

Shannon Lake Neighbourhood Engagement Report

AZURE PROPERTIES GROUP

X

BLUEGREEN ARCHITECTURE

X

NEW TOWN ARCHITECTURE AND
ENGINEERING

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07. EXECUTIVE SUMMARY

As a family owned and operated development organization, Azure Properties Group has a successful track record of providing high quality homes which improve the communities we work in. After 2 years of meticulous design and progress, we are proudly presenting two residential developments to the Shannon Lake community.

We created two housing developments which align with the goals of the West Kelowna's Official Community Plan (OCP). Months before our development projects were anticipated at council, Azure's ownership team reached out the Shannon Lake Neighbourhood Association to introduce our organization. The purpose of our outreach was to receive feedback on our development proposals from community stakeholders. This exchange involved multiple email correspondences, a brief online meeting, and an executive meeting with SLNA board members on July 17th 2023. On October 18th 2023, Azure hosted a Public Information Session intended for residents of the Shannon Lake community. The session was conducted prior to first and second readings which is much earlier than the traditional development process. Reaching beyond the requirements and direction The City of West Kelowna's planning staff, Azure created a website, designed an online survey which gathered 25 responses, contacted 1,500 members of the community through Facebook, mailed out a newsletter to over 150 neighbours of both sites, and formally invited for city staff, the mayor, and councilmembers.

The projects aim to go to council in mid to late November to achieve 1st and 2nd readings. This report details the extent of our outreach and result of our engagement activities.



Gagan Sivia
Principal
Azure Properties Group



02. ENGAGEMENT OBJECTIVES

The goal of the engagement process was to reach the general public, specifically residents of the City of West Kelowna. We also targeted our engagement towards Shannon Lake residents through the SLNA. Neighbouring properties were contacted directly by Azure's team, along with multiple correspondences from the SLNA over a number of months.

We wanted the public to be informed about the project's details and intentions. We were also interested in receiving feedback on the proposed amenities and design. Lastly, Azure wanted to clarify any public concerns, as considerable time and expertise was taken to align the project with the recently adopted OCP, the city's community goals, and the housing needs of the public overall.

01

Inform public about the development proposal

Provide details about the project's compliance with the OCP, site plan, unit mix, layout and massing design, alignment with the Transportation Master Plan, public and private amenity spaces, and community benefits (including but not limited to CACs).

02

Collect Public Input on Community Amenity needs

Utilize our executive meeting, online survey, and Public Information Session's Q&A period to collect public feedback. Results are to be summarized and presented to staff and council.

03

Clarify public concerns

Azure wanted to identify public inquires early in the project timeline so that solutions, understanding, and obstacles would be transparent and manageable.

03. ENGAGEMENT ACTIVITIES

Initial Executive Meeting and Outreach

To engage our targeted groups Azure employed a multi-method approach to our outreach strategy.

We initially contacted the SLNA in 2022 after acquiring the sites and gaining clarity on the goals and objectives of the community through feasibility analysis. After multiple outreach attempts and non-responses from the association, initial contact was made in early 2023. Upon acknowledgement of our attempts, interest in connecting was confirmed but difficult to coordinate. Finally, some months later, a phone conversation with the VP of the association was held in the Spring of 2023. Members were initially hesitant and unsure of our motivations to create a dialogue. Azure was the first development group to reach out the association directly. After the hour long conversation, the SLNA was thrilled to continue correspondence and facilitate outreach for a presentation to the Shannon Lake community. On July 17th, 2023, Azure was invited to attend an SLNA executive meeting to inform and engage with community stakeholders about the new homes intended for their community. The meeting took place at Shannon Lake Golf Club at 7:15 pm, lasting roughly 1 hour. Anticipating a meeting with the greater community, attendees only included 4 executive members of the SNLA; it's President, VP, and 2 other executives. Shannon Lake residents are invited to attend each meeting and Azure's presentation was placed on the agenda by SLNA. The presentation of both architectural packages, marketing materials, and our company's profile was facilitated by Azure's ownership team in a round table conversation format. A summary of discussion points are available in Section 4 of this document.

As promised to the SLNA and requested by City of West Kelowna's planning staff a formal Public Information Session was scheduled for October 18, 2023. Ensuring that it was simple and easy for residents to participate and communicate with us, Azure mailed over 150 Newsletters to neighbours of both developments. The outreach range of 100m was directed by City staff and determined using GIS spatial analysis from the City's open data portal (see Appendix). The SLNA invited 120 of their members via a direct email and posted an invitation on Facebook to their 1,500 followers. Azure also formally invited city staff, the mayor and councilmembers.

