



HERO RENDERING FROM PARK

| REVISIONS NO. | DATE | DESCRIPTION |
|---------------|---------------|-----------------------------------|
| 1 | NOV. 04, 2022 | ISSUE FOR 40% DESIGN DEVELOPMENT |
| 2 | NOV. 18, 2022 | ISSUE FOR 90% DESIGN DEVELOPMENT |
| 3 | NOV. 25, 2022 | ISSUE FOR 100% DESIGN DEVELOPMENT |
| 4 | JAN. 06, 2023 | ISSUE FOR CLIENT REVIEW |
| 5 | FEB. 17, 2023 | ISSUE FOR VE REVIEW |
| 6 | MAR. 02, 2023 | DP RESUBMISSION |
| 7 | MAR. 10, 2023 | DD RESUBMISSION |
| 8 | MAY. 25, 2023 | DP RESUBMISSION |

3061 ABBOTT ST,
 KELOWNA BC

HERO RENDERING FROM
 PARK

DATE 5/26/2023 5:09:37 PM
 DRAWN BY Author
 CHECKED BY Checker
 SCALE
 JOB NUMBER 22003

A-0.45



CONTEXT AERIAL RENDERING FACING NORTH

DESIGN RATIONALE

Site Context

This 37,797 sq. ft. site is located on the north-east corner of the intersection between Abbott Street and Cedar Avenue. Current zoning designation is RU1, with the prescribed building design adhering to the new UC5 Guidelines. The neighbourhood is currently characterized by an eclectic mix of single-family residential buildings to the north and south, and larger mixed-use buildings to the east along the Pandosy Street commercial corridor.

The existing lots to the west will be consolidated into a new community park, providing valuable new lakeside amenities for the neighbourhood. The site has two street side frontages, and one lane side frontage which allows for excellent peripheral site activation, and convenient servicing from the lane. The intent is to reinforce the retail integrity along Cedar Avenue at street level, while developing high quality livable ground-oriented residential units along Abbott Street, and within the stacked residential levels above.

UC5 Guidelines

The proposed development is situated within the South Pandosy Urban Centre, and careful consideration has been given to the guidelines outlined in the UC5 Draft Zoning Bylaw, complying with recommended height, setbacks, and density requirements as prescribed in the policy. The proposal is aligned with the guidelines intention for providing appropriately scaled density along Abbott Street, creating a continuation of active commercial frontage at grade along Cedar Avenue.

The programmatic arrangement for the site helps meet the primary key objectives of the guidelines; ensuring that the predominant residential uses are oriented towards the new park, maximising opportunities for view exposure, and south and west natural light. Collectively, the compact building program and physical massing have been carefully arranged to provide a dynamic contribution to what will become a vibrant sector of South Pandosy.

Overview

The proposal seeks to develop a stacked 6-storey building comprising of residential townhouses and commercial uses on the ground floor wrapping around a level of raised parking. Above this, there will be five levels of residential units in an L-shaped configuration flanking along the north and east property lines. The building will be serviced by two levels of parking (lower and upper) accessed directly from the lane, accommodating secured vehicular parking, bicycle parking, and service rooms. There will be a row of surface visitor parking along the edge of the lane to the north, with convenient access to the main residential lobby. The CRU spaces on the ground floor all front onto Cedar Avenue, a more commercially friendly precinct that connects to Pandosy Street. The building massing has been weighted to the east and north sides of the site so as not to overbear the park frontage along Abbott Street, and to allow for an open outdoor amenity space at Level 2 with excellent south-west sun exposure.

The residential entry is accessed off the Abbott Street side, providing clear visual identity away from the commercial frontage. In addition to the three townhouses on the ground floor level, there are five residential levels above, housing a total of 87 residential units within the development as a whole, comprising of studios, one-bedroom units, two-bedroom units, and larger three-bedroom units.

The building benefits from an abundance of amenity space, centrally located on Level 2. Two internal amenity spaces are supplemented by a large contiguous outdoor amenity space benefiting from excellent exposure to views and natural light. The collective amenity spaces provide a valuable extension of useable space for the building's residents, particularly for those living in smaller units.

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3061 ABBOTT ST,
 KELOWNA BC

CONTEXT AERIAL
 RENDERING FACING
 NORTH, DESIGN
 RATIONALE

DATE 5/26/2023 4:55:47 PM
 DRAWN BY Author
 CHECKED BY Checker
 SCALE
 JOB NUMBER 22003

A-0.46

SCHEDULE B

This forms part of application
DP22-0211



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **TA**



gbl ARCHITECTS INC.
300-224 WEST 8TH AVENUE VANCOUVER, BC CANADA V6Y 1N5 TEL: 604.736.1154 FAX: 604.731.5279

MISSION GROUP DEVELOPMENT
LANDMARK SQ. 10TH FLOOR
1000-1631 DESSON AVENUE
KELOWNA, BC
V1Y 0S5
T: 250.448.8810

NOTES

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3061 ABBOTT ST,
KELOWNA BC

MATERIAL BOARD

DATE: 5/26/2023 4:56:20 PM
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/4" = 1'-0"
JOB NUMBER: 22003

A-0.50



MATERIALS

- 1 CLEAR PUNCHED WINDOWS
- 2 CHARCOAL ALUMINUM FRAMES (POWDER COATED)
- 3 BRICK VENEER - CHARCOAL
- 4 BRICK TEXTURE - CHARCOAL
- 5 RESERVED
- 6 TINTED GLASS PRIVACY SCREEN
- 7 CEMENTITIOUS PANEL - WHITE
- 8 CEMENTITIOUS PANEL - CHARCOAL GREY
- 9 FAUX WOOD METAL PANEL
- 10 ARCHITECTURAL CONCRETE
- 11 BLACK METAL PICKET SCREEN (MECH ENCLOSURE)
- 12 METAL / GLASS CANOPY - CHARCOAL FRAME W/ FRITTED GLAZING
- 13 SIGNAGE OPTIONS (REFER TO SIGNAGE LEGEND ELEVATION SHEETS)
- 14 MEDIUM GREY POWDER COATED ALU. FRAME
- 15 OPAQUE PANEL

