Development Permit

DP22-0109

City of Kelowna

This permit relates to land in the City of Kelowna municipally known as

1864 Gordon Dr

and legally known as

Lot B District Lot 138 ODYD Plan 42637

and permits the land to be used for the following development:

Apartment Housing / Commercial

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

Date of Council Approval:	**January 8, 2024**
Development Permit Area:	Form and Character
Existing Zone:	CA1 – Core Area Mixed Use
Future Land Use Designation:	C-NHD – Core Area Neighbourhood

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

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:	Gav Enterprises Limited, Inc. No. BC0976750
Applicant:	JY Architecture Inc.

_____

Jocelyn Black
Urban Planning Manager
Planning & Development Services

_____

Date of Issuance

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

THAT Council authorizes the issuance of Development Permit No. DP22-0109 for Lot B District Lot 138 ODYD Plan 42637 located at 1864 Gordon Dr, Kelowna, BC, subject to the following:

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C";

d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT this Development Permit is valid for two (2) years from the date of Manager 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 use 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 as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **$170,841.00**

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.

4. INDEMNIFICATION

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.

2023-11-21

PROJECT DATA

Address	1864 Gordon Drive Kelowna BC
Legal Description	PLAN KAP42637 LOT B DISTRICT LOT 138
Current Zoning	CA1
Site Area	3,620.45 m2 before land dedication

SCHEDULE A
This forms part of application
DP22-0109
City of Kelowna
COMMUNITY PLANNING
Planner Initials AF

FLOOR AREA RATIO

ALLOWED	PROPOSED
1.8	1.48

LOT COVERAGE

ALLOWED	PROPOSED
75%	64.3%

FLOOR AREA SUMMARY (NET AREA)

Floor Level	Residential	Commercial	Indoor Common Amenity	Outdoor Common Amenity	Private Amenity	Gross Floor Area
L1	215.52m2	387.66m2	0m2	0m2	64.71m2	2,954.23m2
L2	935.76m2	0m2	193.27m2	207.04m2	197.09m2	2,275.17m2
L3	958.1m2	0m2	0m2	0m2	234.28m2	1,399.46m2
L4	958.1m2	0m2	0m2	0m2	234.28m2	1,196.57m2
L5	958.1m2	0m2	0m2	0m2	234.28m2	1,196.57m2
L6	958.1m2	0m2	0m2	0m2	234.28m2	1,196.57m2
Total	4,983.68 m2	387.66m2	193.27m2	207.04m2	1,198.92m2	10,218.57m2

COMMON AND PRIVATE AMENITY SPACE

	MIN. REQUIRED	PROPOSED
COMMON & PRIVATE AMENITY SPACE	1,395m2	1,599.23m2
DEDICATED COMMON AMENITY SPACE	284m2	400.31m2

UNIT SUMMARY

Floor	1 BED	2 BED	3 BED	Total
L1	0	5	0	5
L2	6	4	0	10
L3	8	5	1	14
L4	8	5	1	14
L5	8	5	1	14
L6	8	5	1	14
Total	38	29	4	71
%	54%	41%	6%	100%

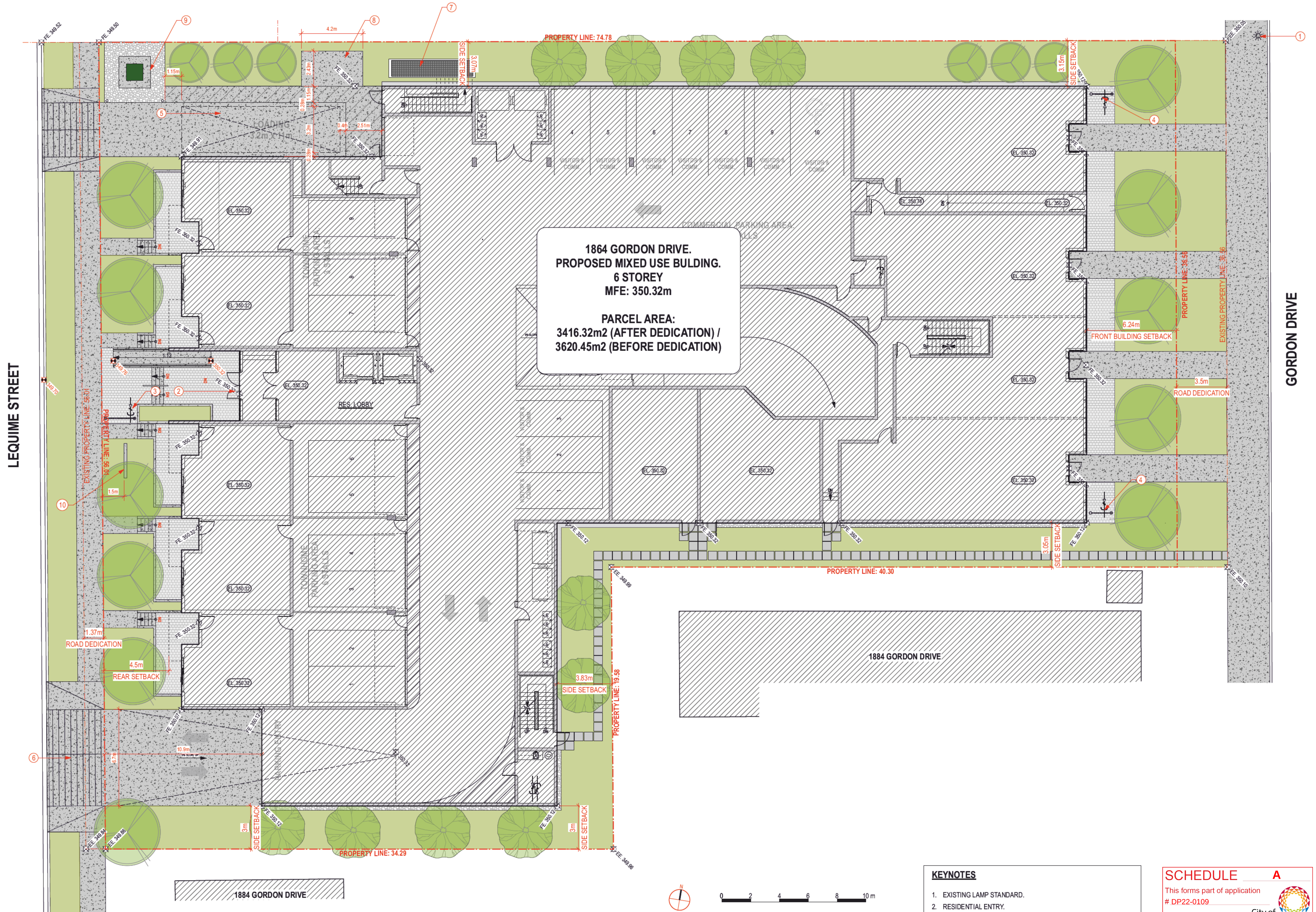
PARKING / LOADING / BICYCLE

OFF-STREET PARKING & LOADING

RESIDENTAIL	REQ.	PROV.
0.9 space / unit (Studio)	0.0	69 @P1
1 space / unit (1 bed)	38.0	9 @L1
1.1 space / unit (2 bed)	31.9	
1.4 space / unit (3 bed)	5.6	
0.14 visitor space / unit	9.9	10 @L1
Total	85.4	88
COMMERCIAL		
2.5 space / 100 m2	9.7	10
Grand Total	**95.1**	**98**
Accessible Parking Spaces incl. Van accessible stalls	3	3 (1 van space included)
Small car space ratio	50%	50% (38 spaces)
Commercial Loading (1 per 1,900 m2)	1	1

BICYCLE PARKING

Residential	REQ.	PROV.
-Apartment		
Short-Term (6 per entrance)	6	6
Long-Term (0.75 per 2 Bed or less / 1 per 3 Bed or more)	54.25	58 P1 LEVEL
Commercial		
Short-Term (2 per entrance)	8	8
Long-Term (0.2 per 100m2)	1	1 LEVEL 1



1 **SITE PLAN**
Scale: 1:120

KEYNOTES

1. EXISTING LAMP STANDARD.
2. RESIDENTIAL ENTRY.
3. RESIDENTIAL SHORT TERM BICYCLE PARKING. 6 SPACES.
4. COMMERCIAL SHORT TERM BICYCLE PARKING. 4 SPACES.
5. LOADING SPACE. 3.2m x 11m.
6. PROPOSED LETDOWN FOR PARKING ENTRY.
7. PARKING AIR EXHAUST GRATES.
8. GARBAGE STAGING AREA
9. PMT
10. RESIDENTIAL ENTRY SIGNAGE. SEE 3/A701

SCHEDULE A
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City of Kelowna
COMMUNITY PLANNING

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA do not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

Project Title
MIXED USE APARTMENT
1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT JINYONG YUM BRITISH COLUMBIA
2023-12-05

Architect
JY ARCHITECTURE INC.
2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant
CONSULTANT NAME

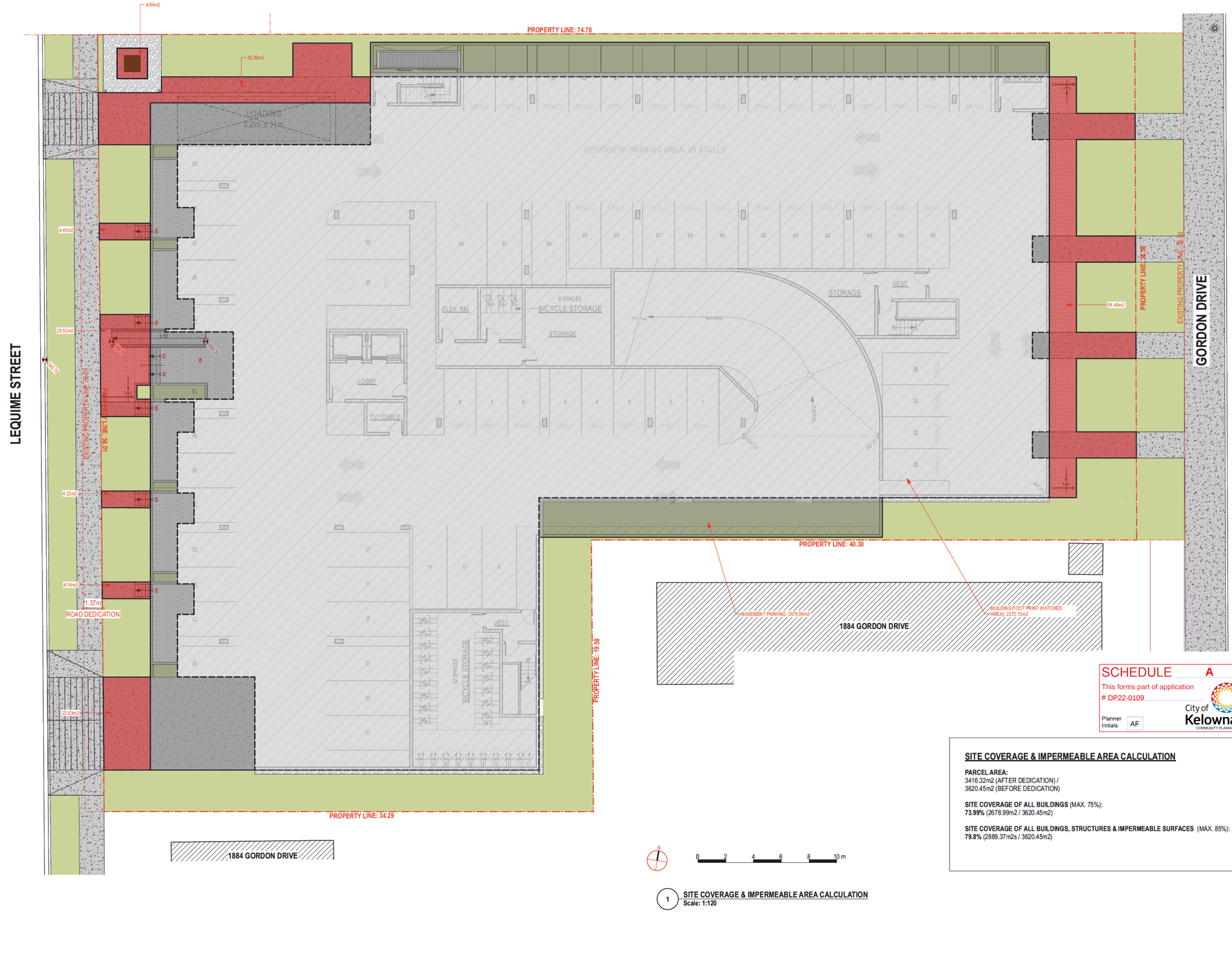
REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Scale: AS NOTED	Drawn By
Date: 2023-11-21	Reviewed By: JY
Project ID: 211210	

Sheet Title
SITE PLAN

Sheet No.
A102



1 SITE COVERAGE & IMPERMEABLE AREA CALCULATION
Scale: 1:120

SCHEDULE A
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DP22-0109
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

SITE COVERAGE & IMPERMEABLE AREA CALCULATION

PARCEL AREA:
3416.32m2 (AFTER DEDICATION) /
3620.45m2 (BEFORE DEDICATION)

SITE COVERAGE OF ALL BUILDINGS (MAX. 75%):
73.99% (2678.99m2 / 3620.45m2)

SITE COVERAGE OF ALL BUILDINGS, STRUCTURES & IMPERMEABLE SURFACES (MAX. 85%):
79.8% (2889.37m2s / 3620.45m2)

Project Title
MIXED USE APARTMENT
1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT SHIYONG YUE BRITISH COLUMBIA
2023-12-05

Architect
JY ARCHITECTURE INC.
2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9
Consultant
CONSULTANT NAME