Website, Survey, and Online Public Information Session

Our online Public Information Session was conducted on October 18, 2023 at 7pm, prior to first and second readings. The SLNA requested the public information session be held online, indicating that their online sessions were much more inclusive and accessible to the Shannon Lake community - and evidenced by their large turn outs for other similar sessions. After mapping out multiple options, it was determined the best initial path was a website with a simple and personalized domain name. Highlighting the community's character, we named the website 'Shannon Lake Living' to be able to catch the eye of residents and to benefit from any website optimization through searches residents may already be conducting about community developments.

The website was designed as a guided journey through the engagement process. Azure Properties Group wanted to ensure the community could find critical information needed in a simple and straight forward process. Understanding the ease of the journey would result in more residents being able to learn about the project and engage with us. This was critical to the success of our engagement efforts. The website acted as the landing page for our online survey. As part of the success of the webinar, Azure Properties Group, wanted to provide tangible engagement results. The aftermath of brainstorming was to create a survey where residents can provide their viewpoints in a manner where we can collect the information, then subsequently share the results in both a quantitative and qualitative format. A variety of questions were curated to identify the 7 most impactful questions and prevent survey fatigue. Once the survey was completed and voluntary contact information was provided, Azure staff sent out a webinar invitation via email to the respondents. Then we created a PowerPoint slide deck (see Appendix) and sent direct webinar invitations to the SLNA, neighbours, and city staff, as their contact information was already available to Azure's team. We invited our entire consultant team of architects, geotechs, civil engineers, financiers, landscape architects, and Azure's internal staff to ensure all questions will be answered by professionals who participated in both projects. A total of 15 attendees were present for the Public Information Session. The session was comprised of an approximate 35 minute presentation, followed by a 10 minute Q&A session where attendees were given the ability to ask questions via text in an organized format. Azure was able to answer any architectural, geotechnical, or civil related inquires. Our survey had a total of 25 responses at the time of writing this report. Results indicate that 100% of the respondents live close to the sites.

For supplementary website and survey context - see the Appendix
Additionally, visit www.ShannonLakeLiving.com

Tool	Description	Methodology
Introduction to SNLA	Attend regularly scheduled meeting. Invited by executive members.	Presented Architectural Drawings for both projects
Direct Contact to Neighbours	A Newsletter was mailed out to each neighbour within 100m of the property line.	Azure utilized the City's open data portal, GIS, and Canada Post search tools for outreach
Online Public Information Session	A webinar was hosted by Azure Properties Group in collaboration with the SLNA.	The format facilitated orderly discussion for an anticipated large group of attendees. A Q&A period allowed for questions and comments from residents.
Online Outreach through SLNA	FB Group post to 1,500 followers and SLNA direct email to 120 members	Notice needed to be both widespread and directly targeted those impacted by the development.
Website/Survey	An external website was created for easy access to our online survey.	Completing the survey provided webinar registry, followed by an invitation via email.

OCTOBER 2023

UPCOMING DEVELOPMENT ENGAGEMENT



2237 Shannon Lake Road
37 Condo Homes



2102 Shannon Ridge Drive
29 Townhomes

Unveiling Boutique Homes in West Kelowna

Azure Properties Group has created alliances with New Town Architecture + Engineering at Shannon Lake Rd and Blue Green Architecture at Shannon Ridge Dr for projects in West Kelowna's scenic Shannon Lake community. These collaborations utilize local expertise to deliver a diverse range of housing options, including boutique condo and townhomes tailored for current residents, new families, young adults, and seniors.

With a track record of thousands of homes across the Lower Mainland and the Okanagan, Azure Properties Group is committed to conscientious development. Every project undertaken reflects a dedication to meticulous design by enhancing the quality of life for residents through exceptional living experiences.

YOU ARE INVITED TO ATTEND OUR ONLINE PUBLIC INFORMATION SESSION

Azure Properties Group and our Development Team will be introducing the upcoming housing projects to the Shannon Lake Community.

October 18th, 2023 at 7pm

Sign up Online at: www.shannonlakeliving.com

CONTACT US

Please contact us using one of the options below to share your support for our project. Our staff would love to hear from you!

