### CITY OF KELOWNA

### **MEMORANDUM**

**Date:** July 06, 2017

**File No.:** DP17-0154

**To:** Community Planning (AC)

From: Development Engineer Manager (JK)

**Subject:** 1187 Sunset Drive

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

### 1. General.

a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z16-0077.

James Kay, P.Eng. Development Engineering Manager

JA



### **CITY OF KELOWNA**

### **MEMORANDUM**

**Date:** July 06, 2017

**File No.:** DVP17-0157

**To:** Community Planning (AC)

From: Development Engineering Manager (JK)

Subject: 1187 Sunset Drive

Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to vary the height to increase the north tower to 82.35 m - 29 stories and increase the south tower to 118.55 m - 36 stories does not compromise any municipal services.

James Kay, P. Eng. Development Engineering Manager

JA



### DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



### APPROVED ISSUANCE OF DEVELOPMENT PERMIT (DP17-0154) / DEVELOPMENT VARIANCE PERMIT (DVP17-0157)

**Issued To:** Sunset Drive Properties Ltd.

Site Address: 1187 Sunset Drive

**Legal Description:** Lot 1, District Lot 139, ODYD Plan KAP76304 **Zoning Classification:** C7 – Central Business Commercial

**Development Permit Area:** COMPREHENSIVE DEVELOPMENT PERMIT AREA

### **SCOPE OF APPROVAL**

This 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 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 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.

### 1. TERMS AND CONDITIONS

THAT Development Permit No. DP17-0154 for Lot 1, District Lot 139, ODYD Plan KAP76304, located at 1187 Sunset Dr, Kelowna, BC, to allow for the construction of the development be approved subject to the following:

- 1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
- 2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
- 3. Landscaping to be provided on the land be in accordance with Schedule "C";
- 4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;
- 5. That a land use covenant protecting the use of the daycare be registered on title

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A, B, & C":

### Section 14.7.5 Development Regulations (b)

To vary the maximum height of a building from 22 metres to 119 metres for the south tower and 98 metres for the north tower.

### Section 6.4.2 Projections Into Yards

To vary the permitted balcony projection into the side yard (Sunset Drive) from 0.6m to 1.59m at various levels as described in Schedule 'A' and to vary the permitted balcony projection into the front yard (Water Street) from 0.6m to 1.32m on level 6 & 0.87m on level 36 as described in Schedule 'A'.

AND FURTHER THAT this Development Permit / Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

### 2. 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 Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

a)	Cash in the amount of \$	915,210.62	OR		
b)	A Certified Cheque in the amo	ount of \$	915,210.62	OR	
c)	An Irrevocable Letter of Cred	it in the amount	of \$ 915,2	10.62	

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.

### 3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

### 4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

5. APPROVALS	
Issued and approved by Council on the day of	, 2017.
Ryan Smith, Community Planning Department Manager Community Planning & Real Estate	 Date
Ryan Smith, Community Planning Department Manager Community Planning & Real Estate	

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The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>. Security shall be returned to the PERMIT HOLDER.

### ONE WATER STREET



1187 SUNSET DRIVE, KELOWNA, BRITISH COLUMBIA



2017-07-31 DEVELOPMENT PERMIT AMENDMENT







ARCHITECTURAL STRUCTURAL A0.101 PROJECT DRAWING LIST
A0.102 PROJECT TO ROWING LIST
A0.102 PROJECT STATETICS
A0.103 PROJECT STATETICS
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A 250 FLOOR PLAN - TOWER 1 - LEVEL SI & TOWER 2
LEVEL SI TO 25 PRIVAL
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A 42 BLUMBS ELEVATIONS - PODIAL - SWEET 2
A 42 MILLIAN PLANTES - SCHOOL - SWEET 2
A 52 MILLIAN - PAULTES - SCHOOL - SWEET 2
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MATERIAL PALETTE SCHEDULE A4.301 BUILDING ELEVATION - TOWER 1 - NORTH / EAST A4.302 BUILDING ELEVATION - TOWER 1 - SOUTH / WEST MECHANICAL

ELECTRICAL

**SCHEDULE** 

**A&B** 

This forms part of application #\_DP17-0154 & DVP17-0157

Planner Initials

AC



### LANDSCAPE

LANDSCAPE

101 COMERPAGE
102 OVERPAGE
103 OFFENAL SITE PAN
104 SITE PAN
105 SITE PA

### CIVIL

LOCATION PLAN SITE SERVICING PLAN SITE GRADING PLAN





UNIT OF MEASUREMENT : METRIC

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF MASIAN ARCHITECTURE INTERIOR DESIGN AND PLANAING LTD, THE COPYRIGHT IN THE ASSAULT BEING RESERVED TO THEM NO DEPRODUCTION IS A LICHWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AN WINEM NIZE MUST BEAR ITS NAME.

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kasian

E WATER

1187 SUINSET DRIVE KELOWNA R.C. CANADA

PROJECT DRAWING LIST

PROJECT NO: 190104 AUTHOR: GM

DEVELOPMENT PERMIT AMENDMENT

A0.101

ERSIZE @ 100% SCALE: ARCH D (24 x 36\* / 610 x 914mm

APPROVED:

PROPOSED ZONING PROPOSED USES

APARTMENT / RETAIL / LIVE-WORK

PROPOSED HEIGHT
TOWER 1 (SOUTH) - 36 STOREYS / 118.55m
TOWER 2 (NORTH) - 29 STOREYS / 82.35m

BUILDING - 79.7% SITE COVERAGE (INCL. DRIVEWAYS) - 84.9%

### ARCHITECTURAL SYMBOL LEGEND

### ANNOTATION SYMBOLS







WALL / DETAIL SECTION REFERENCE













INTERIOR WINDOW / BORROWED LITE TAG

◬

REVISION TAG

### ASSEMBLY SYMBOLS

(F1) FLOOR ASSEMBLY TAG



 $\langle R1 \rangle$ ROOF ASSEMBLY TAG

### FINISHES SYMBOLS

Φ FINISH SET OUT / START POINT







ACCESSORY TYPE TAG

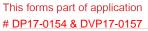
**SCHEDULE** 

AC

Planner

Initials





ARCHITECTURAL ABBREVIATIONS



DESIGN NARRATIVE

### PROJECT OVERVIEW

HE PROPOSED DEVELOPMENT HAS BEEN BRANDED AS 'ONE WATER STREET' AND IS DESIGNED WITH ALL THE AMENITIES FOR MODERN HIGH DENSITY LIVING. IT HAS BEEN CAREFULLY EFIALED TO BE FILLY RESPONSITE TO WINS CLAIMT AND THE URBAN CONTROL THE GRECTIVE IS TO DEFILED A HIGH-DESITY PROJECT WITH COUNT STORES AND GENEROUS AND ARREST SHATH ATTROCTACE UNDER CONTROL THE WIND LESS ARE RESIDE OF THE RESPONSITION AND ARREST SHATE ATTROCTACE OF THE RESIDE ATTRICTACE OF THE RESIDE OF THE RESIDE ATTRICTACE OF THE RESIDE ATTRICTACE OF THE RESIDE O

SITE

THE SITE IS LOCATED AT 1187 SUNSET DRIVE, TO THE NORTH SIDE OF CLEMENT AVE ACROSS THE STREET FROM THE NORTHERN BOUNDARY OF THE C7 AREA, A ZONE WHOSE PURPOSE IS TO FAUCHIBLES HIGH-PROSETS MIXED-LIKE BUILDINGS. THE PROPOSED RE-ZONING IS A MATURAL EXTENSION OF THE C7 ZONE NORTHWARDS.

ZONNO
THE CY ZONE THAT IS BEFORE THE CITY FOR APPROVAL PERMITS AN FAR OF 9 AND A MAXIMUM HEIGHT OF 15-51. IT ALSO LIMITS FLOOR PLATE SIZE TO A MAXIMUM OF 1221 SM. WITHIN THESE PRAMETERS, TWO TONESS OF 25 STOREYS EACH COLLIDE BUILT WITHIN A PRPROXIMATE FAR OF 7 AL. THE ONE WATER STREET PROPOSAL CONSISTS OF TWO TONESS. THE ADORTH AT 25 STOREYS AND THE SOUTHAT AS STOREYS AND THE SOUTHAT AS TONES AND THE SOUTHAT AS TONES AND THE SOUTHAT AS TONES AND THE PROPOSAL AS FAR LESS DRISE AND SMALLER IN PLOOR PLATE IS 202 THAN IS PERMITTED BY THE PROPOSED CY ZONE.

URBAN CONTEXT
IN THE VIOLITY OF THE SITE ARE SOME OF THE TALLEST BUILDINGS IN KELOWINA. TO THE NORTH IS 11ST SUNSET AT 20 STOREYS HIGH. FURTHER NORTH IS WATERSCAPES AT 26 STOREYS
AND APPROXIMATELY 88 IN HIGH. THE SITE DESIGN PROMOTES CONNECTION TO THE MILEDIATE SURROUNDINGS BY BOTH PERESTRAIN AND VEHICLULAR MEMBIS.

DESIGN PHILOSOPHIA.

N 1955. THE PENDINNED ARCHITECT ARTHUR ERICKSON CREATED A SKETCH. 'PLAN 56' WHICH HELPED DEFINE THE VANCOLIVER SKYLINE FOR YEARS TO COME. IT WAS CHARACTERIZED BY IN 1894, THE REMOVING PROPERTY OF THE REMOVING PROPERTY OF THE REMOVE AND THE REM

JUST AS ERICKSONS VISION FOR VANCOUVER RESONATED AS IT REMAINED SENSITIVE TO THE NATURAL SURROUNDINGS, THE SWEEPING CURVE OF ASCENDING, HIGH-RISE FORMS, WHICH IS EXTENDED BY THIS SCHEME WILL CELEBRATE AND REFLECT KELOWINA'S MOUNTAIN AND VALLEY LANDSCAPE.

ONE WATER STREET DELIVERS AN ICONC DESIGN, CONSISTING OF TWO RESDENTIAL TOWERS ABOVE A 3 STOREY PODILIA. THIS PROPOSAL OPTS FOR A SLENDER POINT TOWER FORM THAT PROMOTES WHIST OAD MORE THE DEVIL OF THE STREET OF THE SERVICE OF THE S

THE TOWERS ARE ANGLED IN PLAN TO MAXIMIZE VIEWS TOWARDS THE LAKE AND THE BRIDGE. THIS ANGULAR ARRANGEMENT IS FOUND REPEATEDLY IN THE LAYOUT OF THE PODIUM AND RESULTS IN A BREAKDOWN OF THE MASS OF THE PODIUM FAÇADE CREATING HUMAN SCALE ELEMENTS AND EXTERIOR SPACES WITH CHARACTER.

THE FACIDE TREATMENT OF THE TOWERS FURTHER SERVES TO BREAKDOWN THE MASS WITH THE USE OF VARYING GLASS COLOURS AND WITH HORIZONTAL EXTENSIONS OF THE BALCOMY ENCLOSINES. THE UNITS THEISBELIVES ARE BRIGHT AND SPACOUS WHILE ALLOWING FOR LAKES OUTDOOR TERRACES, BALCONES AND ROOF PATIOS. A GLASS, ENCLOSED PENTHOUSE COUNTYAND WILL BE LIMINARIED AT 100 ATT THE AND WILL DEPOT THE CYCLE OF THE TOWERS.

AT THE TOWER ENTRY LOBBIES EITHER SIDE OF THE SUNSET DRIVE COURTYARD, THE TOWER FORM EXTENDS TO GRADE LEVEL AND IS EXPRESSED THERE. THE SCALE OF THE BUILDINGS ARE REPEATEDLY BROKEN DOWN BY A SERIES OF CELEBRATED LORBY ENTRANCES AND RETAIL AREAS

RESIDENTIAL DESIGN PRINCIPLES
THE GOAL FOR THE RESIDENTS OF ONE WAITER STREET IS TO PROVIDE HIGH QUALITY. LIVIABLE HOMES WITHIN A DENSE AND VIBRANT LIBBAN ENVIRONMENT. THESE HOMES ARE DESIGNED
THE RESIDENCES AND ENVIRONMENT OF THE RESIDENCES ARE SIMPLY ARRANGED WITH CENEROUS BEDROOMS. LININGROOMS, KITCHENS AND DINING
ROOMS EACHS PROVINCED WITH AIRLY DAVILSHT, COOD VIEWS AND PRIVACY A GENEROUS BALCOMY, TERRICE OR ROOF PATIO DININGES THEIR CONNECTION TO THE OUTDOORS AND
COMMENT'AT LIBBAN.

RETAL STRATEOY
AND ACCESSIVE AND WHILE ENGINEMPORPOOR STRETA IT THE CROSSIVE DO DUE A CREAT TEST, OF THE GROUND PLANE IS PROGRAMMED AND ACTIVATED HITM SERVINGES. THE ACCESSIVE AND ACCESSIVE AC

PRIES ESCALA LANGECIPMO
THE COURTING AN EVENT SCALA IS A DESIGNING PRATION FOR THE DEVELOPMENT. RINGED BY TREES, A LANGE PRILL SPACE IS LOCATED AT THE GROUND LEVEL ON BLASET DRIVE
BETWEEN THE CRITICAL STATE OF THE CRITICAL THE COURTING OF STOULD ON THE TOWER LEVELS WITH LANGE SEMERCESSED BALCONES. THIS APPROACH TO ELEVATE
LAWRE SCHOOLAGES FOR COUTCOMELETS. THAT IS SO PREVIALED IN the RECOUND.

TO THIS END, ALL SITE LANDSCAPING WILL BE SPECIFIC TO THE OKANAGAN CLIMATE, AND PLANTINGS ARE SELECTED BASED ON LOW MAINTENANCE AND SENSITIVITY TO THE LOCAL

AT THE HEART OF THE DEVELOPMENT IS A LANDSCAPED, OUTDOOR AMENITY SPACE WHICH ACTS AS A GATHERING PLACE. COLLECTOR AND AMENITY FOR THE RESIDENTS. THIS WILL BE LOCATED ON TOP OF THE PODULM WITH DIRECT ACCESS FROM BOTH TOWERS. THE TERRACING ARRANGEMENT OF THE PODULM ENCOURAGES INTERACTION WITH THE STREET AND SPLLS
DOWN FROM THE RESIDENCES TO THE GARGENE AND AMENITES MOR FINALLY TO STREET LIVES. THE VIEW THE THE VIEW FOR THE PODULM WITH AT GRADE RETAIL AT DIFFERING SCALES BREAKS
DOWN THE MASS OF THE FACIOLE MAD LIGHTS FOR AN EMPERIONS STREETS/CHECK, CREATING A CENTROL SIDENWAY AN OUTDOOR SEXTING FACION FOR THE VIEW FOR THE VIEW

CLIMINE DESCRIPTION OF THE PALZA AND SURPOUNDING TEMANTS DEPENDS ON GEBATING A WELCOMING AND COMFORTABLE QUITDORS ENVIRONMENT THAT PROFILE CAN INHART AND ENJOY FOR AS MUCHOF THE YEAR AS POSSIBLE. THE LANDSCAPE AND PRIBLE PREAMS DESCRIPT TO HAVES SAID MITIGATE ENVIRONMENTAL FACTORS TO CREATE A REASANT SHELTERED.

THE STEPPED POOLUM MASSING SLOWS WIND SPEEDS AND DIRECTS IT AWAY FROM SIDEWALK AND PATIO AREAS. THIS MASSING COMBINED WITH STRATEGIC LANDSCAPING WILL ALLOW US TO LET THE WARM SUN IN, WHILE KEEPING THE COLD WIND OUT, EXTENDING THE APPEAL OF AN OUTDOOR LIFESTYLE. RAISED GARDEN LEVILS PROVIDE SEMI PRIVATE AMENITIES TO DEPOSITIVE, AND INTERFED REPORT AND AND ANY ADMINISTRATION AND ANY ADMINISTRATION AND ANY ADMINISTRATION.

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VEHICULAR ACCESS TO THE SITE IS AT THE NORTHERN LIMIT OF THE SITE WITH ACCESS FROM SUNSET DRIVE TO THE WEST AND SEPARATE ACCESS FROM ELLIS STREET TO THE EAST. THIS APPROACH ACCOMMODATES VEHICLES WHILE PERMITTING THE REMAINING 3 SDESS OF THE SITE TO BE URBAIN IN SOLE ADD WITH A VERY STRONG FOCUS ON THE PEDESTRIAN. PARKING IS PROVIDED IN DICKES OF THE PIETR URFOLUMED BY THE SITE AND AND IS TO BE SECREDED FROM NEW PROMIT HE STREET.

MATERIALS
THE PROPOSED MATERIAL STRATEGY IS DESIGNED TO ALLOW FOR A TIMELESS, CONSISTENT AND MODERN PALATE THROUGHOUT THE DEVELOPMENT WHILE EMBLING INDIVIDUAL
THROUGHOUT THE DEVELOPMENT WHILE EMBLING INDIVIDUAL
THROUGHOUT THROUGHOU THE PROPOSED MINICIPALS THE STREET AND CHARGE AND A CHARG

ABOVE THIS BASE, A CLEAN MODERN MATERIAL STRATEGY EMERGES THOUGH THE USE OF SUBTLE TONES AND EXPANSIVE GLAZING, CONSISTENT USE OF MATERIALS AND COLOURS AT THE LOBBIES AND ENTRIES OF THE BUILDINGS AS WELL AS IN THE PARKADE HELP ORIENT RESIDENTS AND VISITORS ALIKE.

OF IED IN ORDER TO ENSIRE EFFECTIVE CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) FOR THIS PROJECT IT WILL USE SEVERAL APPROACHES. IT WILL INCLIDE BUT NOT LIMITED TO STRATEGES USING NATURAL SURVELLANCE, TERRITORIAL REINFORCEISHET, NATURAL ACCESS CONTROL AND TARGET HARDEINING. THE FOLLOWING SUMMARY WILL DENTIFY THE ELEMENTS AND STRATEGES SEM (VICE) WITH REGARDS TO HE ADOLE.

THE PROJECT FACES ONTO THREE PUBLIC STREETS: WATER ST. ELLIS ST. AND SUNSET DRIVE. THE LOCATION OF RETAIL LOBBY AND LIVE/WORK UNITS PROVIDE NATURAL SURVEILLANCE BY HAVING EYES ON THE STREET THROUGHOUT THE COURSE OF THE DAY, DURING EVENING HOURS AFTER BUSINESS HOURS STREET LIGHTING AND CLEAR SIGHTLINES HELP TO PROVIDE SAFE ACCESS TO THE LOBBIES AND GROUND FLOOR UNITS. IT ALSO HELPS TO DETER VANDALISM OR RELATED ACTIVITIES.

THE HIGH LEVEL OF DESIGN AND STRONG FOCUS ON PROVIDING A TRULY PEDESTRIAN AND LIVABLE ENVIRONMENT PROVDES TERRITORIAL REINFORCEMENT AND NATURAL ACCESS CONTROL. PRIDE OF OWNERSHIP IS PROVIDED BY UTILIZING DURABLE EXTERIOR MATERIALS AND SURFACES. LANSDCAPING AND DESIGN PROVIDES GREEN AREAS THAT REQUIRE MIN 

AGCESSIONALITY

THIS PROJECT HAS BEEN DESIGNED TO ENSURE INCLUSIVENESS FOR PUBLIC AND RESCENTS ALIKE UNDERSTANDING THAT ACCESSIBILITY IS NOT ONLY FOR MOBILITY IMPAIRMENTS BUT SHOULD AS DADDRESS THOSE THAT THAT HAVE OTHER FORMS OF IMPAIRMENTS THAT THAT HIM! THERE HEARING, SIGHT OR PHYSICAL ABUTIES IN A MOOTHON THIS PROJECT ALSO LOOKS TO ALGORESS COMMON FERRORM ACCESSIONAL SHOULD SHOW LANGE SECRETS ATTRICATION CASES OF MORNING AND EXPERTANT OF COSTO.

THE FOLLOWING IS A LIST OF KEY ELEMENTS THAT WILL ENSURE ACCESS FOR ALL IN THIS PROJECT:

LARGE OPEN WALKWAYS FROM THE MAIN PLAZA LEAD TO EACH OF THE TOWER LOBBY ENTRANCES LOBBY ELEVATORS PROVIDE ACCESS TO AMENITY SPACES LOCATED ON THE UPPER ROOF LEVEL OF THE PODIUM

LOBY CLEAVIORS PROVIDE ACCESS TO ALBERT SPILESE SCOTTE ON THE UPPER ROPE LISE. OF THE POOLING.

