

# Development Permit

DP25-0012



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

**1239 Pacific Avenue**

and legally known as

**Lot 1 District Lot 137 ODYD PLAN EPP113649**

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

**Apartment Housing**

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



**Date of Council Approval:**      **May 12, 2025**

Development Permit Area:      Form and Character

Existing Zone:      UC2r – Capri-Landmark Urban Centre Rental Only

Future Land Use Designation:      UC – Urban Centre

**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:      1309118 B.C. LTD. INC. NO. BC1309118

Applicant:      New Town Architecture & Engineering Services

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Nola Kilmartin  
Development Planning Department Manager  
Planning & Development Services

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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. DP25-0012 for Lot 1 District Lot 137 ODYD PLAN EPP113649 located at 1239 Pacific Avenue, Kelowna, BC, subject to the following:

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- Landscaping to be provided on the land be in accordance with Schedule "C";
- 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;
- The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

AND THAT this Development Permit is valid for two (2) years from the date of Council 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:

- An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$769,870.00**

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. PARKING CASH-IN-LIEU BYLAW

Parking Cash-in-Lieu in the amount of **\$388,500.00** required for 10 stalls as part of the proposed development within the Capri-Landmark Urban Centre.

## 5. PUBLIC AMENITY & STREETSCAPE CAPITAL RESERVE FUND

Public Amenity & Streetscape Capital Reserve Fund Payment in the amount of **\$273,314.00** required for 5,466.27 m<sup>2</sup> lot area as part of the proposed development.

## 6. 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.**

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DP25-0012		
Planner Initials	SS	 City of <b>Kelowna</b> COMMUNITY PLANNING

# PACIFIC / PASNAK MFR

RE-ISSUED FOR DP, 2025-04-16



## ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING  
300-1650 BERTRAM STREET  
KELOWNA, BC V1Y 2S4  
e: usman@newtownservices.net t: (250) 860-8185

- A0.00 COVER PAGE
- A1.01 ZONING & BYLAW
- A1.02 SITE COVERAGE PLAN
- A1.03 CODE SITE PLAN
- A1.04 SURVEY PLAN
- A2.01 SITE PLAN
- A3.01 PARKADE FLOOR PLAN
- A3.02 LEVEL 1 FLOOR PLAN
- A3.03 LEVEL 2 FLOOR PLAN
- A3.04 LEVEL 3 FLOOR PLAN
- A3.05 LEVEL 4 FLOOR PLAN
- A3.06 LEVEL 5 FLOOR PLAN
- A3.07 LEVEL 6 FLOOR PLAN
- A3.08 ROOFTOP PLAN
- A4.00 WATERBILLS
- A4.01 BUILDING 1 ELEVATIONS
- A4.02 BUILDING 2 ELEVATIONS
- A4.03 BUILDING 3 ELEVATIONS
- A4.04 BUILDING 4 ELEVATIONS
- A4.05 SHADOW ANALYSIS
- A5.01 BUILDING SECTIONS
- A6.00 3D

## CLIENT

1309118 B.C. LTD., INC.NO. BC1309118  
6797 124A ST  
SURREY, BC V3W 3Y6  
e: hrempe@provista.ca

## CIVIL

PROTECH CONSULTING  
300-3275 LAKESHORE ROAD  
KELOWNA, BC V1W 3S9  
e: djames@protechconsulting.com t: (778) 874-9646

## LANDSCAPE

ARQUECOS GROUP LTD  
8-121 VILLAGE HEIGHTS SW  
CALGARY, AB T3H 2L2  
e: carlos@arquecos.com t: (403) 618-4427

## SURVEY

ALLTERRA LAND SURVEYING LTD.  
1315 ST. PAUL ST.  
KELOWNA, BC V1Y 2E2  
e: rory@allterrasurvey.ca t: (250) 762-0122

SCHEDULE

This forms part of application

# DP25-0012

Planner Initials SS

A



City of Kelowna  
COMMUNITY PLANNING

FOR PERMIT ONLY

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled.

Verify all dimensions and details prior to commencement of work.

Report all errors and omissions to the Architect.



Revisions		
No.	DATE	DESCRIPTION
1	2023-12-20	PRE-APP
2	2024-12-20	ISSUED FOR DP
3	2025-04-16	RE-ISSUED FOR DP

project title  
PACIFIC PASNAK

project address  
PACIFIC AVE & PASNAK STREET, KELOWNA, BC  
project no. 4178

drawing title  
COVER PAGE

designed KFLA  
drawn LA  
checked UA  
date of issue  
A0.00D  
print 2025-04-16 4:30:15 PM



## PACIFIC / PASNAK MFR DEVELOPMENT

ADDRESS:  
1250 PACIFIC AVENUE AND 1029 PASNAK STREET, KELOWNA, V1Y 2Y6, BC, CANADA

LEGAL ADDRESS:  
LOT 1 (OFF LOT 157) ODDV PLAN 113649

GRADES:  
EXISTING: FLAT PROPOSED: FLAT

NUMBER OF BUILDINGS:  
2 BUILDINGS (208 UNITS)

## ZONING ANALYSIS

EXISTING:	PROPOSED:
UC2 - CAPRI/LANDMARK URBAN CENTRE	UC2 - CAPRI/LANDMARK URBAN CENTRE
FUTURE LAND USE (2045 OCP)	UC
TRANSIT SUPPORTED CORRIDOR	N
ADJACENT LAND USES:	USE
NORTH: UC2	PACIFIC AVE / DETACHED/RESIDENTIAL
SOUTH: UC2	DETACHED/RESIDENTIAL
WEST: UC2	PASNAK ST / DETACHED/RESIDENTIAL

## UC2 ZONING REQUIREMENTS

	REQUIRED:	PROPOSED:
SITE AREA (M <sup>2</sup> )	MIN. 1,200M <sup>2</sup>	5,668.76M <sup>2</sup> (NEW PROPERTY AREA: 5,486.27M <sup>2</sup> )
SITE WIDTH (M)	40.0m	84.4m
SITE DEPTH (M)	30.0m	73.1m
MAXIMUM SITE COVERAGE FOR BUILDINGS (%)	83.8%	
MAXIMUM SITE COVERAGE INCLUDING STRUCTURE & IMPERMEABLE SURFACES (%)	90%	90.0%
VEHICULAR ACCESS FROM LANE OR LOWER CLASSED ROAD	Y/N	Y
MINIMUM DENSITY (TRANSIT CORRIDOR ONLY)	N/A	N/A

## DEVELOPMENT REQUIREMENTS

	REQUIRED:	PROPOSED:
TOTAL UNIT & TYPES OF UNITS:		208 UNITS (81 - 109 UNITS); 82 - 99 UNITS
FLOOR AREA (M <sup>2</sup> )/FOOTPRINT GFA FOR SITE COVERAGE(%)	13,157.7M <sup>2</sup>	17,076.7M <sup>2</sup> GFA FOR BLDG SITE COVERAGE
FLOOR AREA RATIO:	1.8	2.32
BASE:	1.8	
STREET/SCAPE BONUS:	0.3	
RENTAL/SCAPE BONUS:	0.3	
BUILDING HEIGHT (M):	22.9m (6 STOREYS)	21.8m (6 STOREYS)
COFFER/SEATED:	N/A	
MAX. ST-SCAPE BONUS:	N/A	
MAX CONTINUOUS FRONTAGE:	100.0m	80.8m

SETBACKS (M):	2.0m	2.0m (4.0m ABOVE 6 STOREYS/15m)
SIDE (NORTH):	2.0m	2.0m (3.0m ABOVE 6 STOREYS/15m)
SIDE (SOUTH):	2.0m	2.0m (3.0m ABOVE 6 STOREYS/15m)
BACK (EAST):	0.0m (4.0m ABOVE 6 STOREYS/15m)	0.36m (4.0m ABOVE 6 STOREYS/15m)
PER UNIT BREAKDOWN:		586.62M <sup>2</sup> (PODIUM)
STUDIO (12 x 6.0M)	72m <sup>2</sup>	681.6M <sup>2</sup> (ROOFTOP)
1-BED (9M x 6.0M)	54m <sup>2</sup>	
2-BED (9M x 15.0M)	135m <sup>2</sup>	
3-BED (12 x 15.0M)	105m <sup>2</sup>	
TOTAL:	2,852.86M <sup>2</sup> (INC. COMMON AMENITY)	2,174.36M <sup>2</sup>

RENTAL REDUCT (BASE):	20% (29.3)	39.3
RENTAL REDUCT (VISIT):	20% (5.6)	4.9
CASH/SHARE INCENTIVE:	5.5% (1.5) (MAX 20% BASE)	4.5
SPECIALTY STALLS (INCLUDED IN TOTAL PROVIDED STALLS):	1	65
ACCESSIBLE:	1	4
DRIVE AISLE (WIDTH):	6.5m	6.5m
REGULAR STALL RATIO:	50%	50.34 (83)
MINIMAL STALL RATIO:	50%	49.7% (82)

BIKE STALLS (PER DWELLING UNIT):		102 GROUND-ANCHORED
LONG TERM:	1 (150.75)	102 WALL MOUNTED
1-2 BED (20' x 7.0')	1	
3-BED (21' x 10.0')	1	
TOTAL:	168 (167.75)	

SHORT TERM:	24	
WASH & REPAIR STATION:	Y	

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## UNIT COUNT

No.	NAME	AREA	AREA
BLDG 1			
LEVEL 1			
1-104	TH1A	80.25 m <sup>2</sup>	883.79 m <sup>2</sup>
1-105	TH1A	80.54 m <sup>2</sup>	886.95 m <sup>2</sup>
1-106	TH1A	80.54 m <sup>2</sup>	886.95 m <sup>2</sup>
1-107	TH1A	80.21 m <sup>2</sup>	883.42 m <sup>2</sup>
1-108	TH1A	83.06 m <sup>2</sup>	894.12 m <sup>2</sup>
1-109	TH1B	64.69 m <sup>2</sup>	696.33 m <sup>2</sup>
1-110	TH1A	92.16 m <sup>2</sup>	991.89 m <sup>2</sup>
1-111	TH1A	68.48 m <sup>2</sup>	715.53 m <sup>2</sup>
1-112	UNIT 1A	68.13 m <sup>2</sup>	733.19 m <sup>2</sup>
1-113	UNIT 1A	68.13 m <sup>2</sup>	733.19 m <sup>2</sup>
1-114	UNIT 1A	68.13 m <sup>2</sup>	733.19 m <sup>2</sup>
1-115	UNIT 1A	68.13 m <sup>2</sup>	733.19 m <sup>2</sup>
1-116	UNIT 1A	68.13 m <sup>2</sup>	733.19 m <sup>2</sup>
1-117	UNIT 1A	68.13 m <sup>2</sup>	733.19 m <sup>2</sup>
1-118	UNIT 1A	68.13 m <sup>2</sup>	733.19 m <sup>2</sup>
1-119	UNIT 1A	68.13 m <sup>2</sup>	733.19 m <sup>2</sup>
1-120	UNIT 1A	68.13 m <sup>2</sup>	733.19 m <sup>2</sup>
1-121	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-122	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-123	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-124	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-125	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-126	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-127	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-128	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
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1-140	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-141	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-142	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-143	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-144	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
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1-151	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-152	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
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1-163	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
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1-170	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-171	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-172	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
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1-186	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-187	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-188	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-189	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-190	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-191	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-192	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-193	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-194	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-195	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-196	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-197	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-198	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-199	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>
1-200	TH1A	82.77 m <sup>2</sup>	889.31 m <sup>2</sup>