AZURE
PROPERTIES.GROUP

www.AzureProperties.Group
info@AzureProperties.Group



Engagement Survey Above

Designed to attract residents toward the website/survey and information session

SLNA Facebook group post - Oct 13, 2023

YOU ARE INVITED!!

To attend an online public information session.

The Azure Properties Group and their development team will be introducing two of their upcoming housing projects:

- * 2237 Shannon Lake Road
- * 2102 Shannon Ridge Drive

The online session is scheduled for OCT. 18th at 7:00pm via an online information session. Residents of the Shannon Lake Community are invited to sign up. They would love to hear from you.

Sign up online by going to: www.shannonlakeliving.com



CONTACT US

Please contact us using one of the options below to share your support for our projects. Our staff would love to hear from you!

ZURE
PROPERTIES.GROUP

www.AzureProperties.Group
@AzureProperties.Group

04. ENGAGEMENT OUTCOMES

Initial Meeting Questions and Comments

- Azure began their presentation by addressing the projects and the decision making behind unit type, layouts, goals, and design for both sites.
- The variances Azure is seeking on each project were explicitly stated along their rationale.
- Questions asked by members included; proposed parking vs required, visitor stalls, loading stalls, and general reasons for the parking count.
- A neighbouring development which was experiencing snow storage issues was mentioned to Azure staff. Our team presented how we were addressing snow removal and snow storage.
- For the Shannon Ridge site - do all the townhomes have 2 enclosed parking stalls indoors? Yes - an explanation of the design was presented. Explained Shannon ridge requires very little to no tree removal and minimal disturbances to steep slopes.
- Showcased the developer contribution- pedestrian connections of private realm to public by the trail network connecting Shannon Ridge drive to Shelby crescent.
- Inquired 'why are we not doing more density?' They expected more units and more hospitals.
- Residents asked if there was any on-street parking proposed?
- What are the different unit types and square footages?
- Appreciated the colour palettes and architecture of both sites.
- Asked to estimate the soil that was slated for removal from the site, and logic associated with the amounts.
- Asked how the buildings work with the existing grade, discussed mitigation measures/considerations
- Agreed that 2 loading spaces for the townhomes was not needed and was a waste of space.
- Asked if any existing neighbour will have an obstructed view due to the development?
- Asked what anticipated prices will be, and if parking will be included in the purchase price?
- Shared mutual concerns about processing times and how that affects affordability. Residents appreciated unique floor plans and non- cookie cutter solutions. The projects are unique and provide a variety of housing choices. Also appreciated the boutique small scale size of the projects.
- Residents appreciated the mindful considerations to work with neighbours, the association and approached the association - they stated that this was a first and they were pleasantly surprised with our approach and are very excited for our project. Felt they had been equipped to speak to their members with confidence about how our project will benefit their neighbourhood.
- Voiced concerns about external developments that don't align with resident concerns and appreciated how our project aligns with their needs.
- Voiced how the high DCC fees will cause our costs to be high which will result in the overall development cost to be more than what was necessary if there was processing speeds and where unnecessary cost's won't cause for unaffordability.
- Residents commented on how they are awaiting for the province to speed up processing. We commented that current city staff have been great, and we are aligned in getting these projects completed together.

Public Information Session Summary

During the 45-minute session we fielded comments from the public. Only 4 people commented in the chat during the Q&A period. Each attendee's question was answered and given the opportunity to ask further questions. All questions were announced in the Q&A portion of the webinar and openly discussed with the respective expert answering. No follow up questions or additional comments were received after the Q&A period. The breakdown of the comments/questions are highlighted below.

1 compliments + 3 clarification questions



"How long do you anticipate construction to be until construction is completed?"

"Can you give us a comparison of the height and sight line of the townhomes being built compared to the Condo Building at 2120."

"Thank you for the great presentation. No comments at this time."

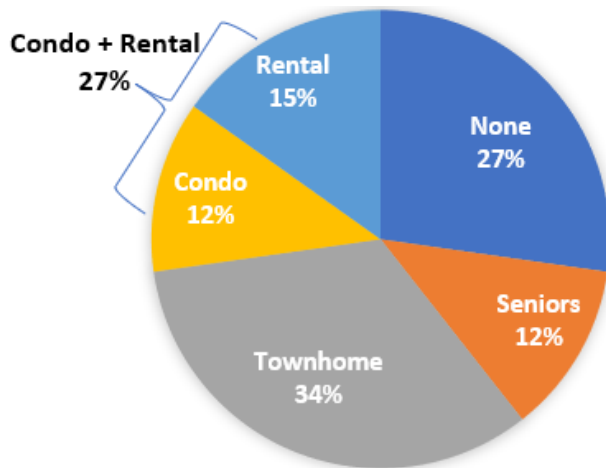
"Will I get this recording?"