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TEL +1 403 265 2440 URL KASHNI COM

E STREET

1187 SLINSET DRIVE KELOWNA R.C. CANADA

PROJECT INFORMATION, SYMBOLS & LEGENDS

PROJECT NO: 190104 AUTHOR: GM APPROVED: Checker

DEVELOPMENT PERMIT AMENDMENT

NOT FOR CONSTRUCTION

A0.102

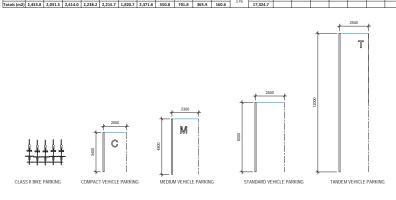
		City of 👐
Planner Initials	AC	Kelowna COMMUNITY PLANNING

### South Tower Area Matrix

Level					Unit # and	d Area (sf)					Total # of	Total Unit	Studio	1 Bed	1 Bed +	2 Bed	2 Bed +	3 Bed	4 Bed	2 Bed	3 Bed
	1	2	3	4	5	6	7	8	9	10	Units	Area (sf)	Studio	1 Bed	Den	2 Bed	Den	3 Bed	4 Bed	Townhouse	Townhouse
36	4423.0	-	-	-	-	-	-	-	-	-	1	4423.0		-	-	-	-	-	1	-	-
35	2632.0	2604.0	1591.0	-	-	-	-	-	-	-	3	6827.0	-	-	-	-	1	2	-	-	- 1
34	2632.0	2604.0	1591.0	-	-	-	-	-	-	-	3	6827.0	-	-	-	-	1	2	-	-	- 1
33	2632.0	2604.0	1591.0	-	-	-	-	-	-	-	3	6827.0	-	-	- 1	-	1	2	-	-	- 1
32	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	- 1
31	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	-
30	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	
29	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1	-	-	
28	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1	-	-	
27	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1	-	-	
26	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1	-	-	- 1
25	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1	-	-	
24	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1	-	-	
23	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1	-	-	
22	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1	-	-	
21	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1	-	-	
20	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1	-	-	
19	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1	-	-	
18	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1	-	-	
17	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0 7128.0	-	-	2	3	1	1	-	-	
16	630.0	634.0	1001.0	1348.0 1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1	-	-	
15	630.0 630.0	634.0	1001.0	1348.0	1100.0 1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2 2	3	1	1	-	-	
14	630.0	634.0 634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1 :	1		
12	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-		7	7128.0	-	-	2	3	1	1 :	1		
11	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0		1		7	7128.0	-	1	2	3	1 1	1 :	1	1	
10	611.0	612.0	866.0	457.0	1015.0	553.0	536.0	840.0	1165.0	442.0	10	7097.0	2	2	2	3	1 1	1 :			
9	611.0	612.0	866.0	457.0	1015.0	553.0	536.0	840.0	1165.0	442.0	10	7097.0	2	2	2	3	1				
8	611.0	612.0	866.0	457.0	1015.0	553.0	536.0	840.0	1165.0	442.0	10	7097.0	2	2	2	3	1				
7	611.0	612.0	866.0	457.0	1015.0	553.0	536.0	840.0	1165.0	442.0	10	7097.0	2	2	2	3	1				
6	611.0	612.0	866.0	457.0	1015.0	553.0	536.0	840.0	1165.0	442.0	10	7097.0	2	2	2	3	1				
5																					
4	1908.0	1835.0	1929.0	1881.0	1856.0	1856.0	1731.0	1949.0	-	-	8	14945.0	-	-		-	-	-	-	5	3
Totals (sf)	31,142.0	26,655.0	33,054.0	33,822.0	31,131.0	26,775.0	35,387.0	6,149.0	5,825.0	2,210.0	222	232,150.0	10	10	54	81	30	28	1	5	3
Totals (m2)	2,893.1	2,476.2	3,070.7	3,142.1	2,892.1	2,487.4	3,287.5	571.2	541.1	205.3	222	21,566.7									

### North Tower Area Matrix

Level					Unit	# and Are	a (sf)					Total # of	Total Unit	Studio	1 Bed	1 Bed +	2 Bed	2 Bed +	3 Bed	4 Bed	2 Bed	3 Bed	4 Bed
Level	1	2	3	4	5	6	7	8	9	10	11	Units	Area	Juano	1000	Den	1 500	Den	3 500	4000	Townhouse	Townhouse	Townhouse
29	4423.0	-	-	-	-	-	-	-	-	-	-	1	4423.0	-	-	-	-	-	-	1		-	- 1
28	2632.0	2604.0	1591.0	-	-	-	-	-	-	-	-	3	6827.0	-	-	-	-	1	2	-	-	-	- 1
27	2632.0	2604.0	1591.0	-	-	-	-	-	-	-	-	3	6827.0	-	-	-	-	1	2	-	-	-	- 1
26	2632.0	2604.0	1591.0	-	-	-	-	-	-	-	-	3	6827.0	-	-	-	-	1	2	-	-	-	- 1
25	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	-	- 1
24	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	-	- 1
23	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	-	- 1
22	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	-	- 1
21	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	-	- 1
20	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	-	- 1
19	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	-	- 1
18	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	-	- 1
17	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	-	- 1
16	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	-	- 1
15	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	-	- 1
14	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-	-	-	- 1
13	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-		-	- 1
12	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-	-	7	7128.0	-	-	2	3	1	1	-		-	- 1
11	630.0	634.0	1001.0	1348.0	1100.0	1007.0	1408.0	-	-	-		7	7128.0	-	-	2	3	1	1			-	
10	611.0	612.0	866.0	457.0	1015.0	553.0	536.0	840.0	1165.0	442.0		10	7097.0	2	2	2	3	1	-			-	
9	611.0	612.0	866.0	457.0	1015.0	553.0	536.0	840.0	1165.0	442.0		10	7097.0	2	2	2	3	1	-			-	
8	611.0	612.0	866.0	457.0	1015.0	553.0	536.0	840.0	1165.0	442.0		10	7097.0	2	2	2	3	1	-			-	
7	611.0	612.0	866.0	457.0	1015.0	553.0	536.0	840.0	1165.0	442.0		10	7097.0	2	2	2	3	1	-			-	
- 6	611.0	612.0	866.0	457.0	1015.0	553.0	536.0	840.0	1165.0	442.0	-	10	7097.0	2	2	2	3	1	-	-		-	-
5	1589.0	1486.0	1867.0	1588.0	2275.0	1729.0	1729.0	1729.0	1729.0	1729.0	1729.0	11	19.179.0								1	9	1
4	1333.0	1-30.0	1007.0	1.000.0	22/3.0	1,25.0	1,29.0	1,29.0	1,25.0	1,25.0	1,29.0		15,175.0			_					1	,	
Totals (sf)	26,413.0	21,868.0	25,985.0	24,093.0	23,850.0	19,599.0	25,529.0	5,929.0	7,554.0	3,939.0	1,729.0	176	186,488.0	10	10	40	60	23	21	1	1	9	1
Totals (m2)	2 452 8	2 021 5	2 414 0	2 228 2	2 215 7	1 920 7	2 271 6	550.8	701 8	365.0	160.6	1 1/0	17 224 7										



### Parking

Parking
City Required Residential Parking:
City Required Visitor Parking:
Parking Requirement by Owner:
Commercial Parking:
Daycare Parking:
Residential Bicycle Parking:
Restaurant Bicycle Parking: 1 Stall per unit 1 Stall per 7 units (included in City requirement above) 1.4 Stalls per unit 1.3 Stalls per 100m2 4 stalls on a 761 closes 1; 0.1/dwelling unit - Class 2 0.2/100m2 - Class 1; 0.6/100m2 - Class 2 0.1/100m2 - Class 1

		Vehicle P	arking Requin	ement		
	North Tower	South Tower	Live/Work Units	Total Units or Area	Factor	Parking Required
# of Units	176	222	6	404	1	404
Commercial Space (m2)				2314	1.3/100m2	30
Daycare (m2)				455.7		4
Total						438
	Bi	cycle Parking	Requirement			
	# of units	Total Area(m2)	Factor	Class 1 Spaces	Class 2 Spaces	
Residential						

	Bi	cycle Parking	Requirement		
	# of units	Total Area(m2)	Factor	Class 1 Spaces	Class 2 Spaces
Residential Class 1	404		0.5	202	
Residential Class 2			0.1		40
Commercial Class 1		1293.8	0.2/100m2	3	
Commercial Class 2			0.6/100m2		8
Restaurant Class 1		1020.2	0.1/100m2	1	
Total				206	48

				Parking Pr	ovided				
			Vehicle Space	s			Bicycle	Spaces	
Level	Barrier Free	Regular	Tandem	Medium	Compact	Total	C1	C2	Total
Level 1	3	134	3		. 4	149	172	56	228
Level 2	2	147	18		3	194	0	0	0
Level 3	1	159	19		. 1	200	104	0	104
Total		440	90			E42	276	5.6	222

Area Calculations (sf)

	South	Tower	North 1	ower	Pod	fium	
Level	Gross Area	Net Area	Gross Area	Net Area	Gross Area	Net Area	
36	7080.0	4423.0	-	-	-	-	
35	7794.0	6764.0	-	-	-	-	
34	7794.0	6764.0	-	-	-	-	
33	7794.0	6764.0	-	-	-	-	
32	8164.0	7128.0	-	-	-	-	
31	8164.0	7128.0	-	-	-	-	
30	8164.0	7128.0	-	-	-	-	
29	8164.0	7128.0	7080.0	4423.0	-	-	
28	8164.0	7128.0	7794.0	6764.0	-	-	
27	8164.0	7128.0	7794.0	6764.0	-	-	
26	8164.0	7128.0	7794.0	6764.0	-	-	
25	8164.0	7128.0	8164.0	7128.0	-	-	
24	8164.0	7128.0	8164.0	7128.0	-	-	
23	8164.0	7128.0	8164.0	7128.0	-	-	
22	8164.0	7128.0	8164.0	7128.0	-	-	
21	8164.0	7128.0	8164.0	7128.0	-	-	
20	8164.0	7128.0	8164.0	7128.0	-	-	
19	8164.0	7128.0	8164.0	7128.0	-	-	
18	8164.0	7128.0	8164.0	7128.0	-	-	
17	8164.0	7128.0	8164.0	7128.0	-	-	
16	8164.0	7128.0	8164.0	7128.0	-	-	
15	8164.0	7128.0	8164.0	7128.0	-	-	
14	8164.0	7128.0	8164.0	7128.0	-	-	
13	8164.0	7128.0	8164.0	7128.0	-	-	
12	8164.0	7128.0	8164.0	7128.0	-	-	
11	8164.0	7128.0	8164.0	7128.0	-	-	
10	8187.0	7095.0	8187.0	7095.0	-	-	
9	8187.0	7095.0	8187.0	7095.0	-	-	
8	8187.0	7095.0	8187.0	7095.0	-	-	
7	8187.0	7095.0	8187.0	7095.0	-	-	
6	8187.0	7095.0	8187.0	7095.0	-	-	
5	11792.0	7679.0	5862.0	4569.0	5370.0	5370.0	
4	13962.0	7263.0	8049.0	4563.0	5004.0	5004.0	
3	-	-	-	-	90,379.0	76,822.2	
2	-	-	-	-	85,639.0	72,793.2	
1	-	-	-	-	99,569.0	84,633.7	
Total	276,759.0	231,948.0	207,768.0	176,242.0	275,587.0	234,249.0	

\*Net Area on levels 1-3 assumed to be 85% of Gross until more detail is known





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TEL: +1 656 66E 6145 LIRE: KASHNECOM

E WATER

1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

PROJECT STATISTICS

PROJECT NO: 190104 AUTHOR: GM

DEVELOPMENT PERMIT AMENDMENT

APPROVED: Checker



SCHEDULE A&B

This forms part of application

PAPERSIZE @ 100% SCALE: ARCH D (24 x 36" / 610 x 914mm)

North AMERICAN®







3. CONTEXTUAL RENDERING DOWNTOWN



4. CONTEXTUAL RENDERING KNOX MOUNTAIN



1. CONTEXTUAL RENDERING \_WATER STREET + BERNARD AVENUE



2. CONTEXTUAL RENDERING \_GORDON DRIVE + CLEMENT AVENUE



5. CONTEXTUAL RENDERING MARINA





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1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

CONTEXTUAL RENDERINGS

PROJECT NO: 190104 AUTHOR MM APPROVED: Chacket

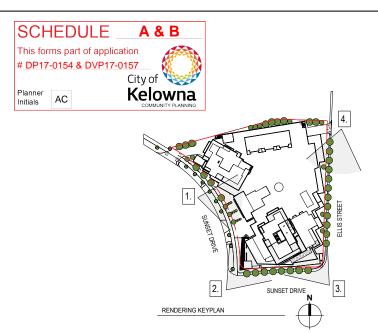
DEVELOPMENT PERMIT AMENDMENT

NOT FOR CONSTRUCTION

A0.601

2

PROZE 60 100% SCALE: ARCH D 124 v 36" / 610 v 914mm)









2. STREET LEVEL RENDERING \_SW CORNER













NE WATER

1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

PERSPECTIVE RENDERINGS - SHEET 1

DEVELOPMENT PERMIT AMENDMENT

A0.602



1. AERIAL RENDERING -WEST ELEVATION



2. STREET LEVEL RENDERING \_SW CORNER







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KASIAN ARCHITECTURE INTEROR DESIGN AND PLANNING LT 493 - 1911 914 AVENUE SE CALGARY AR TOUGHT CHINADA

CALGARY AS TOUGHT CANADA
CONSULTANT

\_\_\_\_



NE WATER

1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

PERSPECTIVE RENDERINGS - SHEET 2

PROJECT NO: 190104 AUTHOR: MM

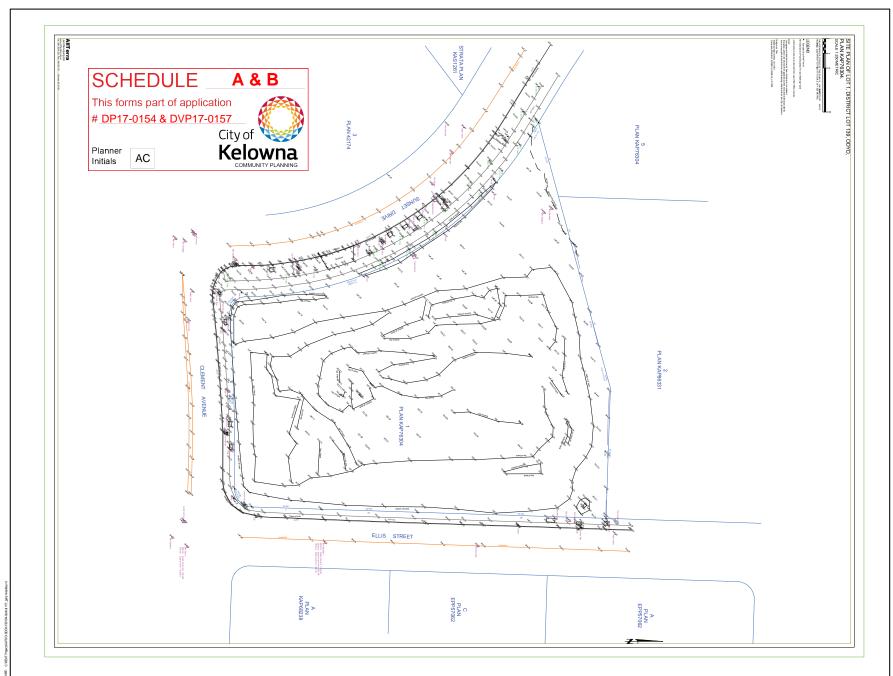
DEVELOPMENT PERMIT AMENDMENT

NOT FOR CONSTRUCTION

A0.603

2

PAPERSIZE (0 100%, SCALE: ARCH D (24 v 36" / 610 v 914mm)







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1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

SITE - SURVEY PLAN

DEVELOPMENT PERMIT AMENDMENT

A1.100

A & B

This forms part of application # DP17-0154 & DVP17-0157

Planner Initials AC





SITE CONTEXT \_VIEW FROM EAST



SITE CONTEXT \_VIEW FROM SOUTH



SITE CONTEXT \_VIEW FROM WEST



CONTEXT PLAN



VIEW E @ CLEMENT AVE.



VIEW S @ SUNSET DR.



VIEW N @ ELLIS ST.



VIEW W @ CLEMENT AVE.





UNIT OF MEASUREMENT : METRIC

**Kasian** 

ONE WATER

1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

SITE - CONTEXT PLAN & SITE IMAGES

DEVELOPMENT PERMIT AMENDMENT

A1.101



SCHEDULE

**A & B** 





UNIT OF MEASUREMENT : METRIC

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SITE - LOCATION PLAN

DEVELOPMENT PERMIT AMENDMENT

A1.102







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NE WATER

1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

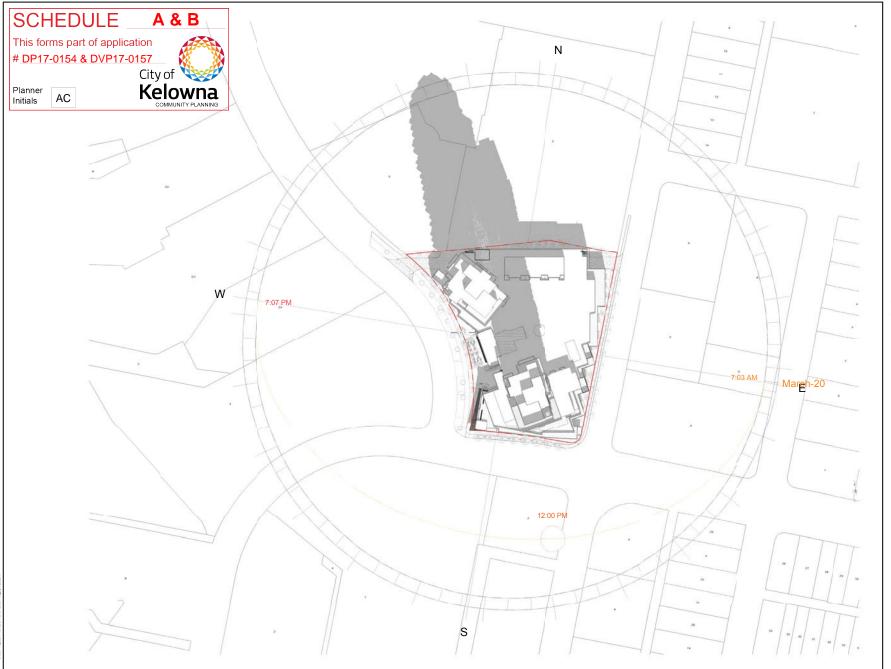
SITE - OVERALL PLAN

PROJECT NO: 190104 AUTHOR: SM

DEVELOPMENT PERMIT AMENDMENT

NOT FOR CONSTRUCTION

A1.103







UNIT OF MEASUREMENT: METRIC

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SEAL / PERMIT



ONE STR

1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

SITE - SOLAR STUDY -SHEET 1

PROJECT NO: 190104 AUTHOR:

DEVELOPMENT PERMIT AMENDMENT

NOT FOR CONSTRUCTIO

A1.104

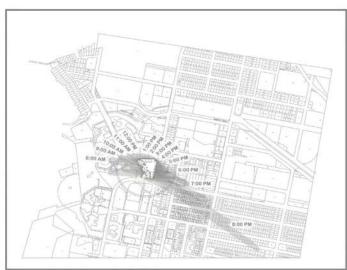


Planner Initials AC



## EQUINOX SPRING

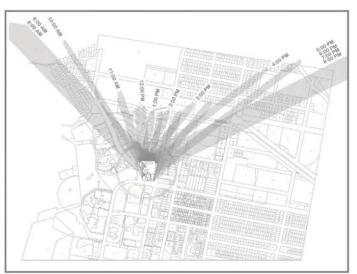
# SUMMER SOLSTICE



## 7:00 PM 8:00 PM

EQUINOX

## SOLSTICE







UNIT OF MEASUREMENT : METRIC

**Kasian** 

ONE WATER

1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

SITE - SHADOW STUDY -SHEET 1

DEVELOPMENT PERMIT AMENDMENT

A1.105



is forms part of application

This forms part of application # DP17-0154 & DVP17-0157

AC

Planner Initials City of Kelowna



max far w/ bonusing: 1.68 max height 15m = 3 floors max site coverage 75%

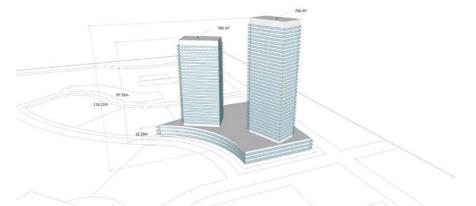
### C7 MASSING

as of right zoning: C7

2 towers with total max. floor plate of 1,221 m2

site area: 11,490m2 max far: 9.0/103 410m2 FAR achievable: 7.04





C7 PROPOSED MASSING

proposed tower height: 118.55m / 97.55 m FAR Achievable: 5.30

NorthAmerican\*



UNIT OF MEASUREMENT: METRIC

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2 2017-031 DEGLOMENT FORMT MEMORIANT AS REPORT MEMORIANT AS REPORT

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1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

SITE - ZONING - F.A.R. DIAGRAM

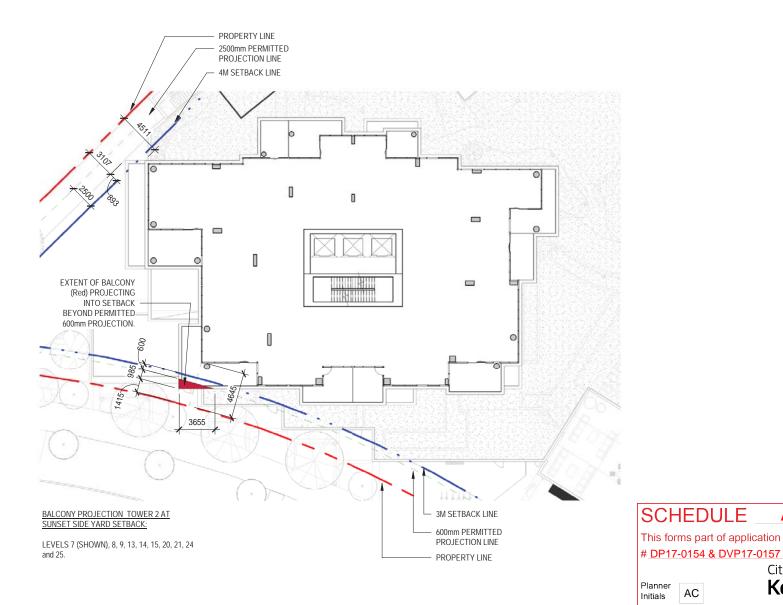
PROJECT NO: 190104 AUTHOR: MM

AUTHOR: MM APPROVED: Checker

DEVELOPMENT PERMIT AMENDMENT

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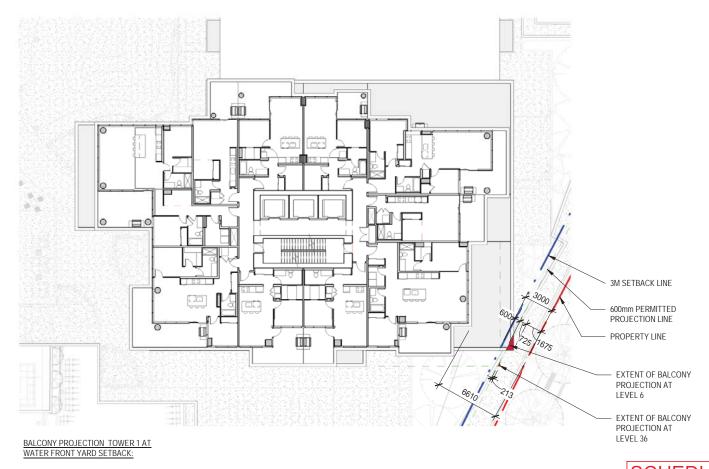