SUSTAINABILITY MEASURES

- 1 HIGHLY INSULATED PUNCHED FACADES
- 2 HORIZONTAL SHADING ON SOUTH + WEST FACADE
- 3 STORMWATER MANAGEMENT LANDSCAPING
- 4 CROSS-VENTILATED UNITS
- 5 NATURAL LIGHT AND VENTILATION INTO STAIRS

BIRD FRIENDLY MEASURES

- 1 TEXTURED BUILDING FACADE
- 2 INCREASED VEGETATIVE HABITAT
- 3 LOW LEVEL ARTIFICIAL LIGHTING



W ELEVATION - WEST
 1/8" = 1'-0"



S ELEVATION - SOUTH
 1/8" = 1'-0"

MATERIALS

- 1 CLEAR PUNCHED WINDOWS
- 2 CHARCOAL ALUMINUM FRAMES (POWDER COATED)
- 3 CHARCOAL BRICK
- 4 CHARCOAL TEXTURED BRICK
- 5 RESERVED
- 6 PRIVACY SCREEN
- 7 CEMENTITIOUS PANEL - WHITE
- 8 CEMENTITIOUS PANEL - CHARCOAL GREY
- 9 FAUX WOOD METAL PANEL
- 10 ARCHITECTURAL CONCRETE
- 11 CHARCOAL PICKET SCREEN (MESH ENCLOSURE)
- 12 METAL / GLASS CANOPY - CHARCOAL FRAME W/ FRITTED GLAZING
- 13 SIGNAGE
- 14 MEDIUM GREY POWDER COATED ALU. FRAME
- 15 OPAQUE PANEL

SUSTAINABILITY MEASURES

- 1 HIGHLY INSULATED PUNCHED FACADES
- 2 HORIZONTAL SHADING ON SOUTH + WEST FACADE
- 3 STORMWATER MANAGEMENT LANDSCAPING
- 4 CROSS-VENTILATED UNITS
- 5 NATURAL LIGHT AND VENTILATION INTO STAIRS

BIRD FRIENDLY MEASURES

- 1 TEXTURED BUILDING FACADE
- 2 INCREASED VEGETATIVE HABITAT
- 3 LOW LEVEL ARTIFICIAL LIGHTING

SIGNAGE LEGEND

CRU SIGNAGE OPTIONS (BY FUTURE TENANTS):

- ▽ FASCIA SIGN (BACKLIT SIGNAGE BOX MOUNTED TO WALL FACE - 4" POLYCARBONATE FACE & TRANSLUCENT VINYL) (MAX. COMBINED 9.0 SQM)
- ▽ SUSPENDED SIGN (DOUBLE SIDED SIGNAGE SUSPENDED FROM U/S OF CANOPY STRUCTURE) (MAX. 0.5 SQM)
- BASE BUILDING SIGNAGE:**
- ▽ TOWNHOUSE ADDRESS (MAX. SIZE 0.5 SQM)
- ▽ BUILDING NAME/ADDRESS (MAX. SIZE 0.5 SQM)
- ▽ ENTRYPHONE
- ▽ EXIT / PARKADE / GARBAGE ROOM SIGNAGE or 'M5' PLAQUE as LABELLED (MAX. 1.0 SQM / M OF FRONTAGE, MAX. 20% WALL AREA)

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3061 ABBOTT ST,
 KELOWNA BC

ELEVATION WEST & SOUTH

DATE 5/26/2023 5:06:35 PM
 DRAWN BY Author
 CHECKED BY Checker
 SCALE As indicated
 JOB NUMBER 22003

A-2.01



E ELEVATION - EAST
 1/8" = 1'-0"



N ELEVATION - NORTH
 1/8" = 1'-0"

MATERIALS

- 1 CLEAR PUNCHED WINDOWS
- 2 CHARCOAL ALUMINUM FRAMES (POWDER COATED)
- 3 CHARCOAL BRICK
- 4 CHARCOAL TEXTURED BRICK
- 5 RESERVED
- 6 PRIVACY SCREEN
- 7 CEMENTITIOUS PANEL - WHITE
- 8 CEMENTITIOUS PANEL - CHARCOAL GREY
- 9 FAUX WOOD METAL PANEL
- 10 ARCHITECTURAL CONCRETE
- 11 CHARCOAL PICKET SCREEN (MECH ENCLOSURE)
- 12 METAL / GLASS CANOPY - CHARCOAL FRAME W/ FRITTED GLAZING
- 13 SIGNAGE
- 14 MEDIUM GREY POWDER COATED ALU. FRAME
- 15 OPAQUE PANEL

SUSTAINABILITY MEASURES

- 1 HIGHLY INSULATED PUNCHED FACADES
- 2 HORIZONTAL SHADING ON SOUTH - WEST FACADE
- 3 STORMWATER MANAGEMENT LANDSCAPING
- 4 CROSS-VENTILATED UNITS
- 5 NATURAL LIGHT AND VENTILATION INTO STAIRS