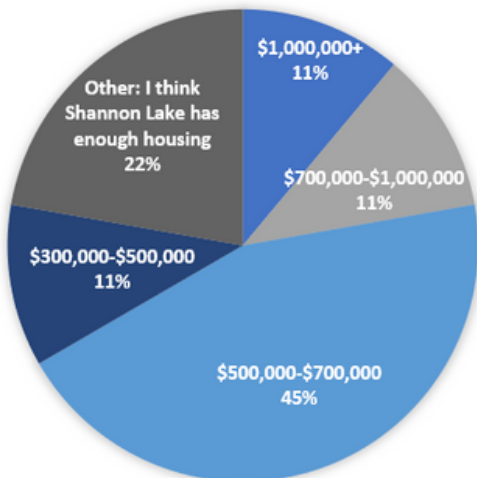
Survey Results

The survey yielded 25 responses. All respondents claimed to live in Shannon Lake.

Which type of housing developments should be encouraged by West Kelowna's Shannon Lake Community?

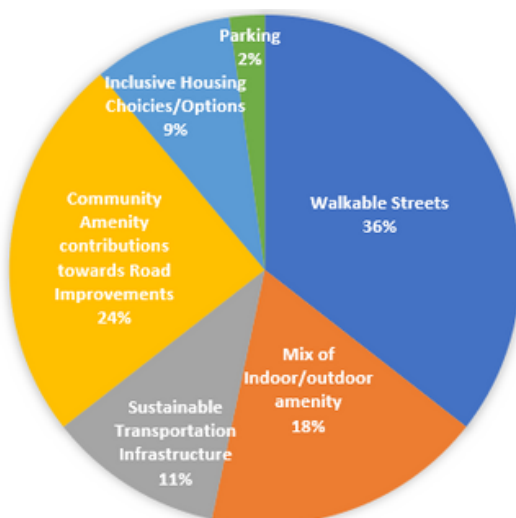


Respondents were able to select the multiple housing types. We found that majority of the responses supported townhomes and regardless of ownership model. A combination of rental and condos were tied with 'None.'



Of those that stated none, when asked what price range do you feel is missing in the Shannon Lake area the majority of the results indicated the missing price point is \$500-700,000. This is interesting, as the average price point based on average listings for the neighbourhood is \$1,100,000*. The inclusion of Azure's townhome and condo project will create housing choices that are more attainable for those seeking ownership within the community

What type of community benefit would you like to see on site?



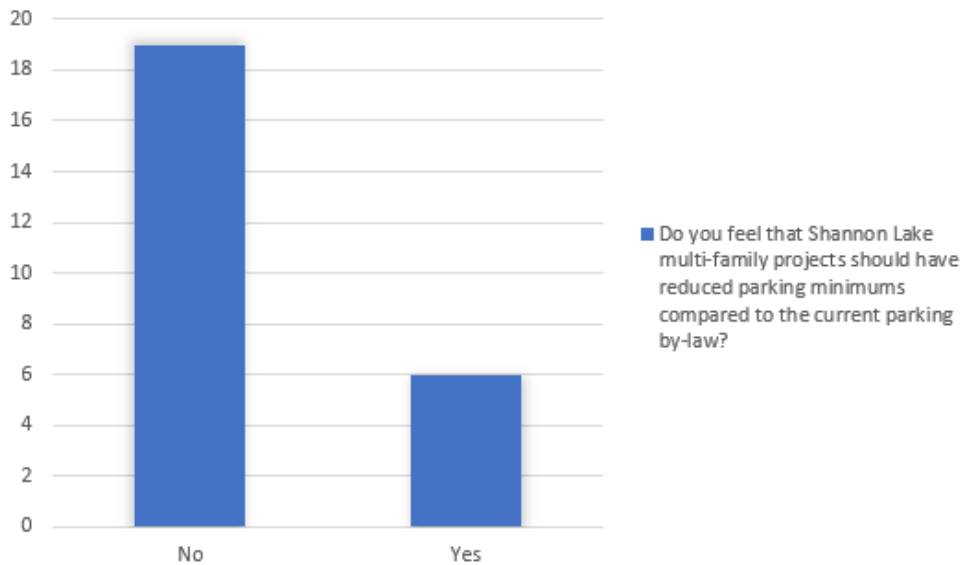
Walkable streets was the lead response as the desired community benefit respondents wanted to see in the area. The second leading response was community amenity contributions going towards road improvements.. Azure's community contribution towards improving the trail network and creating walkability aligns with the results of the survey.