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0.02.0	PROPERTY LINE	Planner Initials AC	C	City of Celowna COMMUNITY PLANNING	
OJECT	ONE WATER STREET		ISSUED DATE 08	190104 S.I. NO. 8/03/17 DWG. REF.	-
AWING TITLE	TOWER 2 - BALCONY PROJECTION		DRAWN	1 : 250 Author DWG. NO. A1.107	1

**A & B** 

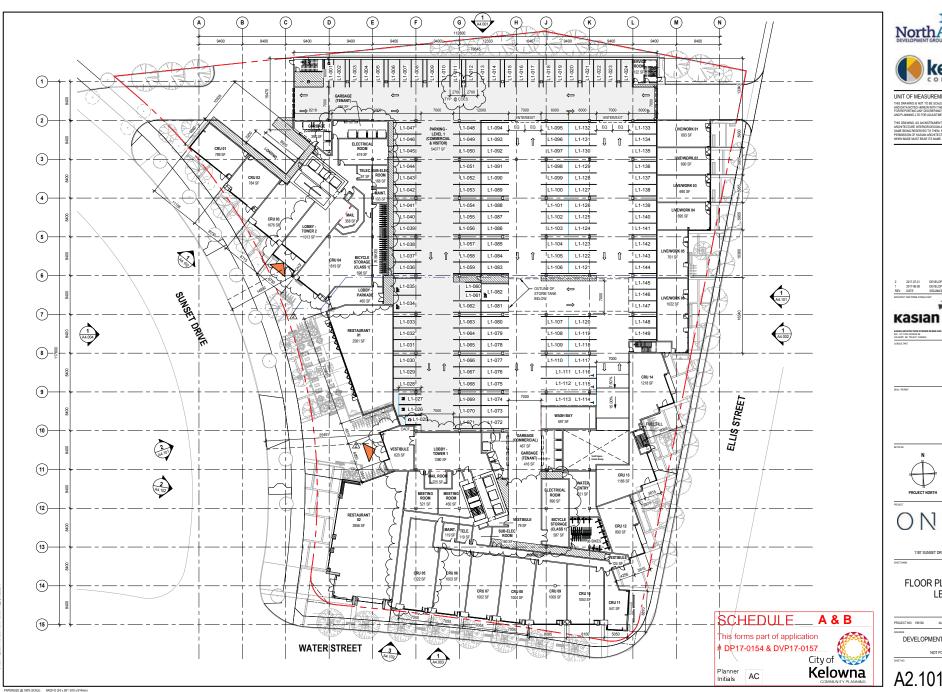


LEVEL 6 & 36





PROJECT PR	ROJECT NO.	190104	S.I. NO.
ONE WATER STREET	SSUED DATE	08/04/17	DWG. REF.
DRAWING TITLE	CALE	1:250	DWG. REF.
DR DR	RAWN	Author	DWG. NO.
TOWER 1 - BALCONY PROJECTION	REVIEWED	Approver	A1.108







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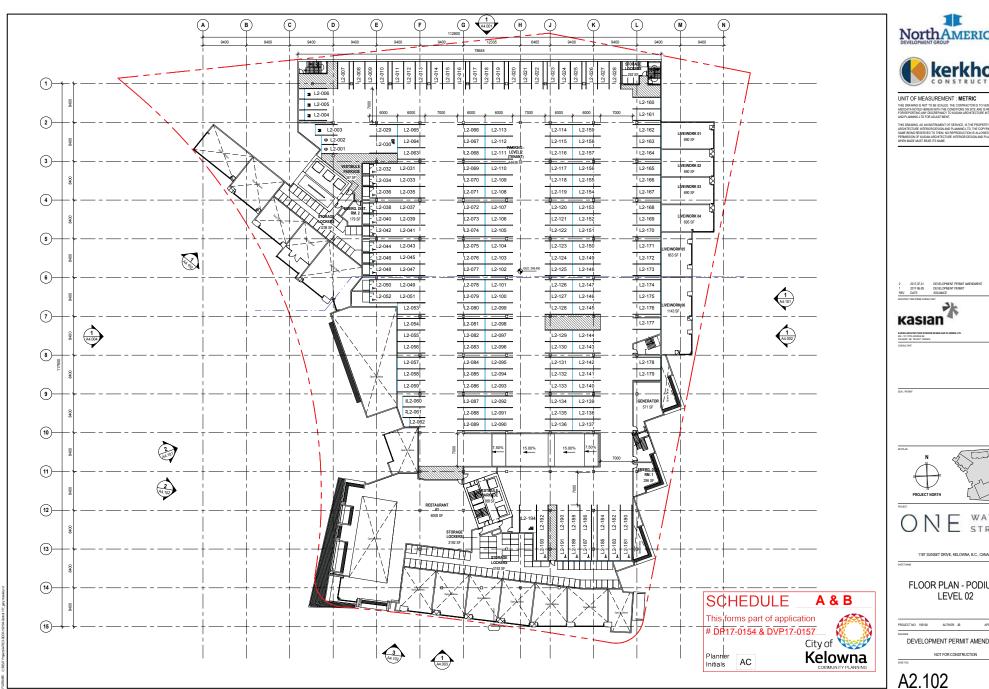
STREET

1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

FLOOR PLAN - PODIUM -LEVEL 01

PROJECT NO: 190104 AUTHOR: JB

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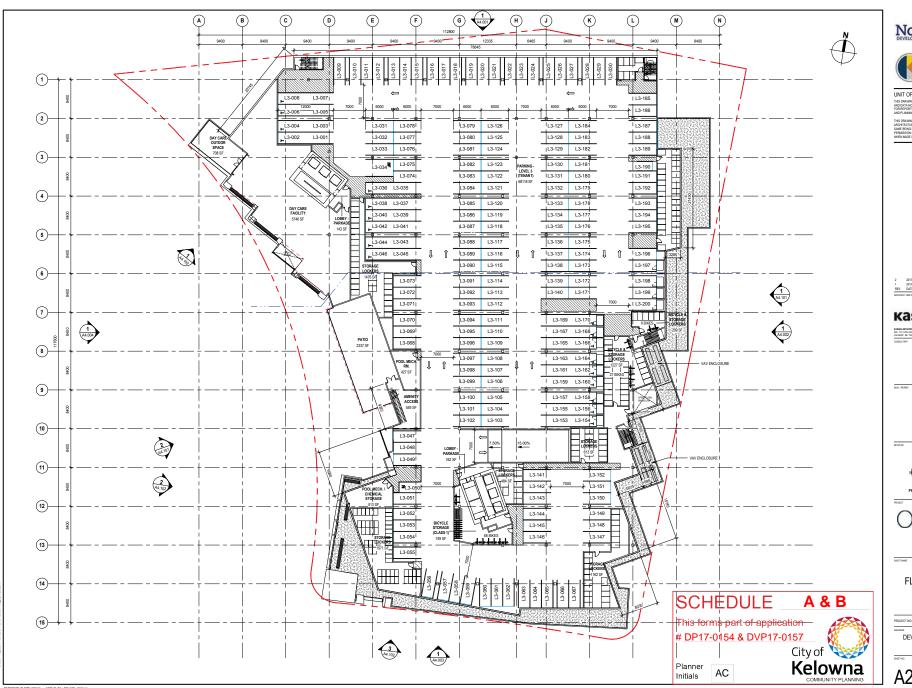




1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

FLOOR PLAN - PODIUM -

DEVELOPMENT PERMIT AMENDMENT







UNIT OF MEASUREMENT: METRIC

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1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

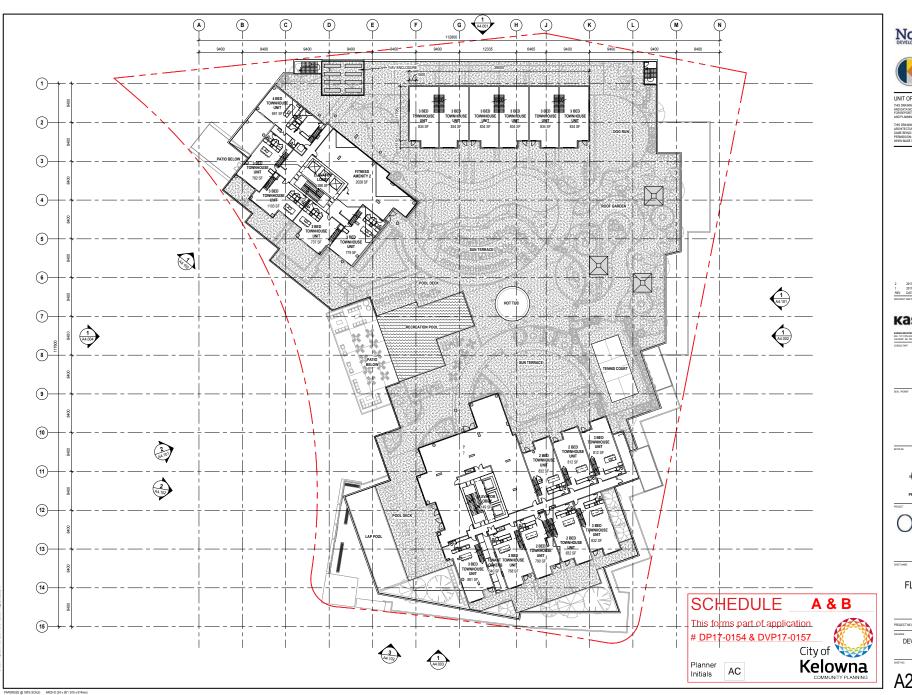
FLOOR PLAN - PODIUM -LEVEL 03

PROJECTNO: 190104 AUTHOR: JB APPROV

DEVELOPMENT PERMIT AMENDMENT

NOT FOR CONSTRUCTION

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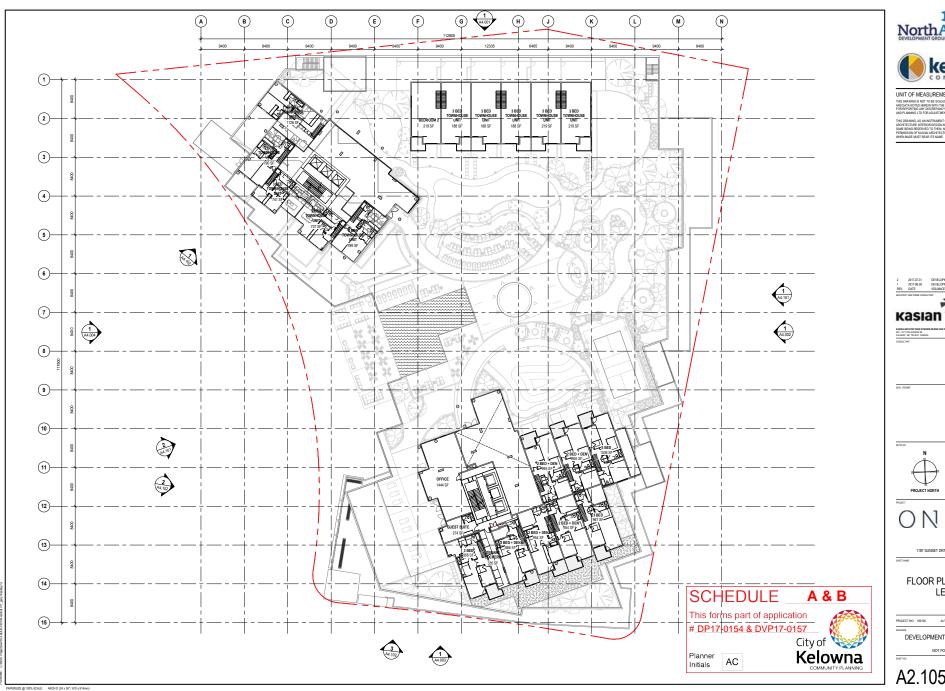




1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

FLOOR PLAN - PODIUM -LEVEL 04

DEVELOPMENT PERMIT AMENDMENT



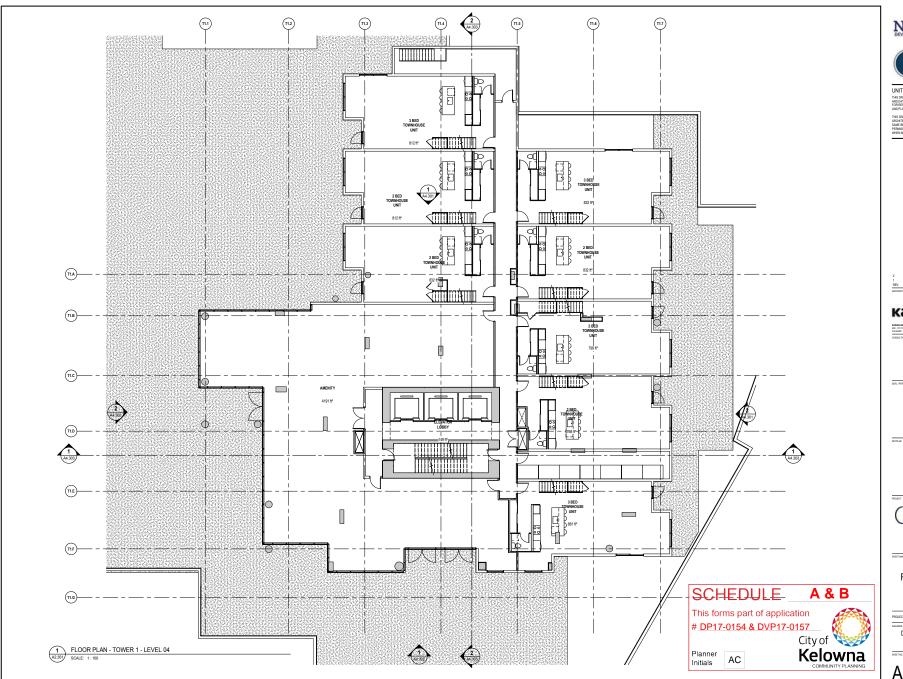




1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

FLOOR PLAN - PODIUM -LEVEL 05

DEVELOPMENT PERMIT AMENDMENT







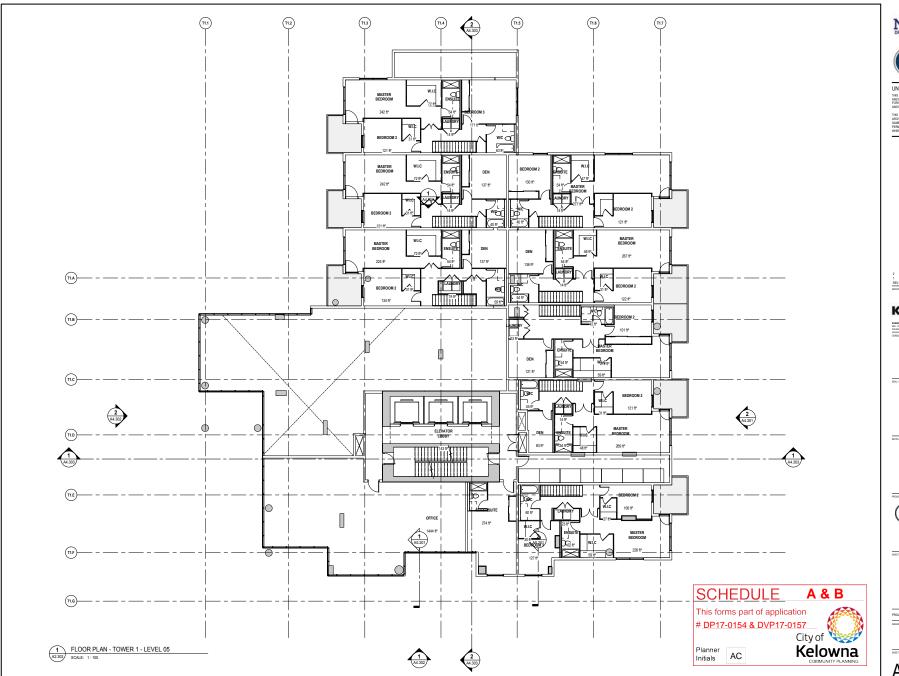
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1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

FLOOR PLAN - TOWER 1 -LEVEL 04

PROJECT NO: 190104 AUTHOR Author

DEVELOPMENT PERMIT AMENDMENT







UNIT OF MEASUREMENT: METRIC
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1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

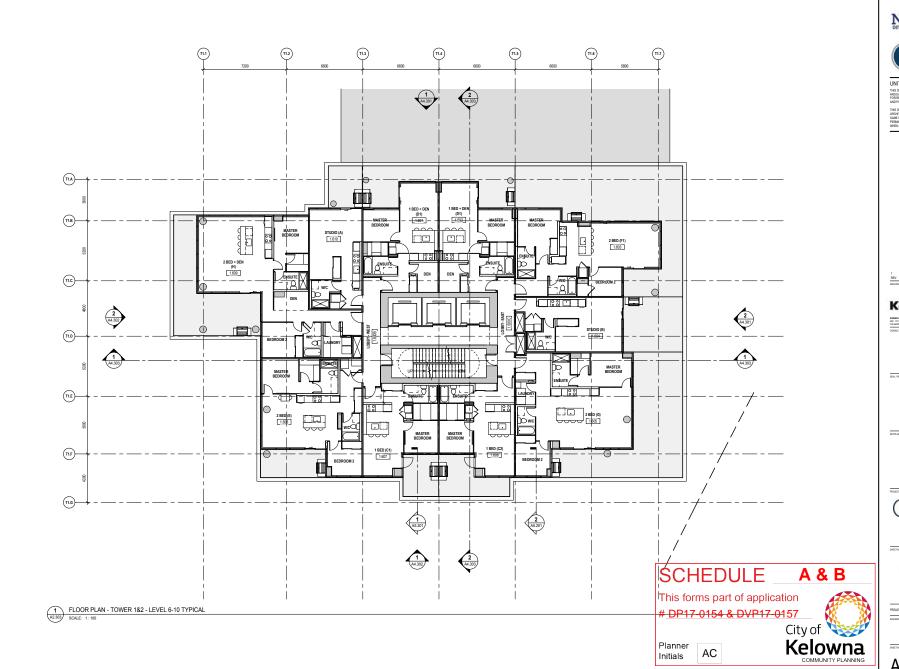
FLOOR PLAN - TOWER 1 -LEVEL 05

PROJECT NO: 190104 AUTHOR: Author APPROVED:

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A2.302







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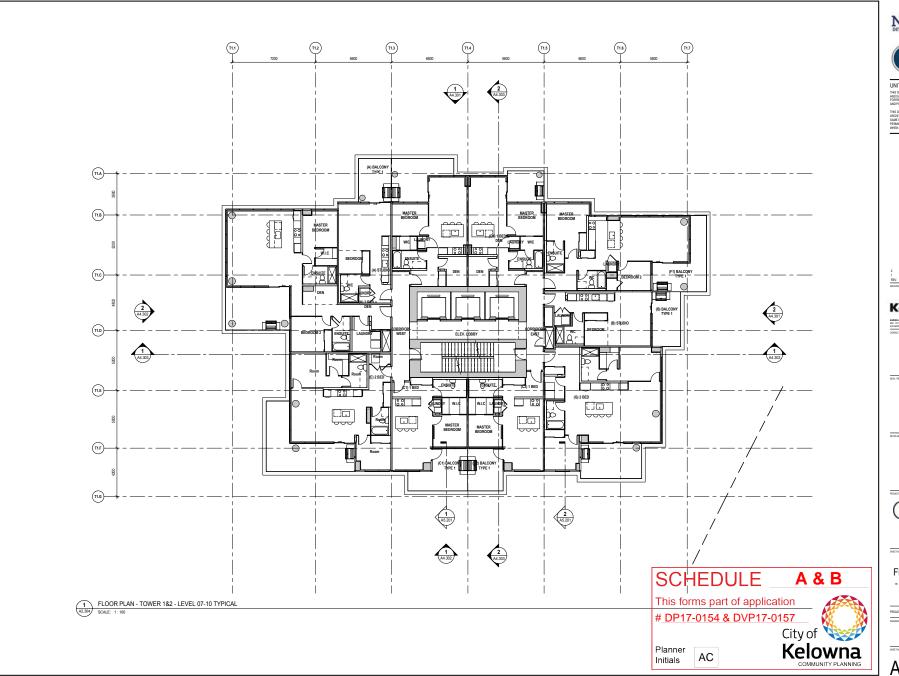


