

# #2339 HIGHWAY 97N, KELOWNA, BC



Peterson

loci





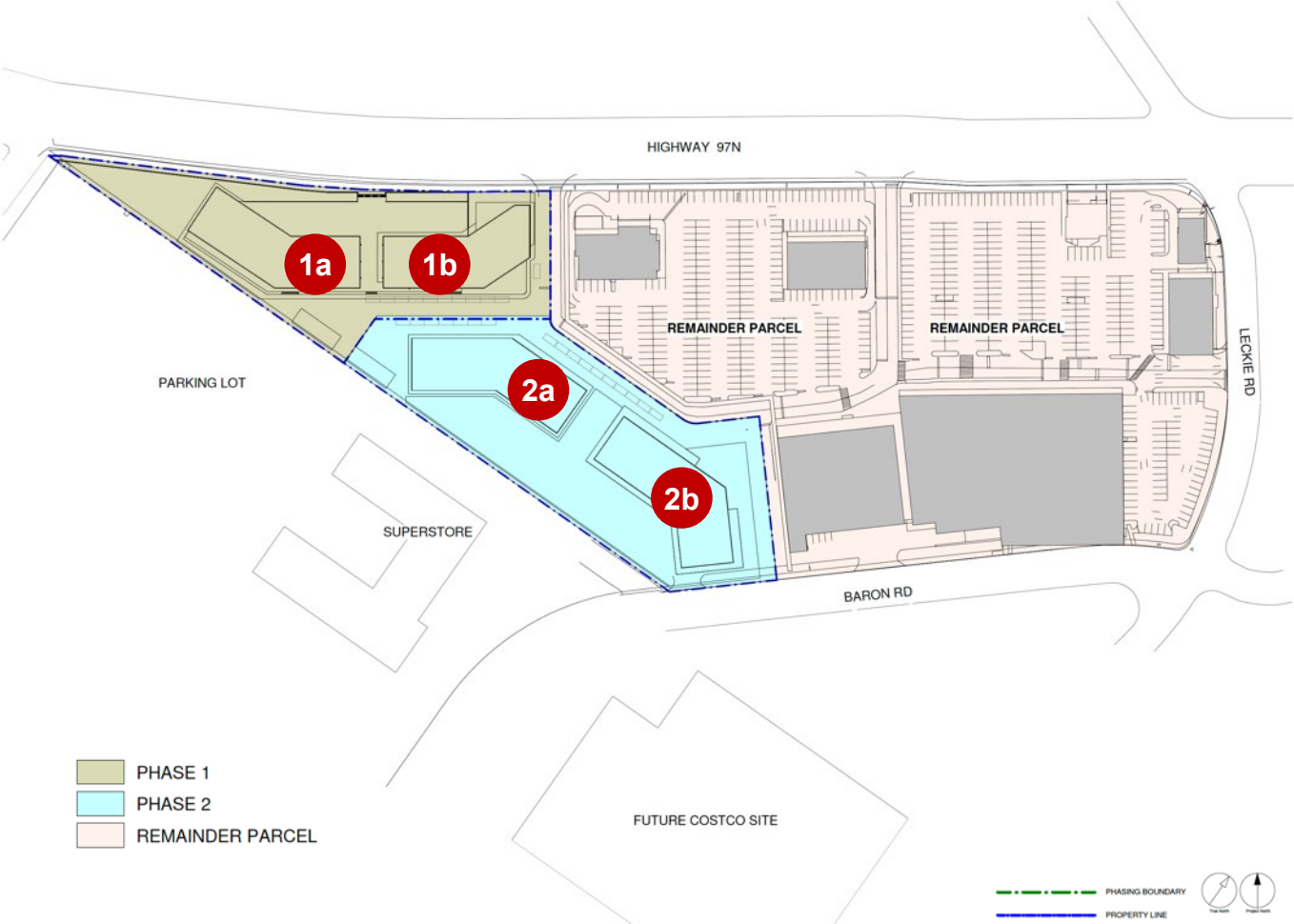
# Current Condition







# Phasing Plan



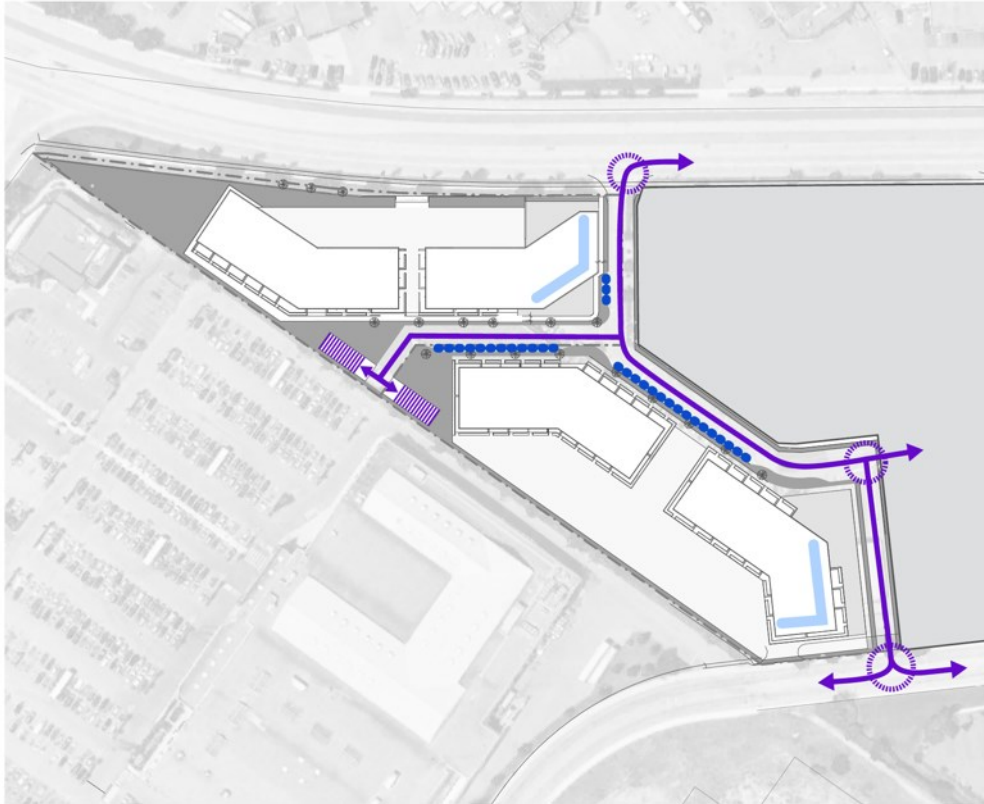


# Site Plan

The redevelopment will see the replacement of 11 suburban retail units and a large surface parking lot into four six-storey apartment buildings with a mixture of unit types, feature retail and extensive outdoor amenities.