Our projects have been designed to provide setbacks that support road widening or future active transportation plans. Residents can reference CoWK's Transportation Master Plan for plans related to facilities in this neighbourhood.

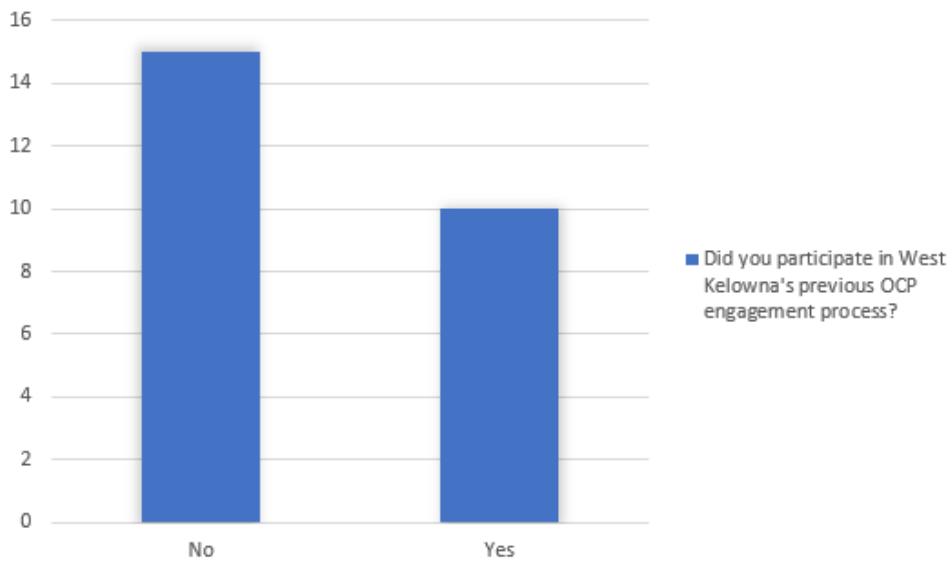
*Retrieved from: <https://www.vantagewestrealty.com/shannon-lake-real-estate.php%20retrieved%20Oct%202020,%202023>

Understanding Parking Demands within Shannon Lake

When asked about reduced parking, the respondents did primarily state that they would not support a reduction to existing bylaws. This aligns with Azure's projects as we have no variance to parking on either site. We meet or exceed parking and ensure all loading, fire needs and snow needs are maintained within the premise to avoid creating congestion on nearby roads.



Participation in the Official Community Plan Engagement



When asked about participation in the OCP's engagement process, 60% of respondents did not participate. The answers aligned multiple residents who did not want to be contacted and also stated that there is adequate range of housing in the Shannon Lake area.

Azure's team reviewed CoWK's Housing Needs report during feasibility and found conflicting community goals, indicating a significant need for more housing choices. The report outlines that the area is 80% single family homes, far exceeding affordability levels and forcing residents to find housing elsewhere. The inclusion of approximately 12,000 new residents to the city will add significant pressures on housing stock if other options and price ranges are not introduced to the area (see slide deck details in the Appendix below).

05. ACKNOWLEDGEMENTS

We would like to thank all the residents of Shannon Lake who participated in our engagement!