## UNIT COUNT

No.	NAME	AREA	AREA
BLDG 2			
LEVEL 1			
2-103	TH1C	73.81 m <sup>2</sup>	794.45 m <sup>2</sup>
2-104	TH1C	109.73 m <sup>2</sup>	1155.40 m <sup>2</sup>
2-105	TH1C	73.81 m <sup>2</sup>	794.45 m <sup>2</sup>
2-106	TH1C	73.81 m <sup>2</sup>	794.45 m <sup>2</sup>
2-107	TH1C	73.81 m <sup>2</sup>	794.45 m <sup>2</sup>
2-108	TH1C	73.81 m <sup>2</sup>	794.45 m <sup>2</sup>
2-109	TH1C	73.81 m <sup>2</sup>	794.45 m <sup>2</sup>
2-110	TH1C	73.81 m <sup>2</sup>	794.45 m <sup>2</sup>
2-111	TH1C	73.81 m <sup>2</sup>	794.45 m <sup>2</sup>





8



No.	DATE	DESCRIPTION
4	2024-12-20	ISSUED FOR DP
5	2025-04-16	RE-ISSUED FOR DP

[illegible]

designed	scale
KFJ/LA	1 :
drawn	
checked	

drawing no. **A1.03D**



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City of Kelowna  
COMMUNITY PLANNING





- PARTS OF PACIFIC AVENUE AND PASNAK STREET
- LOT 1, DL 137 AND SEC 19, TP 26, ODYD, PLAN EPP131051
- LOT 1, DL 137, ODYD, PLAN EPP113649 (Unregistered)

PID: 032-087-209 & Unregistered  
CIVIC ADDRESS: 1200, 1211, 1223, 1237, 1239 PACIFIC  
AVENUE & 1929, 1933 PASNAK STREET  
CLIENT: SABA CONSTRUCTION LTD.

**LEGEND**

◀ Pole	Denotes utility pole
◀ FH	Denotes fire hydrant
◀	Denotes sanitary manhole
◀	Denotes storm drain manhole
◀	Denotes water valve
CB	Denotes catch basin
◀	Denotes gas valve
◀	Denotes lamp standard
◀	Denotes sign
◀ 30'±	Denotes ground elevation
◀	Denotes Iron Post found
◀	Denotes Iron Post not found
◀	Denotes Round Iron Post found
◀	Denotes chainlink fence
◀	Denotes wood fence
◀	Denotes wire fence

NOTES:

- The survey represented by this plan was conducted on September 20 to October 1 2021, June 28, July 8, and July 12 2024.
- Lot dimensions shown are based upon field survey measurements and may vary from Land Title Office records.
- Unregistered interests have not been included or considered.
- Elevations shown are based upon geodetic datum (CVD288BC).



**AllTerra**  
Land Surveying Ltd.  
www.AllTerraSurvey.ca  
Ph: 250.762.0122 Fax: 324066-TO (July 25, 2024)

Verify all dimensions and datums prior to commencement of work.



84



### Revision

[illegible]

FOR PERMIT ONLY

project title  
**PACIFIC PASNAK**

project address  
**PACIFIC AVE & PASNAK  
STREET, KELOWNA, BC**  
project no. 4178

drawing title  
**SURVEY PLAN**

designed	KFJ/LA	scale
drawn		
checked		

drawing no. **A1.04D**

## SCHEDULE A

This forms part of application

# DP25-0012

Planner Initials SS

City of Kelowna  
COMMUNITY PLANNING





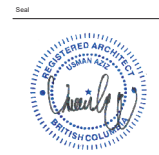
ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

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Revisions		
No.	DATE	DESCRIPTION
1	2023-10-20	PRE-APP
2	2024-10-30	ISSUED FOR DP
3	2025-04-16	RE-ISSUED FOR DP

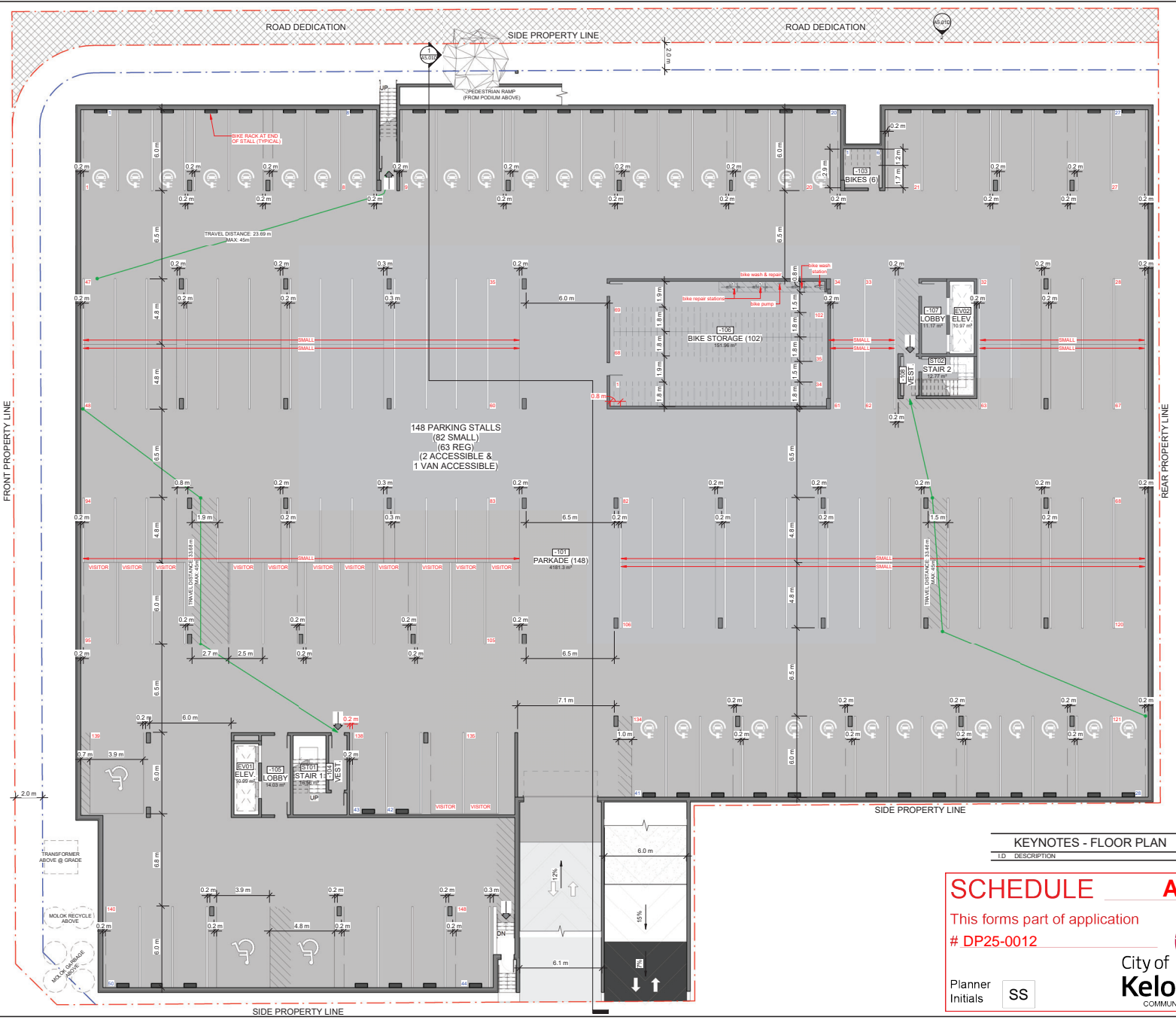
project title  
**PACIFIC PASNAK**

project address  
**PACIFIC AVE & PASNAK STREET, KELOWNA, BC**  
project no. **4178**