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Date: 2023-11-21
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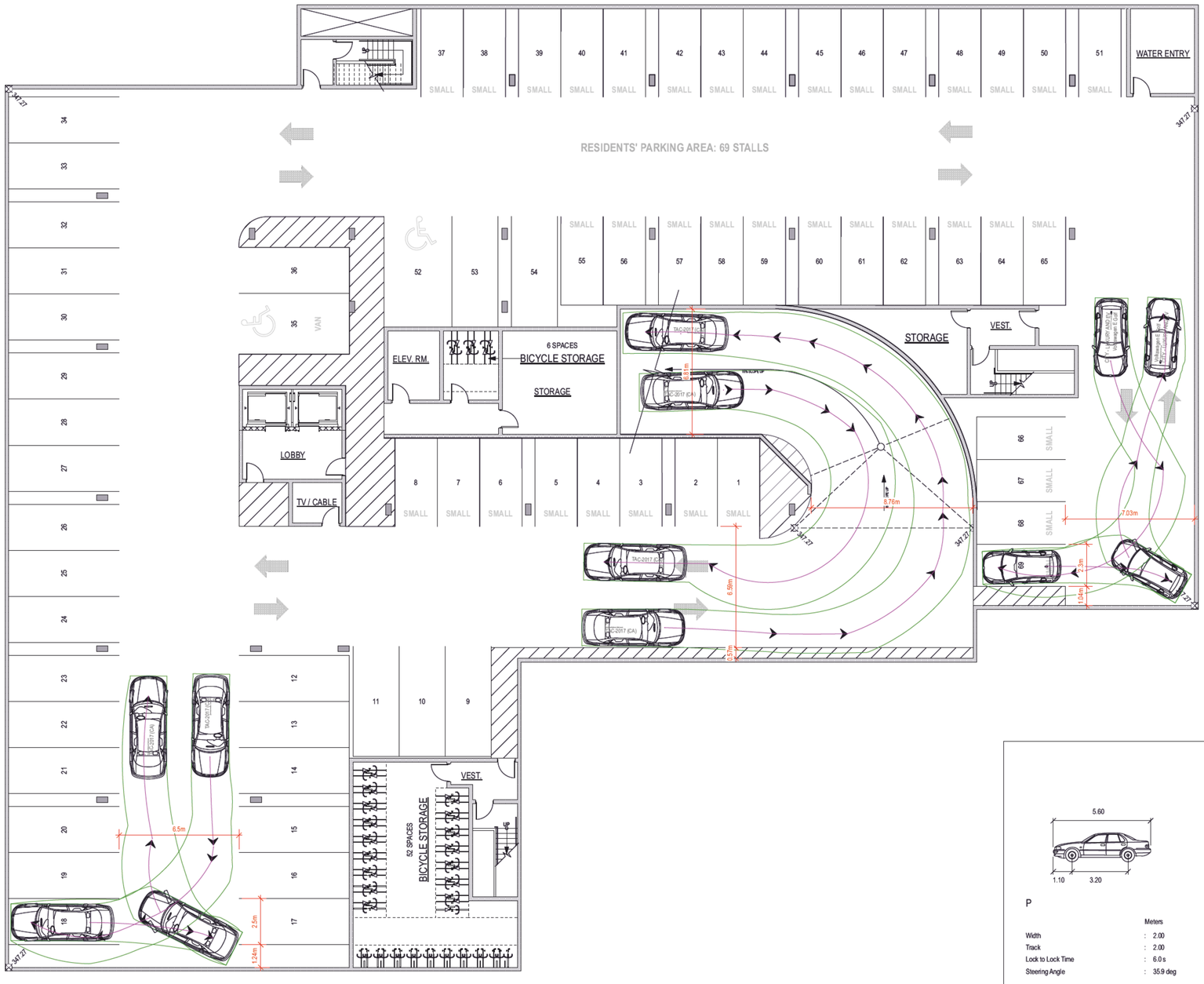
Project ID: 211210
Sheet Title
SITE COVERAGE & IMPERMEABLE AREA CALCULATION
Sheet No.
A103



1 **SWEPT PATH DIAGRAM- LEVEL P1**
Scale: 1:120

P

		Meters
Width	:	2.00
Track	:	2.00
Lock to Lock Time	:	6.0 s
Steering Angle	:	35.9 deg

Volkswagen E Golf

		Meters
Width	:	1.79
Track	:	1.75
Lock to Lock Time	:	6.0 s
Steering Angle	:	32.6 deg

SCHEDULE A
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City of Kelowna COMMUNITY PLANNING

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

REGISTERED ARCHITECT SHIYONG YUAN BRITISH COLUMBIA
2023-12-05

Architect

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Consultant

CONSULTANT NAME

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2023-11-21	JY

Project ID
211210

Sheet Title

SWEPT PATH DIAGRAM- LEVEL P1

Sheet No.

A104

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

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Scale: AS NOTED

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Reviewed By: JY

Project ID: 211210

Sheet Title

SWEPT PATH DIAGRAM- LEVEL L1

Sheet No.

A105

1 SWEPT PATH DIAGRAM- LEVEL L1
Scale: 1:120

P	Meters
Width	: 2.00
Track	: 2.00
Lock to Lock Time	: 6.0 s
Steering Angle	: 35.9 deg

MSU	Meters
Width	: 2.60
Track	: 2.60
Lock to Lock Time	: 6.0 s
Steering Angle	: 40.2 deg

SCHEDULE A
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DP22-0109
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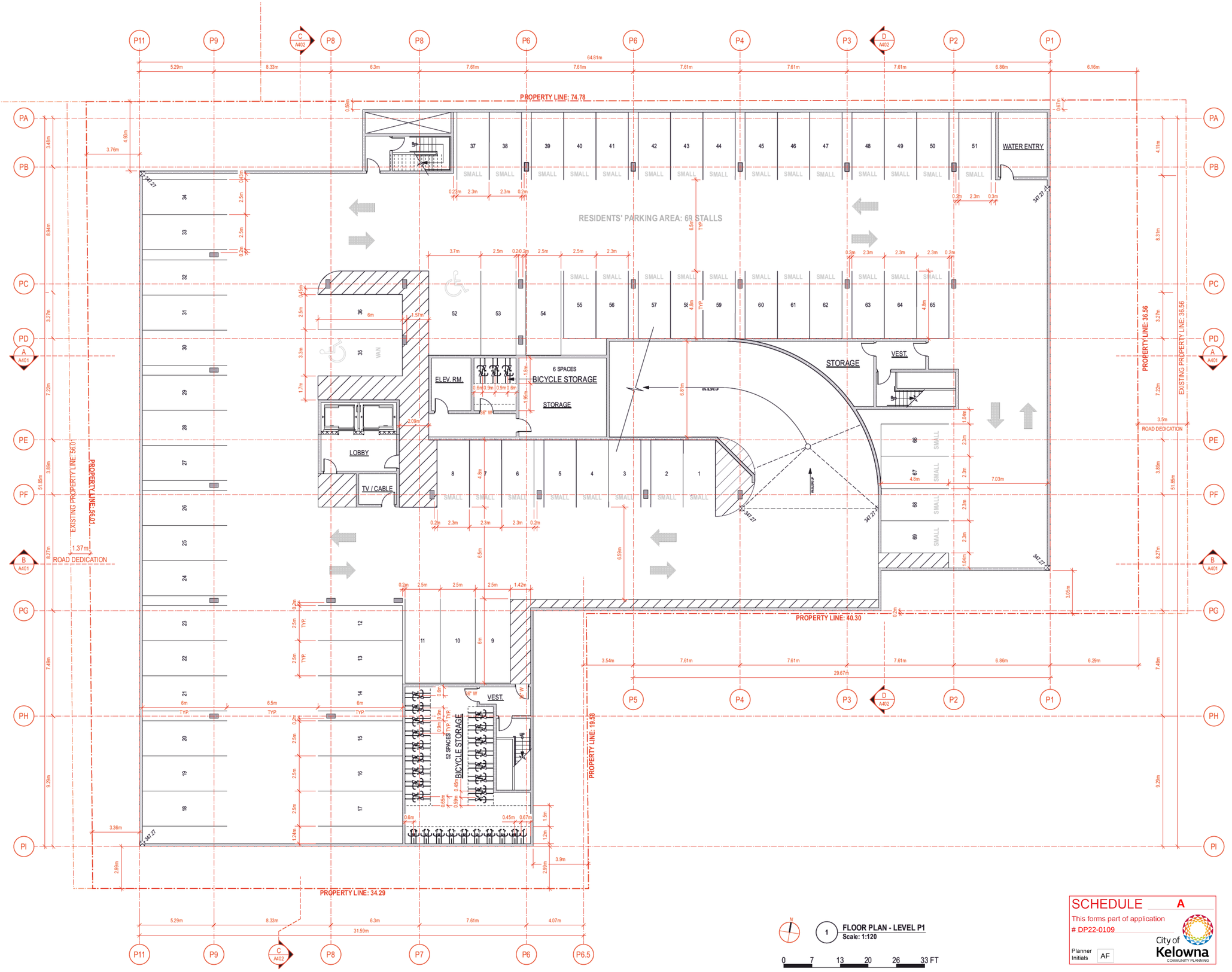
City of Kelowna COMMUNITY PLANNING



1 FLOOR PLAN - LEVEL P1
Scale: 1:120

0 7 13 20 26 33 FT

SCHEDULE A
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DP22-0109
Planner Initials AF
City of Kelowna COMMUNITY PLANNING

Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT JINYONG YUN BRITISH COLUMBIA
2023-12-05

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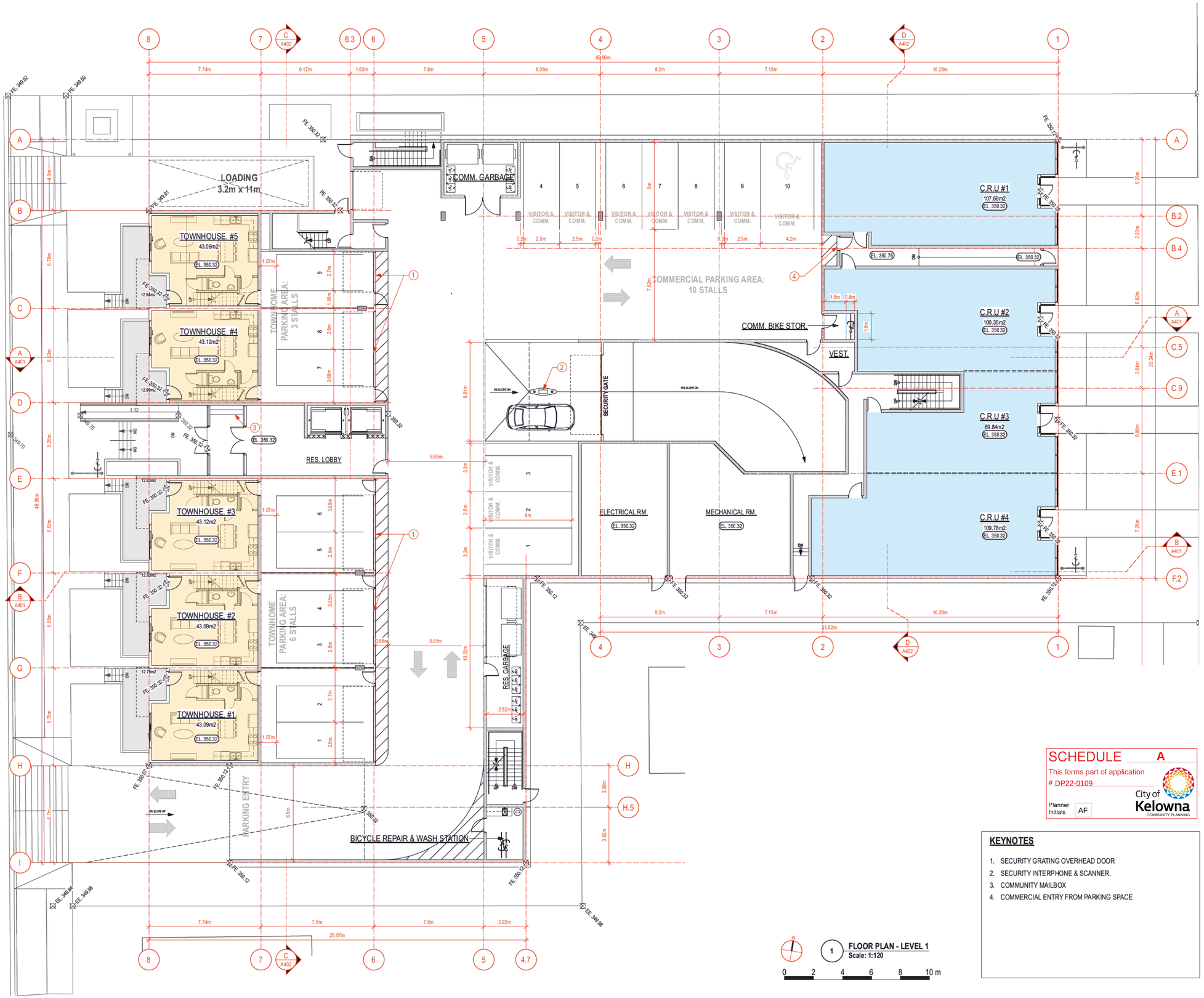
Sheet Title
FLOOR PLAN_LEVEL P1

Sheet No.
A201



MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

REGISTERED ARCHITECT JINYONG YUN BRITISH COLUMBIA
2023-12-05

Architect

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Consultant

CONSULTANT NAME

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Sheet Title

FLOOR PLAN_LEVEL L1

Sheet No.

A202

SCHEDULE A

This forms part of application
DP22-0109

Planner Initials AF

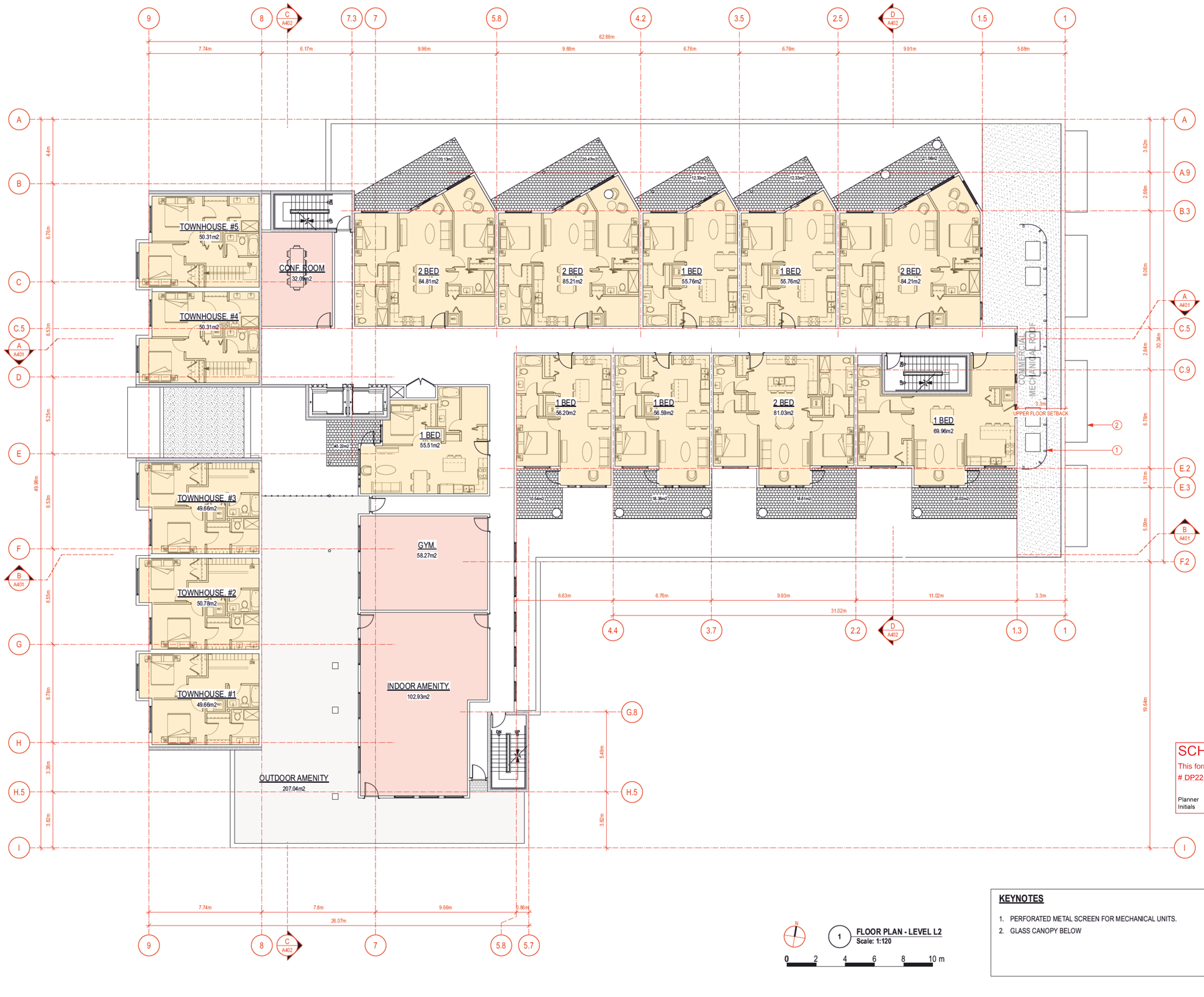
City of Kelowna
COMMUNITY PLANNING

KEYNOTES

1. SECURITY GRATING OVERHEAD DOOR
2. SECURITY INTERPHONE & SCANNER.
3. COMMUNITY MAILBOX
4. COMMERCIAL ENTRY FROM PARKING SPACE