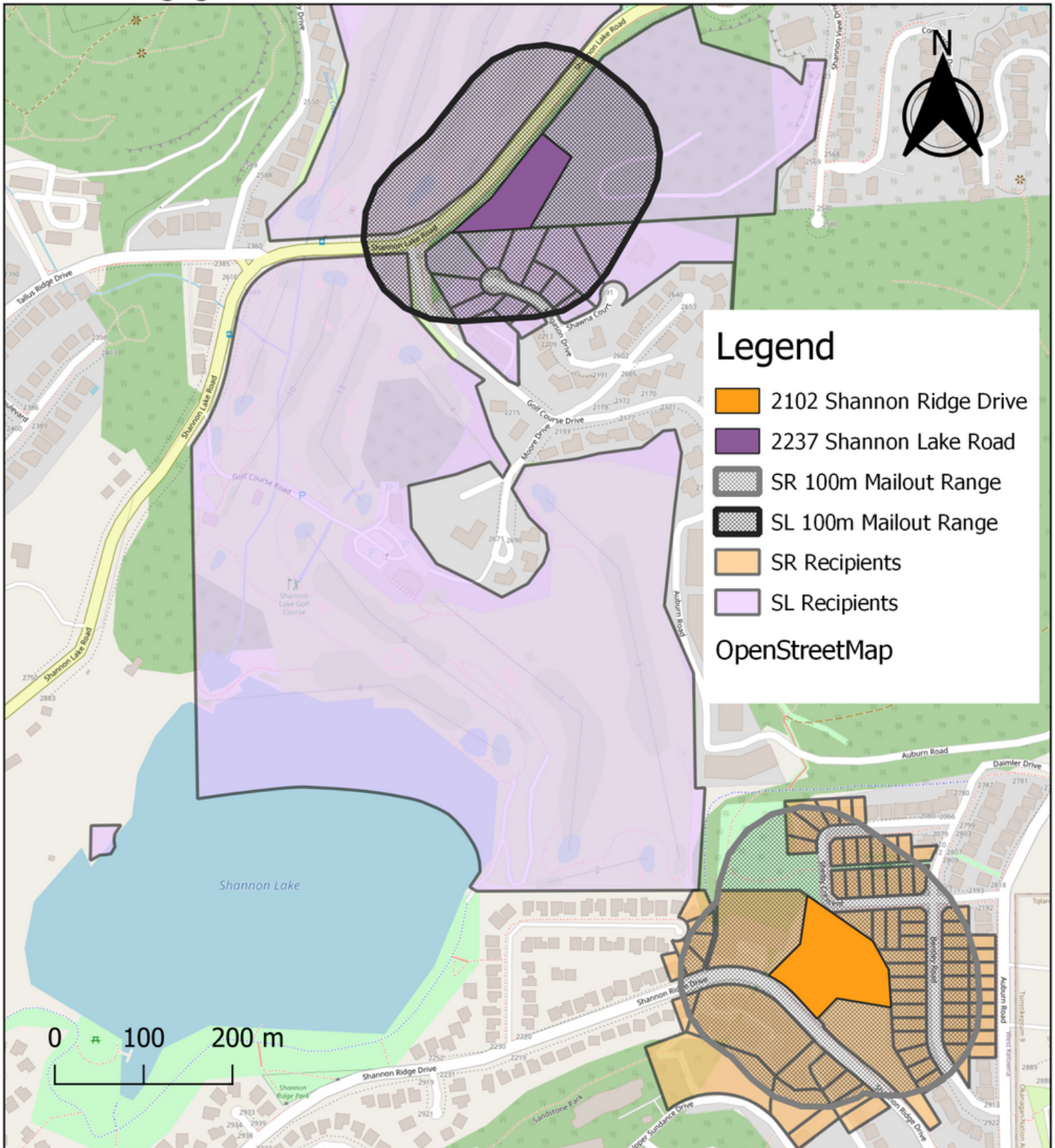
Additionally, enormous thanks goes out to the professional and municipal community in West Kelowna. We want to express gratitude to the SLNA and city staff for their support during the development and engagement process.

CONTACT

Azure Properties Group
www.shannonlakeliving.com
www.azureproperties.group
info@azureproperties.group

06. APPENDIX

Azure's Engagement Mailout Encatchment



Data Retrieved from: City of West Kelowna Open Data Portal, Cadastre, Tax Parcels, October 2023
Projection: WGS84/Pseudo Mercator

ABOUT

Azure Properties Group has created alliances with New Town Architecture + Engineering at Shannon Lake Rd and Blue Green Architecture at Shannon Ridge Dr for projects in West Kelowna's scenic Shannon Lake community. These collaborations utilize local expertise to deliver a diverse range of housing options, including boutique condos and townhomes tailored for current residents, new families, young adults, and seniors.

With a track record of thousands of homes across the Lower Mainland and the Okanagan, Azure Properties Group is committed to conscientious development. Every project undertaken reflects a dedication to meticulous design by enhancing the quality of life for residents through exceptional living experiences.

Sign up for our public engagement session to hear more;

[Sign Up Form](#)

[About The Team](#)



AZURE

PROPERTIES.GROUP

We believe that everyone can embark on a development journey, however, many never begin that journey. We partner with you to assist in reaching your real-estate-related goals in both development and investment.