1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

FLOOR PLAN - TOWER 1 -LEVEL 06

PROJECT NO: 190104 AUTHOR Author

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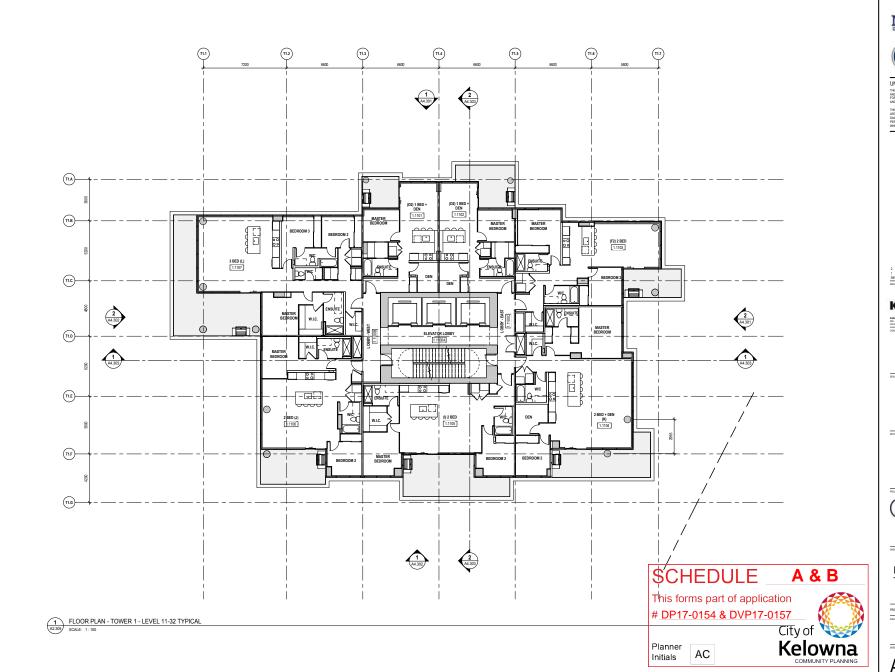
E WATER

1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

FLOOR PLAN - TOWERS 1&2 - LEVELS 07 TO 10 TYPICAL

PROJECT NO: 190104 AUTHOR: Author

DEVELOPMENT PERMIT AMENDMENT







UNIT OF MEASUREMENT: METRIC

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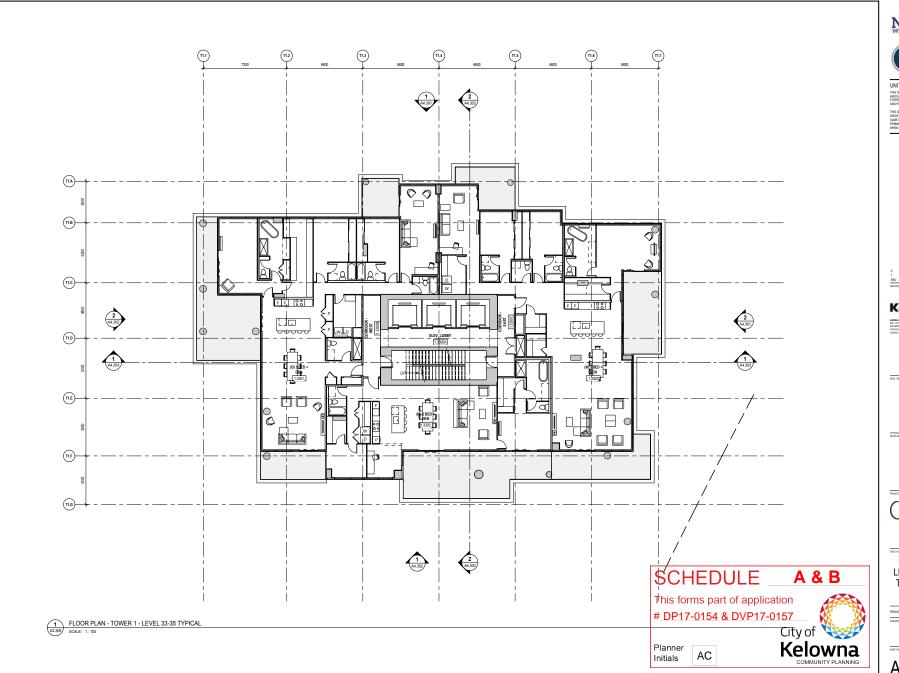
FLOOR PLAN - TOWER 1 -LEVELS 11 TO 32 TYPICAL & TOWER 2 - LEVELS 11 TO 25 TYPICAL

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**kasian** 

NE WATER

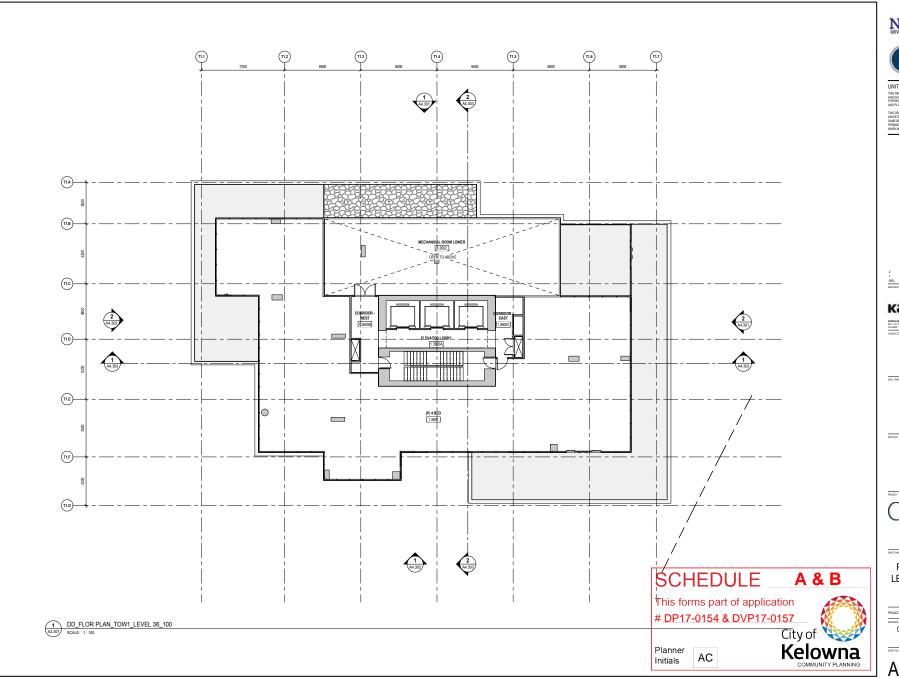
1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

FLOOR PLAN - TOWER 1 -LEVELS 33 TO 35 TYPICAL & TOWER 2 LEVELS 26 TO 28 **TYPICAL** 

PROJECT NO: 190104 AUTHOR: Author

APPROVED: Checker

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UNIT OF MEASUREMENT: METRIC

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1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

FLOOR PLAN - TOWER 1 -LEVEL 36 & TOWER 2 LEVEL 29

PROJECT NO: 190104 AUTHOR: Author

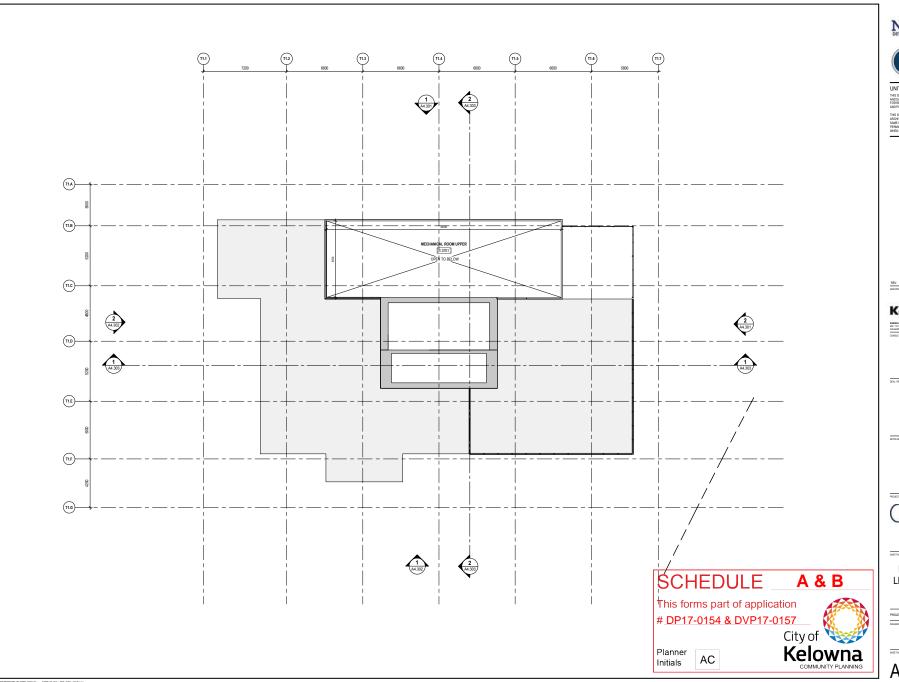
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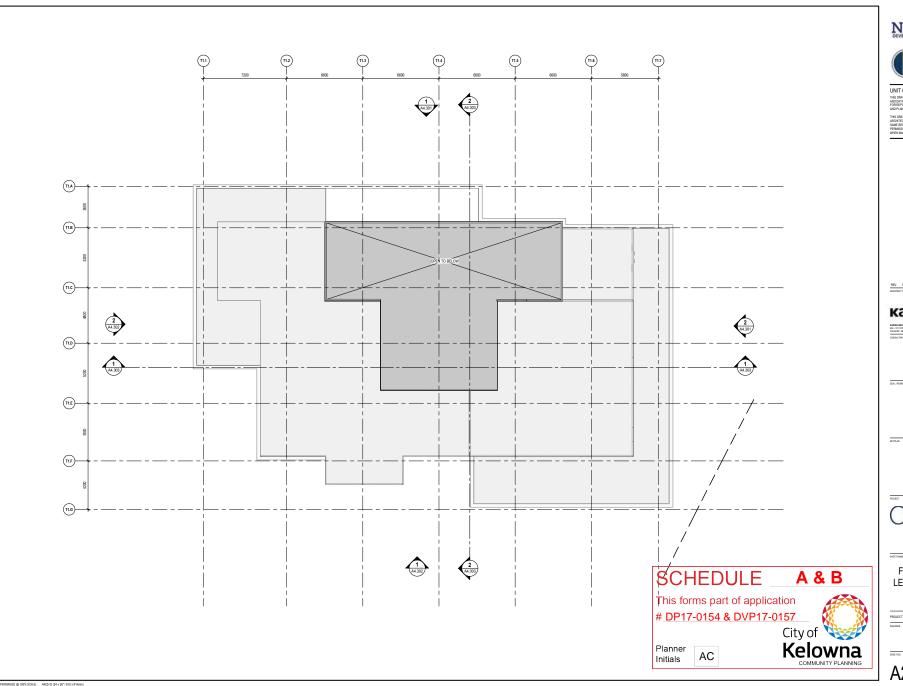


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1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

FLOOR PLAN - TOWER 1 -LEVEL 37 & TOWER 2 LEVEL 30 (PENTHOUSE ROOF)

PROJECT NO: 190104 AUTHOR: Author







UNIT OF MEASUREMENT: METRIC

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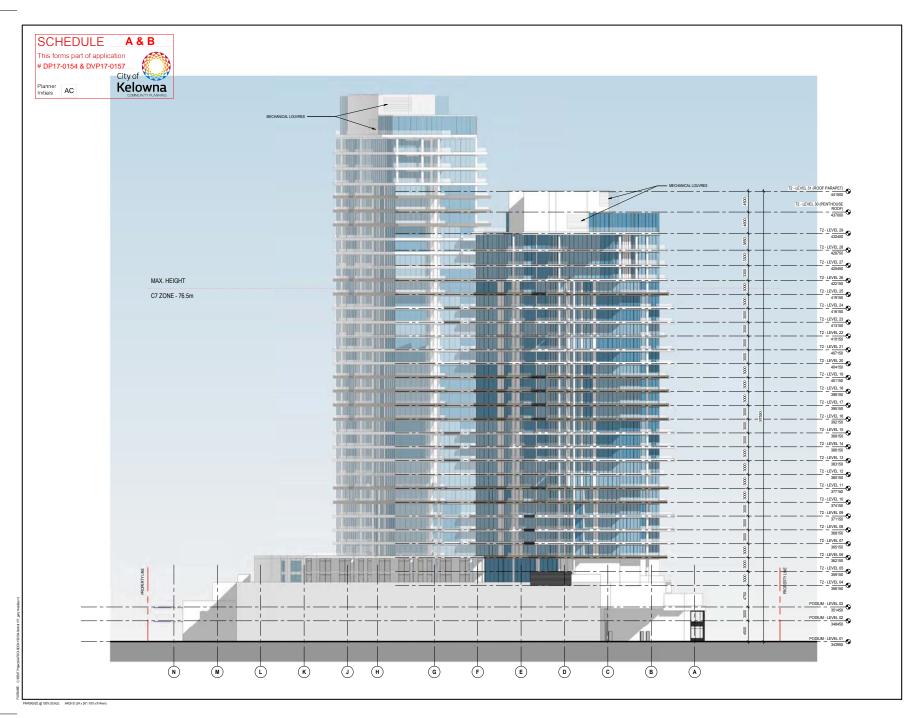
1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

FLOOR PLAN - TOWER 1 -LEVEL 38 & TOWER 2 LEVEL 31 (ROOF)

PROJECT NO: 190104	AUTHOR: Author
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HESTING. 8

APPROVED: Checker







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NE WATER

1187 SUINSET DRIVE KELOWNA R.C. CANADA

**BUILDING ELEVATION -**OVERALL - NORTH

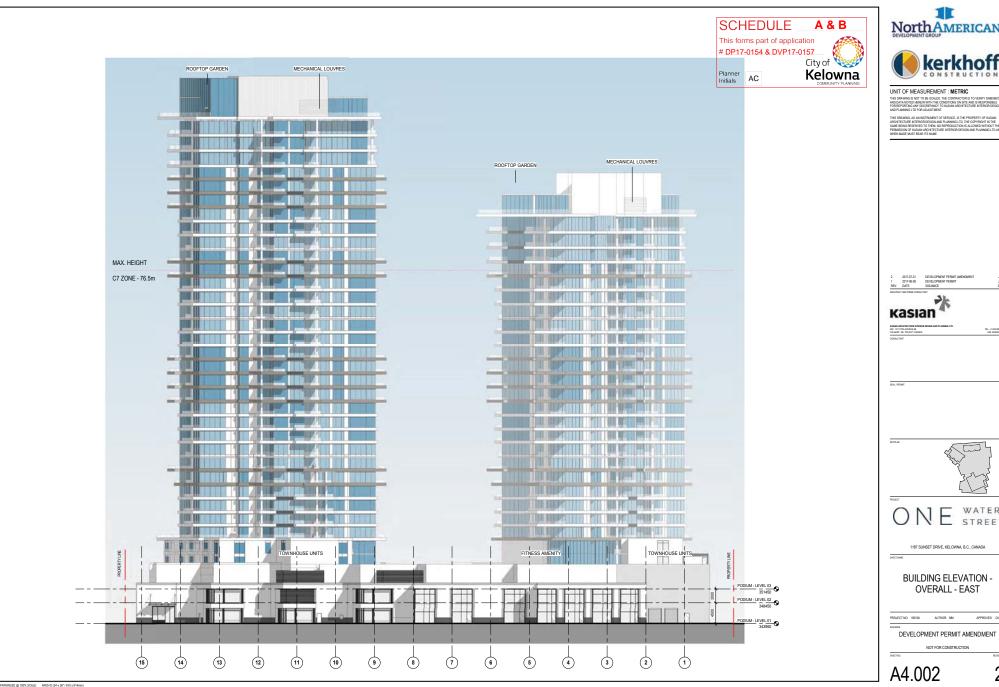
PROJECT NO: 190104 AUTHOR: MM

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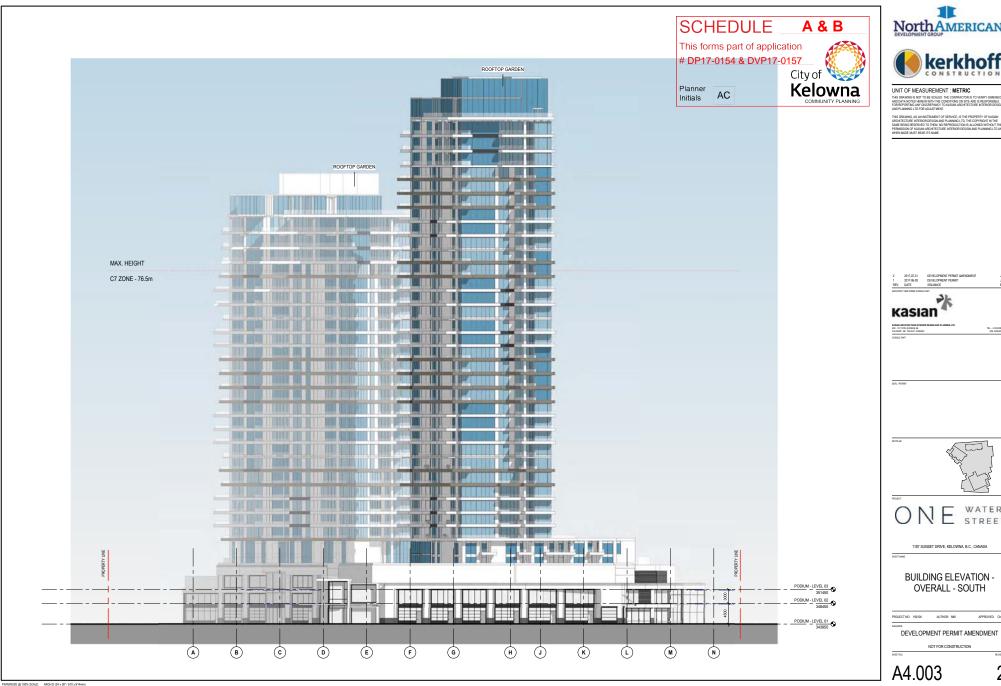




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OVERALL - EAST

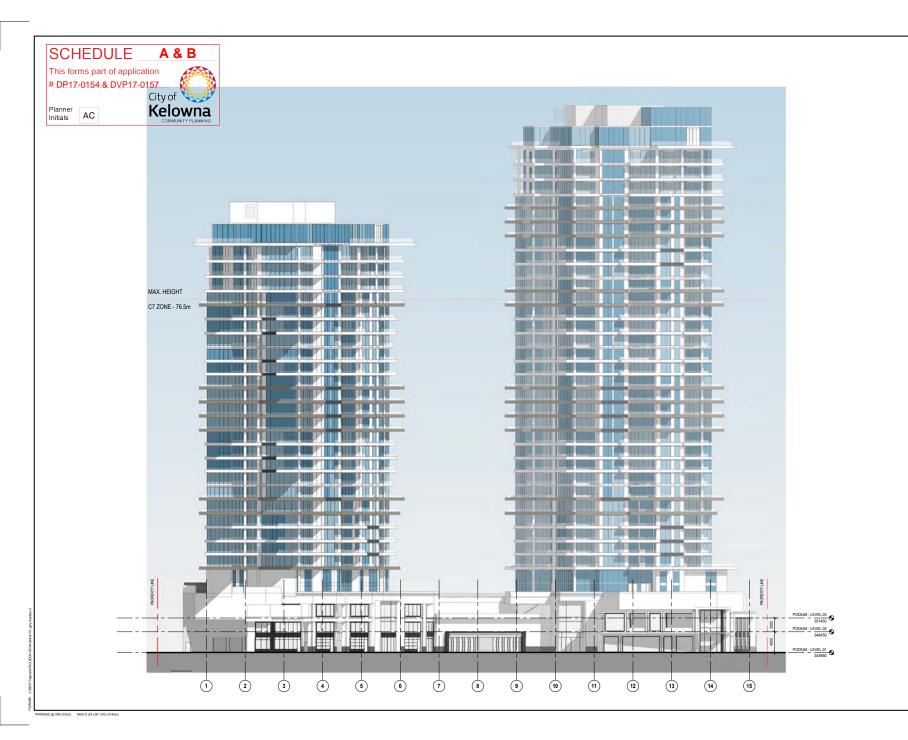








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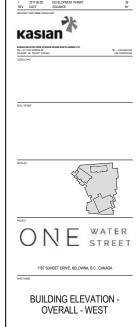






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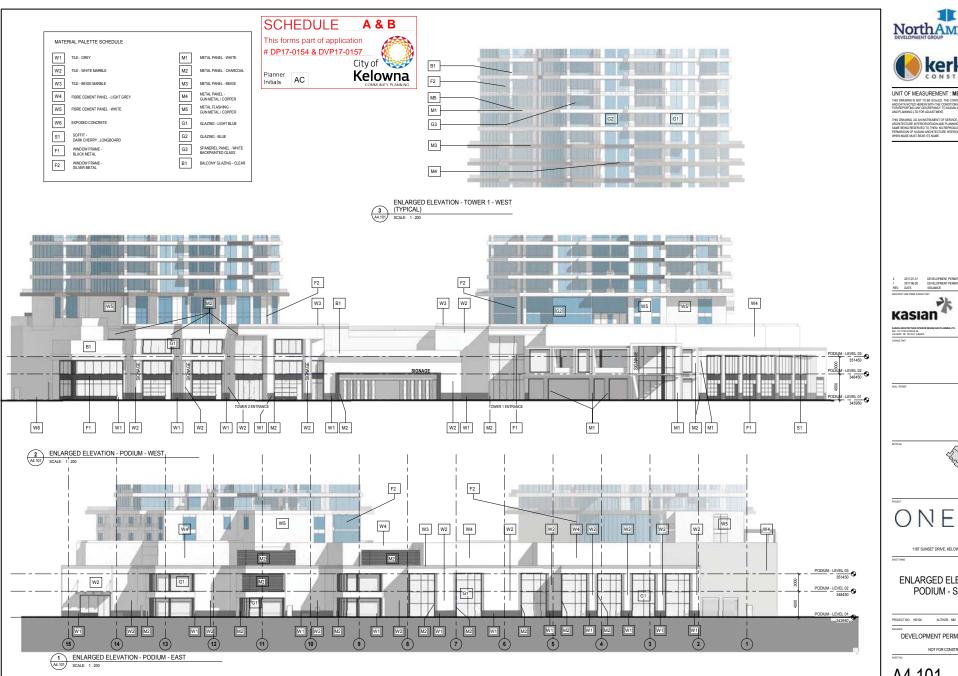