BIRD FRIENDLY MEASURES

- ▲ TEXTURED BUILDING FACADE
- ▲ INCREASED VEGETATIVE HABITAT
- ▲ LOW-LEVEL ARTIFICIAL LIGHTING

SIGNAGE LEGEND

- GRU SIGNAGE OPTIONS (By FUTURE TENANTS):**
- ▽ FASCIA SIGN (BACKLIT SIGNAGE BOX MOUNTED TO WALL FACE & W/ PVC CARBONATE FACE & TRANSLUCENT VINYL) (MAX. COMBINED 9.0 SQM)
 - ▽ SUSPENDED SIGN (DOUBLE SIDED SIGNAGE SUSPENDED FROM U/S OF CANOPY STRUCTURE) (MAX. 0.5 SQM)
- BASE BUILDING SIGNAGE:**
- ▽ TOWNHOUSE ADDRESS (MAX. SIZE 0.5 SQM)
 - ▽ BUILDING NAME/ADDRESS (MAX. SIZE 0.5 SQM)
 - ▽ ENTRYPHONE
 - ▽ EXIT / PARKADE / GARBAGE ROOM SIGNAGE or 'M5' PLAQUE as LABELLED (MAX. 1.0 SQM / M OF FRONTAGE, MAX. 20% WALL AREA)

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3061 ABBOTT ST,
 KELOWNA BC

ELEVATION EAST &
 NORTH

DATE 5/26/2023 4:57:47 PM
 DRAWN BY Author
 CHECKED BY Checker
 SCALE As indicated
 JOB NUMBER 22003

SCHEDULE B

This forms part of application
DP22-0211

Planner Initials **TA**



GBL ARCHITECTS INC.
300-224 WEST 8TH AVENUE VANCOUVER, BC CANADA V6Y 1N5 TEL: 604.734.1154 FAX: 604.731.5279

MISSION GROUP DEVELOPMENT
LANDMARK SQ. 10TH FLOOR
1000-1031 DESSON AVENUE
KELOWNA, BC V1Y 0S5
T: 250.448.8810



SW ELEVATION - ABBOTT STREET
1/8" = 1'-0"

MATERIALS

- 1 CLEAR PUNCHED WINDOWS
- 2 CHARCOAL ALUMINUM FRAMES (POWDER COATED)
- 3 CHARCOAL BRICK
- 4 CHARCOAL TEXTURED BRICK
- 5 RESERVED
- 6 PRIVACY SCREEN
- 7 CEMENTITIOUS PANEL - WHITE
- 8 CEMENTITIOUS PANEL - CHARCOAL GREY
- 9 FAUX WOOD METAL PANEL
- 10 ARCHITECTURAL CONCRETE
- 11 CHARCOAL PICKET SCREEN (MECH ENCLOSURE)
- 12 METAL / GLASS CANOPY - CHARCOAL FRAME W/ FRITTED GLAZING
- 13 SIGNAGE
- 14 MEDIUM GREY POWDER COATED ALU. FRAME
- 15 OPAQUE PANEL

SUSTAINABILITY MEASURES

- 1 HIGHLY INSULATED PUNCHED FACADES
- 2 HORIZONTAL SHADING ON SOUTH - WEST FACADE
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BIRD FRIENDLY MEASURES

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- ▲ INCREASED VEGETATIVE HABITAT
- ▲ LOW LEVEL ARTIFICIAL LIGHTING

SIGNAGE LEGEND

- CRU SIGNAGE OPTIONS (By FUTURE TENANTS):**
- ▽ FASCIA SIGN (BACKLIT SIGNAGE BOX MOUNTED TO WALL FACE w/ POLYCARBONATE FACE & TRANSLUCENT VINYL) (MAX. COMBINED 9.0 SQM)
 - ▽ SUSPENDED SIGN (DOUBLE SIDED SIGNAGE SUSPENDED FROM UPS OF CANOPY STRUCTURE) (MAX. 0.5 SQM)
- BASE BUILDING SIGNAGE:**
- ▽ TOWNHOUSE ADDRESS (MAX. SIZE 0.5 SQM)
 - ▽ BUILDING NAME/ADDRESS (MAX. SIZE 0.5 SQM)
 - ▽ ENTRYPHONE
 - ▽ EXIT / PARKADE / GARBAGE ROOM SIGNAGE w/ MFG PLAQUE as LABELLED (MAX. 1.0 SQM / M OF FRONTAGE, MAX. 20% WALL AREA)

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3061 ABBOTT ST,
KELOWNA BC

ELEVATION - ABBOTT
STREET

DATE 5/26/2023 5:08:51 PM
DRAWN BY Author
CHECKED BY Checker
SCALE As indicated
JOB NUMBER 22003