[Azure Properties Group Website](#)



Contractors working on these projects

- Blue Green Architect

Operating since 1983, BGA is at the leading edge of the green building movement and is consistently working to keep informed of sustainability innovations.

- New Town Architect & Engineering

A team of Architects, Urban Planners & Civil Engineers, webbed into a powerful production engine.

- Ecoscape Environmental

Ecoscape Environmental Consultants Ltd. is a full-service environmental consulting company.

- Ecova Engineering

Ecova's friendly and passionate team offers a full spectrum of consulting services in natural resource, and engineering to our diverse clients in forestry, oil and gas, municipal developments, environmental, alternative energy, and other industries.

- CTQ Landscape Architecture

CTQ encourages collaboration with the client, architect and developer, empowering the design to fulfill a vision in terms of the finished landscape. The ultimate goal is the realization of memorable, interactive landscapes, which are relaxing and beautiful.

- Boomerang Financial Financial Services

Boomerang Financial is a collection of entrepreneurs and industry experts focused on creative mortgage financing.

- Valley First Credit Union Credit Union

Valley First, a division of First West Credit Union, is based in British Columbia, Canada. Founded in Penticton in 1947 as the Penticton and District Credit Union, Valley First was established in 1983 following a period of expansion through the Okanagan and Similkameen valleys.

- City of West Kelowna City Council

West Kelowna is a thriving city that has a rural sophistication appeal and is a haven for outdoor recreation.

Public Engagement Session Sign Up

You will receive the attendance details upon completion of the form.

The session will take place on October 18th, 2023 at 7pm.

Name (Optional)

Email (Optional)

Phone (Optional)

What is your relationship to the 2237 Shannon Lake Rd address?*

- I live close to the site
- Myself, or someone I know, attends the school near the site
- Myself, or someone I know attends community activities near the site
- I work close to this site
- I am a resident of West Kelowna
- My relationship is to the 2102 Shannon Ridge Dr address
- Other

What is your relationship to the 2102 Shannon Ridge Dr address?*

- I live close to the site
- Myself, or someone I know, attends the school near the site
- Myself, or someone I know attends community activities near the site
- I work close to this site
- I am a resident of West Kelowna
- My relationship is to the 2237 Shannon Lake Rd address
- Other

Which type of housing developments should be encouraged West Kelowna's Shannon Lake community? Check all that apply.*

- Multi-family Homes
- Seniors Homes
- Condos/Apartments
- Single Family Homes
- Townhomes
- Rental Housing
- There is already an adequate range of housing types in Shannon Lake

What type of community benefits would you like to see on site? (Check all that apply)*

- Inclusive Housing Choices/Options
- Sustainable Transportation Infrastructure (EV Charging or Bike Parking)
- Mix of Indoor and Outdoor Amenity Spaces
- Walkable Streets (enhanced sidewalks, street furniture, proximity to transit)
- Community Amenity Contributions used towards Road Improvement
- Other

Do you feel that Shannon Lake multi-family projects should have reduced parking minimums compared to the current parking by-law?*

- Yes
- No

Did you participate in West Kelowna's previous OCP engagement process?*

- Yes
- No

What price range of housing stock do you feel is missing in Shannon Lake?*

- \$300,000-\$500,000
- \$500,000-\$700,000
- \$700,000-\$1,000,000
- \$1,000,000+
- Other

Would you like us to contact you with updates or opportunities?*

- Yes, via Update Newsletter
- Yes, Direct contact for Opportunities
- Other

Additional comments/feedback

Submit

You will receive an email with the details for the webinar prior to the event start date.



SHANNON LAKE PUBLIC INFORMATION MEETING

AZURE PROPERTIES GROUP

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SHANNON LAKE
NEIGHBOURHOOD ASSOCIATION