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PROJECT NO: 190104 AUTHOR: MM

DEVELOPMENT PERMIT AMENDMENT

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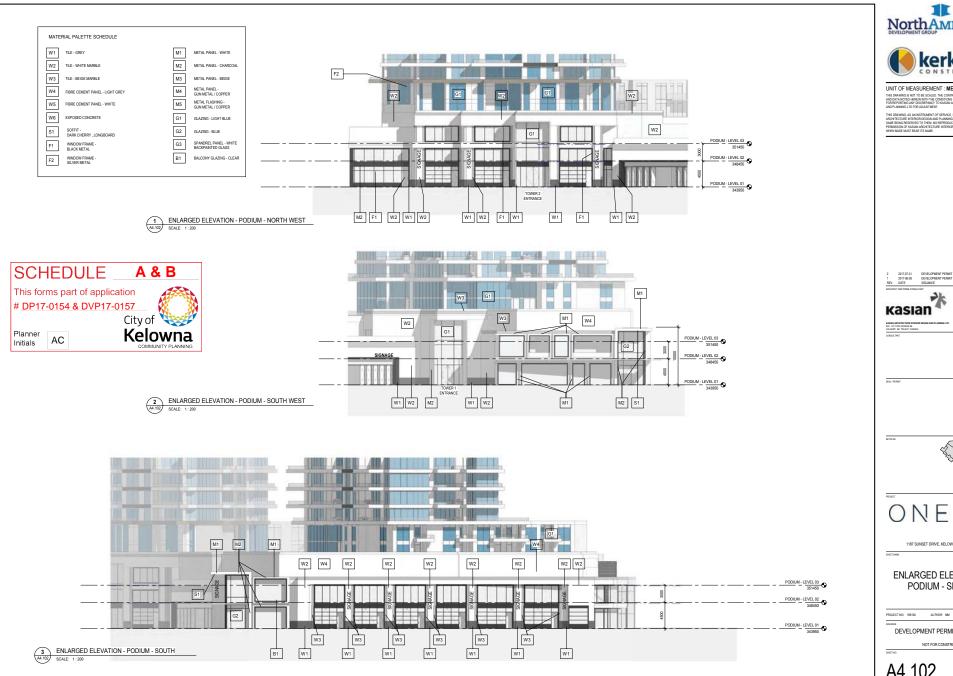
E WATER

1187 SLINSET DRIVE KELOWNA B.C. CANADA

**ENLARGED ELEVATIONS -**PODIUM - SHEET 1

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A4.101



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UNIT OF MEASUREMENT : METRIC

**Kasian** 

E WATER

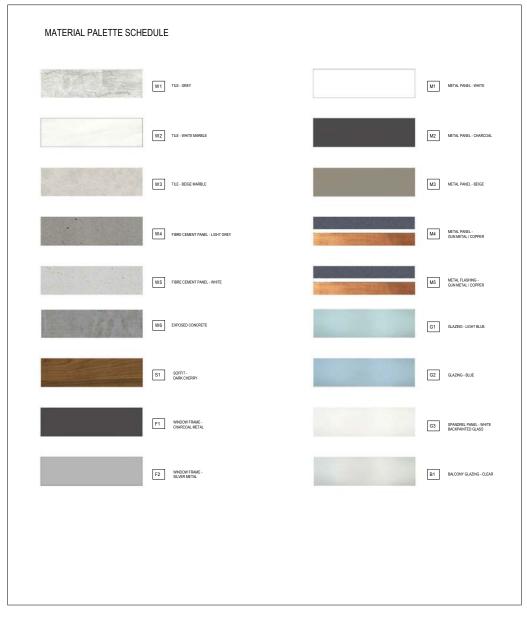
1187 SLINSET DRIVE KELOWNA B.C. CANADA

**ENLARGED ELEVATIONS -**PODIUM - SHEET 2

APPROVED: Checker DEVELOPMENT PERMIT AMENDMENT

A4.102









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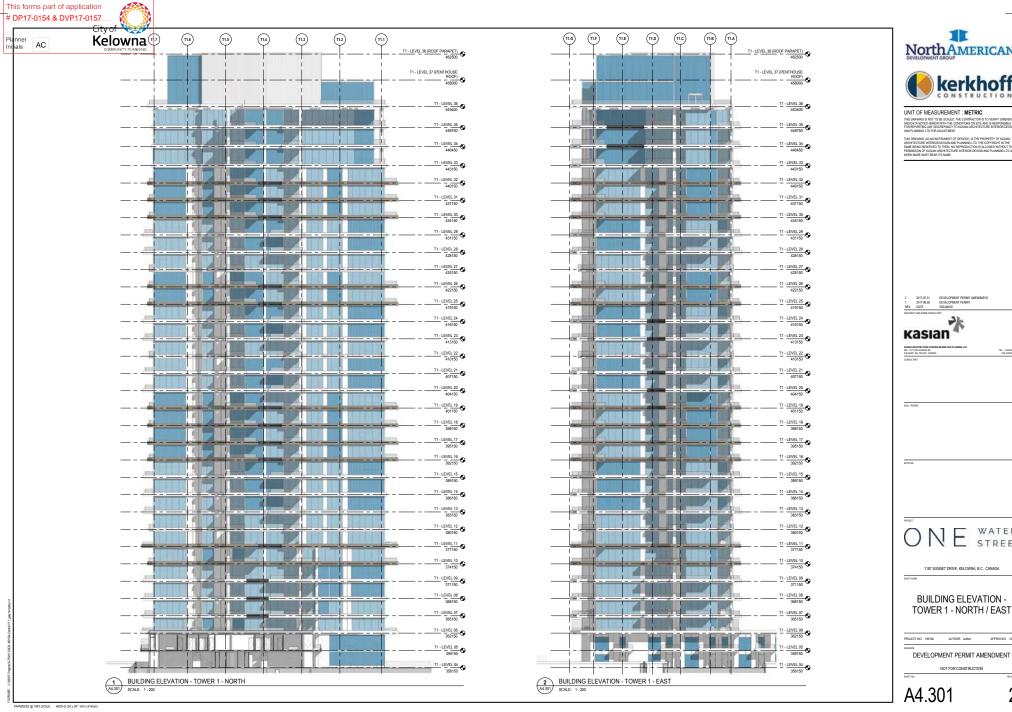
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1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

MATERIAL PALETTE SCHEDULE

A4.201

PROJECT NO: 190104 AUTHOR: MM DEVELOPMENT PERMIT AMENDMENT



SCHEDULE

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**Kasian** TEL +14022052440 URL KASHNLOOM E STREET 1187 SUNSET DRIVE, KELOWNA, B.C., CANADA **BUILDING ELEVATION -**

A4.301









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BUILDING ELEVATION -TOWER 1 - SOUTH / WEST

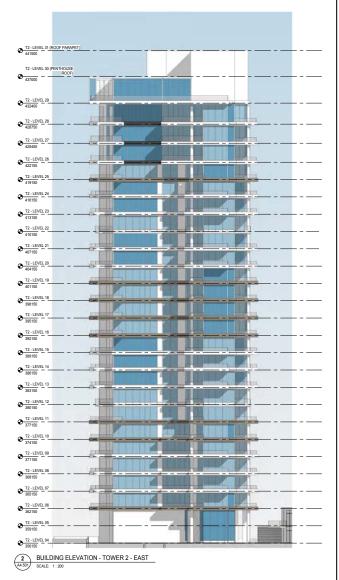
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PROJECT NO: 190104 AUTHOR: Author

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NE WATER

1187 SUNSET DRIVE, KELOWNA, B.C., CANADA

**BUILDING ELEVATION -**TOWER 2 - NORTH / EAST

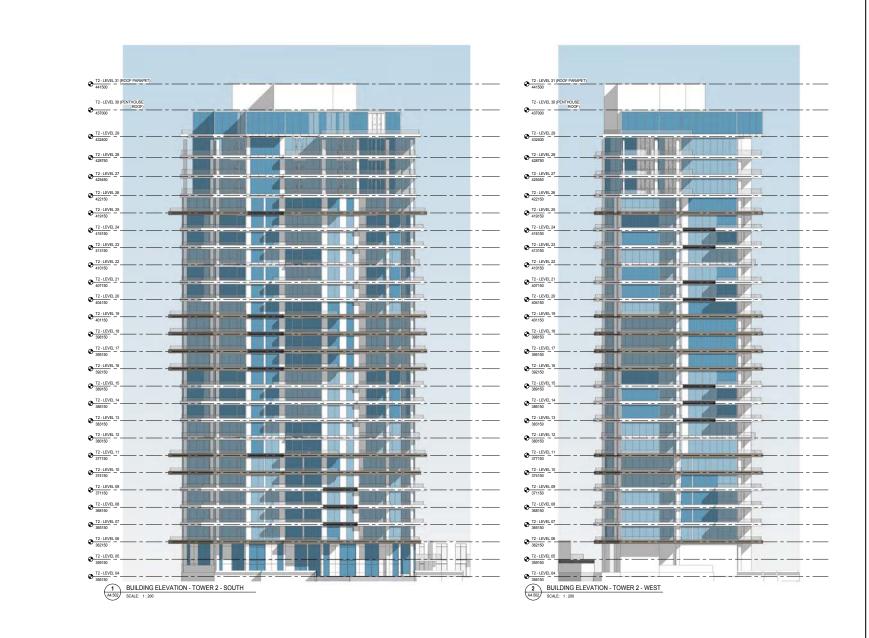
PROJECT NO: 190104 AUTHOR: MC

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APPROVED: JB

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E WATER

1187 SUINSET DRIVE KELOWNA R.C. CANADA

**BUILDING ELEVATION -**TOWER 2 - SOUTH / WEST

PROJECT NO: 190104 AUTHOR: Author

DEVELOPMENT PERMIT AMENDMENT

A4.502

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1187 Sunset drive Kelowna, BC

COVER PAGE

DEVELOPMENT

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L-01

# One Water Street

# **Issued for Development Permit**

Contact Information	Other Key Contacts:		
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 1, 604 882 0024 1, 604 882 0042 Primary project contact: Stephen Heller stephen@vdz.ca 0, 604 882 0024 v27	North American Development Group Project Owner 302 Lakeshore Road Kelowna, BC VTW 399 p. 250 575 0550	Kerkhoff Construction Project Builder 202-45989 Luckakuck Way Chilliwack, BC V2R 3V1 p. 604 824 4122	Kasian Architecture Project Building Architecture 1011 Ninth Avenue SE, Suite 450 Calgary, AB T2G 0H7 p. 403 265 2440
Alternate contacts ((ncase away): Mark van der Zalm Principal Landscape Architect mark@ydz.ca o. 604 882 0024 x22	Legal Address and De	escription:	



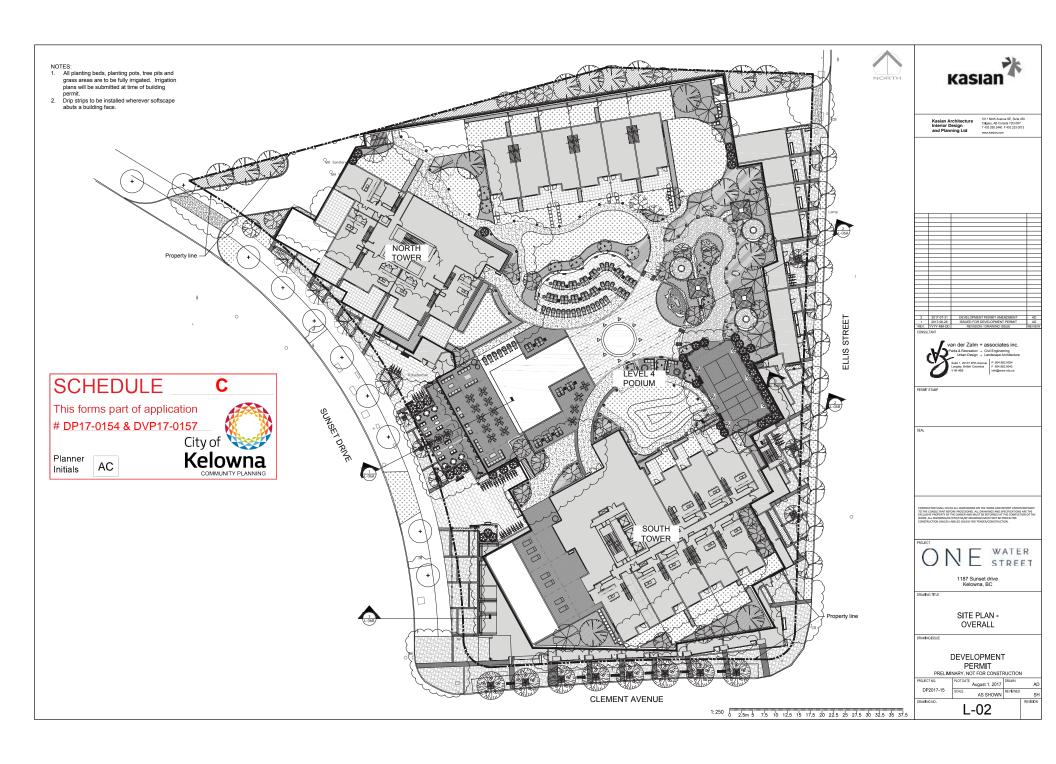
## Sheet List Table

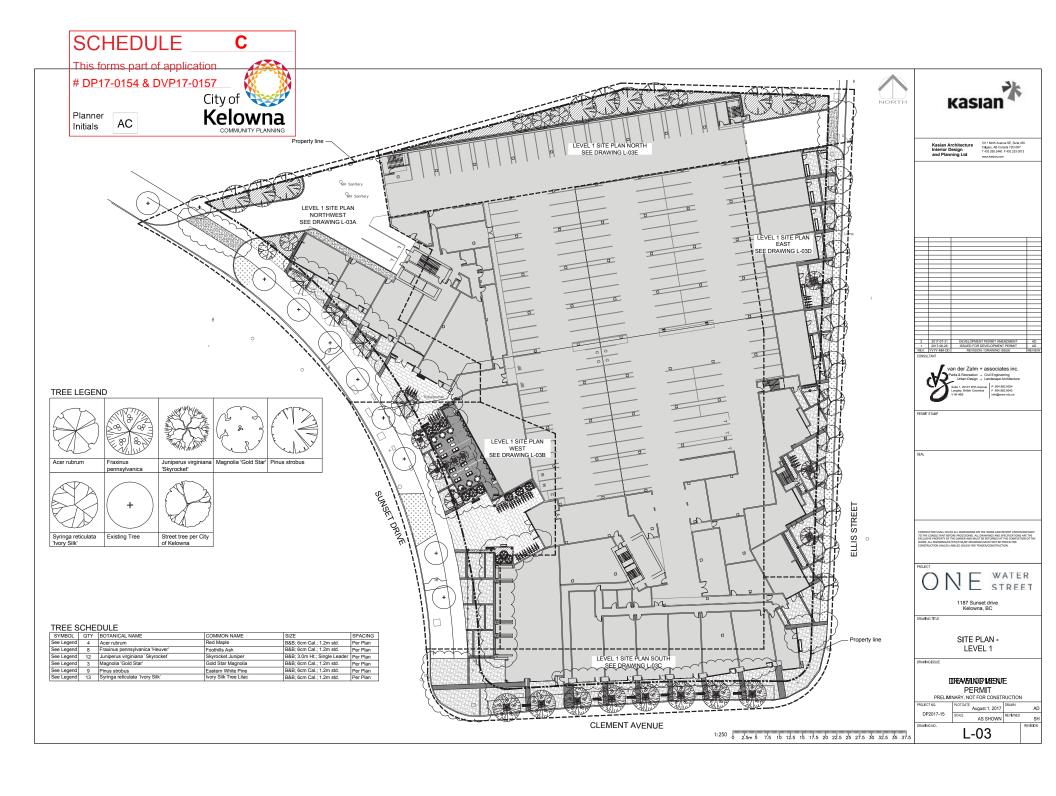
SHEEL LIST TABLE					
Sheet Number	Sheet Title				
L-01	COVER PAGE				
L-02	SITE PLAN - OVERALL				
L-03	SITE PLAN - LEVEL 1				
L-03A	SITE PLAN - LEVEL 1 NORTH WEST				
L-03B	SITE PLAN - LEVEL 1 WEST				
L-03C	SITE PLAN - LEVEL 1 SOUTH				
L-03D	SITE PLAN - LEVEL 1 EAST				
L-03E	SITE PLAN - LEVEL 1 NORTH				
L-03F	LEVEL 1 PRECEDENT IMAGES				
L-04	SITE PLAN - LEVEL 4				
L-04A	SITE PLAN - LEVEL 4 NORTH WEST				
L-04B	SITE PLAN - LEVEL 4 NORTH EAST				
L-04C	SITE PLAN - LEVEL 4 SOUTH WEST				
L-04D	SITE PLAN - LEVEL 4 SOUTH EAST				

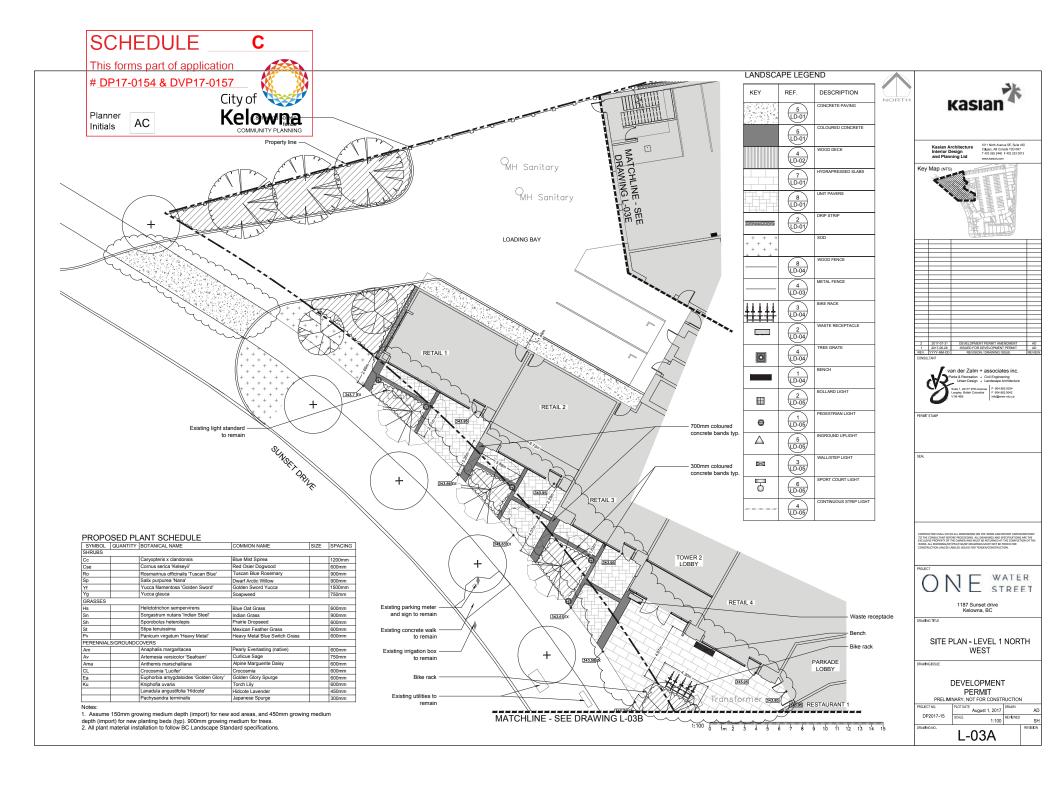
L-04E	SITE PLAN - LEVEL 4 SOUTH
L-04F	PODIUM PRECEDENT IMAGES
L-05A	LANDSCAPE LIGHTING PLAN - LEVEL 1
L-05B	LANDSCAPE LIGHTING PLAN - LEVEL 4
L-06A	SECTIONS
L-06B	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS
LD-06	PLANTING DETAILS