drawing title  
**PARKADE FLOOR PLAN**

designed	KFLA	scale	1/32" = 1'-0"
drawn			LA
checked			UA

**A3.01D**  
print 2025-04-16 4:30:58 PM



KEYNOTES - FLOOR PLAN	
I.D.	DESCRIPTION

**SCHEDULE**

A

This forms part of application  
# DP25-0012

Planner Initials

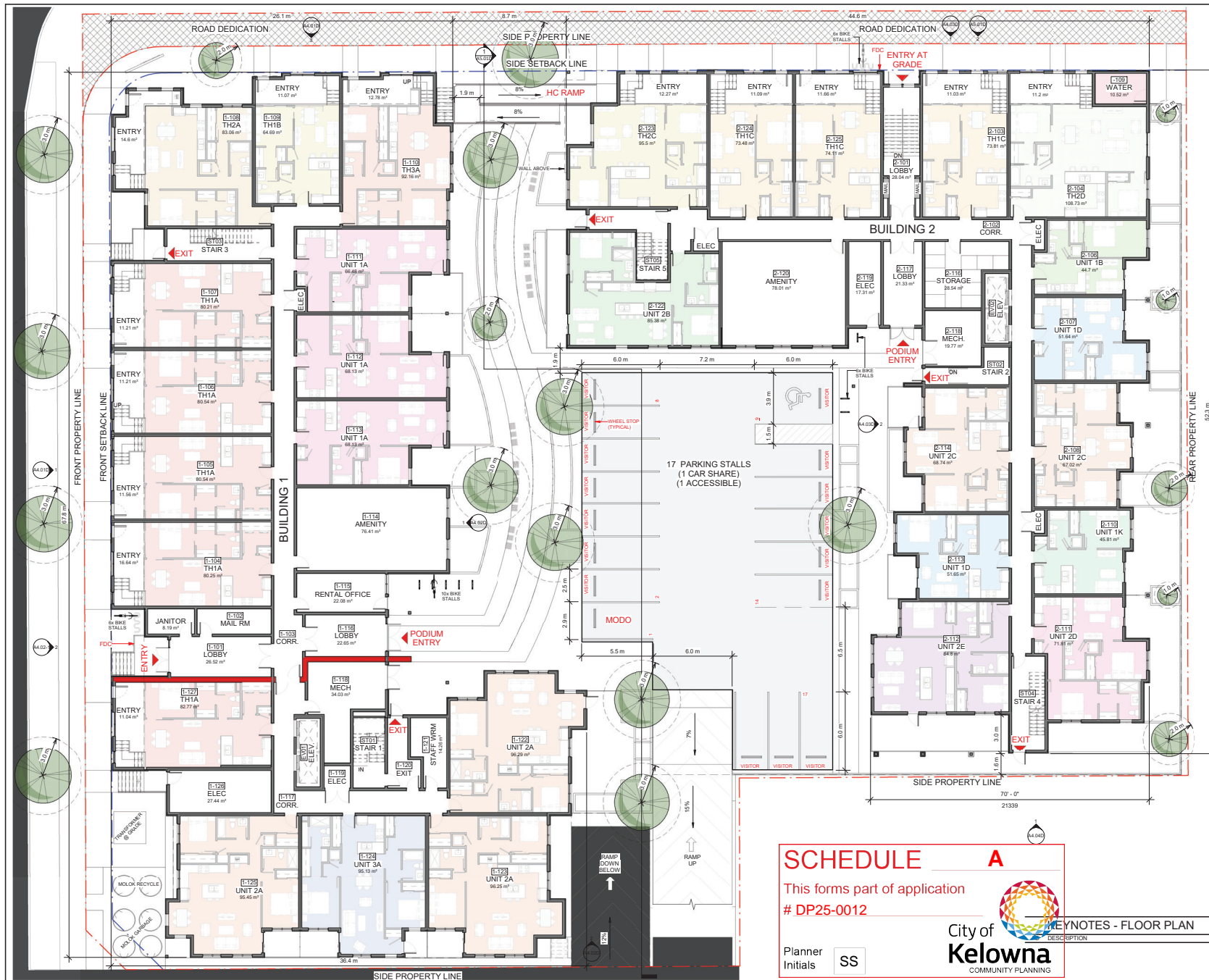
SS

City of Kelowna

COMMUNITY PLANNING

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## SCHEDULE A

This forms part of application  
# DP25-0012

Planner  
Initials SS

City of  
**Kelowna**  
COMMUNITY PLANNING



KEYNOTES - FLOOR PLAN

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No.	DATE	DESCRIPTION
1	2023-08-21	ISSUED FOR DP
2	2023-12-05	PREP APP
3	2024-12-20	ISSUED FOR DP
4	2025-04-16	RE-ISSUED FOR DP
5		
6		
7		
8		
9		
10		

project title  
**PACIFIC PASNAK**

project address  
**PACIFIC AVE & PASNAK STREET, KELOWNA, BC**  
project no. 4178

drawing title  
**LEVEL 1 FLOOR PLAN**

designed KFLA  
drawn KFLA  
checked KFLA  
date 2025-04-16

**A3.02D**  
sheet





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Seal



Revisions		
No.	DATE	DESCRIPTION
1	2023-10-20	PRE-APP
2	2024-10-20	ISSUED FOR DP
3	2025-04-16	RE-ISSUED FOR DP

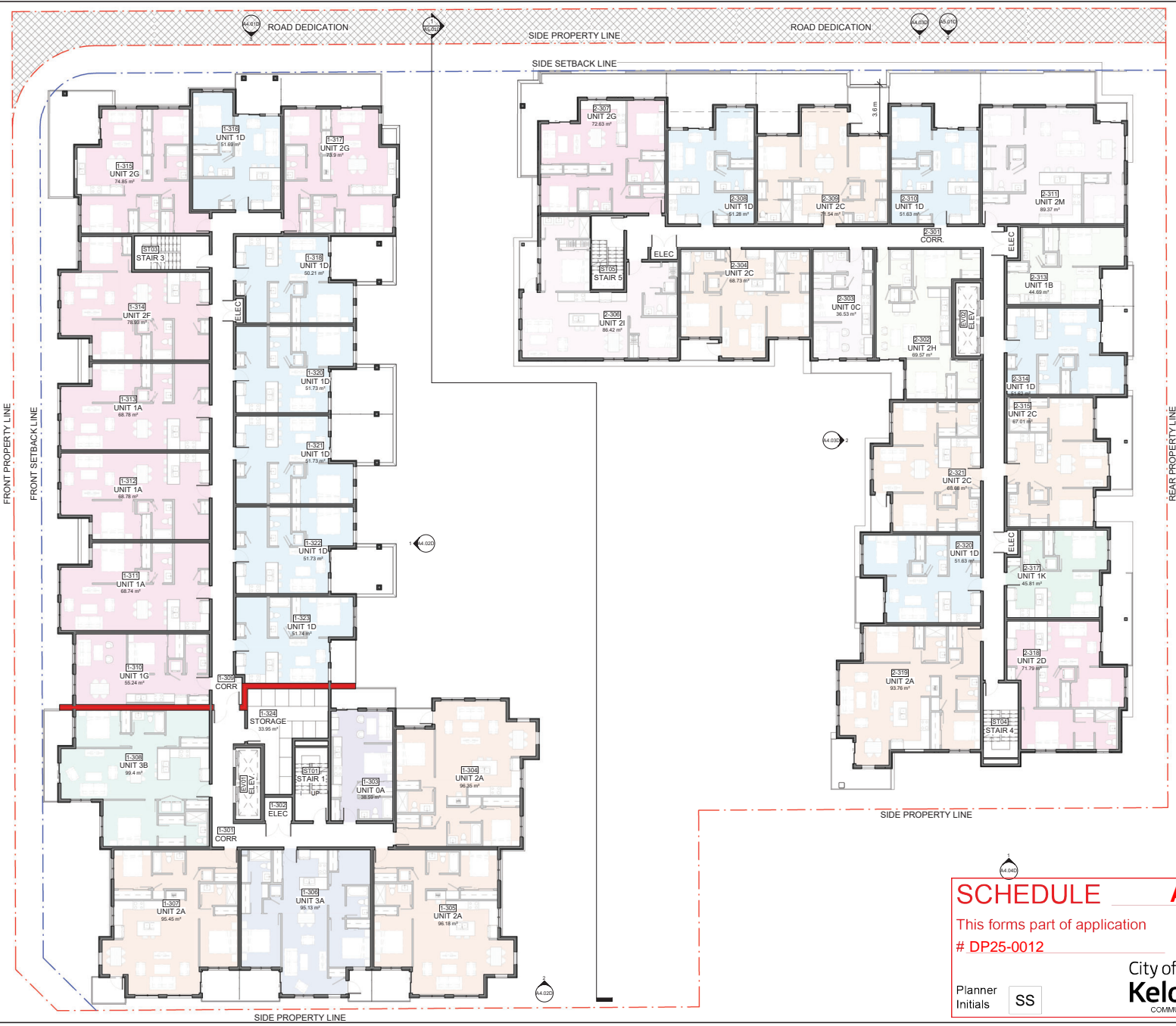
project title  
**PACIFIC PASNAK**

project address  
**PACIFIC AVE & PASNAK STREET, KELOWNA, BC**  
project no. **4178**

drawing title  
**LEVEL 3 FLOOR PLAN**

designed: KFLA  
drawn: LA  
checked: UA

date: 2025-04-16 4:32:01 PM  
**A3.04D**



SCHEDULE

This forms part of application

# DP25-0012

Planner Initials

SS

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Revisions		
No.	DATE	DESCRIPTION
1	2023-10-25	PRE-APP
2	2024-10-30	ISSUED FOR DP
3	2025-04-16	RE-ISSUED FOR DP