SCHEDULE B

This forms part of application
DP22-0211



Planner Initials **TA**

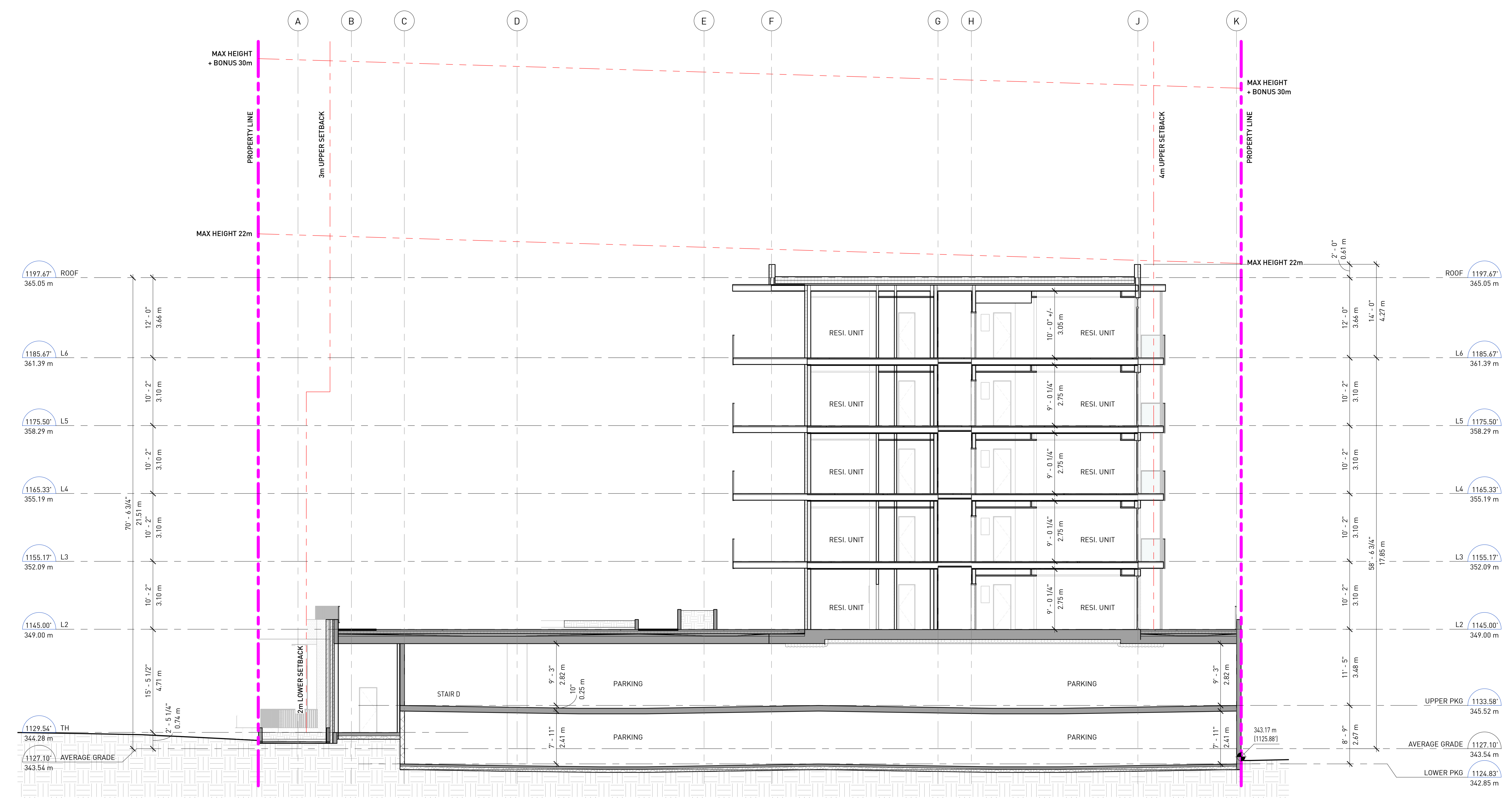
City of Kelowna
DEVELOPMENT PLANNING



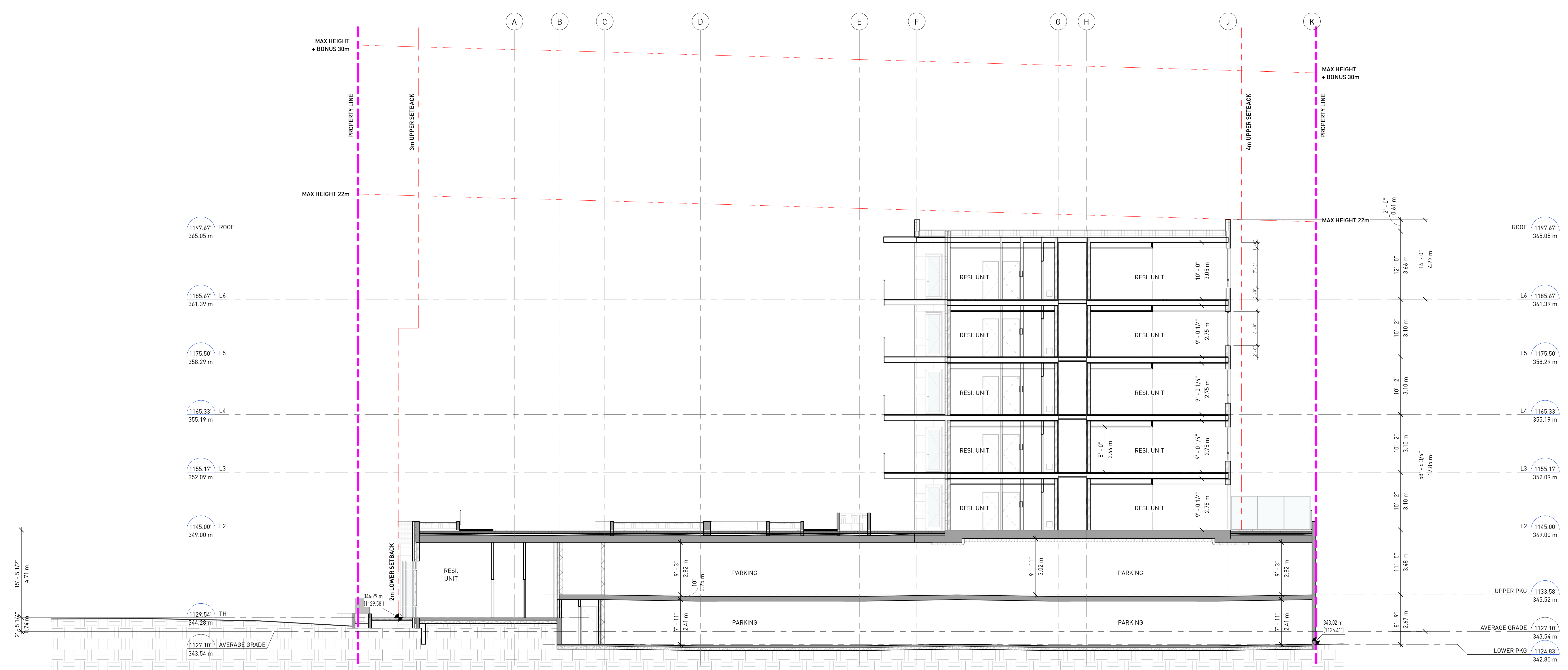
gbl ARCHITECTS INC.
300-224 WEST 8TH AVENUE VANCOUVER, BC CANADA V5Y 1N5
TEL: 604.736.1154 FAX: 604.731.5279

MISSION GROUP DEVELOPMENT
LANDMARK SIX: 10TH FLOOR
1000-1031 DOUGLASS AVENUE
KELOWNA, BC
V1Y 8S5
T: 250.448.8810

NOTES



A BUILDING SECTION A
1/8" = 1'-0"



B BUILDING SECTION B
1/8" = 1'-0"

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3061 ABBOTT ST,
KELOWNA BC

BUILDING SECTIONS A & B

DATE: 5/26/2023 4:58:14 PM
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/8" = 1'-0"
JOB NUMBER: 22003

SCHEDULE B

This forms part of application
DP22-0211

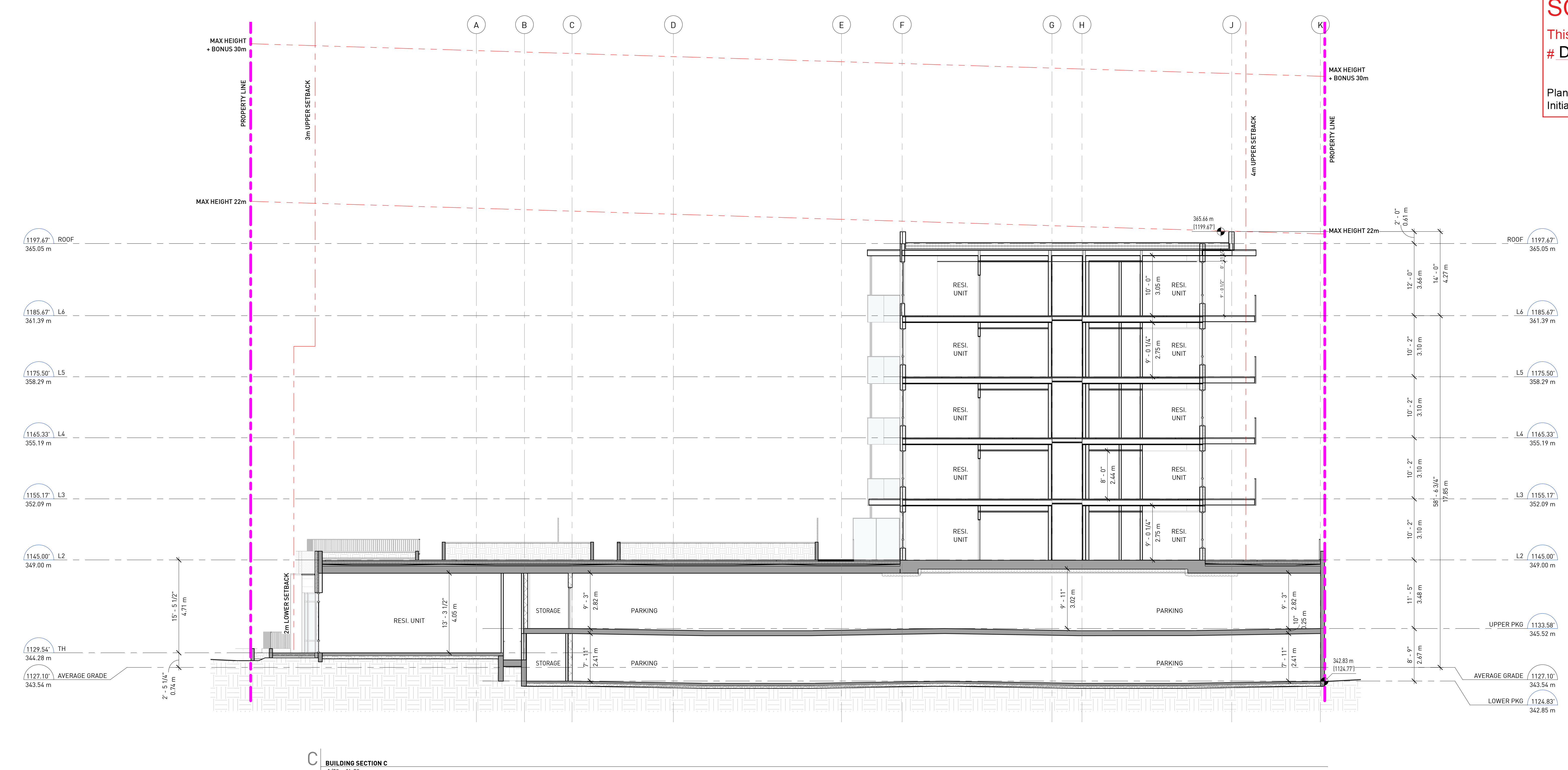
Planner Initials **TA**



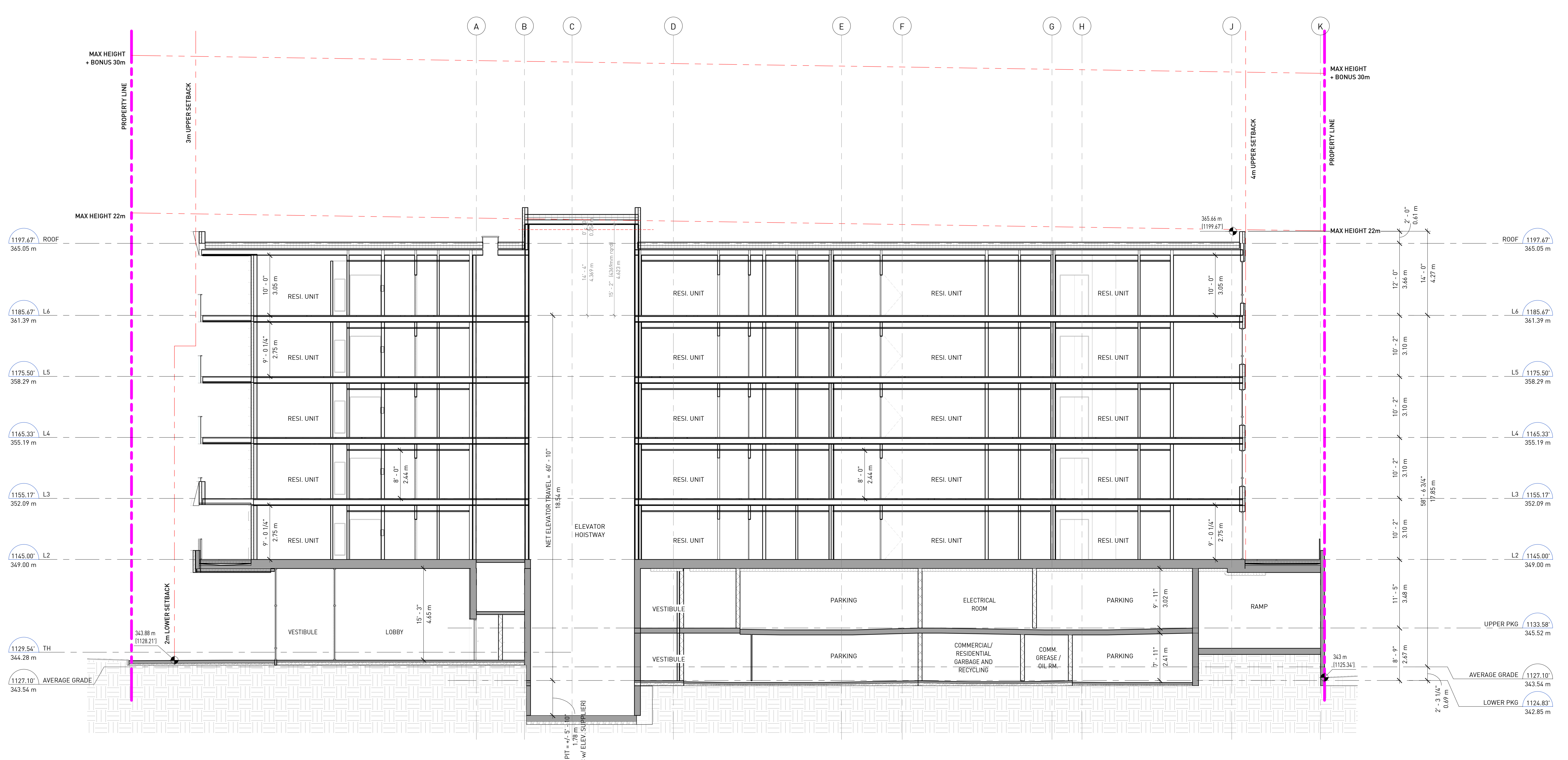
gbl ARCHITECTS INC.
300-224 WEST 8TH AVENUE VANCOUVER, BC CANADA V5Y 1N5 TEL: 604.734.1154 FAX: 604.731.5279

MISSION GROUP DEVELOPMENT
LANDMARK SQ. 10TH FLOOR
1000-1031 DESSON AVENUE
KELOWNA, BC
V1Y 0S5
T: 250.448.8810

NOTES



C BUILDING SECTION C
1/8" = 1'-0"



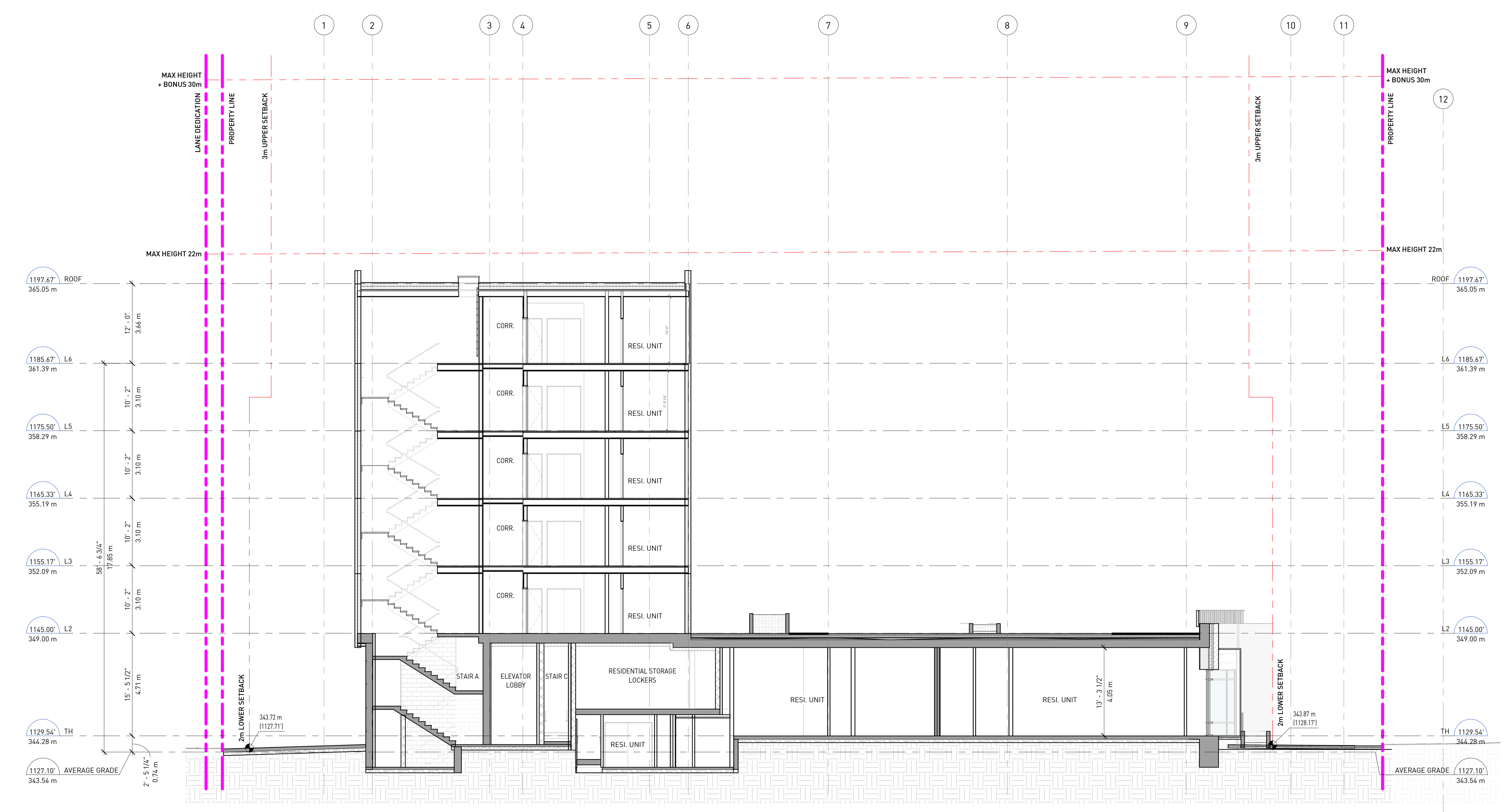
D BUILDING SECTION D
1/8" = 1'-0"

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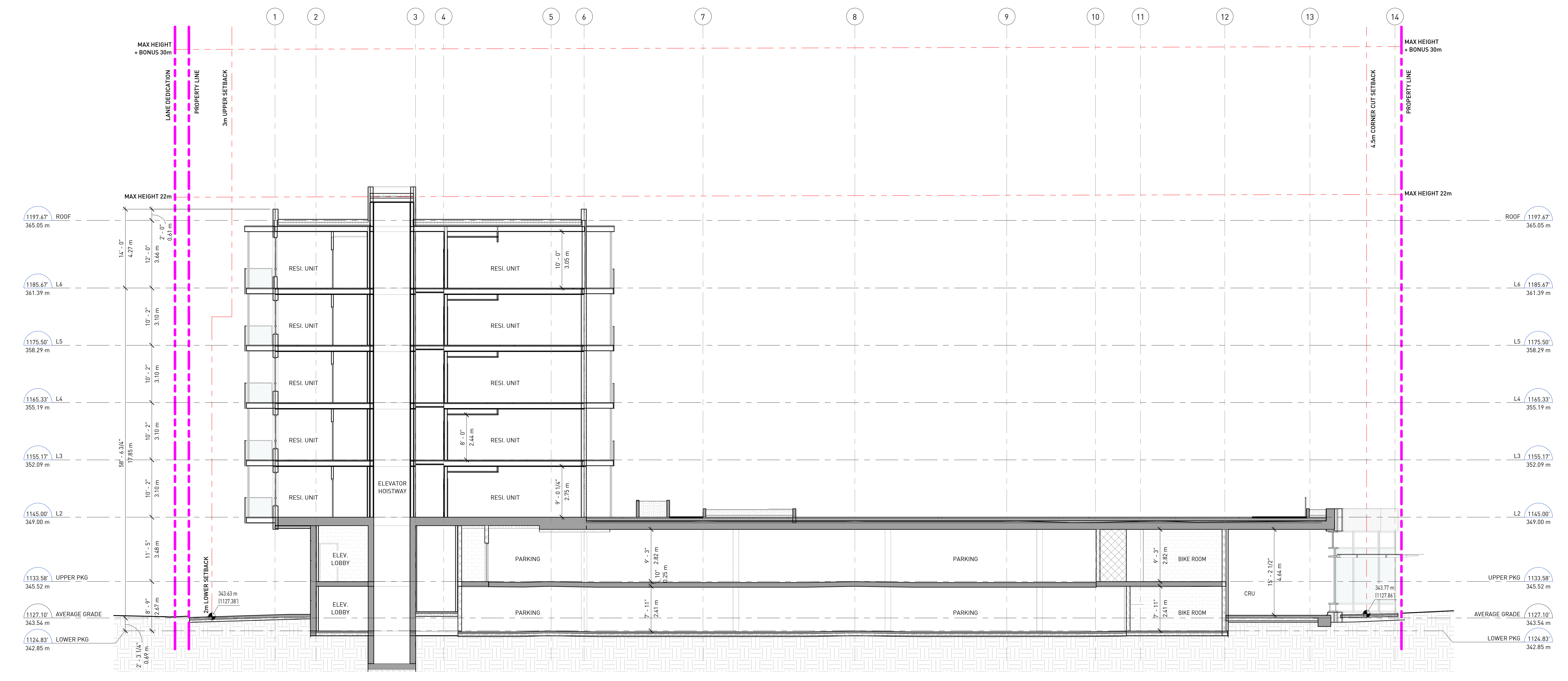
3061 ABBOTT ST,
KELOWNA BC

BUILDING SECTIONS C & D

DATE: 5/26/2023 4:58:19 PM
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/8" = 1'-0"
JOB NUMBER: 22003



E BUILDING SECTION E
 1/8" = 1'-0"



F BUILDING SECTION F
 1/8" = 1'-0"