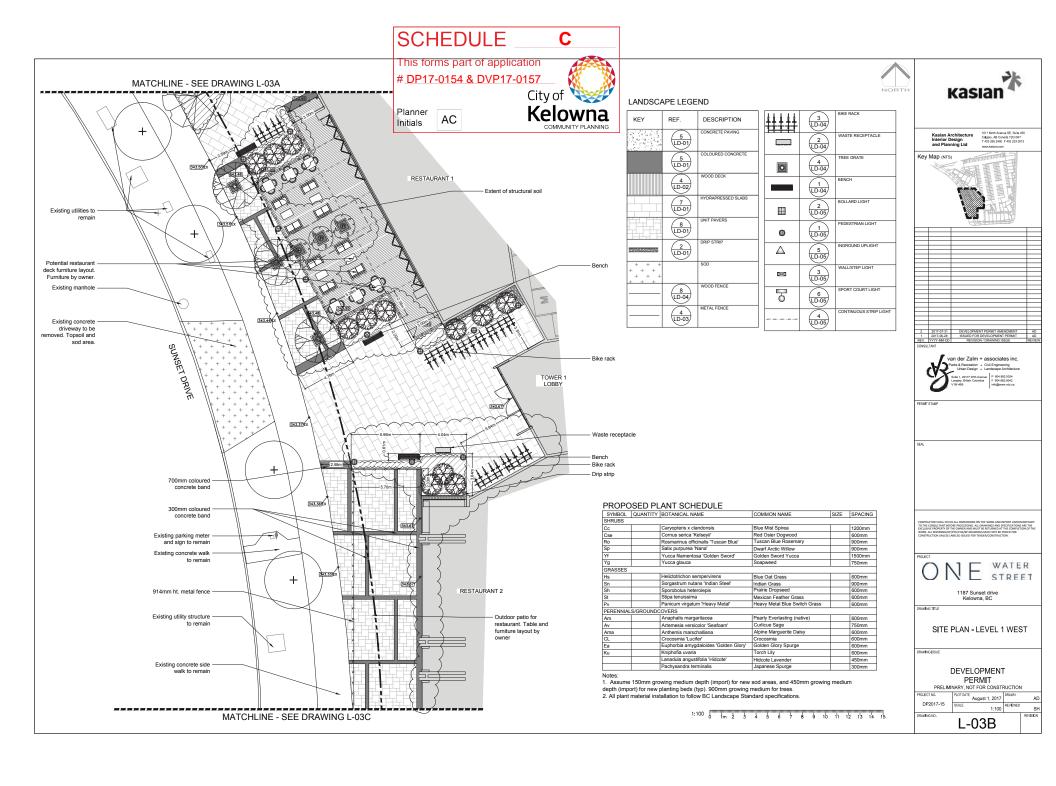


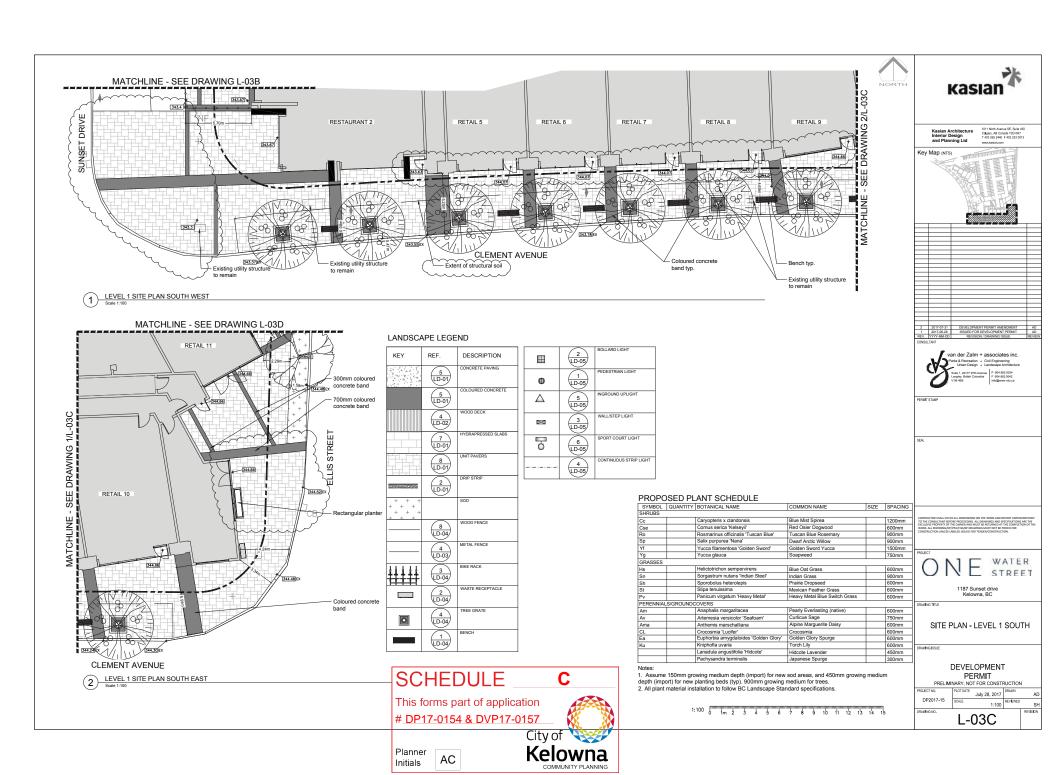
2 LOCATION MAP

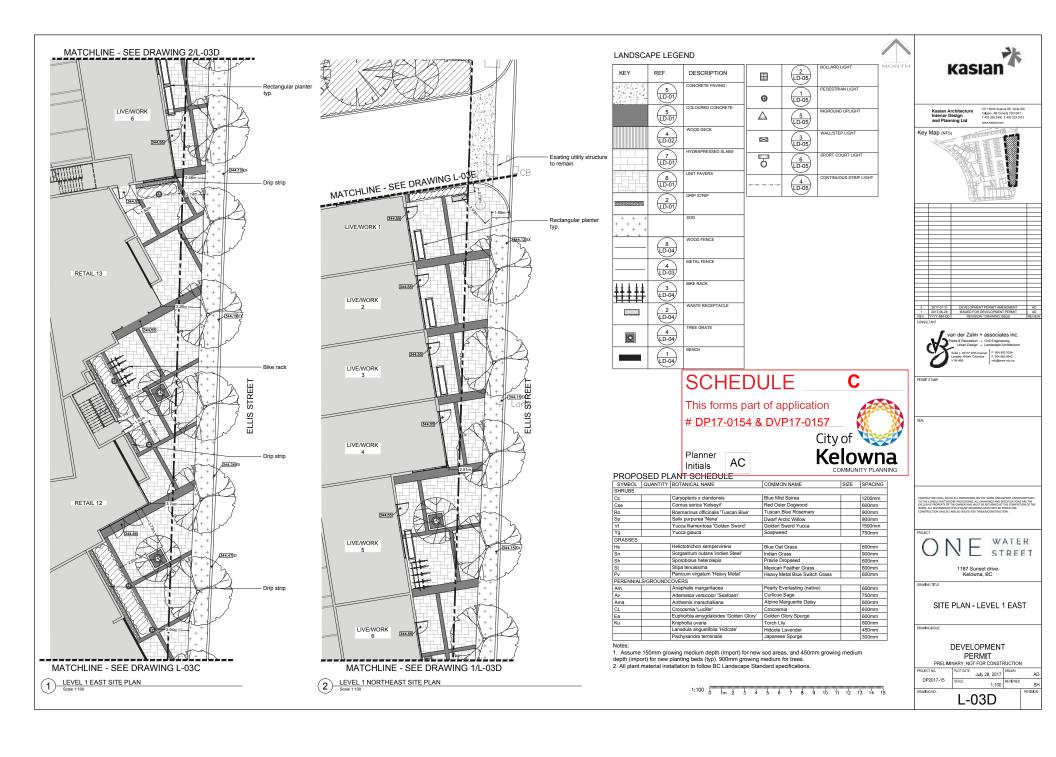


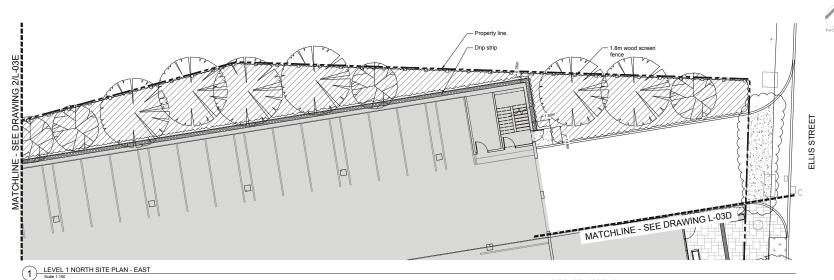












1.8m wood screen

#### LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	5 LD-01	CONCRETE PAVING
	5 LD-01	COLOURED CONCRETE
	4 LD-02	WOOD DECK
	7 LD-01	HYDRAPRESSED SLABS
	8 LD-01	UNIT PAVERS
	2 LD-01	DRIP STRIP
+ + + + + + + + + + + + + + + + + + + +		SOD
	8 LD-04	WOOD FENCE
	4 I D-03	METAL FENCE

600mm 750mm 600mm

600mm 600mm

450mm 300mm

	2 LD-04	WASTE RECEPTACLE
0	4 LD-04	TREE GRATE
	1 LD-04	BENCH
<b>#</b>	2 LD-05	BOLLARD LIGHT
•	1 LD-05	PEDESTRIAN LIGHT
Δ	5 LD-05	INGROUND UPLIGHT
×	3 LD-05	WALL/STEP LIGHT
궁	6 LD-05	SPORT COURT LIGHT
	4 LD-05	CONTINUOUS STRIP LIGHT

#### PROPOSED PLANT SCHEDULE

2 LEVEL 1 NORTH SITE PLAN - WEST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	PERENNIALS/GROUNDCOVERS					
SHRUBS	SHRUBS			Am		Anaphalis margaritacea	Pearly Everlasting (native)		60		
Cc		Caryopteris x clandonsis	Blue Mist Spirea		1200mm	Av		Artemesia versicolor 'Seafoam'	Curlicue Sage		75
Cse		Cornus serica 'Kelseyii'	Red Osier Dogwood		600mm	Ama		Anthemis marschalliana	Alpine Marguerite Daisy		60
Ro		Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary		900mm	CL		Crocosmia 'Lucifer'	Crocosmia		60
Sp		Salix purpurea 'Nana'	Dwarf Arctic Willow		900mm	Ea		Euphorbia amygdaloides 'Golden Glory'	Golden Glory Spurge		60
Yf		Yucca filamentosa 'Golden Sword'	Golden Sword Yucca		1500mm	Ku		Kniphofia uvaria	Torch Lily		60
Yg		Yucca glauca	Soapweed		750mm			Lanadula angustifolia 'Hidcote'	Hidcote Lavender		45
GRASSES								Pachysandra terminalis	Japanese Spurge		30
Hs		Helictotrichon sempervirens	Blue Oat Grass		600mm	Notes:					
Sn		Sorgastrum nutans 'Indian Steel'	Indian Grass		900mm	1. Assume 150mm growing medium depth (import) for new sod areas, and 450mm growing medium depth (import) for new planting beds (typ). 900mm growing medium for trees.     2. All plant material installation to follow BC Landscape Standard specifications.					n
Sh		Sporobolus heterolepis	Prairie Dropseed		600mm						
St		Stipa tenuissima	Mexican Feather Grass		600mm						
Pv		Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switch Grass		600mm						

SCHEDULE

This forms part of application # DP17-0154 & DVP17-0157

Planner Initials AC City of Kelowna

1:100 0 lm 2 3 4 5 6 7 8 9 10 11 12 13 14 15



Kasian Architectu Interior Design

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van der Zalm + associates inc.
Parks & Recreation + Civil Engineering
Utan Design + Landscepe Architectur
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Jung Harm Columbia
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PROJECT

NE WATER

STREET

1187 Sunset drive

Kelowna, BC

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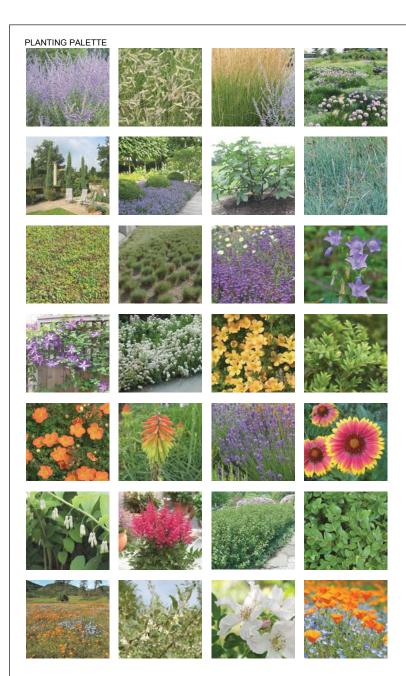
DRAWING TITLE

SITE PLAN - LEVEL 1 NORTH

DOWNERS TO SE

DEVELOPMENT
PERMIT
PRELIMINARY, NOT FOR CONSTRUCTION

L-03E







BENCH SEATING



PAVING PATTERN



RESTAURANT PATIO



LIVE/WORK ENTRANCE



**PLANTERS** 



RESTAURANT STREETSCAPE



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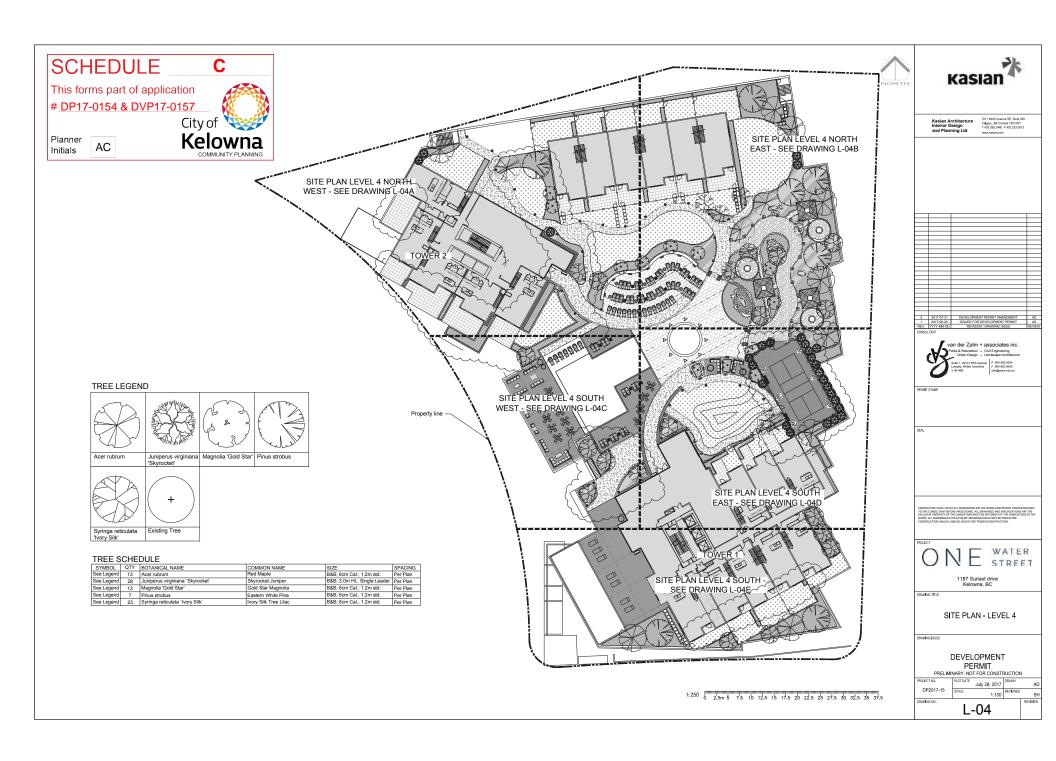
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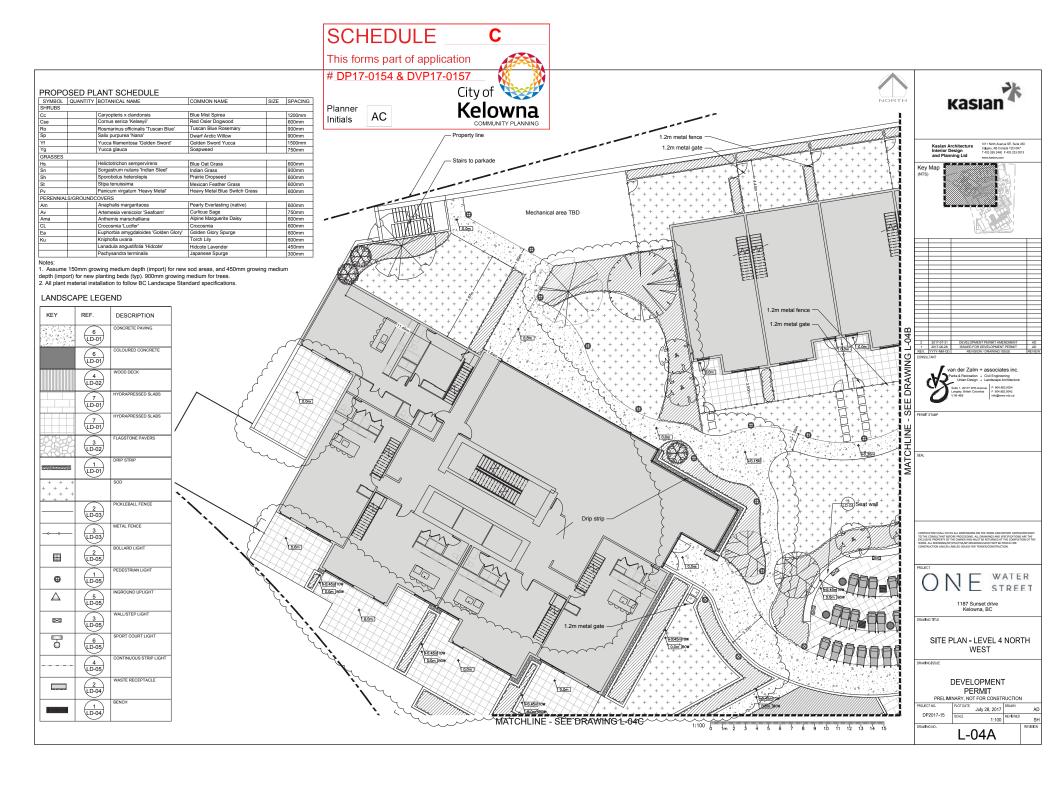
1187 Sunset drive Kelowna, BC

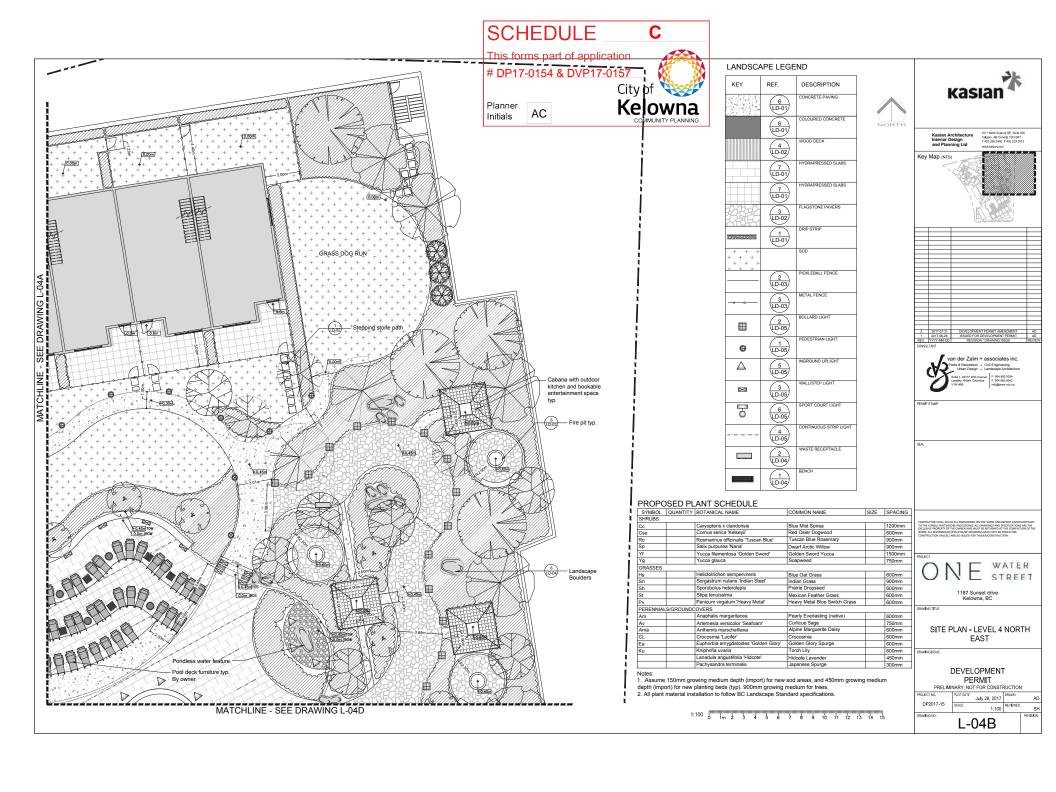
LEVEL 1 PRECEDENT IMAGES

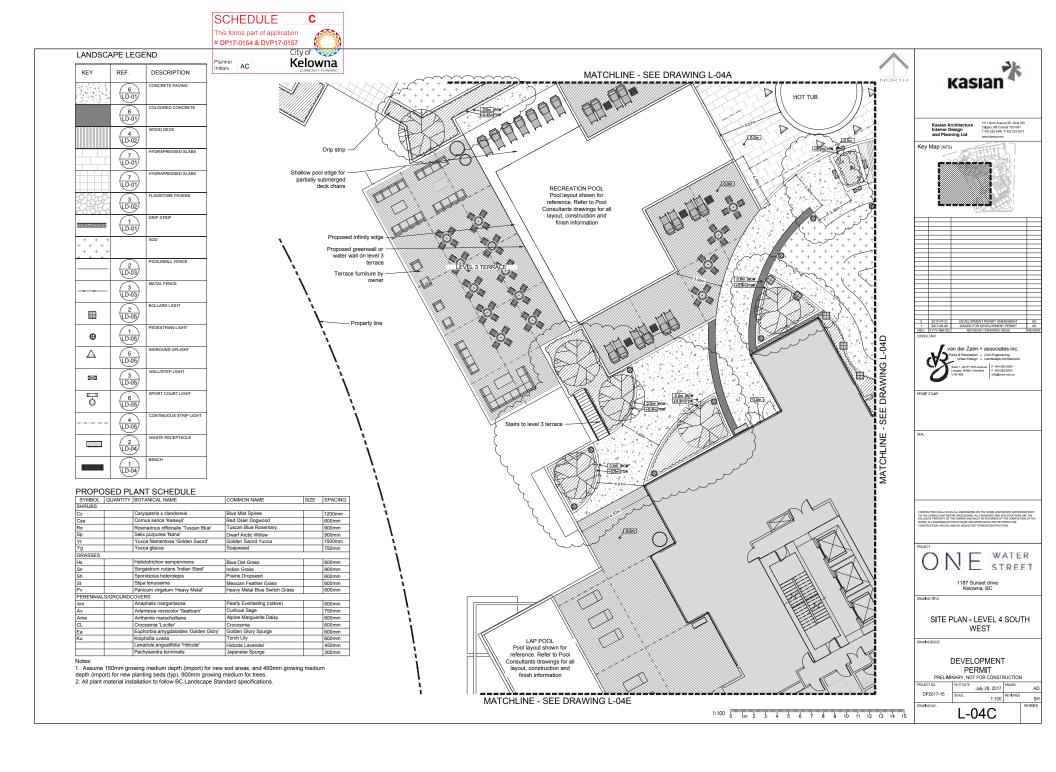
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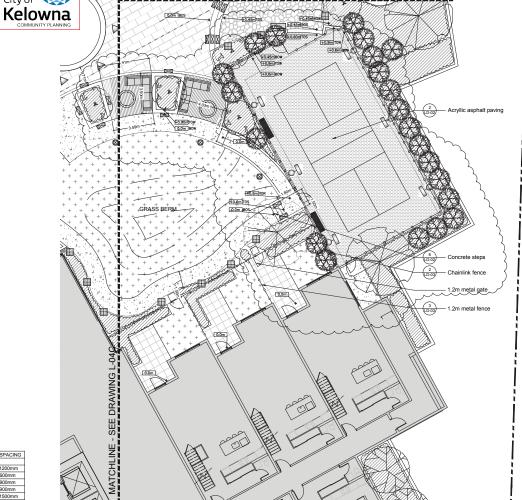
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Initials

#### LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	6 LD-01	CONCRETE PAVING
	6 LD-01	COLOURED CONCRETE
	4 LD-02	WOOD DECK
	7 LD-01	HYDRAPRESSED SLABS
	7 LD-01	HYDRAPRESSED SLABS
	3 LD-02	FLAGSTONE PAVERS
	1 LD-01	DRIP STRIP
+ + + +		SOD
-	2 LD-03	PICKLEBALL FENCE
	3 LD-03	METAL FENCE
<b>=</b>	2 LD-05	BOLLARD LIGHT
•	1 LD-05	PEDESTRIAN LIGHT
Δ	5 LD-05	INGROUND UPLIGHT
×	3 LD-05	WALL/STEP LIGHT
궁	6 LD-05	SPORT COURT LIGHT
	4 LD-05	CONTINUOUS STRIP LIGHT
	2 LD-04	WASTE RECEPTACLE
	1 LD-04	BENCH

#### MATCHLINE - SEE DRAWING L-04B



MATCHLINE - SEE DRAWING L-04E





Key Map (NTS)



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANYDISCREPANCY. TO THE CONSULTANT BEFORE PROCEEDING, ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE

NE WATER

1187 Sunset drive Kelowna, BC

SITE PLAN - LEVEL 4 SOUTH EAST

DEVELOPMENT PERMIT PRELIMINARY, NOT FOR CONSTRUCTION

July 28, 2017 DRAWN

L-04D

#### PROPOSED PLANT SCHEDULE

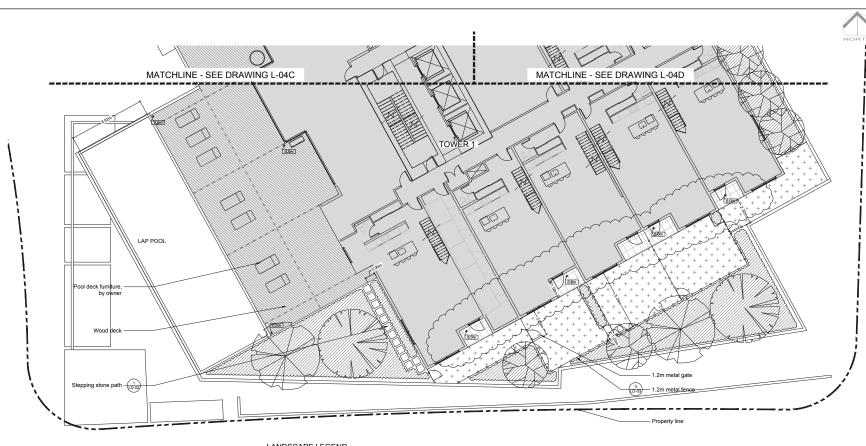
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Cc		Caryopteris x clandonsis	Blue Mist Spirea		1200mm
Cse		Cornus serica 'Kelseyii'	Red Osier Dogwood		600mm
Ro		Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary		900mm
Sp		Salix purpurea 'Nana'	Dwarf Arctic Willow		900mm
Yf		Yucca filamentosa 'Golden Sword'	Golden Sword Yucca		1500mm
Yg		Yucca glauca	Soapweed		750mm
GRASSES	•				•
Hs		Helictotrichon sempervirens	Blue Oat Grass		600mm
Sn		Sorgastrum nutans 'Indian Steel'	Indian Grass		900mm
Sh		Sporobolus heterolepis	Prairie Dropseed		600mm
St		Stipa tenuissima	Mexican Feather Grass		600mm
Pv		Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switch Grass		600mm
PERENNIA	LS/GROUND	COVERS			
Am		Anaphalis margaritacea	Pearly Everlasting (native)		600mm
Av		Artemesia versicolor 'Seafoam'	Curlicue Sage		750mm
Ama		Anthemis marschalliana	Alpine Marguerite Daisy		600mm
CL		Crocosmia 'Lucifer'	Crocosmia		600mm
Ea		Euphorbia amygdaloides 'Golden Glory'	Golden Glory Spurge		600mm
Ku		Kniphofia uvaria	Torch Lily		600mm
		Lanadula angustifolia 'Hidcote'	Hidcote Lavender		450mm
		Pachysandra terminalis	Japanese Spurge		300mm

Notes:

1. Assume 150mm growing medium depth (import) for new sod areas, and 450mm growing medium depth (import) for new planting beds (typ), 900mm growing medium for trees.

2. All plant material installation to follow BC Landscape Standard specifications.

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#### LANDSCAPE LEGEND

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ΈΥ	REF.	DESCRIPTION		3 LD-03	METAL FENCE
	6 LD-01	CONCRETE PAVING  COLOURED CONCRETE		2 LD-05	BOLLARD LIGHT
	6 LD-01	WOOD DECK	<b>⊕</b>	1 LD-05	PEDESTRIAN LIGHT
	4 LD-02	HYDRAPRESSED SLABS	Δ	5 LD-05	INGROUND UPLIGHT
	7 LD-01		×	3 LD-05	WALL/STEP LIGHT
	7 LD-01	HYDRAPRESSED SLABS	닝	6 LD-05	SPORT COURT LIGHT
	3 LD-02	FLAGSTONE PAVERS		4 LD-05	CONTINUOUS STRIP LIGHT
	(1 LD-01)	DRIP STRIP		2 LD-04	WASTE RECEPTACLE
+ + +		PICKLEBALL FENCE		1 LD-04	BENCH
	(2 LD-03	PICALEBALL FENCE			

#### PROPOSED PLANT SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS		•	•		•
Cc		Caryopteris x clandonsis	Blue Mist Spirea		1200mm
Cse		Cornus serica 'Kelseyii'	Red Osier Dogwood		600mm
Ro		Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary		900mm
Sp		Salix purpurea 'Nana'	Dwarf Arctic Willow		900mm
Yf		Yucca filamentosa 'Golden Sword'	Golden Sword Yucca		1500mm
Yg		Yucca glauca	Soapweed		750mm
GRASSES		•	•		•
Hs		Helictotrichon sempervirens	Blue Oat Grass		600mm
Sn		Sorgastrum nutans 'Indian Steel'	Indian Grass		900mm
Sh		Sporobolus heterolepis	Prairie Dropseed		600mm
St		Stipa tenuissima	Mexican Feather Grass		600mm
Pv		Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switch Grass		600mm
PERENNIA	S/GROUNDO	OVERS	•		
Am		Anaphalis margaritacea	Pearly Everlasting (native)		600mm
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CL		Crocosmia 'Lucifer'	Crocosmia		600mm
Ea		Euphorbia amygdaloides 'Golden Glory'	Golden Glory Spurge		600mm
Ku		Kniphofia uvaria	Torch Lily		600mm
		Lanadula angustifolia 'Hidcote'	Hidcote Lavender		450mm
		Pachysandra terminalis	Japanese Spurge		300mm

Notes:

1. Assume 150mm growing medium depth (import) for new sod areas, and 450mm growing medium depth (import) for new planting beds (typ), 900mm growing medium for trees.

2. All plant material installation to follow BC Landscape Standard specifications.

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CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANYDISCREPANCY TO THE CONSULTANT BEFORE PROCEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONNESS DRAWINGS AND SPECIFICATION OF THE WORK. ALL REZONNESS DRAWINGS AND SPECIFICATION.

ONE WATER

1187 Sunset drive Kelowna, BC

SITE PLAN - LEVEL 4 SOUTH

DEVELOPMENT PERMIT PRELIMINARY, NOT FOR CONSTRUCTION

July 28, 2017 L-04E



FIRE PIT SEATING AREA



OPEN LAWN SPACE



RECREATIONAL POOL



PONDLESS WATER FEATURE





CABANA OPTIONS - PRIVATE ENTERTAINMENT SPACE



GREEN WALL



PICKLEBALL COURT



LEVEL 3 TERRACE



POOL DECK LOUNGE SEATING



GRASS BERM AND OPEN LAWN



ACCENT PAVING



CABANA FIRE PIT AREA



LAP POOL



Kasian Architectu Interior Design 1011 Ninth Avenue SE, Suite 450 Celgary, AB Canada T2G 0H7 T 403 265 2440 F 403 233 0013

2	2017-07-31	DEVELOPMENT PERMIT AMENDMENT	AD
1	2017-06-28	ISSUED FOR DEVELOPMENT PERMIT	AD
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₩	van der Zalm + as Parks & Recreation + Civ Urban Design + Lar	I Engineering
$\mathbf{Z}$	Suite 1, 20177 97th Avenue Langley, British Columbia V1M 489	P 804.882.0024 F 604.882.0042 info@www.vdz.ca

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CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANYDISCREPANCY TO THE CONSULTANT BEFORE PROCKEDING. ALL DRAWNINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE CHWIET AND MUST BE RETURNED AT THE COMPLETION OF THE

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ONE WATER

1187 Sunset drive Kelowna, BC

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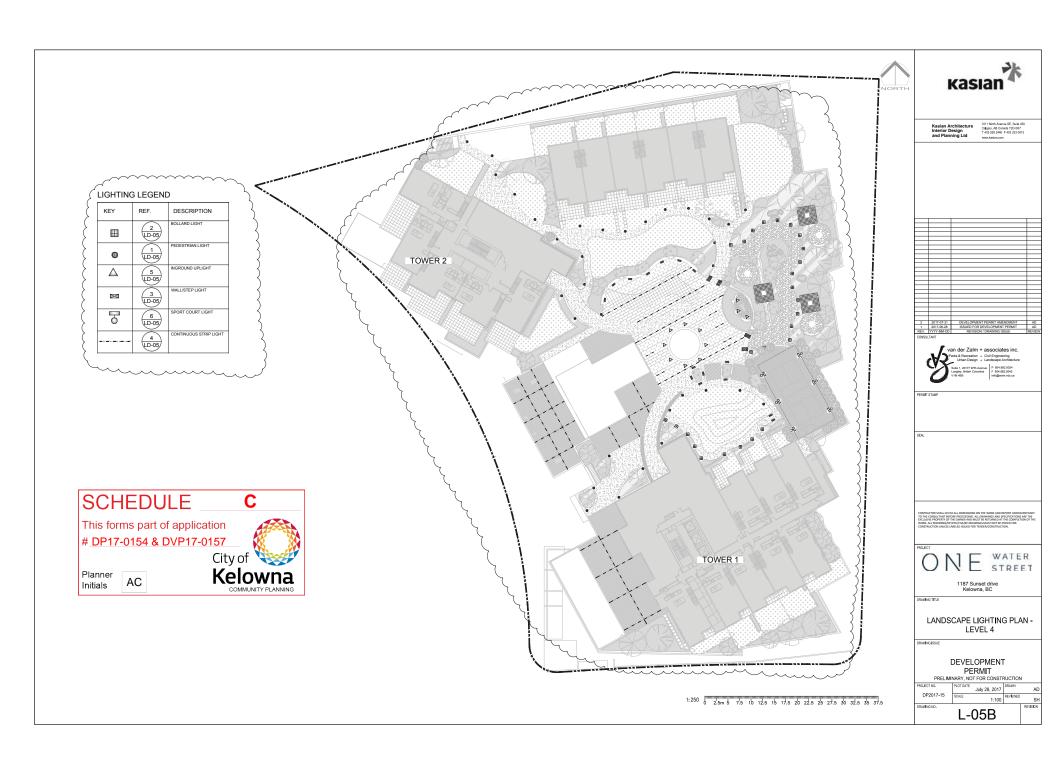
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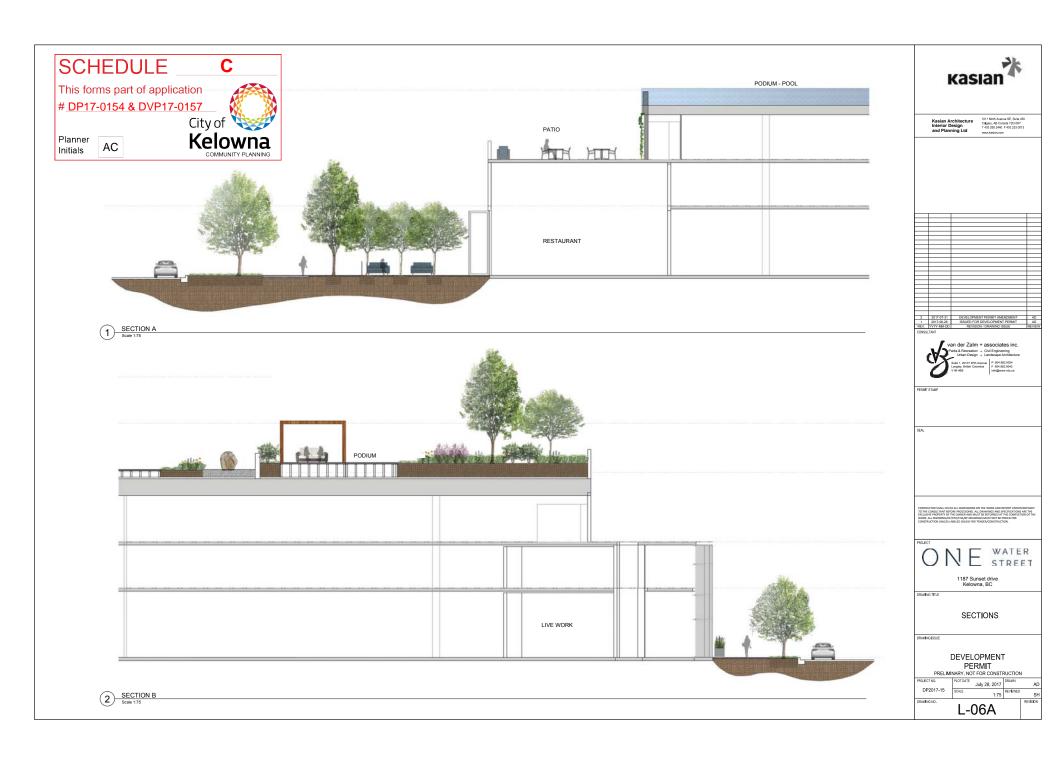
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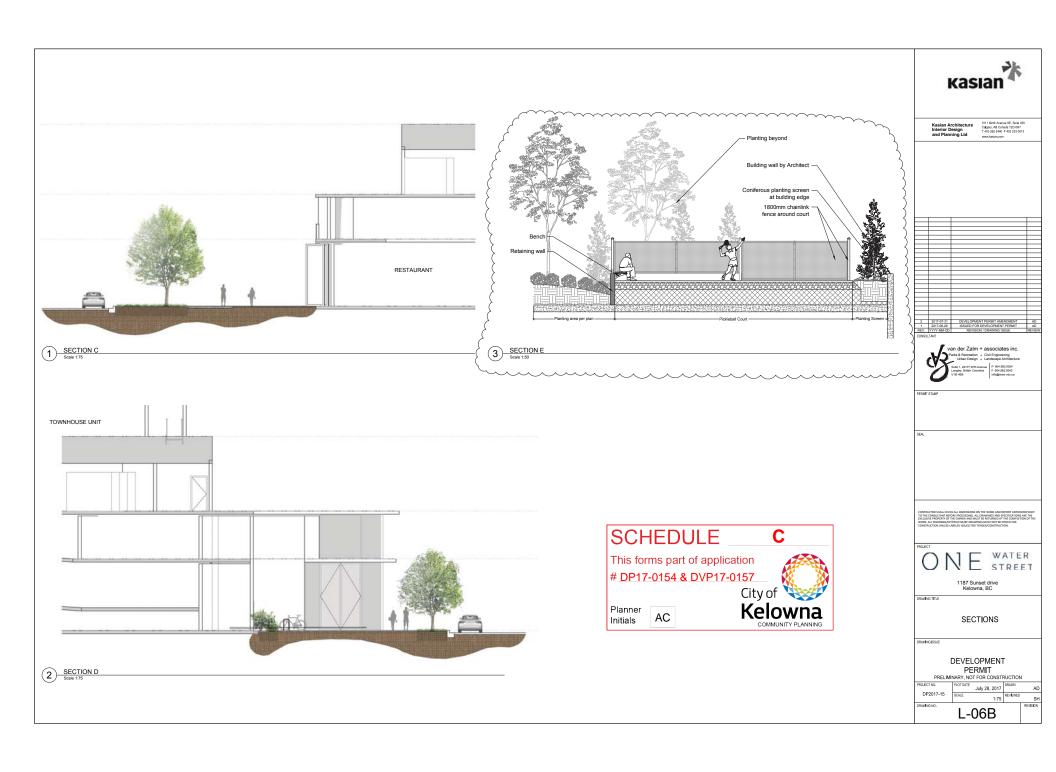
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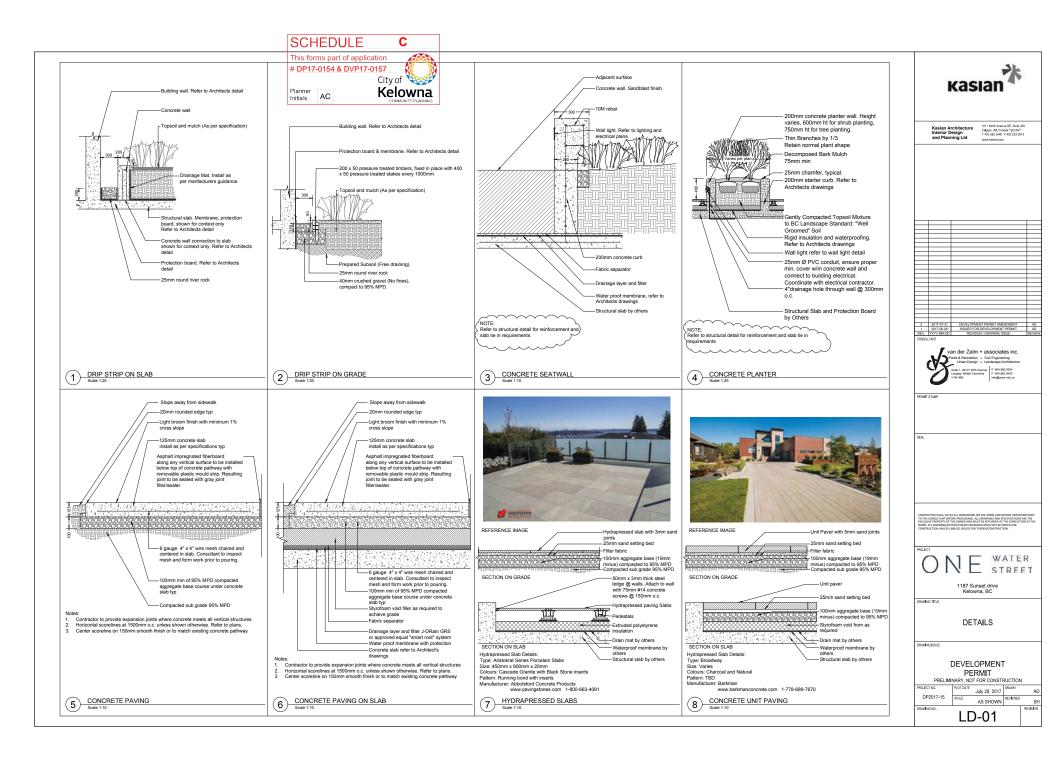
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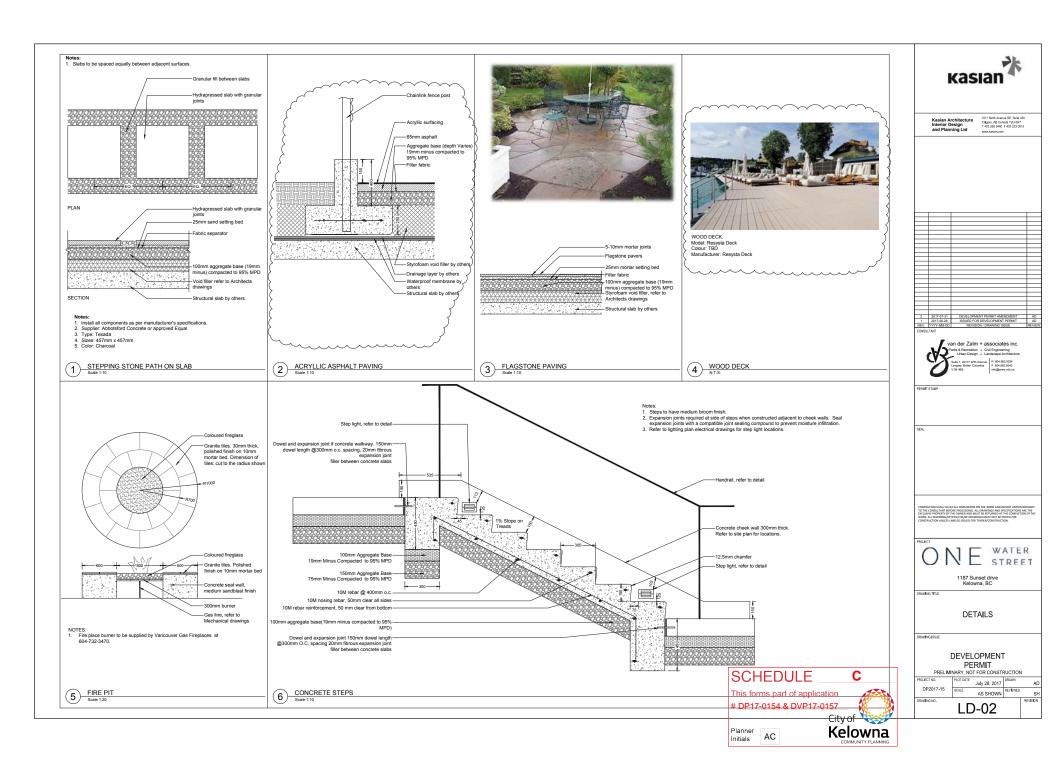