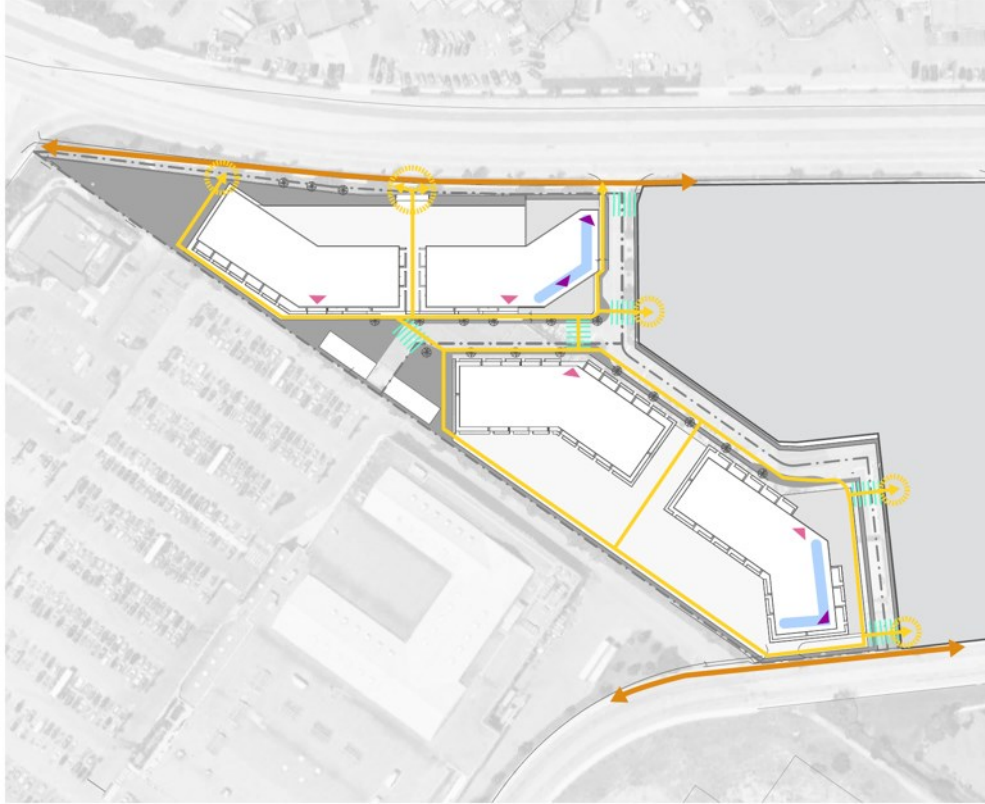


# Site Circulation



VEHICULAR CIRCULATION PLAN

- Street Parking
- Proposed Vehicle Circulation
- ▨▨▨▨▨ Ramp to Underground Parking
- Retail Frontage
- ⊙ Vehicle Access Point



PEDESTRIAN CIRCULATION PLAN

- Proposed Pedestrian Circulation
- Existing Sidewalk
- ▨▨▨▨▨ Proposed Crosswalk
- Retail Frontage
- ⊙ Pedestrian Access Point
- ▲ Residential Lobby Entry (approximate)
- ▼ Retail Entry (approximate)



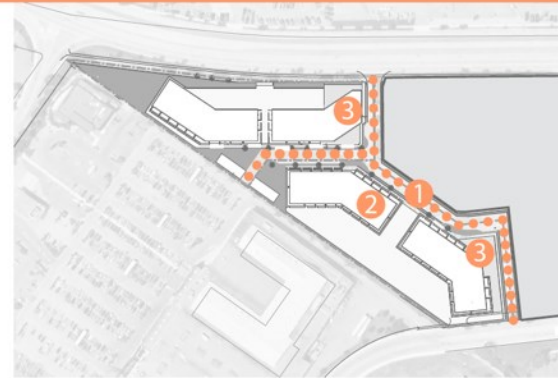
# Development Permit Variance

Variance for 14.4.6 (e)  
to reduce commercial  
frontage on Highway  
97N from 90% to 16.3%

## Animate Internal Street

**High-quality residential boulevard connects north-south across the site.**

- 1 Landscape improvements and tree rows to create a boulevard feel along the internal street.
- 2 Townhouses lining the quiet internal street introduce doorways for activity and eyes on the street.
- 3 Retail and retail plazas at the south and north corners anchoring the street.



## Open Space

**Public and semi-public soft and hardscaped outdoor spaces.**

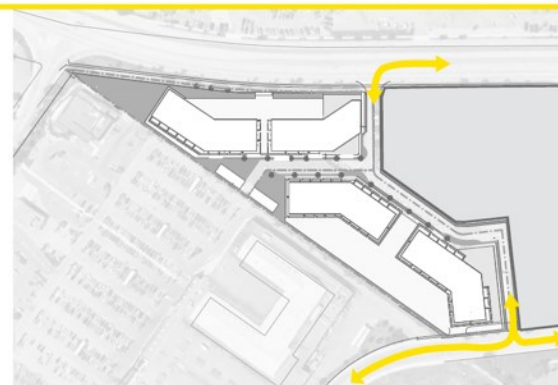
- Semi-public amenity decks.
- Public retail anchor space
- Public pocket parks
- ~ Landscaped privacy and noise buffer along edges



## Convenient Access from Surrounding Streets

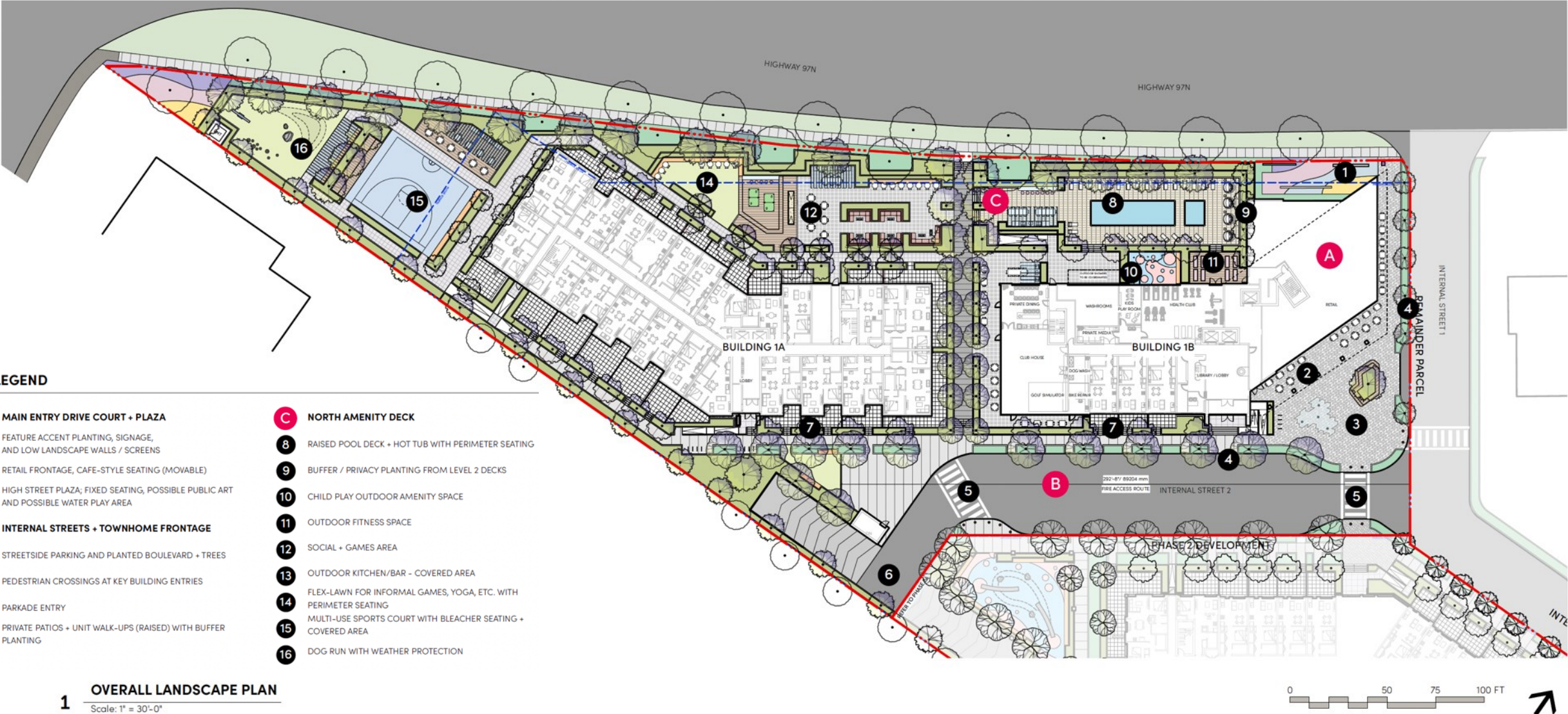
**Safe, welcoming, convenient access points on the north and south sides of the site.**

Minimal curb cuts to the surrounding streets for consolidated, safe and convenient access into the site from the Okanagan Highway to the north and Baron Road to the south. This north-south connection creates a finer grained urban block





# Phase 1 Site Plan





# Phase 1 Renderings





# Phase 2 Site Plan



## KEY LEGEND

- A

BARON ROAD ENTRY DRIVE + PLAZA
- 1

GATHERING NODE WITH FEATURE PAVING, SEATING, POSSIBLE PUBLIC ART
- 2

COMMERCIAL RETAIL FRONTAGE - SHADE TREES + SEATING
- 3

NEW TREE-LINED INTERNAL ROAD
- B

INTERNAL STREETS + BUILDING FRONTAGE
- 4

COMMERCIAL RETAIL FRONTAGE - SHADE TREES + SEATING
- 5

STREETSIDE PARKING AND PLANTED BOULEVARD + TREES
- 6

PEDESTRIAN CROSSINGS AT KEY BUILDING ENTRIES
- 7

PARKADE ENTRY
- 8

PRIVATE PATIOS + UNIT WALK-UPS (RAISED) WITH BUFFER PLANTING
- C

POCKET PARK + PLAYGROUND (PUBLIC ACCESS)
- 9

PIP RUBBER SURFACE + PLAY EQUIPMENT (5-12 YEARS OLD) WITH SEATING + SHADE CANOPY
- 10

MULTI-USE PUBLIC PATH (7'-0" WIDE)
- D

SOUTH AMENITY DECK
- 11

SOCIAL AREA WITH OUTDOOR LOUNGE AREAS
- 12

GAMES AREA - BOCCIE, PING PONG, ETC.
- 13

RAISED POOL DECK + HOT TUB WITH PERIMETER SEATING
- 14

OUTDOOR KITCHEN/BAR - COVERED AREA
- 15

STAIRS + RAMP

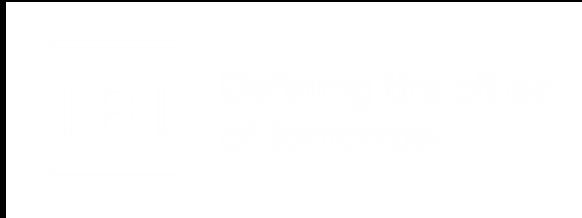


## Phase 2 Renderings





# Thank You!



## FOLLOW US

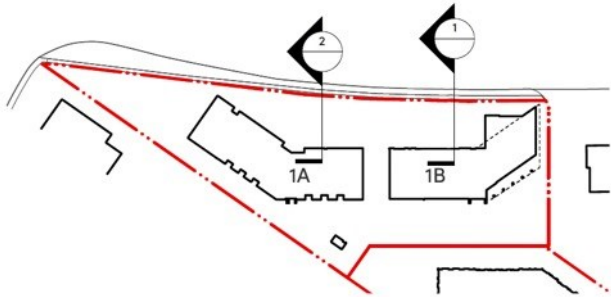


## KEY CONTACT

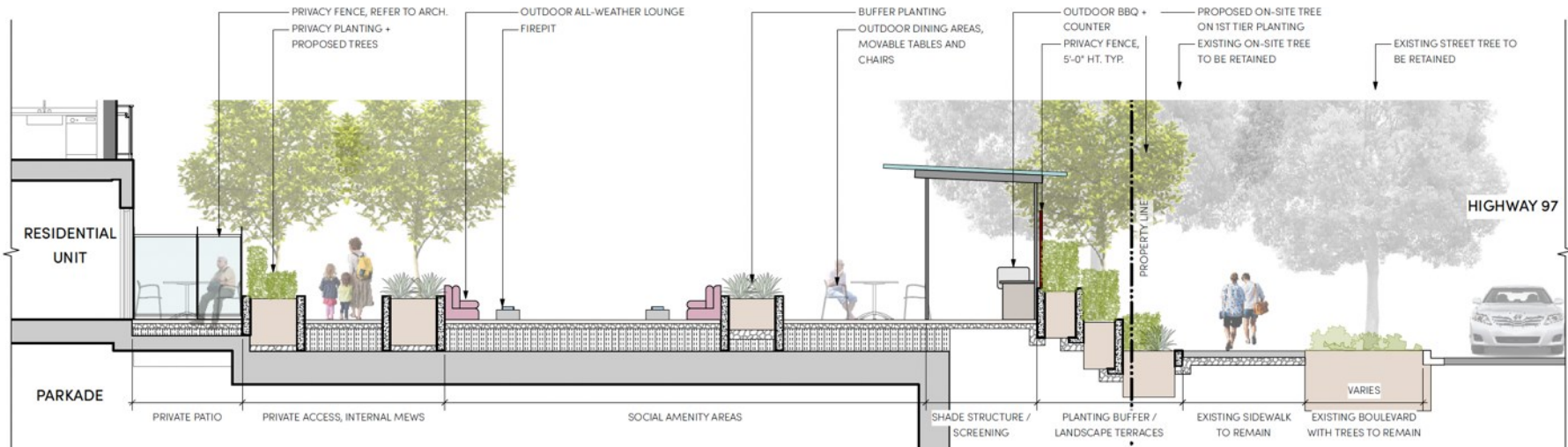
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# Highway Interface / Cross Sections



1. Building 1B North Perimeter – Looking West



2. Building 1A North Perimeter – Looking West