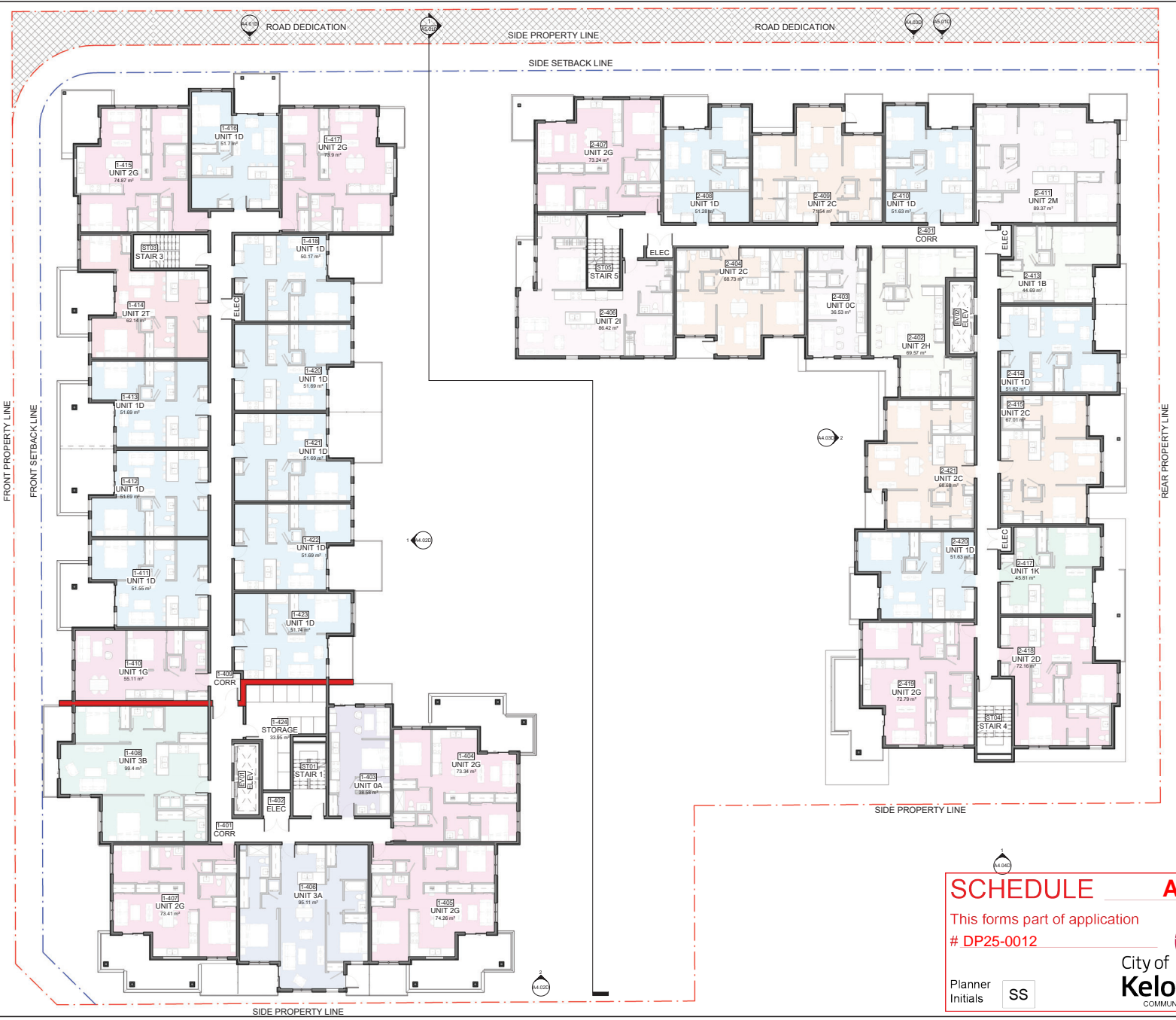
project title  
**PACIFIC PASNAK**

project address  
**PACIFIC AVE & PASNAK STREET, KELOWNA, BC**  
project no. **4178**

drawing title  
**LEVEL 4 FLOOR PLAN**

designed: KFLA  
drawn: LA  
checked: UA

date: 2025-04-16 4:32:21 PM  
**A3.05D**



SCHEDULE

This forms part of application

# DP25-0012

Planner Initials

SS

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Revisions		
No.	DATE	DESCRIPTION
1	2023-10-25	PRE-APP
2	2024-10-30	ISSUED FOR DP
3	2025-04-16	RE-ISSUED FOR DP

project title  
**PACIFIC PASNAK**

project address  
**PACIFIC AVE & PASNAK STREET, KELOWNA, BC**

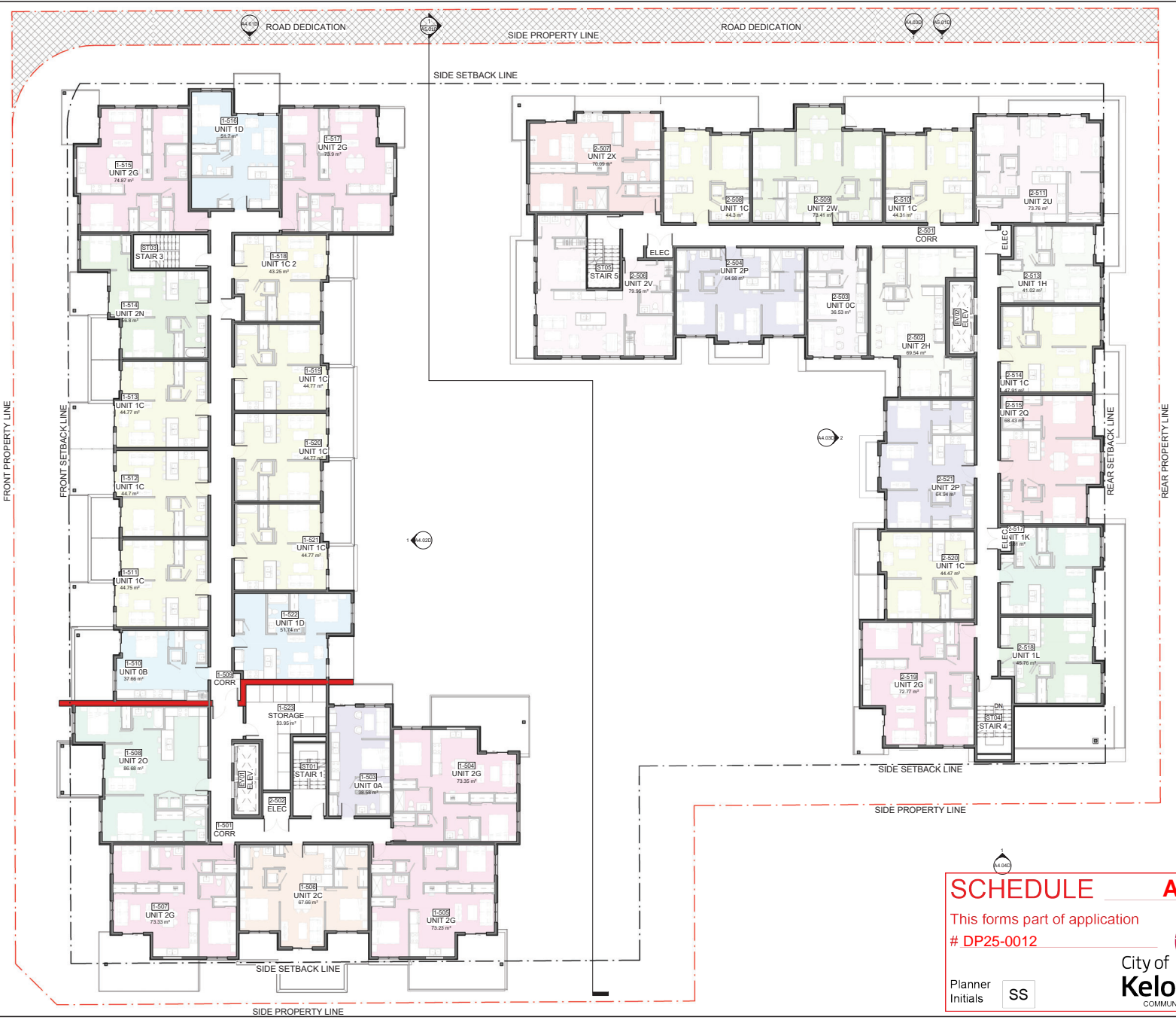
project no.  
**4178**

drawing title  
**LEVEL 5 FLOOR PLAN**

designed	KFLA	scale	3/32" = 1'-0"
drawn			LA
checked			UA

date of issue  
**A3.06D**

print  
2025-04-16 4:32:40 PM



SCHEDULE

This forms part of application  
# DP25-0012

Planner Initials

SS

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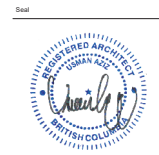
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Revisions

No.	DATE	DESCRIPTION
1	2024-12-20	ISSUED FOR DP
2	2025-04-18	RE-ISSUED FOR DP

project title  
**PACIFIC PASNAK**

project address  
**PACIFIC AVE & PASNAK STREET, KELOWNA, BC**

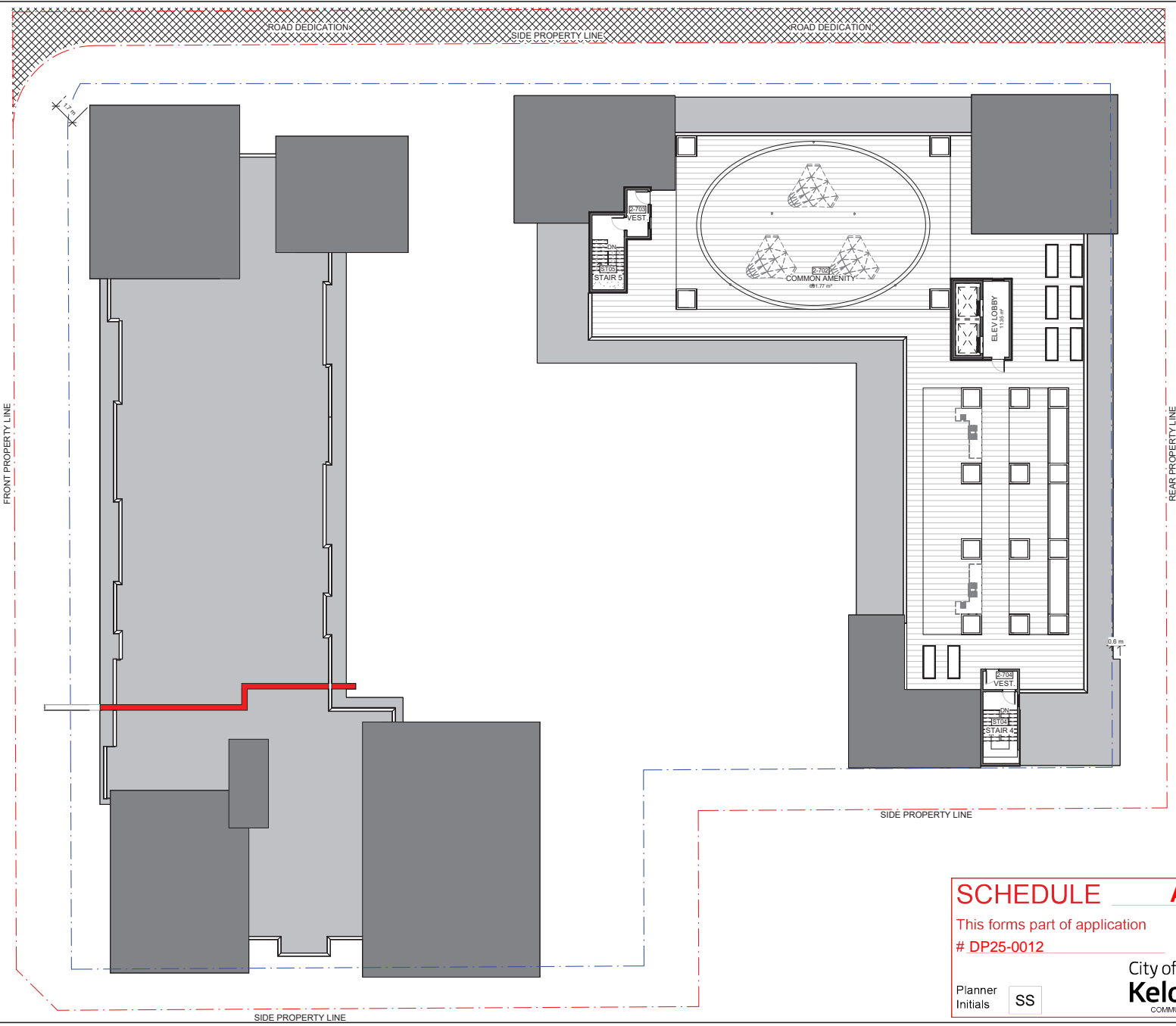
project no.  
**4178**

drawing title  
**ROOFTOP PLAN**

designed: KFLA  
drawn: LA  
checked: UA

**A3.08D**

2025-04-16 4:30:01 PM



**SCHEDULE A**

This forms part of application  
# DP25-0012

Planner Initials **SS**

**City of Kelowna**  
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VIEW 1 - BUILDING 1 FROM PASNAK STREET



VIEW 2 - DEVELOPMENT AERIAL VIEW



VIEW 3 - AMENITY SPACE ON THE PODIUM



VIEW 4 - BUILDING 2 ROOFTOP AMENITY SPACE

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Revisions

NO.	DATE	DESCRIPTION
1	2023-12-20	PRE-APP
2	2024-12-20	ISSUED FOR DP
3	2025-04-16	RE-ISSUED FOR DP

project title

**PACIFIC PASNAK**

project address

**PACIFIC AVE & PASNAK STREET, KELOWNA, BC**

project no. **4178**

drawing title

**3D**

designed **LA** / **LA**

drawn **LA** / **LA**

checked **UA** / **UA**

date of issue

**A9.01D**

print 2025-04-16 4:34:52 PM

**SCHEDULE**

This forms part of application

# **DP25-0012**

Planner Initials **SS**

**B**

City of  
**Kelowna**  
COMMUNITY PLANNING

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MANUFACTURER: JAMES HARDIE  
PRODUCT: HARDIE PANEL SIDING C/W REVEAL  
COLOUR & CODE: IRON GREY  
I.D NUMBER: 1.



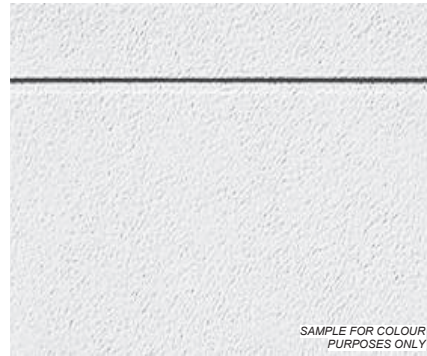
SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: JAMES HARDIE  
PRODUCT: HARDIE PANEL - INFILL  
COLOUR & CODE: BLACK  
I.D NUMBER: 2.



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: JAMES HARDIE  
PRODUCT: HARDIE PANEL SIDING C/W REVEAL  
COLOUR & CODE: ARCTIC WHITE  
I.D NUMBER: 3.



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: JAMES HARDIE  
PRODUCT: HARDIE PLANK VERTICAL SIDING  
COLOUR & CODE: ARCTIC WHITE  
I.D NUMBER: 4.



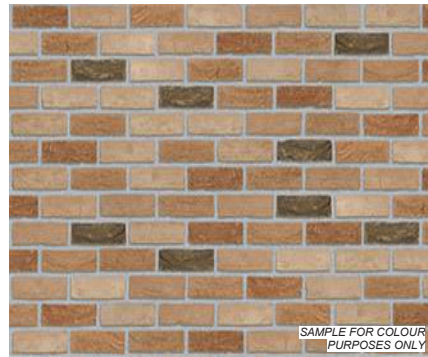
SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: LUX  
PRODUCT: V-GROOVE HORIZONTAL ARCHITECTURAL PANEL  
COLOUR & CODE: KNOTTY TEAK  
I.D NUMBER: 5.



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: THIN BRICK VENEER  
PRODUCT: THIN BRICK VENEER  
COLOUR & CODE: 6.



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: EXTERIOR PRIVACY SCREEN  
PRODUCT: ALUMINUM W/ FROSTED GLASS  
COLOUR & CODE: 8.



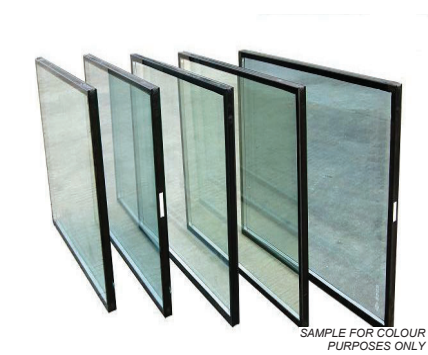
SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: N/A  
PRODUCT: HORIZONTAL CABLE RAILING  
COLOUR & CODE: BLACK  
I.D NUMBER: 9.



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: N/A  
PRODUCT: VINYL WINDOW  
COLOUR & CODE: CLEAR GLASS; BLACK  
I.D NUMBER: 10.



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: N/A  
PRODUCT: EXTERIOR BIKE RACK  
COLOUR & CODE: N/A  
I.D NUMBER: 11.



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: MOLOK  
PRODUCT: MODERN CLASSIC - 5 m³  
COLOUR & CODE: COMPOSITE CHESTNUT BROWN  
I.D NUMBER: 12.



SAMPLE FOR COLOUR  
PURPOSES ONLY

SCHEDULE

B

This forms part of application  
# DP25-0012

Planner Initials SS

City of Kelowna

COMMUNITY PLANNING

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Revisions

No.	DATE	DESCRIPTION
1	2023-12-20	PRE-APP
2	2024-12-20	ISSUED FOR DP
3	2025-04-16	RE-ISSUED FOR DP

project title

PACIFIC PASNAK

project address

PACIFIC AVE & PASNAK STREET, KELOWNA, BC

project no. 4178

drawing title

MATERIALS

designed KFLA

drawn LA

checked UA

scale 1 : 10

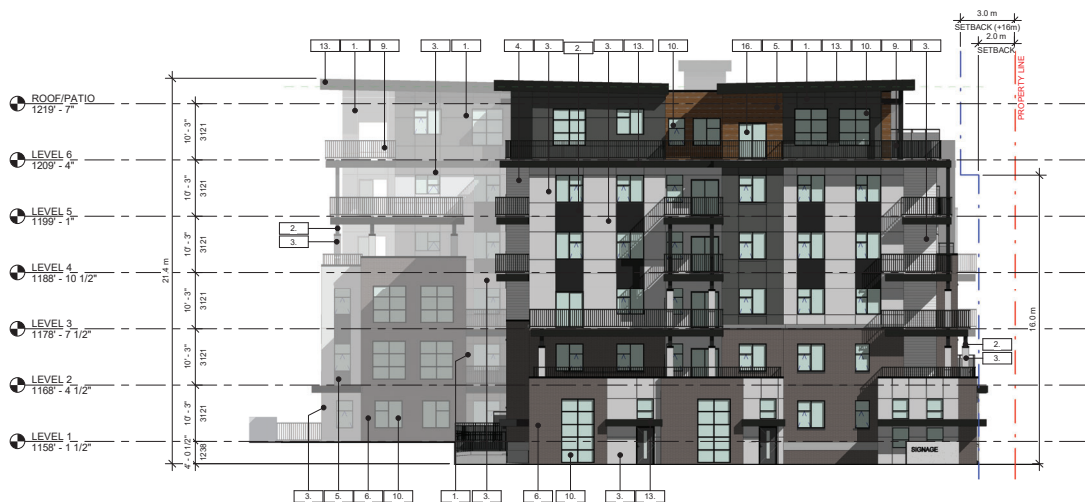
date 2025-04-16 4:33:02 PM

print

A4.00D



1 BUILDING 1 - WEST ELEVATION  
3/32" = 1'-0"



3 BUILDING 1 - NORTH ELEVATION  
3/32" = 1'-0"

## SCHEDULE B

This forms part of application  
# DP25-0012

Planner Initials

SS

**City of Kelowna**  
COMMUNITY PLANNING

### MATERIAL LEGEND

1. FIBRE CEMENT PANELS WITH REVEALS - IRON GREY
2. FIBRE CEMENT PANELS - BLACK
3. FIBRE CEMENT PANELS WITH REVEALS - ARCTIC WHITE
4. FIBRE CEMENT PLANK - ARCTIC WHITE
5. V-GROOVE ARCHITECTURAL PANEL - KNOTTY TEAK
6. THIN BRICK VENEER
7. DOUBLE STACK BIKE RACK
8. PRIVACY SCREEN - FROSTED GLASS W BLACK ALUMINUM FRAME
9. PRE-MANUFACTURED ALUMINUM RAILING - BLACK
10. VINYL FRAMED WINDOW - BLACK
11. BIKE RACK
12. GARBAGE & RECYCLING BINS - COMPOSITE CHESTNUT BROWN
13. FIBRE CEMENT FASCIA BOARD - BLACK
14. PRE-MANUFACTURED SLIDING DOOR - BLACK FRAME
15. ALUMINUM CAP FLASHING - BLACK
16. PRE-MANUFACTURED DOOR - BLACK FRAME
17. FIBRE CEMENT TRIM - IRON GREY
18. TRANSFORMER
19. MOLOK BINS
20. FINISHED CONCRETE
21. FIRE DEPARTMENT CONNECTION