1 **FLOOR PLAN - LEVEL 1**
Scale: 1:120

0 2 4 6 8 10 m



1 FLOOR PLAN - LEVEL L2
Scale: 1:120

0 2 4 6 8 10 m

KEYNOTES

1. PERFORATED METAL SCREEN FOR MECHANICAL UNITS.
2. GLASS CANOPY BELOW

SCHEDULE A
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DP22-0109
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT JINYONG YUN BRITISH COLUMBIA
2023-12-05

Architect

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Consultant

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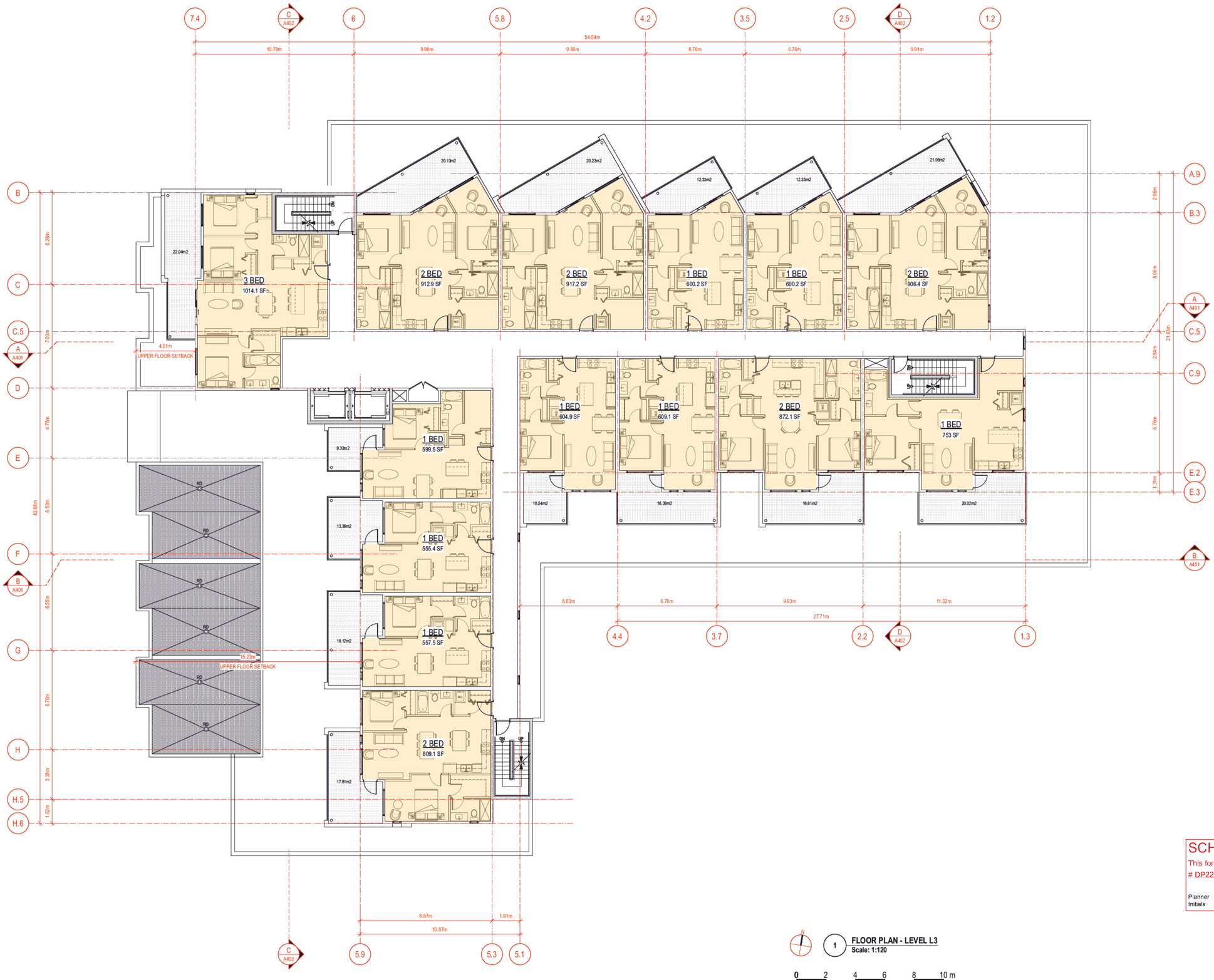
Sheet Title

FLOOR PLAN_LEVEL L2

Sheet No.

A203



SCHEDULE A
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DP22-0109
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City of Kelowna COMMUNITY PLANNING

1 FLOOR PLAN - LEVEL L3
Scale: 1:120

0 2 4 6 8 10 m

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

REGISTERED ARCHITECT JINYONG YUN BRITISH COLUMBIA
2023-12-05

Architect

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Consultant

CONSULTANT NAME

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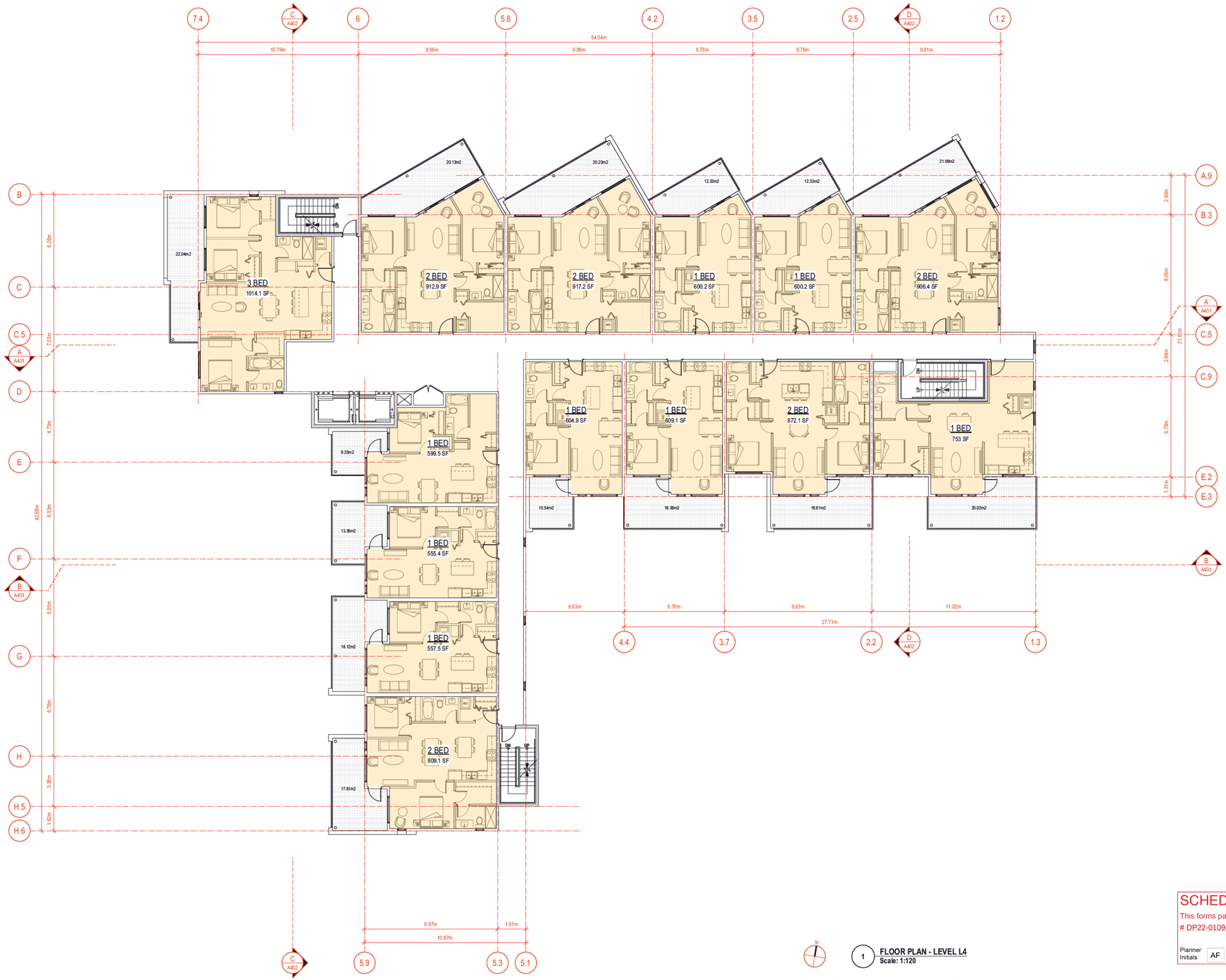
211210	

Sheet Title

FLOOR PLAN_LEVEL L3

Sheet No.

A204



1 FLOOR PLAN - LEVEL L4
Scale: 1:120

0 2 4 6 8 10 m

SCHEDULE A
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DP22-0109
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City of Kelowna COMMUNITY PLANNING

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

REGISTERED ARCHITECT JIWONG YUM BRITISH COLUMBIA
2023-12-05

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Consultant

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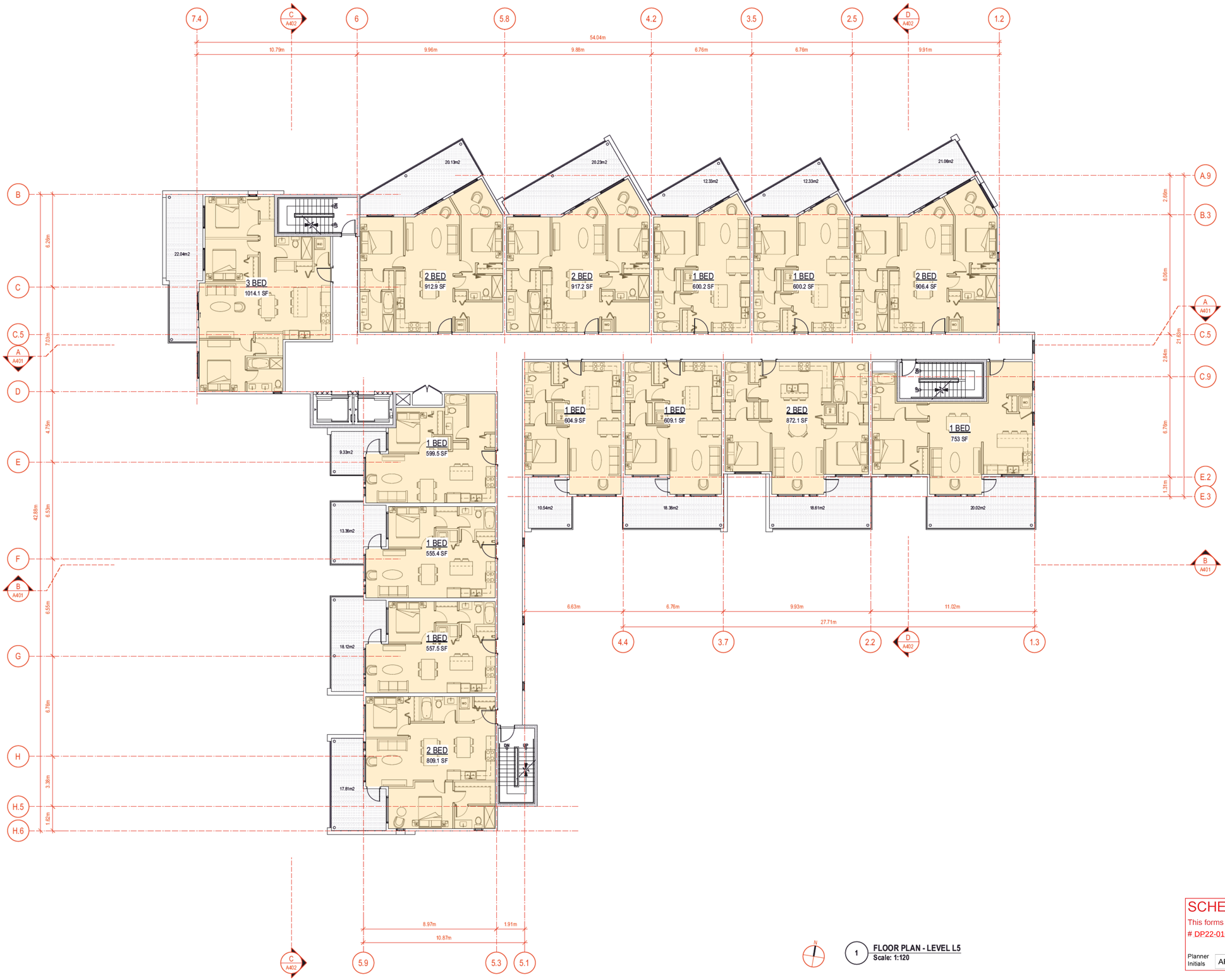
Sheet Title

FLOOR PLAN_LEVEL L4

Sheet No.

A205



1 **FLOOR PLAN - LEVEL L5**
Scale: 1:120

SCHEDULE A
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DP22-0109
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City of Kelowna
COMMUNITY PLANNING

Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT JINYONG YUN BRITISH COLUMBIA
2023-12-05

Architect
JY ARCHITECTURE INC.
2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9
Consultant
CONSULTANT NAME

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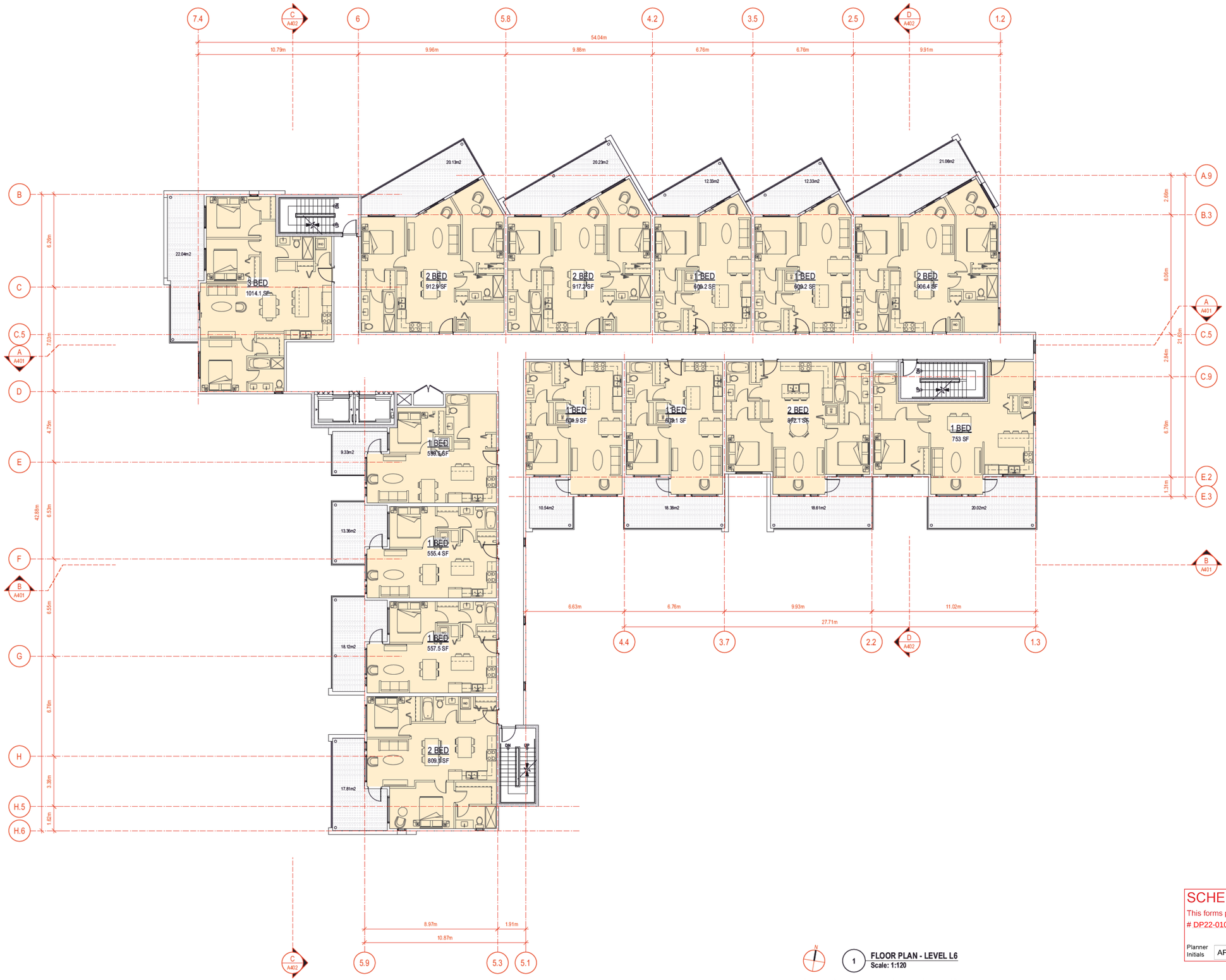
211210	

Sheet Title

FLOOR PLAN_LEVEL L5

Sheet No.

A206



1 **FLOOR PLAN - LEVEL L6**
Scale: 1:120

0 2 4 6 8 10 m

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

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CONSULTANT NAME

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211210	

Sheet Title
FLOOR PLAN_LEVEL L6

Sheet No.
A207

SCHEDULE **A**
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DP22-0109
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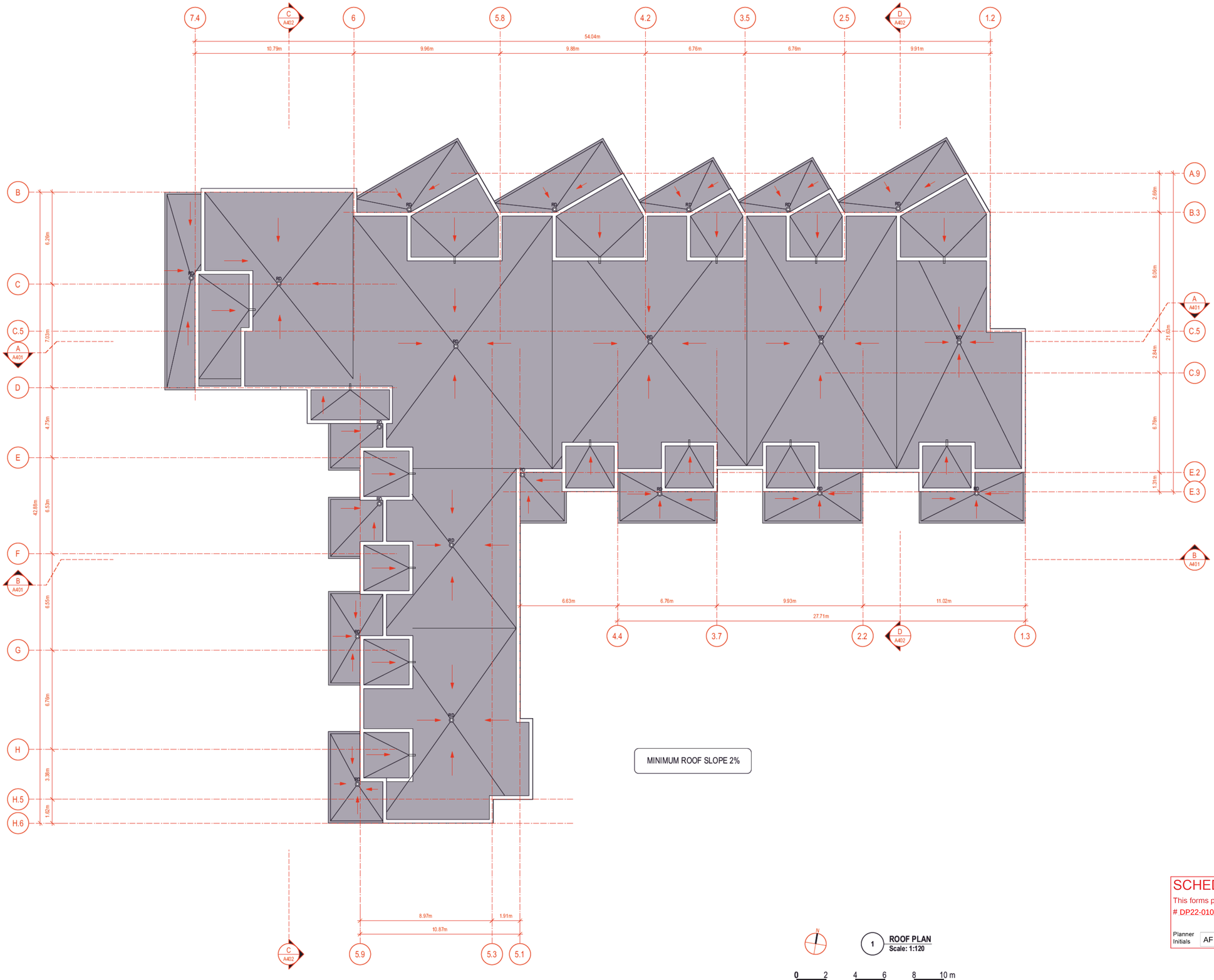
City of Kelowna COMMUNITY PLANNING



MINIMUM ROOF SLOPE 2%

N

1 ROOF PLAN
Scale: 1:120

0 2 4 6 8 10 m

SCHEDULE A
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MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT JIWONG YUM BRITISH COLUMBIA
2023-12-05

Architect
JY ARCHITECTURE INC.
2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9
Consultant
CONSULTANT NAME

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2023-11-21	JY
Project ID	
211210	

Sheet Title

ROOF PLAN

Sheet No.

A208

1 **BUILDING ELEVATION - WEST**
Scale: 1:120

2 **BUILDING ELEVATION - SOUTH**
Scale: 1:120

KEYNOTES

1. BRICK CLADDING.
2. WEATHERED METAL PANEL.
3. CEMENTITIOUS FASCIA BOARD.
4. CEMENTITIOUS PANEL CLADDING.
5. PRE-CAST CONCRETE WINDOW SILL.
6. STANDING SEAM METAL CLADDING.
7. 6" DIA. STEEL COLUMN.
8. GLASS & METAL GUARD.
9. DOUBLE GLAZED VINYL WINDOW.
10. CONCRETE COLUMN.
11. TOWNHOME ENTRY DOOR WITH GLAZING.
12. PRE-FINISHED METAL OVERHEAD LOADING DOOR.
13. GLAZED RESIDENTIAL MAIN ENTRY.
14. WOOD PATTERNED METAL SIDING.
15. PRE-CAST CONCRETE CAP.
16. SINGLE STOREY WORSHIP BUILDING
17. CAST-IN-PLACE CONCRETE WALL.
18. WALL SCONE LIGHT FIXTURE.
19. SINGLE STOREY RESIDENTIAL BUILDING
20. PERFORATED METAL SCREEN FOR ROOFTOP UNITS. 5FT HIGH.
21. PAINTED STEEL C-CHANNEL
22. ARCHITECTURAL REVEAL. 1.5" X 1"

SCHEDULE B
This forms part of application
DP22-0109
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

Project Title
MIXED USE APARTMENT
1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT JINYONG YUN BRITISH COLUMBIA
2023-12-05

Architect
JY ARCHITECTURE INC.
2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9
Consultant
CONSULTANT NAME

REV.	DATE	DESCRIPTION

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Scale: AS NOTED
Drawn By:
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Project ID: 211210
Sheet Title

BUILDING ELEVATIONS

Sheet No.
A301

1 **BUILDING ELEVATION - EAST**
Scale: 1:120

KEYNOTES

1. STOREFRONT GLAZING.
2. WEATHERED METAL PANEL.
3. 6" DIA. STEEL COLUMN.
4. STANDING SEAM METAL CLADDING.
5. WOOD PATTERNED METAL SIDING.
6. BRICK CLADDING.
7. GLASS & METAL GUARD.
8. ARCHITECTURAL CONCRETE BASE.
9. GLASS & STEEL CANOPY.
10. WALL SCONE LIGHT FIXTURE.
11. SINGLE STOREY WORSHIP BUILDING
12. CEMENTITIOUS FASCIA BOARD.
13. DOUBLE GLAZED VINYL WINDOW.
14. CEMENTITIOUS PANEL CLADDING.
15. PRE-CAST CONCRETE CAP.
16. CAST-IN-PLACE CONCRETE WALL.
17. EXISTING DOUBLE STOREY MOTEL BUILDING
18. ARCHITECTURAL REVEAL. 1.5" X 1"
19. PAINTED STEEL C-CHANNEL

2 **BUILDING ELEVATION - NORTH**
Scale: 1:120

SCHEDULE B
This forms part of application
DP22-0109
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT SIHONG YUN BRITISH COLUMBIA
2023-12-05

Architect

JY ARCHITECTURE INC.
2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

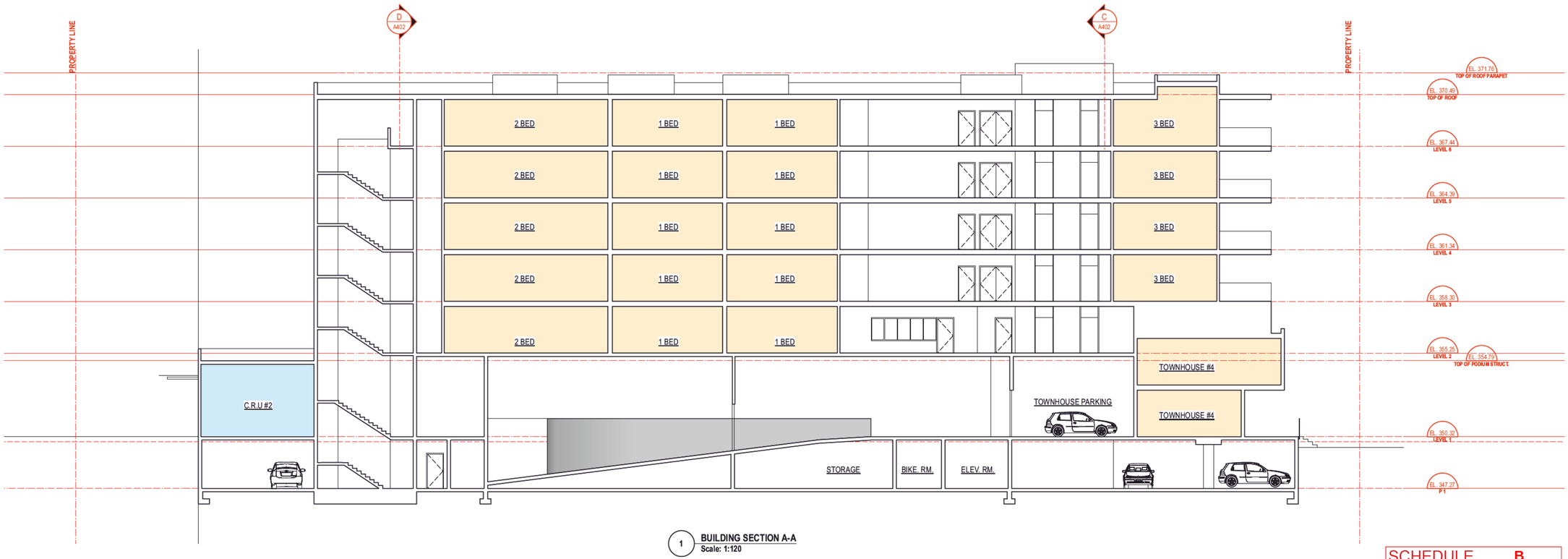
Scale	AS NOTED	Drawn By	
Date	2023-11-21	Reviewed By	JY
Project ID	211210		

Sheet Title

BUILDING ELEVATIONS

Sheet No.

A302



1 **BUILDING SECTION A-A**
Scale: 1:120

2 **BUILDING SECTION B-B**
Scale: 1:120

SCHEDULE **B**
This forms part of application
DP22-0109
Planner Initials AF
City of Kelowna COMMUNITY PLANNING

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

REGISTERED ARCHITECT SHIYONG YUM BRITISH COLUMBIA
2023-12-05

Architect
JY ARCHITECTURE INC.
2nd Floor, 8681 201 STREET, LANGLEY BC V2Y 0G9

Consultant
CONSULTANT NAME

REV.	DATE	DESCRIPTION

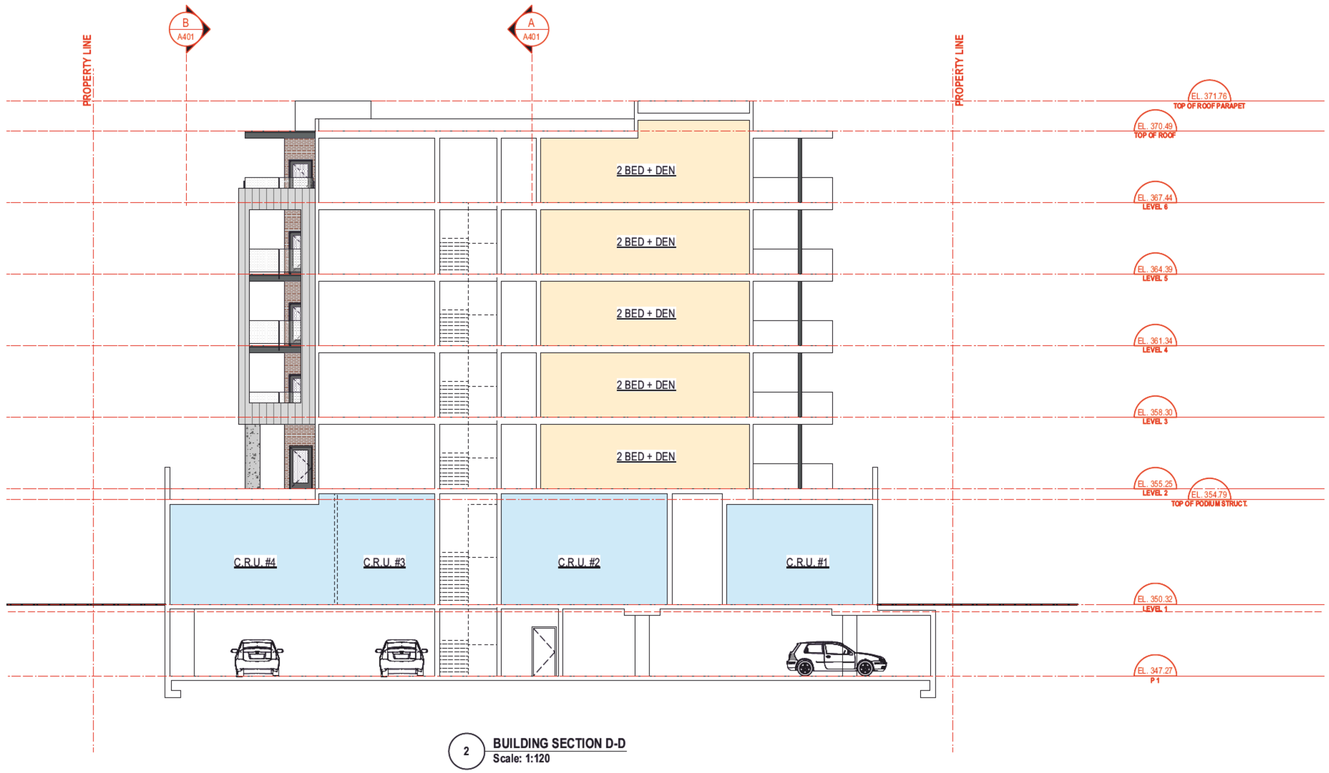
NO.	DATE	ISSUE NOTE

Scale	Drawn By
AS NOTED	
Date	**Reviewed By**
2023-11-21	JY
Project ID	
211210	

Sheet Title
BUILDING SECTIONS

Sheet No.
A401

1 **BUILDING SECTION C-C**
Scale: 1:120



2 **BUILDING SECTION D-D**
Scale: 1:120

SCHEDULE **B**
This forms part of application
DP22-0109
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT SIHONG YUN BRITISH COLUMBIA
2023-12-05

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

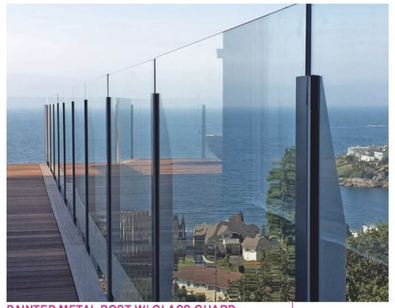
Scale: AS NOTED	Drawn By:
Date: 2023-11-21	Reviewed By: JY
Project ID: 211210	

Sheet Title

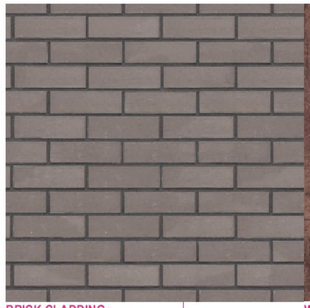
BUILDING SECTIONS

Sheet No.

A402



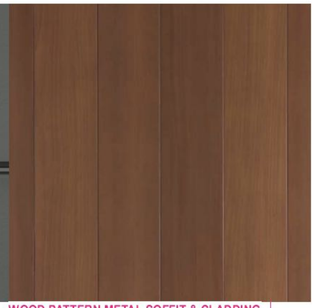
PAINTED METAL POST W/ GLASS GUARD



BRICK CLADDING

WEATHERED METAL PANNELS

CEMETITIOUS PANELS



WOOD PATTERN METAL SOFFIT & CLADDING

STANDING SEAM METAL CLADDING

SCHEDULE B

This forms part of application

DP22-0109

City of Kelowna
COMMUNITY PLANNING

Planner Initials AF

Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT
JINYONG YUN
BRITISH COLUMBIA
2023-12-05

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Scale: AS NOTED
Drawn By:
Date: 2023-11-21
Reviewed By: JY
Project ID: 211210

Sheet Title

EXTERIOR MATERIALS

Sheet No.

A501

Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT SIHYONG YUM BRITISH COLUMBIA
2023-12-05

Architect
JY ARCHITECTURE INC.
2nd Floor, 8681 201 STREET, LANGLEY BC V2Y 0G9
Consultant
CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Scale: AS NOTED
Drawn By:
Date: 2023-11-21
Reviewed By: JY
Project ID: 211210

Sheet Title
3D VIEWS

Sheet No.
A502

SCHEDULE B

This forms part of application

DP22-0109

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING

Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT JINYONG YUN BRITISH COLUMBIA

2023-12-05

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

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Scale: AS NOTED

Drawn By:

Date: 2023-11-21

Reviewed By: JY

Project ID: 211210

Sheet Title

3D VIEWS

Sheet No.

A503

SCHEDULE B

This forms part of application

DP22-0109

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

REGISTERED ARCHITECT SHIYONG YUE BRITISH COLUMBIA

2023-12-05

Architect

JY ARCHITECTURE INC.

2nd Floor, 8681 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Scale	Drawn By
AS NOTED	
Date	Reviewed By
2023-11-21	JY

Project ID

211210

Sheet Title

3D VIEWS

Sheet No.

A504

SCHEDULE B

This forms part of application

DP22-0109

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING

Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT
JINYONG YUE
BRITISH COLUMBIA
2023-12-05

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Scale	Drawn By
AS NOTED	
Date	Reviewed By
2023-11-21	JY

Project ID: 211210

Sheet Title

3D VIEWS

Sheet No.

A505

SCHEDULE **B**

This forms part of application
DP22-0109

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

REGISTERED ARCHITECT
SHIYONG YUAN
BRITISH COLUMBIA
2023-12-05

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Scale	Drawn By
AS NOTED	
Date	Reviewed By
2023-11-21	JY

Project ID

211210

Sheet Title

3D VIEWS

Sheet No.

A506

SCHEDULE **B**

This forms part of application

DP22-0109

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

Project Title

REGISTERED ARCHITECT
JINYONG YUN
BRITISH COLUMBIA
2023-12-05

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Scale	Drawn By
AS NOTED	
Date	**Reviewed By**
2023-11-21	JY
Project ID	
211210	

Sheet Title

3D VIEWS

Sheet No.

A507

Project Title

MIXED USE APARTMENT

1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT SIHONG YUN BRITISH COLUMBIA
2023-12-05

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9

Consultant

CONSULTANT NAME

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Scale	Drawn By
AS NOTED	
Date	Reviewed By
2023-11-21	JY

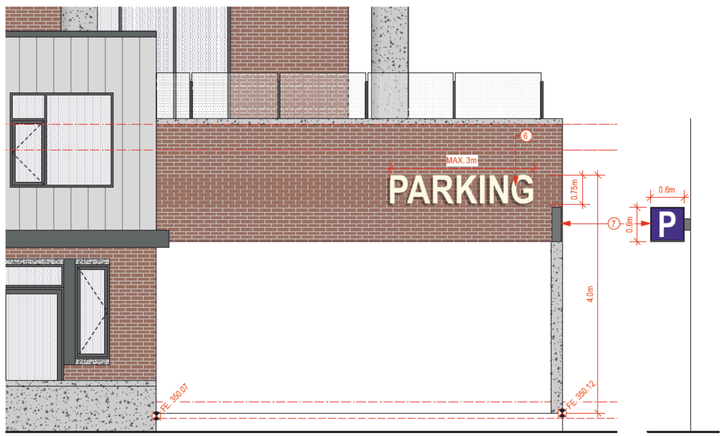
Project ID: 211210

Sheet Title

3D VIEWS

Sheet No.

A508



PROPOSED SIGNAGE AREA: FACIA SIGANE - 2.25m2 / HANGING SIGNAGE - 0.36m2

2 PARKING ENTRY SIGNAGE
Scale: 1:50

MAXIMUM ALLOWED SIGNAGE AREA: 6.9m2 (1m2/ LINEAR METRE OF FRONTAGE)
PROPOSED SIGNAGE AREA: FACIA SIGANE - 3.75m2 / HANGING SIGNAGE - 0.45m2

1 TYPICAL C.M.U. SIGNAGE
Scale: 1:50

PROPOSED SIGNAGE AREA: FREE STANDING SIGN - 2.16m2, PROVIDE MIN. 1.5M LOT SETBACK

3 RESIDENTIAL ENTRY SIGNAGE
Scale: 1:50

KEYNOTES

1. PAINTED STEEL BRACKETS FOR SIGNAGE INSTALLATION
2. CORTEN STEEL BACK PLANE
3. STEEL FLOATING SIGNAGE LETTERS. ILLUMINATE FROM LANDSCAPE LIGHTING.
4. C.M.U. UNIT ADDRESS LAMINATED ON STORE FRONT GLAZING
5. HANGING CANOPY SIGNAGE
6. SELF ILLUMINATED FLOATING FACIA SIGNAGE
7. SELF ILLUMINATED HANGING SIGNAGE
8. FREE STANDING CONCRETE PONY WALL

SCHEDULE B
This forms part of application
DP22-0109
Planner Initials AF
City of Kelowna COMMUNITY PLANNING

Project Title
MIXED USE APARTMENT
1864 GORDON DRIVE, KELOWNA, BC

REGISTERED ARCHITECT JINYONG YUN BRITISH COLUMBIA
2023-12-05

Architect
JY ARCHITECTURE INC.
2nd Floor, 8661 201 STREET, LANGLEY BC V2Y 0G9
Consultant
CONSULTANT NAME

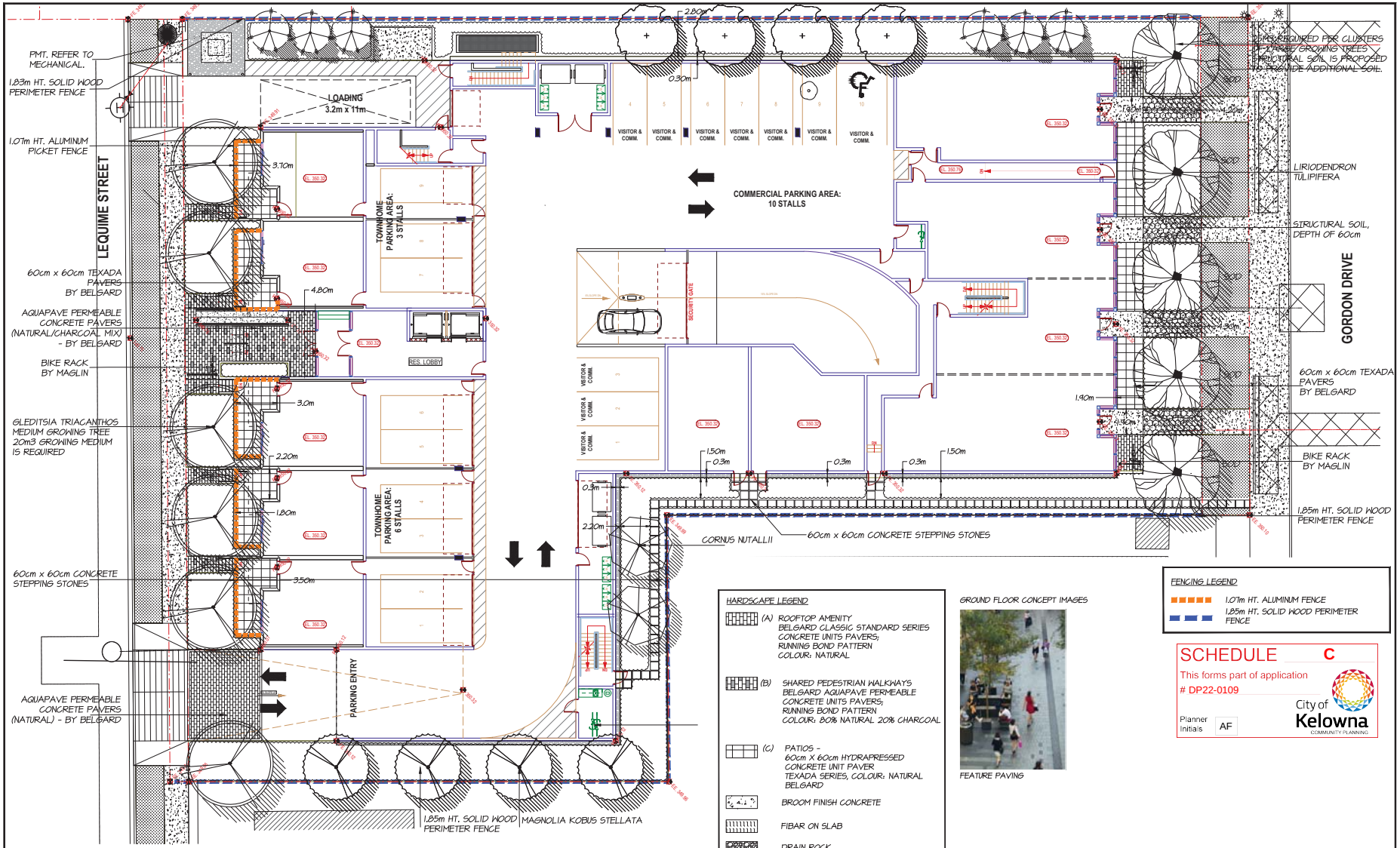
REV.	DATE	DESCRIPTION
A	2023-10-29	DP_REV01

NO.	DATE	ISSUE NOTE

Scale: AS NOTED	Drawn By:
Date: 2023-11-21	Reviewed By: JY
Project ID: 211210	

Sheet Title
SIGNAGES

Sheet No.
A701



PLANT SCHEDULE

M2 JOB NUMBER: 22 010

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
LT	5	LIRIODENDRON TULIPIFERA	TULIP TREE	6CM CAL; 2M STD; B&B
CN	2	CORNUS NUTALLII	PACIFIC DOGWOOD	6CM CAL; 1.8M STD; B&B
GT	6	GLEDITSIA TRIACANTHOS	THORNLESS HONEY LOCUST	6CM CAL; 1.8M STD; B&B
MK	4	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA	5CM CAL; 1.8M STD; B&B
PO	6	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B
SJ	4	STYRAX JAPONICUS	JAPANESE SNOWBELL	5CM CAL; 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. 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 MAKE 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

HARDSCAPE LEGEND

- (A) ROOFTOP AMENITY BELGARD CLASSIC STANDARD SERIES CONCRETE UNITS PAVERS; RUNNING BOND PATTERN COLOUR: NATURAL
- (B) SHARED PEDESTRIAN WALKWAYS BELGARD AQUAPAVE PERMEABLE CONCRETE UNITS PAVERS; RUNNING BOND PATTERN COLOUR: 80% NATURAL 20% CHARCOAL
- (C) PATIOS - 60cm X 60cm HYDRAPRESSED CONCRETE UNIT PAVER TEXADA SERIES, COLOUR: NATURAL BELGARD
- BROOM FINISH CONCRETE
- FIBAR ON SLAB
- DRAIN ROCK
- WOOD DECK

GROUND FLOOR CONCEPT IMAGES

FEATURE PAVING

FENCING LEGEND

- 1.07m HT. ALUMINUM FENCE
- 1.85m HT. SOLID WOOD PERIMETER FENCE

SCHEDULE C
This forms part of application
DP22-0109
Planner Initials AF
City of Kelowna COMMUNITY PLANNING

M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

8' 4' 0 4' 8' 16' 24'
2.44m 1.22m 0 1.22m 2.44m 4.88m 7.32m
SCALE: 1:128

NO.	DATE	REVISION DESCRIPTION	DR.
6	DEC.06.2022	REV. PER CITY COMMENTS	PT
5	SEP.20.2022	NEW SITE PLAN/ CITY COMMENTS	BN
4	APR.13.2022	ISSUED PER NEW SITE PLAN	BN/JC
3	MAR.18.2022	ISSUED FOR DP	BN/JC
2	MAR.14.2022	REV. AS PER CLIENTS COMMENTS	BN/JC
1	FEB.11.2022	PRELIMINARY DRAWING	BN/JC

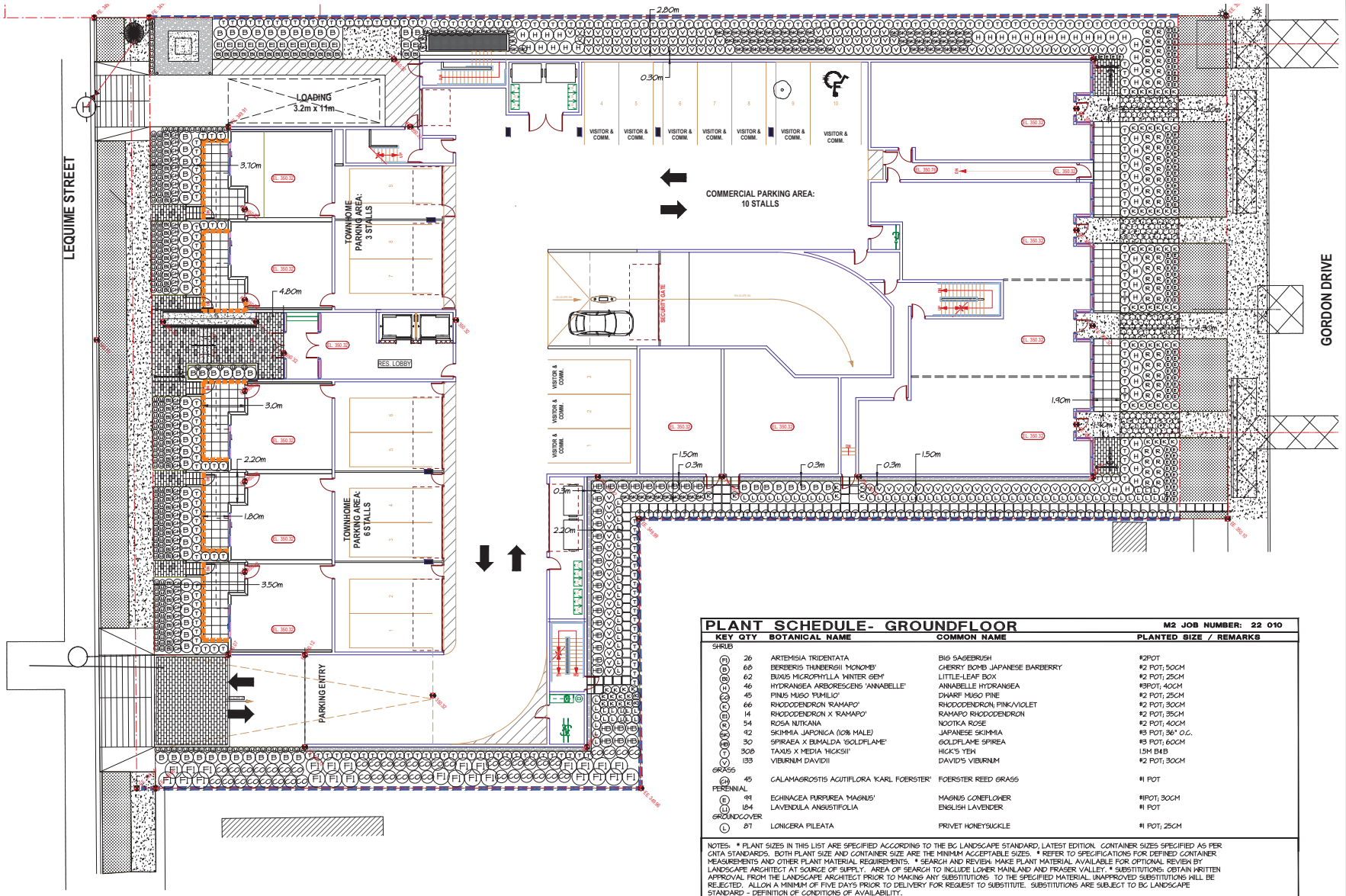
SEAL:

PROJECT:
1864 GORDON DRIVE, KELOWNA, BC

DRAWING TITLE:
GROUND FLOOR TREE PLAN

DATE: 11.FEB.2022	DRAWING NUMBER: L1
SCALE: 1:128	
DRAWN: BN	
DESIGN: BN	
CHK'D: MTLM	OF 9
M2LA PROJECT NUMBER:	22-010

22 010-01.zip



PLANT SCHEDULE- GROUNDFLOOR

M2 JOB NUMBER: 22 010

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(A)	26	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	#2POT
(B)	68	BERBERIS THUNBERGII 'MONOMB'	CHERRY BOMB JAPANESE BARBERRY	#2 POT; 50CM
(BB)	62	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
(C)	46	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#3POT; 40CM
(D)	45	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	#2 POT; 25CM
(C)	66	RHODODENDRON 'RAMAPO'	RHODODENDRON; PINK/VIOLET	#2 POT; 30CM
(E)	14	RHODODENDRON X 'RAMAPO'	RAMAPO RHODODENDRON	#2 POT; 35CM
(R)	54	ROSA NUTKANA	NOOTKA ROSE	#2 POT; 40CM
(SK)	92	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 36" O.C.
(SP)	30	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3 POT; 60CM
(T)	308	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
(V)	133	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
(CA)	45	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
PERENNIAL				
(E)	99	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1POT; 30CM
(LL)	184	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
GROUNDCOVER				
(L)	87	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. 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: MAKE 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

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SCHEDULE C
This forms part of application
DP22-0109
Planner Initials AF
City of Kelowna COMMUNITY PLANNING

22 010-01.zip

M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

8' 4' 0 4' 8' 16' 24'
2.44m 1.22m 0 1.22m 2.44m 4.88m 7.32m
SCALE: 1:128

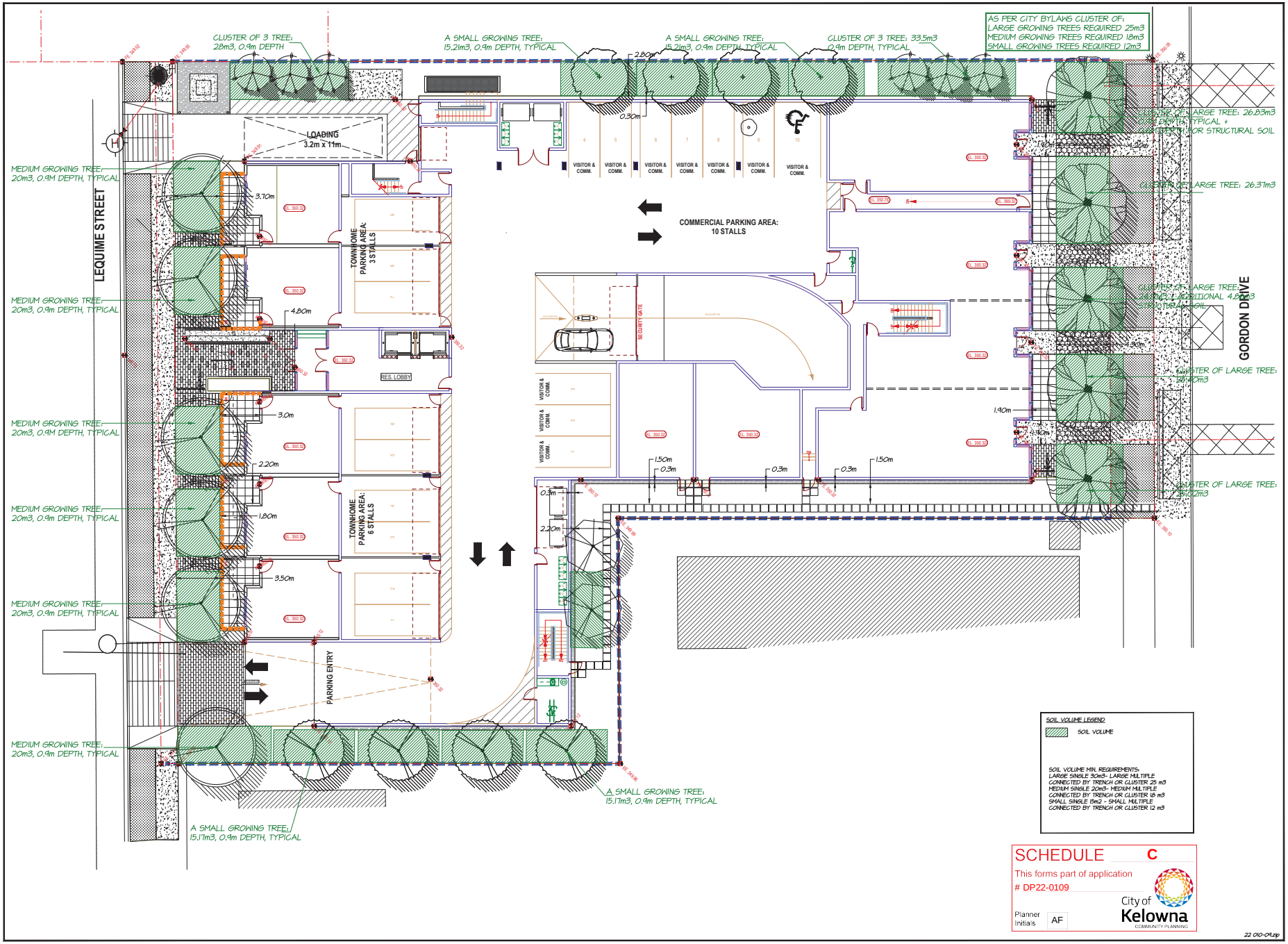
NO.	DATE	REVISION DESCRIPTION	DR.
6	DEC.06.2022	REV. PER CITY COMMENTS	PT
5	SEP.23.2022	NEW SITE PLAN/ CITY COMMENTS	BN
4	APR.19.2022	ISSUED PER NEW SITE PLAN	BN/JC
3	MAR.18.2022	ISSUED FOR DP	BN/JC
2	MAR.14.2022	REV. AS PER CLIENTS COMMENTS	BN/JC
1	FEB.11.2022	PRELIMINARY DRAWING	BN/JC

SEAL:

PROJECT:
1864 GORDON DRIVE, KELOWNA, BC

DRAWING TITLE:
GROUND FLOOR SHRUB PLAN

DATE: 11.FEB.2022	DRAWING NUMBER: L2
SCALE: 1:128	
DRAWN: BN	
DESIGN: BN	
CHK'D: MTLM	OF 9
M2LA PROJECT NUMBER:	22-010



SCHEDULE C
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DP22-0109
Planner Initials AF
City of Kelowna COMMUNITY PLANNING

22 010-01.zip

M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
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Email: office@m2la.com

8' 4' 0 4' 8' 16' 24'
2.44m 1.22m 0 1.22m 2.44m 4.88m 7.32m
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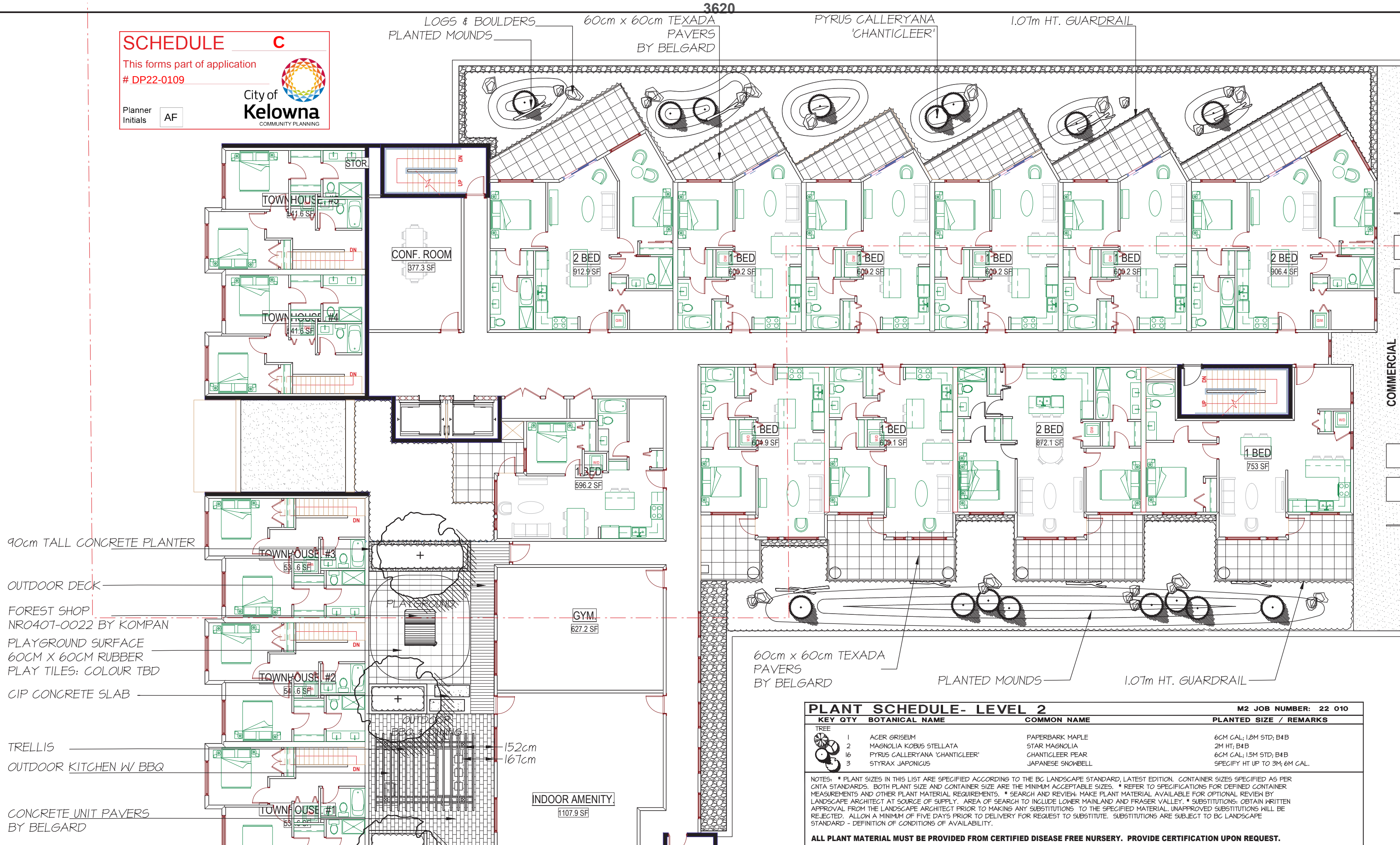
6	DEC.06.2023	REV. PER CITY COMMENTS	PT
5	SEP.20.2023	NEW SITE PLAN/ CITY COMMENTS	BN
4	APR.13.2023	ISSUED PER NEW SITE PLAN	BN/JC
3	MAR.8.2022	ISSUED FOR DP	BN/JC
2	MAR.1.2022	REV. AS PER CLIENTS COMMENTS	BN/JC
1	FEB.11.2022	PRELIMINARY DRAWING	BN/JC

SEAL:

PROJECT:
1864 GORDON DRIVE, KELOWNA, BC

DRAWING TITLE:
GROUND FLOOR SOIL VOLUME PLAN

DATE: 11.FEB.2022	DRAWING NUMBER: L3
SCALE: 1:128	
DRAWN: BN	
DESIGN: BN	
CHK'D: MTLM	OF 9
M2LA PROJECT NUMBER:	22-010



PLANT SCHEDULE- LEVEL 2

M2 JOB NUMBER: 22 010

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	2	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA	2M HT; B&B
	16	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B&B
	3	STYRAX JAPONICUS	JAPANESE SNOWBELL	SPECIFY HT UP TO 3M; 6M CAL.

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OUTDOOR LOUNGE W/ METAL PLANTERS


OUTDOOR DINING


SOFAS WITH PLANTERS


METAL PLANTERS

22 010-09.zip

M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
6	DEC.06.2023	REV. PER CITY COMMENTS	PT
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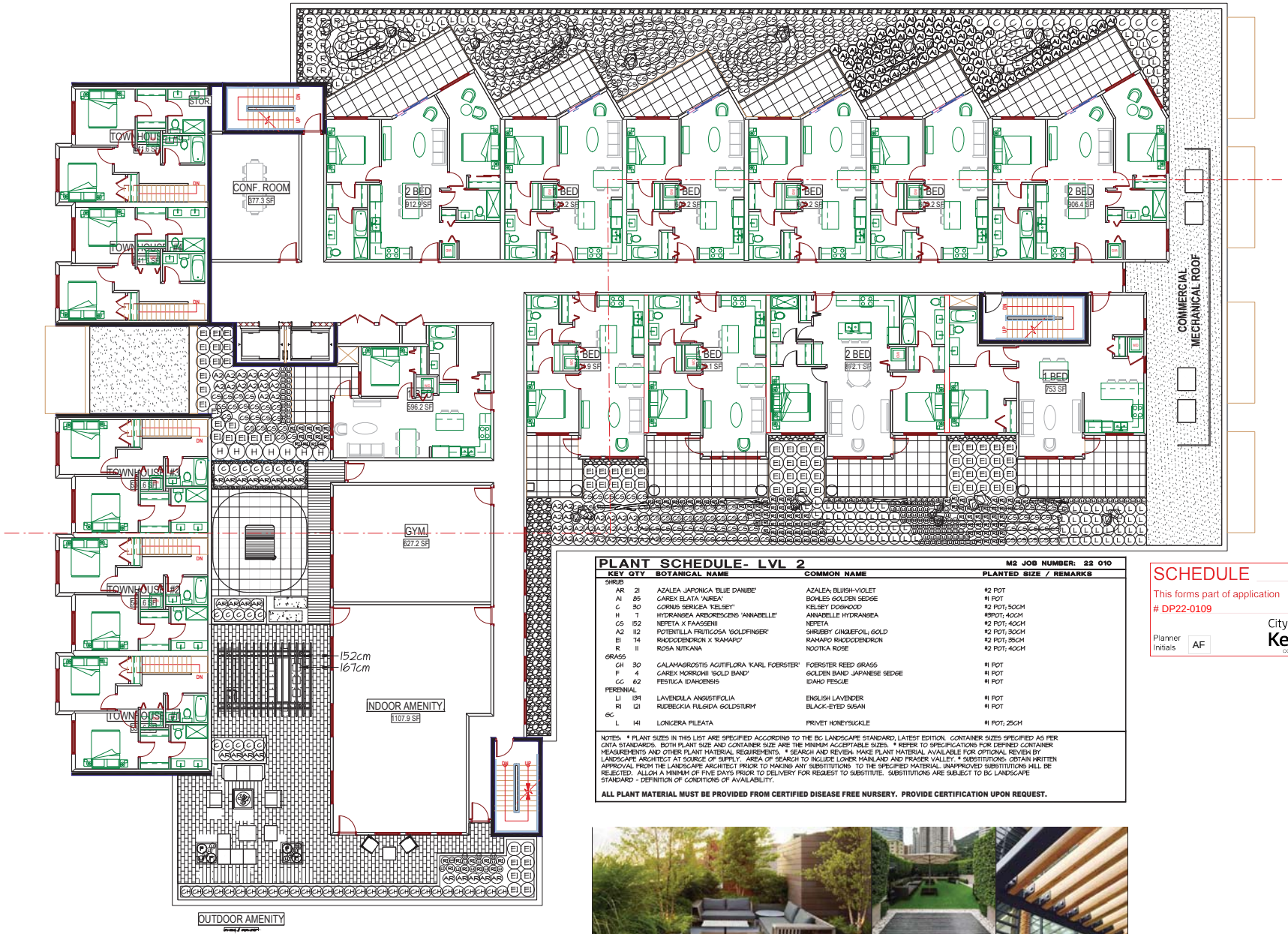
3	MAR.18.2022	ISSUED FOR DP	BN/JC
2	MAR.14.2022	REV. AS PER CLIENT'S COMMENTS	BN/JC
1	FEB.14.2022	PRELIMINARY DRAWING	BN/JC

SEAL:

PROJECT:
1864 GORDON DRIVE, KELOWNA, BC

DRAWING TITLE:
LEVEL 2 TREE PLAN

DATE: 11.FEB.2022	DRAWING NUMBER:
SCALE: 1:96	L4
DRAWN: BN	
DESIGN: BN	
CHK'D: MTLM	OF 9
M2LA PROJECT NUMBER:	22-010



PLANT SCHEDULE- LVL 2

M2 JOB NUMBER: 22 010

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AR	21	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA; BLUISH-VIOLET	#2 POT
AI	85	CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE	#1 POT
C	30	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#2 POT; 50CM
H	7	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#3POT; 40CM
CS	152	NEPETA X FAASSENII	NEPETA	#2 POT; 40CM
A2	112	POTENTILLA FRUTICOSA 'GOLDFINGER'	SHRUBBY CINQUEFOIL; GOLD	#2 POT; 30CM
EI	74	RHODODENDRON X 'RAMAPO'	RAMAPO RHODODENDRON	#2 POT; 35CM
R	11	ROSA NUTKANA	NOOTKA ROSE	#2 POT; 40CM
GRASS				
CH	30	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
F	4	CAREX MORROWII 'GOLD BAND'	GOLDEN BAND JAPANESE SEDGE	#1 POT
GG	62	FESTUCA IDAHOENSIS	IDAHO FESCUE	#1 POT
PERENNIAL				
LI	134	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
RI	121	RUDBECKIA FULGIDA GOLDSTURM'	BLACK-EYED SUSAN	#1 POT
GC				
L	141	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM

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OUTDOOR LOUNGE | SUN DECK | TRELLIS DETAIL

SCHEDULE C
This forms part of application
DP22-0109
City of Kelowna
COMMUNITY PLANNING
Planner Initials AF

M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

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1	FEB.11.2022	PRELIMINARY DRAWING	BN/JC

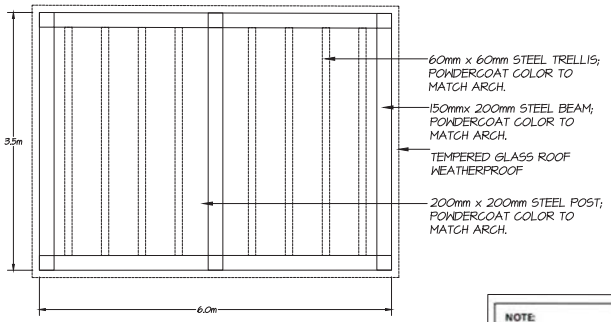
SEAL:

PROJECT:
1864 GORDON DRIVE, KELOWNA, BC

DRAWING TITLE:
LEVEL 2 SHRUB PLAN

DATE: 11.FEB.2022
SCALE: 1/16
DRAWN: BN
DESIGN: BN
CHK'D: MTLM
DRAWING NUMBER: L5
OF 9
M2LA PROJECT NUMBER: 22-010

22 010-04.zip



SCHEDULE C
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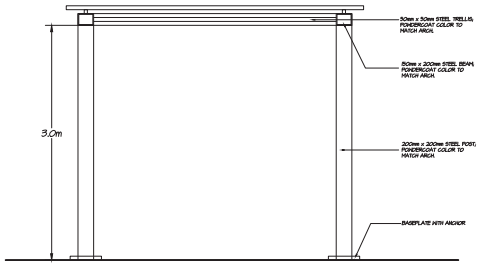
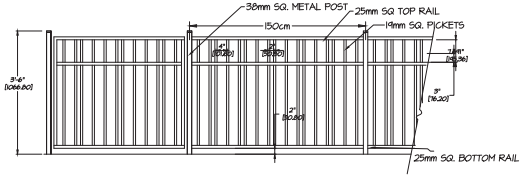
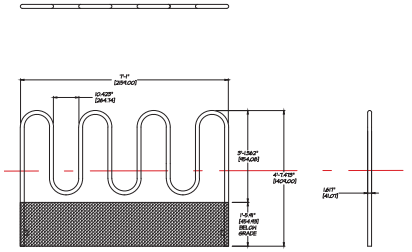
DP22-0109
City of Kelowna COMMUNITY PLANNING
Planner Initials AF

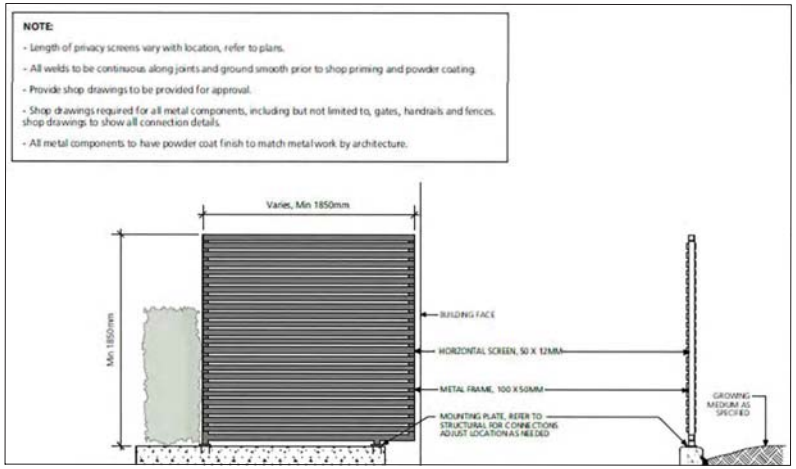


1 L6 TRELLIS DETAIL
SCALE : 1:30

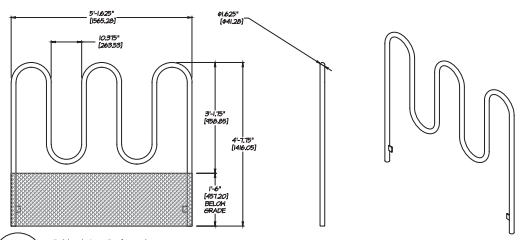


2 L6 1.07m HT. ALUMINUM PICKET FENCE
SCALE : 1:20





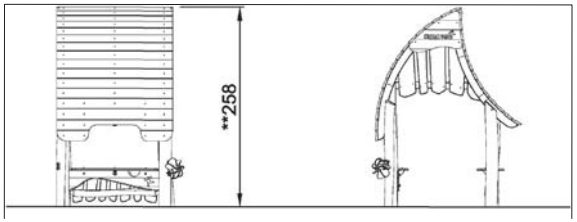
3 L6 1.85m HT. WOOD PERIMETER FENCE
SCALE : 1:20



4 L6 BIKE RACK
SCALE : 1:20

SQUARE METAL PLANTER BY GREENTHEORY
https://greentheorydesign.com/join/

5 L6 SQUARE METAL PLANTER BY GREENTHEORY
SCALE : N.T.S.



FOREST SHOP NR0407-0022 BY KOMPAN
https://www.kompan.com/play/nature-play/robinia-village/forest-shop

6 L6 FOREST SHOP BY KOMPAN
SCALE : 1:30

ALEA FIREPIT BY DEKKO
https://www.dekko.ca/portfolio-item/alea/

7 L6 ALEA FIREPIT BY DEKKO
SCALE : N.T.S.

MODULAR METAL PLANTER BY GREENTHEORY
https://greentheorydesign.com/join/

8 L6 MODULAR METAL PLANTER BY GREENTHEORY
SCALE : N.T.S.

22 010-04.zip

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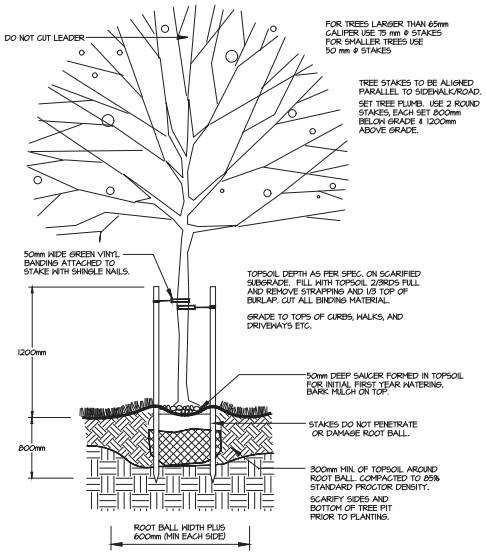
1	FEB.11.2022	PRELIMINARY DRAWING	BN/JC

SEAL:

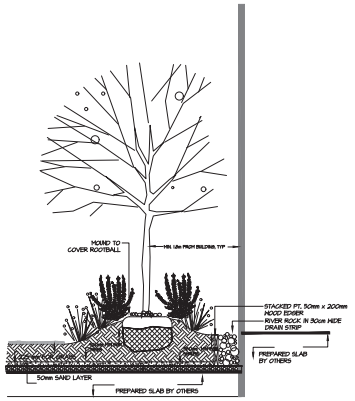
PROJECT:
1864 GORDON DRIVE, KELOWNA, BC

DRAWING TITLE:
LANDSCAPE DETAILS (1)

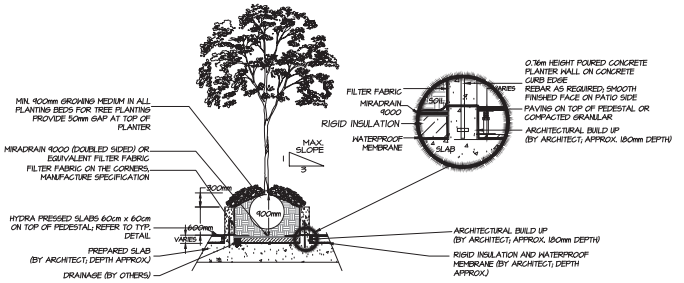
DATE: 11.FEB.2022
SCALE: AS SHOWN
DRAWN: BN
DESIGN: BN
CHK'D: MTLM
DRAWING NUMBER: L6
OF 9
M2LA PROJECT NUMBER: 22-010



1 L7 TREE PLANTING
SCALE : N.T.S.



2 L7 DRIP STRIP AND PLANTING ON SLAB
SCALE : 1:30



3 L7 PLANTER ON SLAB
SCALE : 1:50

SCHEDULE C
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DP22-0109
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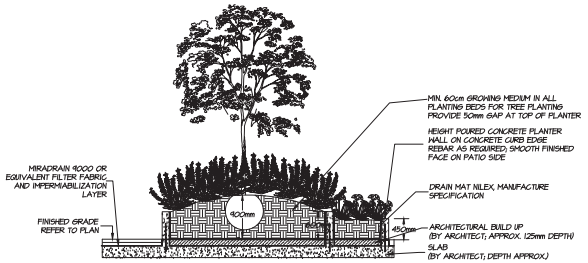
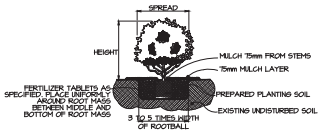
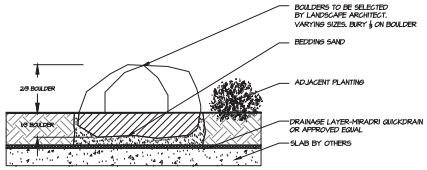
COMMUNITY PLANNING
Planner Initials AF



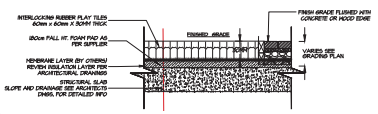
4 L7 PLANTER ON SLAB
SCALE : 1:50



5 L7 SHRUB PLANTING
SCALE : 1:20



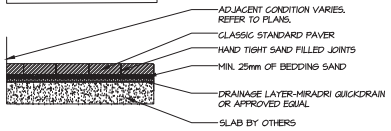
6 L7 BOULDER ON SLAB
SCALE : 1:20



7 L7 RUBBER PLAYTILES ON SLAB
SCALE : 1:20

NOTES:
1. CONTROL JOINT EVERY 0.9lm
2. EXPANSION JOINT EVERY 6.0m W/ FELT LINER
3. WET/DRY 6mm SAW BLADE CUT 25mm DEEP
4. STRAIGHT CONTINUOUS POUR
5. NON-TROWELLED EDGES

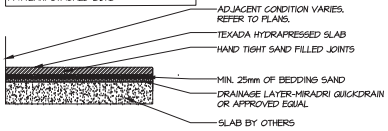
NAME: CLASSIC STANDARD SERIES
SUPPLIER: ABBOTSFORD CONCRETE
SIZE: 220mm x 145mm X 85.9mm
COLOUR: REFER TO PLAN
PATTERN: RUNNING BOND PATTERN



NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

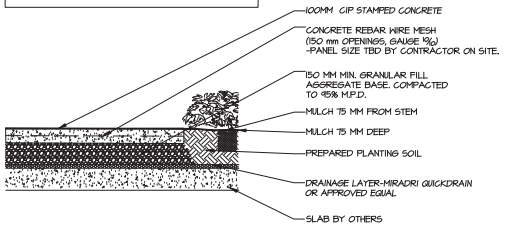
8 L7 PAVER TYPE A B & C ON SLAB
SCALE : 1:16

NAME: TEXADA HYDRAPRESSED SLAB
SUPPLIER: ABBOTSFORD CONCRETE
SIZE: 60cm x 60cm X 5.0cm.
COLOUR: CHARCOAL
PATTERN: STACKED BOND

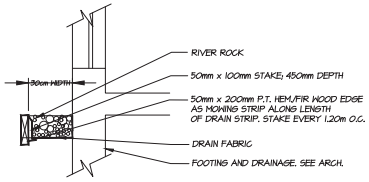


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

9 L7 PAVERS TYPE D ON SLAB
SCALE : 1:16



10 L6 PIP CONCRETE ON SLAB
SCALE : 1:16



11 L7 DRIP STRIP
SCALE : 1:16

22 010-04.zip

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SEAL:

PROJECT:
1864 GORDON DRIVE, KELOWNA, BC

DRAWING TITLE:
LANDSCAPE DETAILS (2)

DATE: 11.FEB.2022
SCALE: AS SHOWN
DRAWN: BN
DESIGN: BN
CHK'D: MTLM
DRAWING NUMBER: L7
OF 9
M2LA PROJECT NUMBER: 22-010

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.						✓
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. • Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.						✓
2.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.						✓
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						✓
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: • Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and						✓

• Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.						
2.1.3 Site Planning	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.						✓
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)	✓					
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: • Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; • Incorporating terracing to create usable open spaces around the building • Using the slope for under-building parking and to screen service and utility areas; • Design buildings to access key views; and • Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.						✓
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	✓					
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.						✓
2.1.4 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.					✓	
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: • Underground (where the high water table allows)						✓

• Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); • Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	✓					
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.	✓					
g. Provide bicycle parking at accessible locations on site, including: • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area.						✓
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.				✓		
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						✓
2.1.5 Streetscapes, Landscapes, and Public Realm Design	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Site buildings to protect mature trees, significant vegetation, and ecological features.	✓					
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.						✓
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and • Using building mass, trees and planting to buffer wind.						✓

f. Use landscaping materials that soften development and enhance the public realm.						✓
g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.						✓
j. Design sites to minimize water use for irrigation by using strategies such as: • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems.	✓					
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	✓					
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	✓					
m. Use exterior lighting to complement the building and landscape design, while: • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility.						✓
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.						✓
2.1.6 Building Articulation, Features and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.						✓
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs.						✓

Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.						✓
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						✓
f. Provide weather protection such as awnings and canopies at primary building entries.						✓
g. Place weather protection to reflect the building's architecture.						✓
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						✓
i. Provide visible signage identifying building addresses at all entrances.						✓

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
j. Avoid blank walls at grade wherever possible by: • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.						✓
Commercial & Mixed Use Buildings						
k. Ensure buildings have a continuous active and transparent retail frontage at grade to provide a visual connection between the public and private realm.						✓
l. Site buildings using common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation (1-3 m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by,						✓

for example, incorporating recessed entryway, small entry plaza, or sidewalk café.						
m. Incorporate frequent entrances (every 15 m maximum) into commercial and street frontages to create punctuation and rhythm along the street, visual interest and support pedestrian activity.						✓
Residential & Mixed Use Buildings						
n. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.						✓
o. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
p. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						✓
4.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.						✓
b. Residential buildings should have a maximum width of 24 m.				✓		
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.						✓
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	✓					
4.1.3 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	✓					
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.						✓
c. Break up large buildings with mid-block connections which should be publicly accessible wherever possible.	✓					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					
4.1.4 Site Servicing, Access and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**

a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property.				✓		
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.						✓
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.						✓
4.1.5 Publicly-Accessible and Private Open Spaces	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	✓					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						✓
Outdoor amenity areas						
c. Design plazas and urban parks to: • Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activites; • Be animated with active uses at the ground level; and • Be located in sunny, south facing areas.	✓					
d. Design internal courtyards to: • Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. • Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.						✓
e. Design mid-block connections to include active frontages, seating and landscaping.	✓					
Rooftop Amenity Spaces						
f. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by:						✓

• Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.						
g. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.					✓	
4.1.6 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval.						✓
b. Break up the building mass by incorporating elements that define a building's base, middle and top.						✓
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d. Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.						✓
e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.	✓					
f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: • Primary building entrances;						✓

• Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs.						
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						✓
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						✓
j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.						✓
k. Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs.						✓
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.				✓		

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March 22nd, 2022

Re: Architectural Design Rationale of the proposed Mixed-Use building at 1864 Gordon Drive, Kelowna, BC.

1.0 PROJECT DESCRIPTION

The building site is close to Gordon Drive and Sutherland Avenue, both major traffic arteries. Adjacent existing single-family homes surround the area to the West, Kelowna Buddhist Temple on the North, and Oasis Inn on the South. The project will be a modern esthetic, multi-level apartment-style building form. The units will be creatively expressed within the main structure, evoking a sense of class and style found in the upscale neighbourhoods of many large Canadian cities. The layouts, features, and quality materials will define these units as a positive contribution to the neighbourhood streetscape. The building is six stories in height with a whole basement level parkade floor, commercial units, townhomes and additional parking space on grade. Construction will consist of one level basement floor, and one level podium concrete construction with wood-frame above and will use finish materials and construction techniques appropriate to an upper-end residential offering. The proposed gross floor area is 13,0000sf which consists of approximately 9,000sf gross living area making up the 16 residential units, including five ground-oriented townhomes and four commercial units. The basement and ground-level parkade provide private storage and ancillary space. The required parking is satisfied by 18 private parking stalls in the parkade and ten commercial parking stalls. Space has also been provided for long-term bicycle parking and refuses bins located within the property.
The project has abundant space on the podium that provides extensive amenities and landscaped open space. The residents will use the area for private yards and amenity space for all the units. The circulation and surrounding green space garden planting areas will encourage outdoor social interaction.

Our project proposes to address the transition from high-density developments on the East side of Gordon Drive to C-NHD (Core Area Neighbourhood) designation for the West side of the property. This project manages the challenge of an abrupt to the higher density Capri Landmark Urban Centre. The single-storey podium and residential massing setback above allow the building form and character to adjust to the future development of the Capri Landmark Urban Centre. It enables a smooth transition to the existing single residential neighbourhood while maximizing the opportunity for architectural quality.
With pedestrian-friendly ground-oriented units placed along Lequime Street, the project also responds to the scale of the surrounding houses and any future projects that the C2 zoning allows and encourages.
Beyond the benefits of the improved streetscape, the ground-oriented units form was designed to appeal to a local demographic that is underserved with housing options, and commercial units embrace retail streets along Gordon Drive.

The full basement parking structure ground-oriented residential and commercial units activate the streetscape and allow the building to engage with pedestrians. It creates a gentle transition from the one or two-storey massing across the street and provides a pedestrian-friendly interface. The parking access ramp and loading bay face Lequime Street, and utility and refuse areas are located within the ground floor to minimize the blank facade to the facing street.

Utilizing the rooftop area of the podium for amenity and green space provides ample opportunity for soft landscaping. The growing medium for the grass and planters will retain significant amounts of rainwater. Once situated, the potential of on-site storage tanks will further reduce the infiltration rate into municipal storm drains. Exterior flatwork (drive lanes, sidewalks) potentially will be of permeable construction to accelerate absorption into the natural grade and further softens the landscape.
The rear yard at Lequime Street is primarily service-oriented, providing access to the parkade, access to refuse, and bicycle parking. Our proposed setback takes the distance usually intended as a minimum rear yard and shifts it to the green spaces to provide a more desirable outdoor living space.

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2.0 SITE and parking ACCESS

Most residential parking is located at the basement level, and commercial and townhome parking is at ground level in a covered and secured parkade. The parkade is accessed by a ramp located off Equine Street, and there are several accessible parking stalls located in the underground parkade. The elevator and central stair core facilitate access from the private garage to the building.
Access to the electrical/mechanical room and refuse and bicycle areas are provided off the rear and side of the building. The rear facade along Lequime Street has ground-oriented access to the townhomes and the main residential entry lobby. All condo unit residents have access to the indoor and outdoor amenities on the second level providing accessible walkways and elevators.

3.0 URBAN CONNECTIVITY

The project is located close to Downtown and the Capri Landmark Urban Centre, allowing pedestrians and cyclists easy access to all the shopping, recreational opportunities and cultural events. Gordon Drive will always be a significant Corridor for pedestrians, cycling & automobiles to downtown and the City's south end. Transit is available on Sutherland Avenue and Gordon Drive. When going further from the immediate area, and a car is the only option, Sutherland Avenue & Gordon Drive offer excellent connectivity to the rest of the City and the region.

4.0 SUSTAINABILITY

South and west-facing windows will be specified to have appropriate shading and glazing coefficients to utilize the summer sun by blocking the heat while still allowing the winter sun to penetrate, reducing cooling and heating loads in the summer and winter seasons. Providing windows in all occupied spaces lets natural daylighting and views reduce the energy consumption required for illumination.
Other sustainable measures will include drought-resistant landscaping. Eco-friendly waste receptacles and electric charging stations will be incorporated into the parking structure and lane development.

5.0 CRIME PREVENTION

The intentions of CPTED have been addressed with well-maintained entrances and frontage and educed setback increasing the presence of the building. The sight-lines of the occupants from balconies and windows will discourage vandalism and crime.
Site lighting along Gordon Drive and Lequime Street and pathways will be balanced to provide enough illumination to ensure no high contrast that could conceal potential offenders, but not so much that the site is excessively contributing to local light pollution.

6.0 LANDSCAPING

The owner has selected M2 Landscape Architects to create an exciting and aesthetically pleasing landscape solution that responds to the project's architectural style. It will also complement the character of the surrounding neighbourhood. A number of annual and perennial shrubs have been selected for along the planters throughout the site and in unique groupings in the podium rooftop amenity.

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Trees will be planted in the front and rear yard and the podium rooftop spaces. Given enough time to mature, the trees will help the project blend with the existing neighbourhoods' numerous established and mature trees lining Lawson Avenue and in back yards.
The landscape concept for the setback areas will provide a visually exciting and high volume of green space. Please refer to the attached design rationale letter from the landscape architect.

7.0 SUMMARY

JY Architecture design team feels that combining a modern design esthetic coupled with pedestrian-friendly landscape features and contemporary building materials will provide a very active and highly desirable residential neighbourhood project.
By massing and density transition from the Capri Landmark Urban Centre, we intend that this project will set a precedent for future development in the area to follow a similar form.

We look forward to your support for all this project brings to our community and this unique opportunity to create a better future.

Sincerely,
JY Architecture Inc.

Per:

Jinyong Yum, Architect-AIBC, LEED BD+C
Principal