NOTES

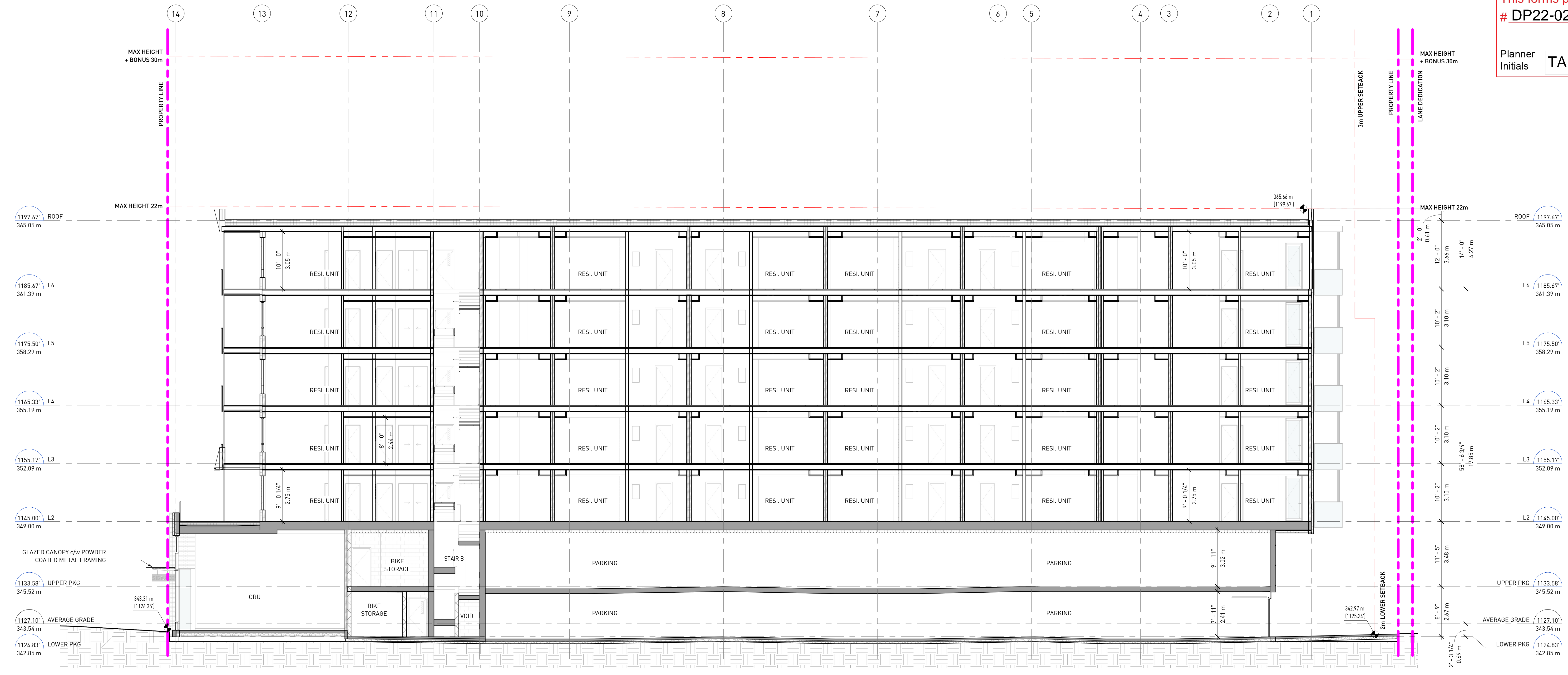
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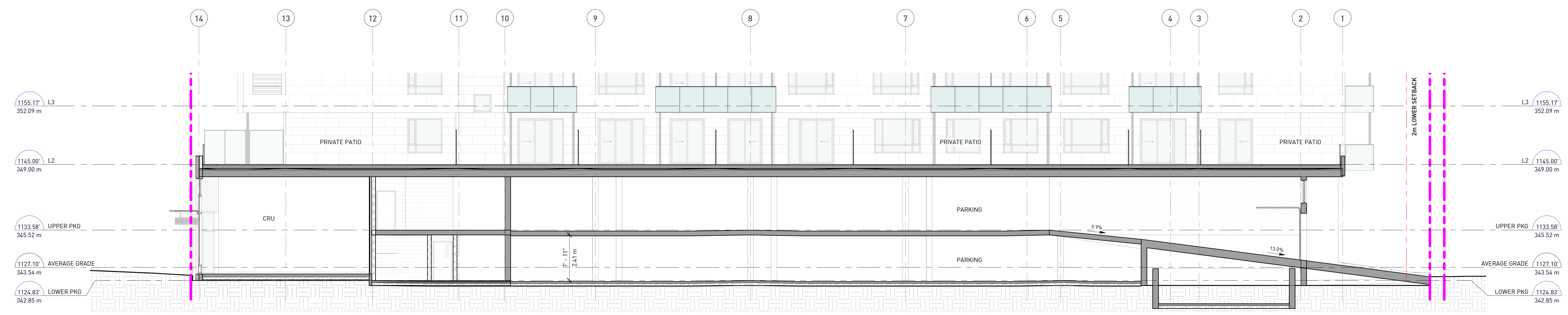
3061 ABBOTT ST,
 KELOWNA BC

BUILDING SECTIONS E & F

DATE 5/26/2023 4:58:25 PM
 DRAWN BY Author
 CHECKED BY Checker
 SCALE 1/8" = 1'-0"
 JOB NUMBER 22003



G BUILDING SECTION G
 1/8" = 1'-0"



H BUILDING SECTION H
 1/8" = 1'-0"

NOTES

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3061 ABBOTT ST,
 KELOWNA BC

BUILDING SECTIONS G & H

DATE: 5/26/2023 4:58:31 PM
 DRAWN BY: Author
 CHECKED BY: Checker
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 22003