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Scale



Revisions

No.	DATE	DESCRIPTION
1	2025-02-20	PRE-APP
2	2024-12-20	ISSUED FOR DP
3	2025-04-16	RE-ISSUED FOR DP

FOR PERMIT ONLY

project title

PACIFIC PASNAK

project address

PACIFIC AVE & PASNAK STREET, KELOWNA, BC  
project no. 4178

drawing title

BUILDING 1 ELEVATIONS

designed

KFLA

drawn

LA

checked

UA

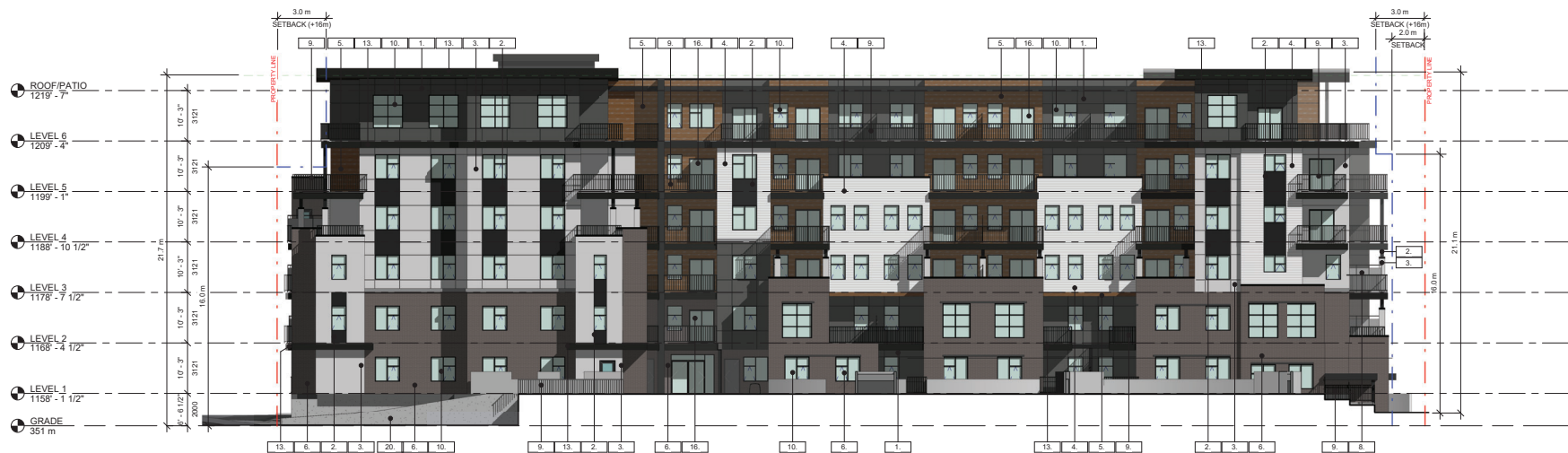
date of issue

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print

A4.01D





1 BUILDING 1 - EAST ELEVATION  
3/32" = 1'-0"



2 BUILDING 1 - SOUTH ELEVATION  
3/32" = 1'-0"

## SCHEDULE B

This forms part of application  
# DP25-0012

Planner Initials SS

**City of Kelowna**  
COMMUNITY PLANNING

### MATERIAL LEGEND

1. FIBRE CEMENT PANELS WITH REVEALS - IRON GREY
2. FIBRE CEMENT PANELS - BLACK
3. FIBRE CEMENT PANELS WITH REVEALS - ARCTIC WHITE
4. FIBRE CEMENT PLANK - ARCTIC WHITE
5. V-GROOVE ARCHITECTURAL PANEL - KNOTTY TEAK
6. THIN BRICK VENEER
7. DOUBLE STACK BIKE RACK
8. PRIVACY SCREEN - FROSTED GLASS W BLACK ALUMINUM FRAME
9. PRE-MANUFACTURED ALUMINUM RAILING - BLACK
10. VINYL FRAMED WINDOW - BLACK
11. BIKE RACK
12. GARBAGE & RECYCLING BINS - COMPOSITE CHESTNUT BROWN
13. FIBRE CEMENT FASCIA BOARD - BLACK
14. PRE-MANUFACTURED SLIDING DOOR - BLACK FRAME
15. ALUMINUM CAP FLASHING - BLACK
16. PRE-MANUFACTURED DOOR - BLACK FRAME
17. FIBRE CEMENT TRIM - IRON GREY
18. TRANSFORMER
19. MOLOK BINS
20. FINISHED CONCRETE
21. FIRE DEPARTMENT CONNECTION

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#### Revisions

No.	DATE	DESCRIPTION
1	2024-04-26	ISSUED FOR DP
2	2025-04-18	REVISED FOR DP

**FOR PERMIT ONLY**

project title

**PACIFIC PASNAK**

project address

**PACIFIC AVE & PASNAK STREET, KELOWNA, BC**  
project no. **4178**

drawing title

**BUILDING 1 ELEVATIONS**

designed

KFLA

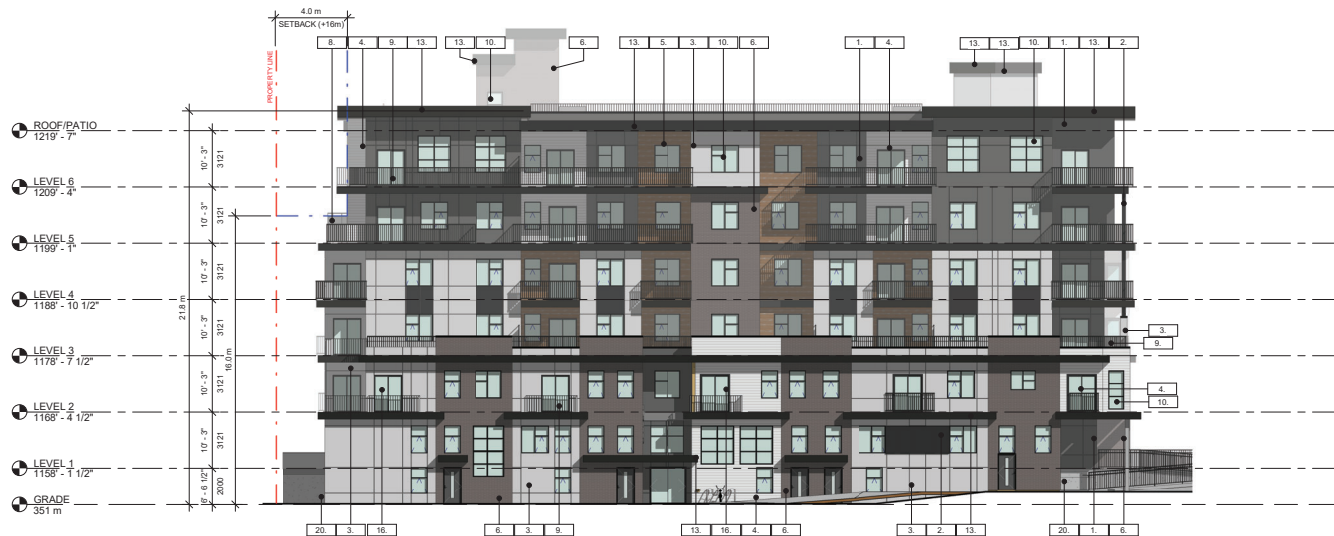
drawn

checked

date

2025-04-18 4:33:41 PM

**A4.02D**



1 BUILDING 2 - NORTH ELEVATION  
3/32" = 1'-0"



2 BUILDING 2 - WEST ELEVATION (DP)  
3/32" = 1'-0"

**SCHEDULE B**

This forms part of application  
# DP25-0012

Planner Initials **SS**

City of Kelowna  
COMMUNITY PLANNING

#### MATERIAL LEGEND

1. FIBRE CEMENT PANELS WITH REVEALS - IRON GREY
2. FIBRE CEMENT PANELS - BLACK
3. FIBRE CEMENT PANELS WITH REVEALS - ARCTIC WHITE
4. FIBRE CEMENT PLANK - ARCTIC WHITE
5. V-GROOVE ARCHITECTURAL PANEL - KNOTTY TEAK
6. THIN BRICK VENEER
7. DOUBLE STACK BIKE RACK
8. PRIVACY SCREEN - FROSTED GLASS W BLACK ALUMINUM FRAME
9. PRE-MANUFACTURED ALUMINUM RAILING - BLACK
10. VINYL FRAMED WINDOW - BLACK
11. BIKE RACK
12. GARBAGE & RECYCLING BINS - COMPOSITE CHESTNUT BROWN
13. FIBRE CEMENT FASCIA BOARD - BLACK
14. PRE-MANUFACTURED SLIDING DOOR - BLACK FRAME
15. ALUMINUM CAP FLASHING - BLACK
16. PRE-MANUFACTURED DOOR - BLACK FRAME
17. FIBRE CEMENT TRIM - IRON GREY
18. TRANSFORMER
19. MOLOK BINS
20. FINISHED CONCRETE
21. FIRE DEPARTMENT CONNECTION

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Report all errors and omissions to the Architect.



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#### Revisions

No.	DATE	DESCRIPTION
1	2023-12-20	PRE-APP
2	2024-12-20	ISSUED FOR DP
3	2025-04-16	RE-ISSUED FOR DP

FOR PERMIT ONLY

project title  
**PACIFIC PASNAK**

project address  
**PACIFIC AVE & PASNAK STREET, KELOWNA, BC**  
project no. **4178**

drawing title  
**BUILDING 2 ELEVATIONS**

designed **KFLA** **LA**  
drawn **LA**  
checked **UA**

drawing no.  
**A4.03D**  
print  
2025-04-16 4:33:58 PM



1 BUILDING 2 - SOUTH ELEVATION  
3/32" = 1'-0"



2 BUILDING 2 - EAST ELEVATION  
3/32" = 1'-0"

## SCHEDULE B

This forms part of application  
# DP25-0012

Planner Initials SS

**City of Kelowna**  
COMMUNITY PLANNING

### MATERIAL LEGEND

1. FIBRE CEMENT PANELS WITH REVEALS - IRON GREY
2. FIBRE CEMENT PANELS - BLACK
3. FIBRE CEMENT PANELS WITH REVEALS - ARCTIC WHITE
4. FIBRE CEMENT PLANK - ARCTIC WHITE
5. V-GROOVE ARCHITECTURAL PANEL - KNOTTY TEAK
6. THIN BRICK VENEER
7. DOUBLE STACK BIKE RACK
8. PRIVACY SCREEN - FROSTED GLASS W BLACK ALUMINUM FRAME
9. PRE-MANUFACTURED ALUMINUM RAILING - BLACK
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17. FIBRE CEMENT TRIM - IRON GREY
18. TRANSFORMER
19. MOLOK BINS
20. FINISHED CONCRETE
21. FIRE DEPARTMENT CONNECTION

FOR PERMIT ONLY

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Revisions

No.	DATE	DESCRIPTION
1	2024-02-20	ISSUED FOR DP
2	2025-04-18	REVISED FOR DP

project title  
**PACIFIC PASNAK**

project address  
**PACIFIC AVE & PASNAK STREET, KELOWNA, BC**  
project no. **4178**

drawing title  
**BUILDING 2 ELEVATIONS**

designed **KFLA** As Indicated  
drawn **LA**  
checked **UA**

date of issue  
**A4.04D**  
issued 2025-04-18 4:34:08 PM

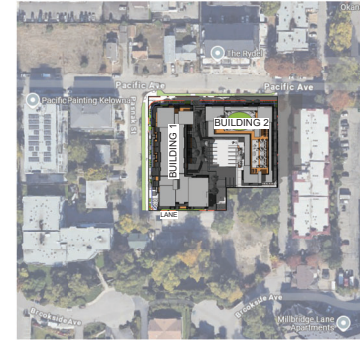




1 SUMMER @ 9AM  
1:1500



2 SUMMER @ NOON  
1:1500



3 SUMMER @ 3PM  
1:1500



4 FALL @ 9AM  
1:1500



5 FALL @ NOON  
1:1500



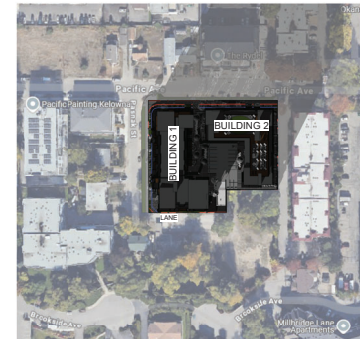
6 FALL @ 3PM  
1:1500



7 WINTER @ 10AM  
1:1500



8 WINTER @ NOON  
1:1500



9 WINTER @ 2PM  
1:1500

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Revisions

No.	DATE	DESCRIPTION
1	2024-02-20	ISSUED FOR DP
2	2025-04-10	REVISED FOR DP

## SCHEDULE

This forms part of application  
# DP25-0012

Planner Initials **SS**



City of  
**Kelowna**  
COMMUNITY PLANNING

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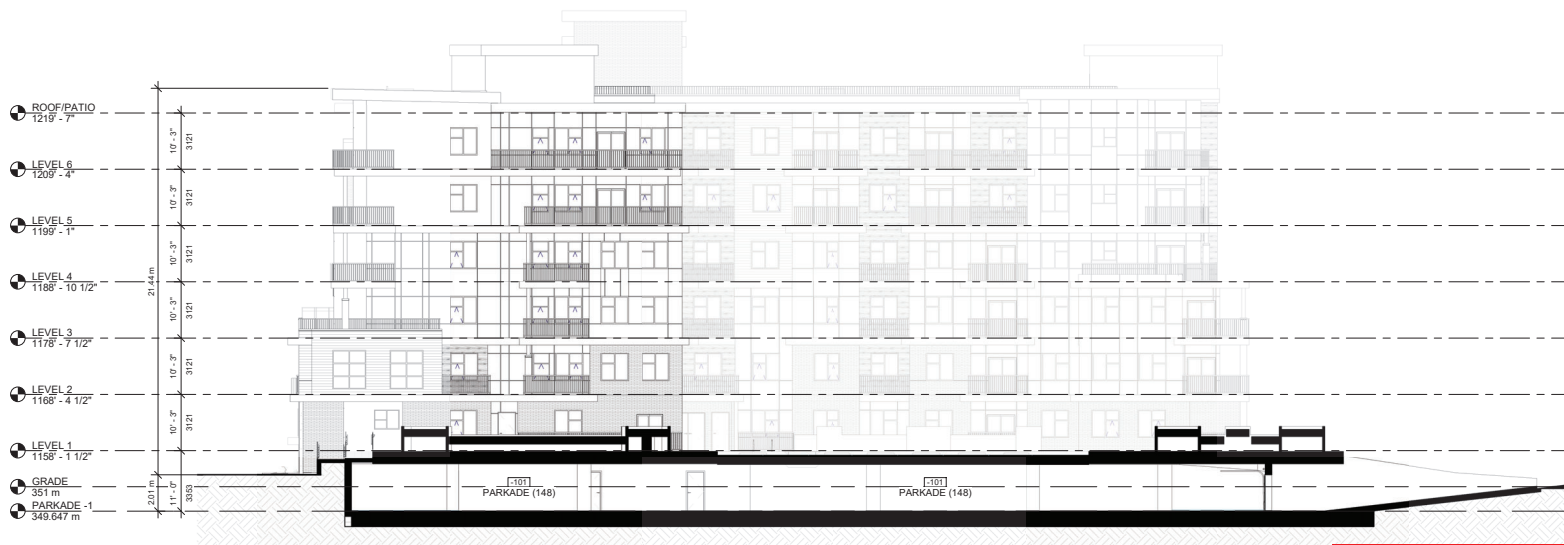
project title  
**PACIFIC PASNAK**

project address  
**PACIFIC AVE & PASNAK STREET, KELOWNA, BC**  
project no. **4178**

drawing title  
**SHADOW ANALYSIS**

designed **KFLA** scale **1:1500**  
drawn **LA**  
checked **UA**

drawing no.  
**A4.22D**  
print  
2025-04-16 4:34:42 PM



1 BUILDING SECTION 1  
3/32" = 1'-0"



2 SITE CONTEXT ELEVATION  
1/16" = 1'-0"



**SCHEDULE B**

This forms part of application  
# DP25-0012

Planner Initials **SS**

City of Kelowna  
COMMUNITY PLANNING

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

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ARCHITECTURE  
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CIVIL ENGINEERING  
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Revisions

No.	DATE	DESCRIPTION
1	2024-02-20	ISSUED FOR DP
2	2025-04-18	REVISED FOR DP

FOR PERMIT ONLY

project title  
**PACIFIC PASNAK**

project address  
**PACIFIC AVE & PASNAK STREET, KELOWNA, BC**  
project no. **4178**

drawing title  
**BUILDING SECTIONS**

designed **KFLA** **LA**  
drawn **LA**  
checked **UA**

drawing title  
**A5.01D**  
print 2025-04-18 4:34:50 PM





1 overall plan  
Scale: 1:300

Site Information  
Address: 1239 Pacific Avenue Kelowna, B.C.  
City of Kelowna Zoning: UC2 Capri-Landmark Urban Centre

Landscape Statistics  
Site Area: 5,450.81 sq m  
required setbacks frontage: 152.47 lm  
along Pacific Av and Paskak St  
Landscape Area provided: 362.268  
Soft landscaping minimums not applicable, as required trees are planted outside of landscape area  
Soft Landscape area: 232.69 sq.m  
Hard Landscape area: 129.58 sq.m

Trees  
1 tree per 10 lm frontage  
as per CoK Bylaw No. 12375 - Table 7.2  
large trees 50mm cal  
medium trees 40mm cal  
small trees 30mm cal  
Total required provided  
15 15  
Shrubs  
Total provided  
229  
Shrubs 229.00



landscape area calculations  
Scale: 1:500

#### Plant List

Qty	Common Name	Botanical Name
-----	-------------	----------------

#### Ornamental Grasses and Groundcovers

#### Shrubs

Coniferous		
11	Dwarf Mugo Pine	Pinus mugo 'pumilio'
23	Globe Blue Spruce (tree form)	Picea pungens 'Globosa (tree form)'
17	Russian Sage	Perovskia atriplicifolia
Deciduous		
24	Amber Jubilee Ninebark	Physocarpus opulifolius 'Jefam'
31	Anise Hyssop	Agastache 'Blue Fortune'
64	Double play candy corn spirea	Spiraea japonica 'candy corn'
48	Gold Star Potentilla	Potentilla fruticosa 'Gold Star'
35	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'
12	Oso Easy Paprika Rose	Rosa sp 'Oso Paprika'
15	Purple Emperor Coneflower	Echinacea purpurea 'Purple Emperor'

#### Trees

Coniferous		
Deciduous		
5	Celebration Maple	Acer x freemanii 'Celebration'
3	Crimson Sentry Norway Maple	Acer platanoides 'Crimson Sentry'
4	Klondike Amur Cherry	Prunus maackii 'Jefdike'
3	Snowbird Hawthorn	Crataegus x mordenensis 'Snowbird'

#### Legend

Trees	Shrubs		
Celebration Maple 50mm min cal	Amber Jubilee Ninebark 600mm minmm min cal	Anise Hyssop 600mm minmm min cal	Dwarf Mugo Pine 600mm minmm min cal
Crimson Sentry Norway Maple 50mm min cal	Double play candy corn spirea 600mm minmm min cal	Gold Star Potentilla 600mm minmm min cal	Oso Easy Paprika Rose 600mm minmm min cal
Klondike Amur Cherry 40mm min cal	Globe Blue Spruce (tree form) 600mm minmm min cal	Purple Emperor Coneflower 600mm minmm min cal	Russian Sage 600mm minmm min cal
Snowbird Hawthorn 30mm min cal	Little Devil Ninebark 600mm minmm min cal		

**SCHEDULE C**  
This forms part of application  
# DP25-0012

Planner Initials SS

City of Kelowna  
COMMUNITY PLANNING

Arquecos Group Ltd.  
Design and Development Consultants  
8-121 Village Heights SW  
Calgary, Alberta T3H 2L2  
p. 403.618.44.27  
e. info@arquecos.com



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- Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards.

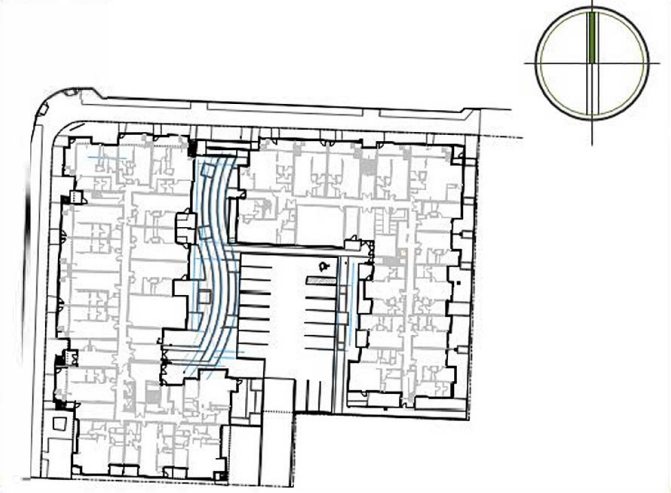
#### Irrigation Notes

- trees, shrubs, grasses, and perennials will require irrigation system to be tendered as design build to be reviewed by landscape architect prior to award. permanent high efficiency sprinkler (for open lawn area) and dripline irrigation (for established planting bed areas) are envisioned to ensure the highest water conservation measures are achieved
- watering provisions in accordance with City of Kelowna water system rates and regulations.

#### Firesmart Notes

- The proposed landscape plan adheres to the current edition of the firesmart guide to landscaping BC.
- The proposed landscape plan uses primarily native species and cultivar species that are well adapted to the Kelowna climate with low to moderate water requirements.
- From building edge to 1.5m establishes a non-combustible zone per firesmart guidelines.
- Zone 1 - up to 10m from building edge, no coniferous trees or shrubs have been proposed.
- Existing conifers to remain are to be pruned to a height of 2.0m.
- Ensure a minimum of 3m between crowns of existing coniferous trees. the tips of the branches of a mature coniferous tree are no closer than 3m to the tips of the branches of another coniferous tree.
- Proposed landscape mulch will be non-combustible.

#### Key Plan



4	development permit	25.04.30
3	development permit	24.12.18
2	review and coordination	24.12.12
1	review and coordination	24.12.07
Issued for:		Date, by mm.dd

Project No. 23-005  
Project Title.

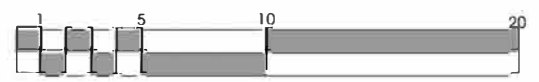
**Pacific Paskak Multifamily**  
1239 Pacific Avenue  
Kelowna, B.C.

Drawing Title:

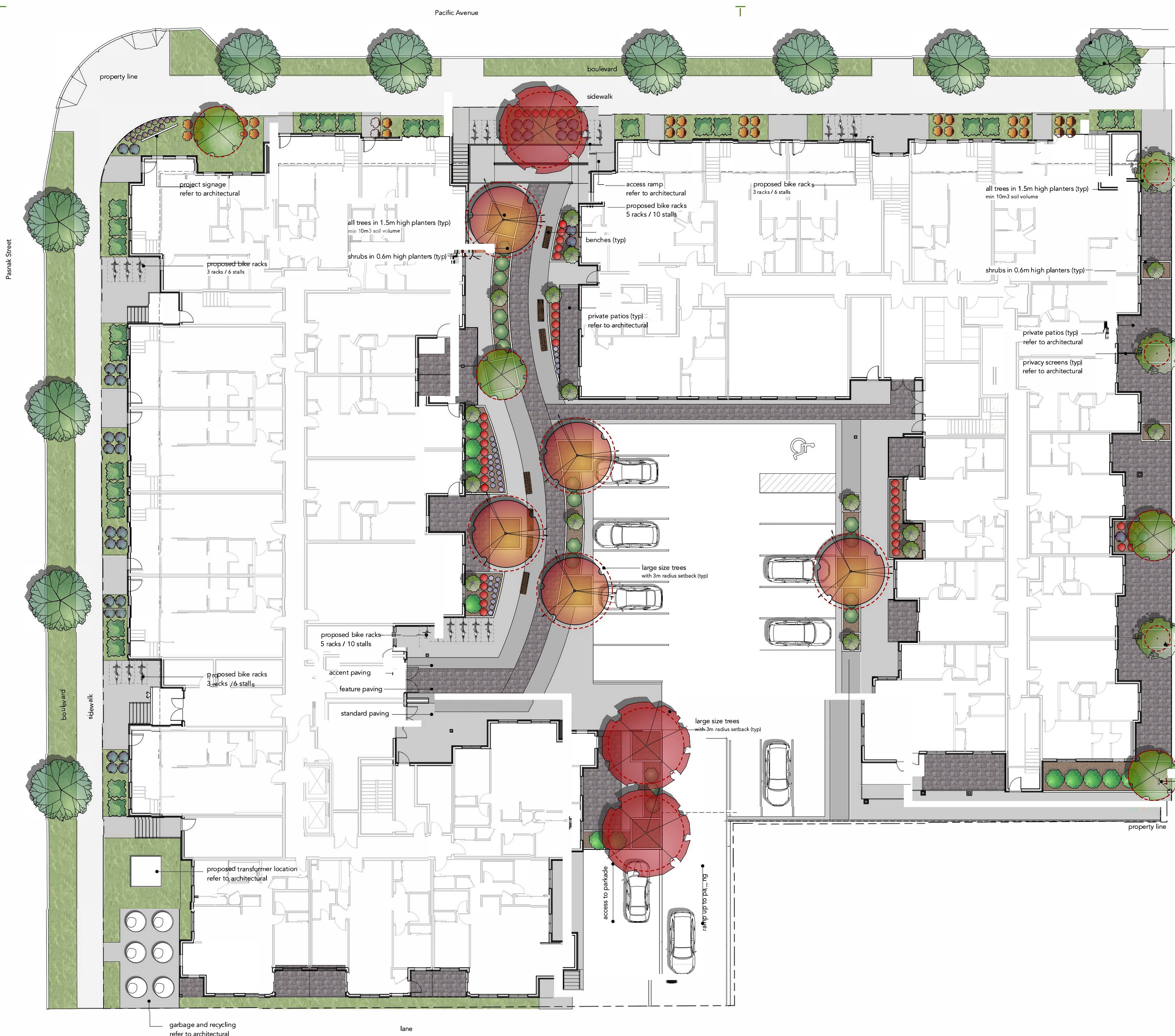
**Overall Landscape Plan**

Drawn by: cmp  
Checked by: trk  
Drawing No. L-01

Scale: 1:300







- Legend**
- Trees**
- Celebration Maple  
50mm min cal
  - Crimson Sentry Norway Maple  
50mm min cal
  - Klondike Amur Cherry  
40mm min cal
  - Snowbird Hawthorn  
30mm min cal
- Shrubs**
- Amber Jubilee Ninebark  
600mm minmm min cal
  - Anise Hysop  
600mm minmm min cal
  - Double play candy corn spirea  
600mm minmm min cal
  - Dwarf Mugo Pine  
600mm minmm min cal
  - Globe Blue Spruce (tree form)  
600mm minmm min cal
  - Gold Star Potentilla  
600mm minmm min cal
  - Little Devil Ninebark  
600mm minmm min cal
  - Oso Easy Paprika Rose  
600mm minmm min cal
  - Purple Emperor Coneflower  
600mm minmm min cal
  - Russian Sage  
600mm minmm min cal

Note:  
All tree soil minimum volumes are as per Table 7.2 of the Kelowna Zoning Bylaw

SCHEDULE

C

This forms part of application

# DP25-0012

Planner

Initials

SS

City of Kelowna

COMMUNITY PLANNING

Arquecos Group Ltd.

Design and Development Consultants

8-121 Village Heights SW

Calgary, Alberta T3H 2L2

p. 403.618.44.27

e. info@arquecos.com

Seal

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Irrigation Notes

1. trees, shrubs, grasses, and perennials will require irrigation system to be tendered as design build to be reviewed by landscape architect prior to award. permanent high efficiency sprinkler (for open lawn areas) and dripline irrigation (for established planting bed areas) are envisioned to ensure the highest water conservation measures are achieved.

2. watering provisions in accordance with City of Kelowna water system rates and regulations.

Firesmart Notes

1. The proposed landscape plan adheres to the current edition of the firesmart guide to landscaping BC.

2. The proposed landscape plan uses primarily native species and cultivar species that are well adapted to the kelowna climate with low to moderate water requirements.

3. From building edge to 1.5m establishes a non-combustible zone per firesmart guidelines.

4. Zone 1 - up to 10m from building edge, no coniferous trees or shrubs have been proposed.

5. Existing conifers to remain are to be pruned to a height of 2.0m.

6. Ensure a minimum of 3m between crowns of existing coniferous trees. the tips of the branches of a mature coniferous tree are no closer than 3m to the tips of the branches of another coniferous tree.

7. Proposed landscape mulch will be non-combustible.

Key Plan

4 development permit

25.04.30

3 development permit

24.12.18

2 review and coordination

24.12.12

1 review and coordination

24.12.07

Issued for:

Date: (yy-mm-dd)

Project No.

23-005

Project Title.

Pacific Pasknak Multifamily

1239 Pacific Avenue

Kelowna, B.C.

Drawing Title:

Main Floor Landscape Plan

Drawn by:

cmp

Checked by:

trk

Drawing No.

L-02

Scale:

1:150

1 main floor landscape plan  
Scale: 1:150



Pasnak Street

Pacific Avenue

lane

1

rooftop landscape plan  
Scale: 1:150

Legend

Shrubs

- Amber Jubilee Ninebark  
600mm minmm min cal
- Anise Hyssop  
600mm minmm min cal
- Double play candy corn spirea  
600mm minmm min cal
- Dwarf Mugo Pine  
600mm minmm min cal
- Globe Blue Spruce (tree form)  
600mm minmm min cal
- Gold Star Potentilla  
600mm minmm min cal
- Little Devil Ninebark  
600mm minmm min cal
- Oso Easy Paprika Rose  
600mm minmm min cal
- Purple Emperor Coneflower  
600mm minmm min cal
- Russian Sage  
600mm minmm min cal

SCHEDULE C

This forms part of application  
# DP25-0012

Planner  
Initials SS



Arquecos Group Ltd.  
Design and Development Consultants  
8-121 Village Heights SW  
Calgary, Alberta T3H 2L2  
p. 403.618.44.27  
e. info@arquecos.com

Seal



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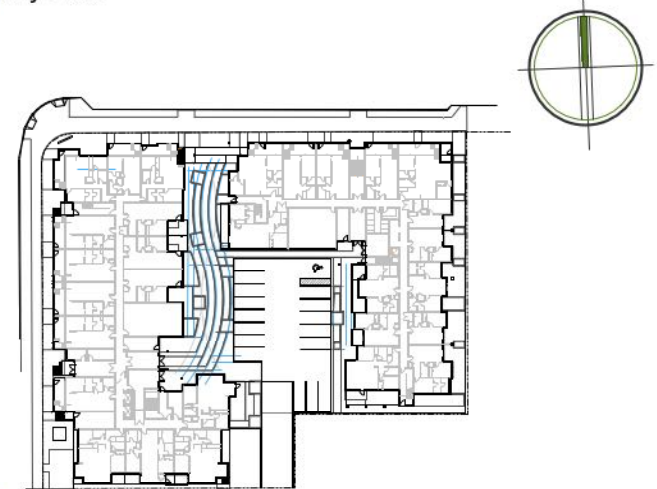
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- Proposed landscape mulch will be non-combustible.

Key Plan



4	development permit	25.04.30
3	development permit	24.12.18
2	review and coordination	24.12.12
1	review and coordination	24.12.07
Issued for:		Date, (yy.mm.dd)

Project No. 23-005

Project Title.

Pacific Pasnak  
Multifamily  
1239 Pacific Avenue  
Kelowna, B.C.

Drawing Title:

Rooftop Landscape Plan

Drawn by:

cmp

Checked by:

trk

Scale: 1:150

Drawing No.

L-03