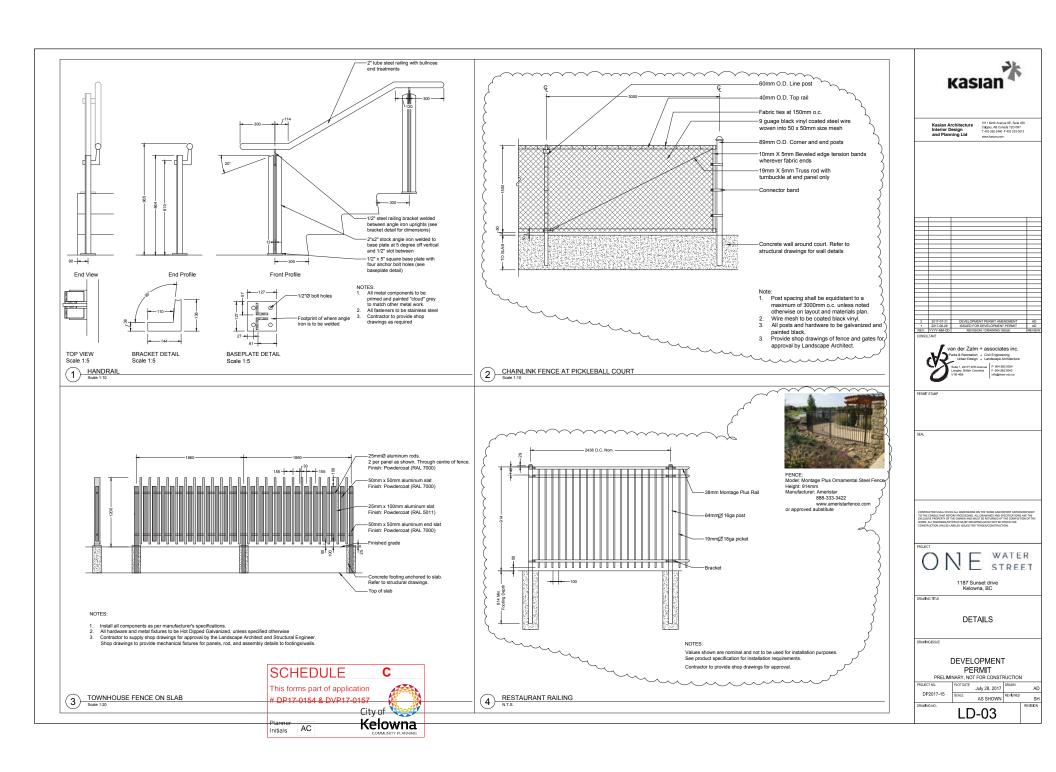






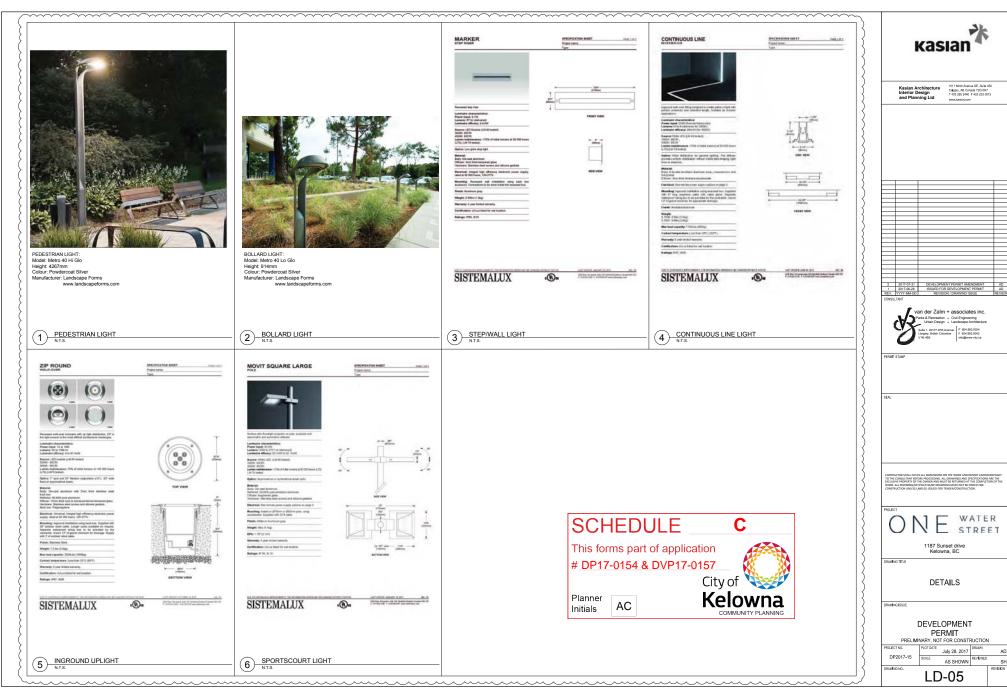


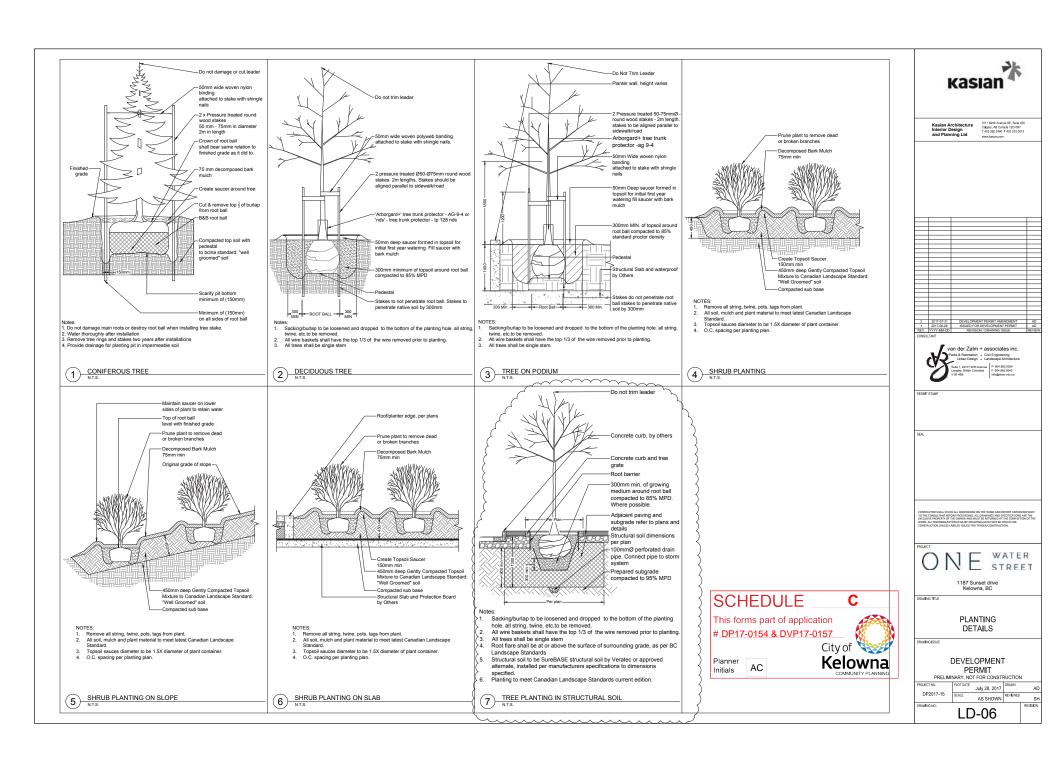


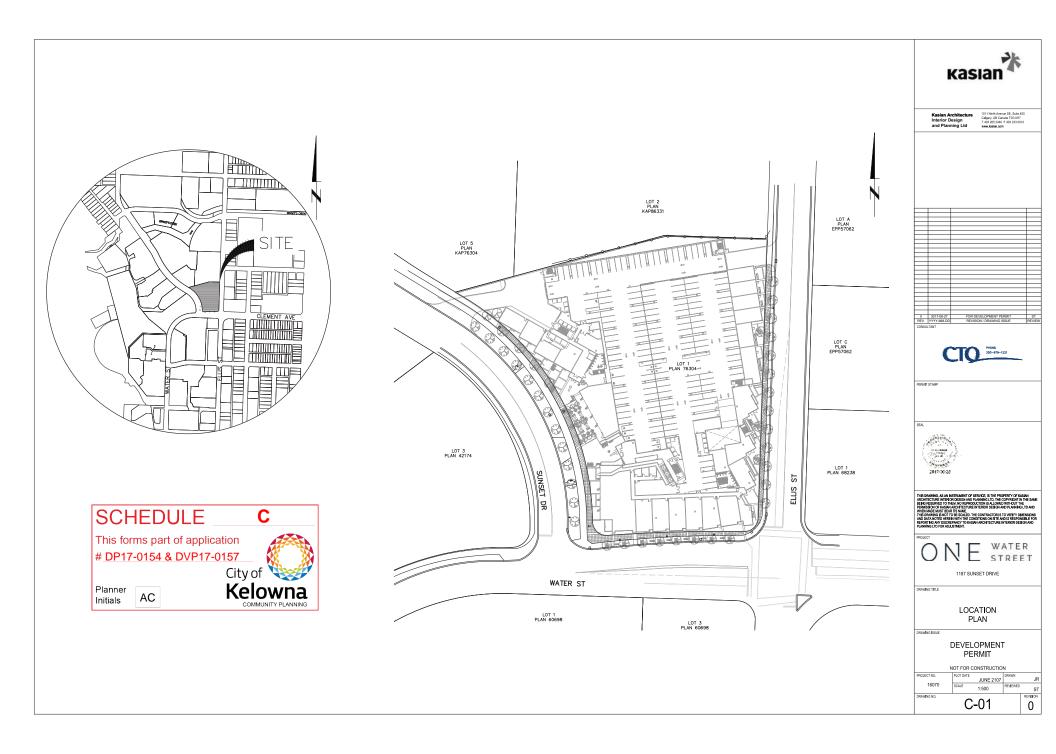


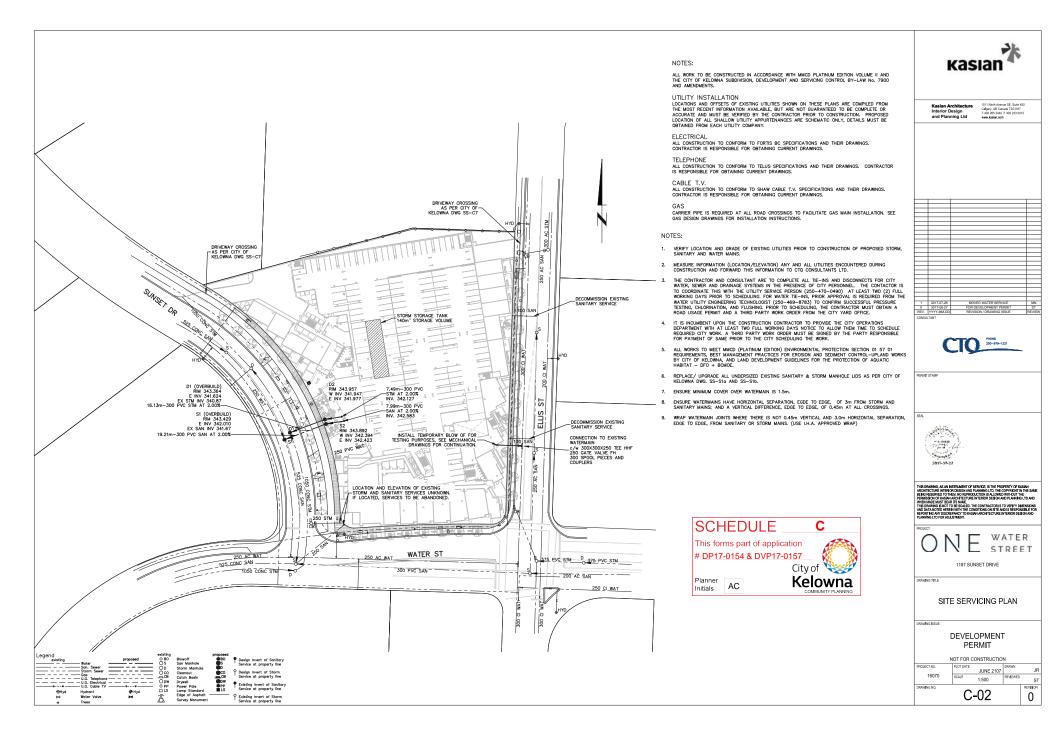


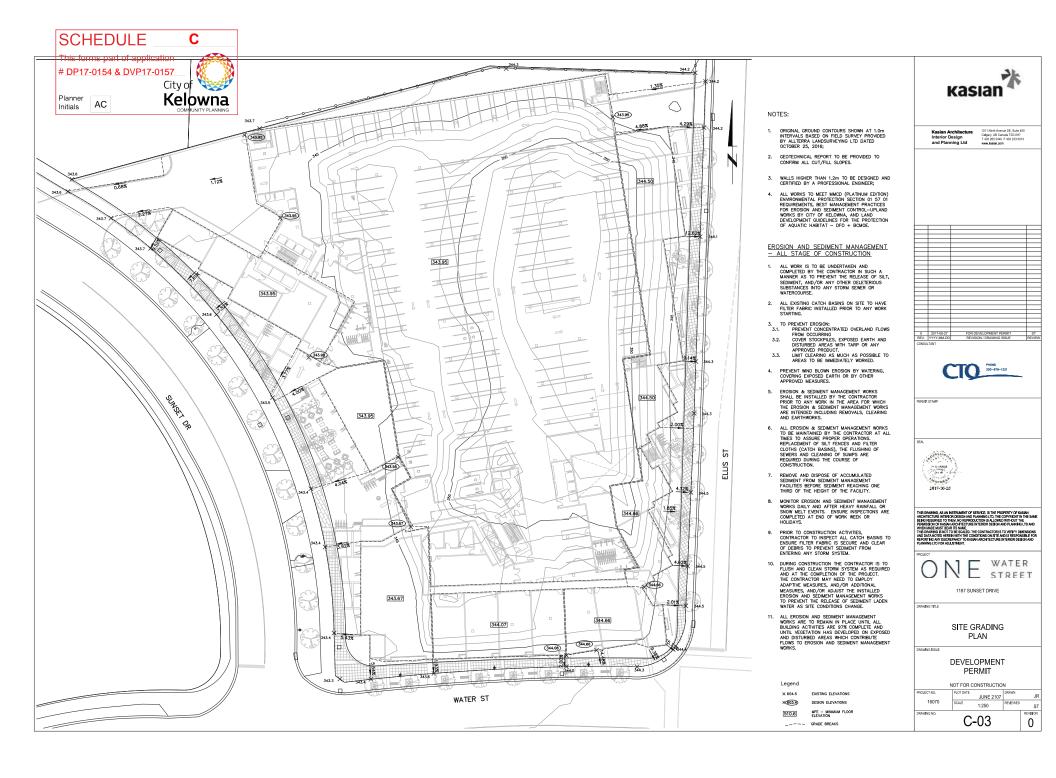
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1	2017-06-28	ISSUED FOR DEVELOPMENT PERMIT	AD
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW











# van der Zalm + associates inc

Date prepared:27-Jul-17VDZ File Number:DP2017-15Attention:Sydney MadiDP Application Number:

Firm Name: Kasian Architecture Project Name: One Water Street

Address/Fax: 1011 Ninth Avenue SE, Suite 450 Prepared by: AD Calgary AB T2G 0H7 Checked by: MVDZ

Re: Cost Estimate for Bonding

Dear Sydney,

Please find attached a cost estimate for bonding for the One Water Street development permit application. Key Components of this estimate include:

 HARDSCAPE
 \$417,885.00

 SOFTSCAPE
 \$185,263.50

 WALLS AND FENCES
 \$71,920.00

 FURNISHINGS
 \$41,600.00

 MAJOR AMENITIES
 \$15,500.00

**OVERALL TOTAL:** \$732,168.50

This estimate is for bonding only. This estimate has been prepared for Landscape works only, and does not include civil works, architectural elements, large-scale earthworks and fill, electrical or mechnical works etc. The cost estimate is not to be used for construction cost budgeting purposes or any other use other than for bonding at the development permit stage.

Signature:

Date: 31-Jul-17

REGISTERED MEMBER
Mark van der Zalm
303

Seal:



### **COST ESTIMATE FOR BONDING**

Category	Description	Quantity	Unit	Unit Cost	Price
HARDSCAPE					
Scored Concrete	Installed to MMCD Standards	549	m2	\$95.00	\$52,155.00
Coloured Concrete	Installed to MMCD Standards	193	m2	\$105.00	\$20,265.00
Hydrapressed Slabs	Installed to MMCD Standards	953	m2	\$105.00	\$100,065.00
Unit pavers	Installed to MMCD Standards	770	m2	\$105.00	\$80,850.00
Asphalt	Installed to MMCD Standards	200	m2	\$75.00	\$15,000.00
Gravel surfaces	Installed to MMCD Standards	60	m2	\$65.00	\$3,900.00
Natural Stone surfaces	Installed to MMCD Standards	191	m2	\$150.00	\$28,650.00
Resysta Deck	Installed to MMCD Standards	780	m2	\$150.00	\$117,000.00
				Subtotal	\$417,885.00
SOFTSCAPE Sod	As per specifications	1493	m²	\$3.50	\$5,225.50
300	As per specifications	1493	111-	<b>\$3.50</b>	\$5,225.50
Seed	Hydroseeding / drill		m²	\$1.50	\$0.00
Soil	Imported- (Depth as Specified)	937	cubic met	*	\$16,866.00
Structural soil	,	937 242	cubic met	•	
Structural soil	Udpate Depth as Required	242	cubic mei	(\$73.00	\$17,666.00
Mulching (including bioswale	e 100mm Depth	131	cubic met	\$22.00	\$2,882.00
Deciduous trees	Installed to BCLNA Standards	89	Each	\$160.00	\$14,240.00
Coniferous trees	Installed to BCLNA Standards	56	Each	\$85.00	\$4,760.00
Tree Stakes	Installed to BCLNA Standards	290	Each	\$8.00	\$2,320.00
Root	Required as per standard notes and			•	• •
Barrier	details	330	Lm	\$24.00	\$7,920.00
Silva Cells			Each	<b>V</b> =	\$0.00
Shrubs/groundcovers/grasse	e General price	6296	Each	\$11.00	\$69,256.00
0	Assumed 50% cost to total price of	0200		ψσ	\$33,233.33
Installation	softscape materials				\$44,128.00
				Subtotal	\$185,263.50
WALLS AND FENCES					
Fences	Chainlink	60	Lm	\$70.00	\$4,200.00
	Standard Cedar - 6' Height	137	Lm	\$90.00	\$12,330.00
	Custom Fencing - 4' Height	194	Lm	\$185.00	\$35,890.00
	Custom Fencing - 3' Height	75	Lm	\$150.00	\$11,250.00
Walls	Retaining Wall Systems	33	Face m2	\$250.00	\$8,250.00
				Subtotal	\$71,920.00
FURNISHINGS					
Benches		12	LS	\$850.00	\$10,200.00
Receptacles		9	LS	\$650.00	\$5,850.00
Bike Rack		9	LS	\$450.00	\$4,050.00
Planter Box		7	LS	\$1,250.00	\$8,750.00
Tree Grate		17	LS	\$750.00	\$12,750.00
				Subtotal	\$41,600.00
MAJOR AMENITIES		4	1.0	ФE 000 00	ФE 000 00
Waterless Waterfeature		1	LS	\$5,000.00	\$5,000.00
		1 3	LS	\$5,000.00 \$3,500.00	\$10,500.00
Waterless Waterfeature			LS LS		\$10,500.00 \$0.00
Waterless Waterfeature			LS		\$10,500.00

Overall Total: \$732,168.50



CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE