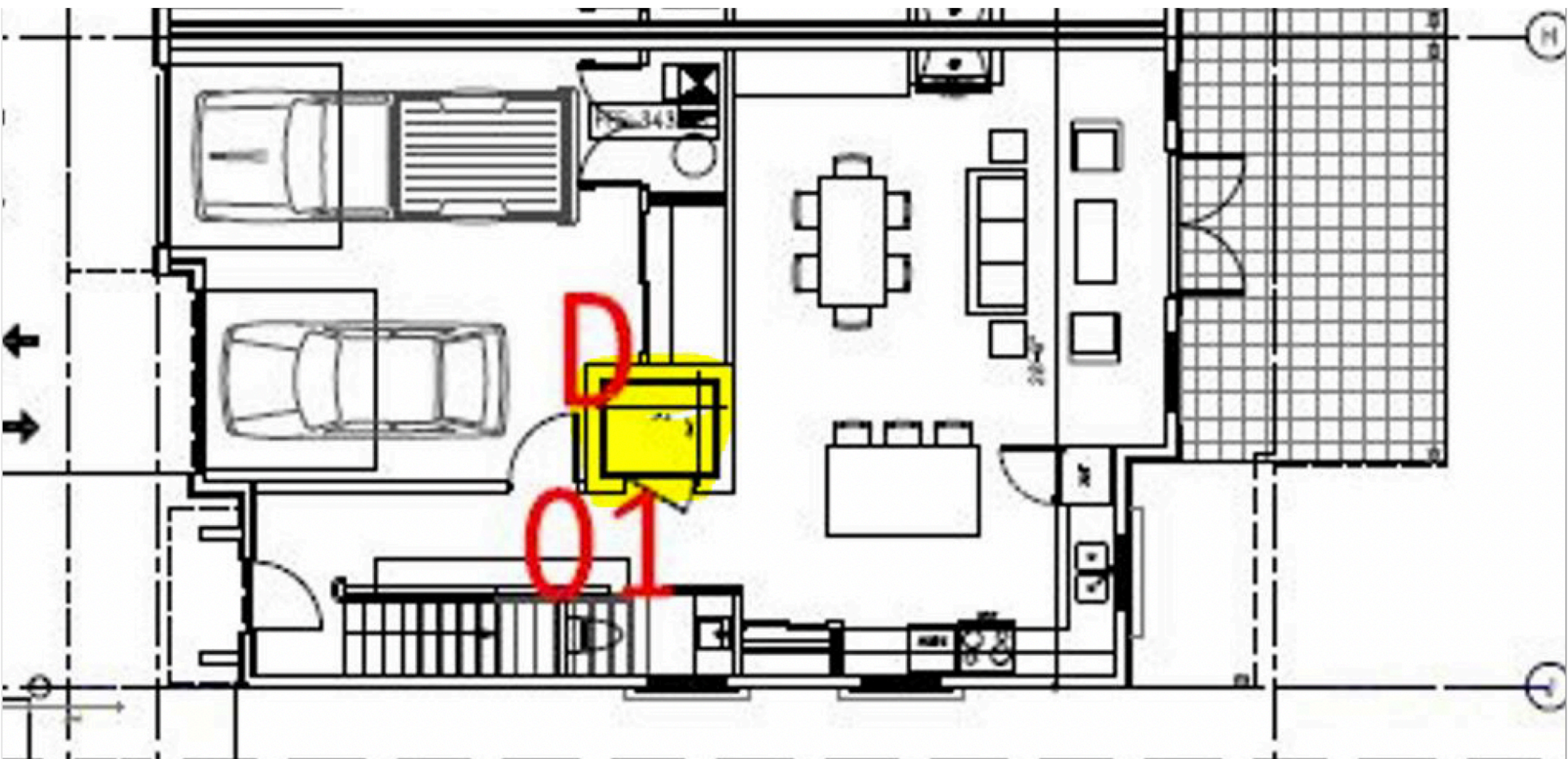
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PARK
P3











Imagine a Building Designed for All

- The current designs for Kelowna's housing stock is overwhelmingly for able bodied people. Then we expect those with disabilities to renovate a new or existing building to fit their needs at considerable additional costs to them and or provincial governments. This makes no sense.
- We have designed a building that is "FOR ALL" at no additional costs per square foot.
- Our design gives access for able bodied and persons with disabilities as well as extending our ability to age in place. Through smart design we may influence future designs to follow, by creating buildings "For All".

Design and Construction

- The project shall be designed and constructed in an environmentally, socially and economically responsible manner. MCMI encourages the exploration of options that ensure the best outcome for each project and provide innovative solutions that respond to MCMI's aspirations for accessible, sustainable design and construction.

Changes to our design

- We heard from some of our neighbours and Council that height was an issue.
- We have reduced the building from 5 stories to 4 stories.



m+m a

955 Manhattan Drive

Nov.16.2020



m+m a

955 Manhattan Drive

October 10,2021

Parking On Site

- We also heard that on street parking and traffic volume was an issue on Manhattan Drive.
- We have provided 21 on site parking stalls, 17 parking stalls accessed from Guy St and 4 parking stalls that serve the two townhouses from Manhattan Drive. There is no street parking required by our proposed development.
- 2 full size Handicap stalls. 15 full size parking stalls that would allow for rear ramp entry vehicles.

Design Initiatives

- Remove all barriers for example, curbs to decks, thresholds, curb-less showers, wider hallways, 3.0' wide doors, additional backing in walls for grab bars if required, to name but a few.
- We have reduced energy consumption. By increasing the floor to ceiling heights from eight feet to twelve feet. This allows us to increase the height of the exterior windows, which provides natural day lighting deep into the floor plans. This simple initiative will dramatically reduce the daily consumption of electricity.
- We are also planning on Photo Voltaic Array on the roof. To generate electricity required to operate the building.

Design Initiatives

- Electric Vehicle plugins for all parking stalls.
- We are also planning a Central Heating Plant, In-slab Heating.
- Concrete super structure for thermal massing to reduce energy consumption and be a non-combustible structure that also is a safety improvement for all occupants.
- Meet or exceed BC Energy Step Code.
- In slab snow melt system for driveway and pathways.
- Building systems were designed to reduce energy consumption while careful consideration of life cycle costs.
- Landscape has been designed to minimize water consumption
- All of these initiatives are being driven by our energy modelling consultant

BC Energy Step Code Step 4

- The project shall comply with BC Energy Step Code Step 4, in order to meet this target, the Facility shall be designed to reduce energy demand and maximize occupant health and comfort while ensuring that the form and character goals are met.
- The BC Energy Step Code focuses on the envelope which results in a building that has a reduced heating and cooling demand. The BC Energy Step Code also focuses on the reduction of the annual energy use and reduces the electricity and natural gas used by the building in a year and in the building's operational lifespan. This all results in a total reduction in the peak demand and annual energy use for the life of building and contributes to the long-term sustainable operation of the building. This building is intended to contribute in a positive way to MCMI's commitment to sustainable practices.

Excerpts from Imagine Kelowna

- We try to balance the needs of everybody in our decision making. We recognize that inclusivity and diversity make us a stronger and more innovative community.
- We have identified the need to develop a healthy and resilient housing system with the following key characteristics: diversity of form and tenure, affordability and accessibility, and inclusiveness and coordination. We are also taking steps to identify and implement the wide range of supports our community's most vulnerable need to access and maintain housing that meets their unique needs.

Imagine Kelowna

- Build healthy neighbourhoods for all.
- Goal: Foster resident-driven solutions.
- We unleash our community's hidden talents to solve the tough challenges of the future.
- Goal: Build healthy neighbourhoods that support a variety of households, income levels and life stages.
- Everyone in our community should be able to find stable and appropriate housing.
- MCMI believes that we have made great strides towards achieving the goals of Staff and Councils vision for a more inclusive Kelowna.
- Thank you. We are available for Q & A