x

CITY OF WEST KELOWNA

MEET THE PRESENTERS



NAVI SIVIA
Principal



GAGAN SIVIA
Principal

MEET THE TEAM



BLUEGREEN



ctq



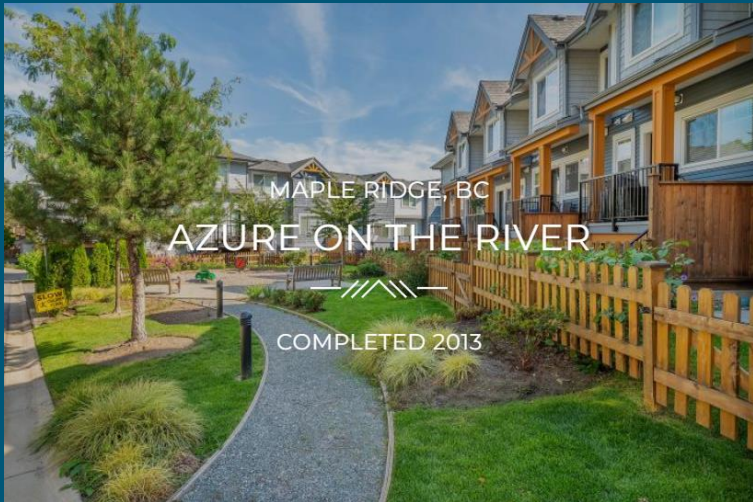
ecora





COMPANY PROFILE

PORTFOLIO OF PROJECTS



An aerial photograph of a dense forest. The trees are in various stages of autumn, with many showing bright yellow and orange foliage, while others remain green. The perspective is from directly above, looking down on the canopy. The text 'SHANNON LAKE LIVING' is overlaid in the center of the image.

SHANNON LAKE LIVING

Housing Needs Assessment

City of West Kelowna

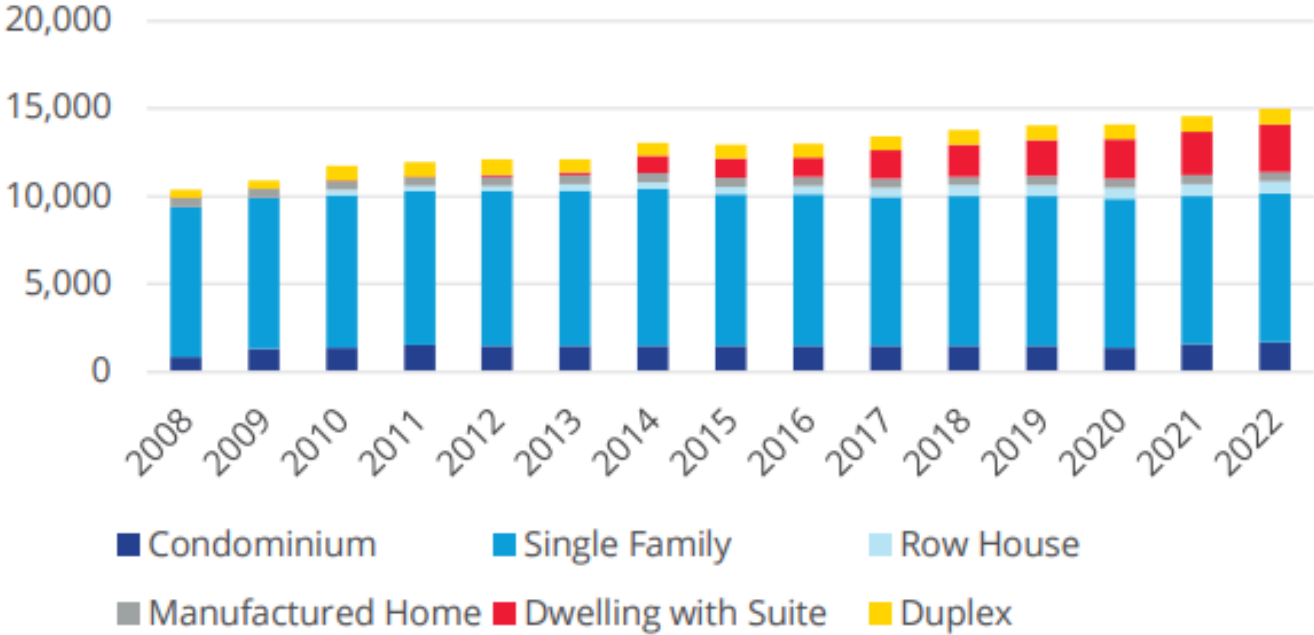
Presented to: City of West Kelowna
Presented by: Colliers Strategy & Consulting and
Urban Matters

ALIGNS WITH CITY'S HOUSING GOALS

- There is a dire need for all types, forms, and sizes of housing to cater to a wide variety of households.
- The City of West Kelowna is anticipating growing by more than 12,000 residents over the next 20 years
- Without a proper implementation of its housing strategy - residents will be forced to move away, or into inadequate housing conditions.

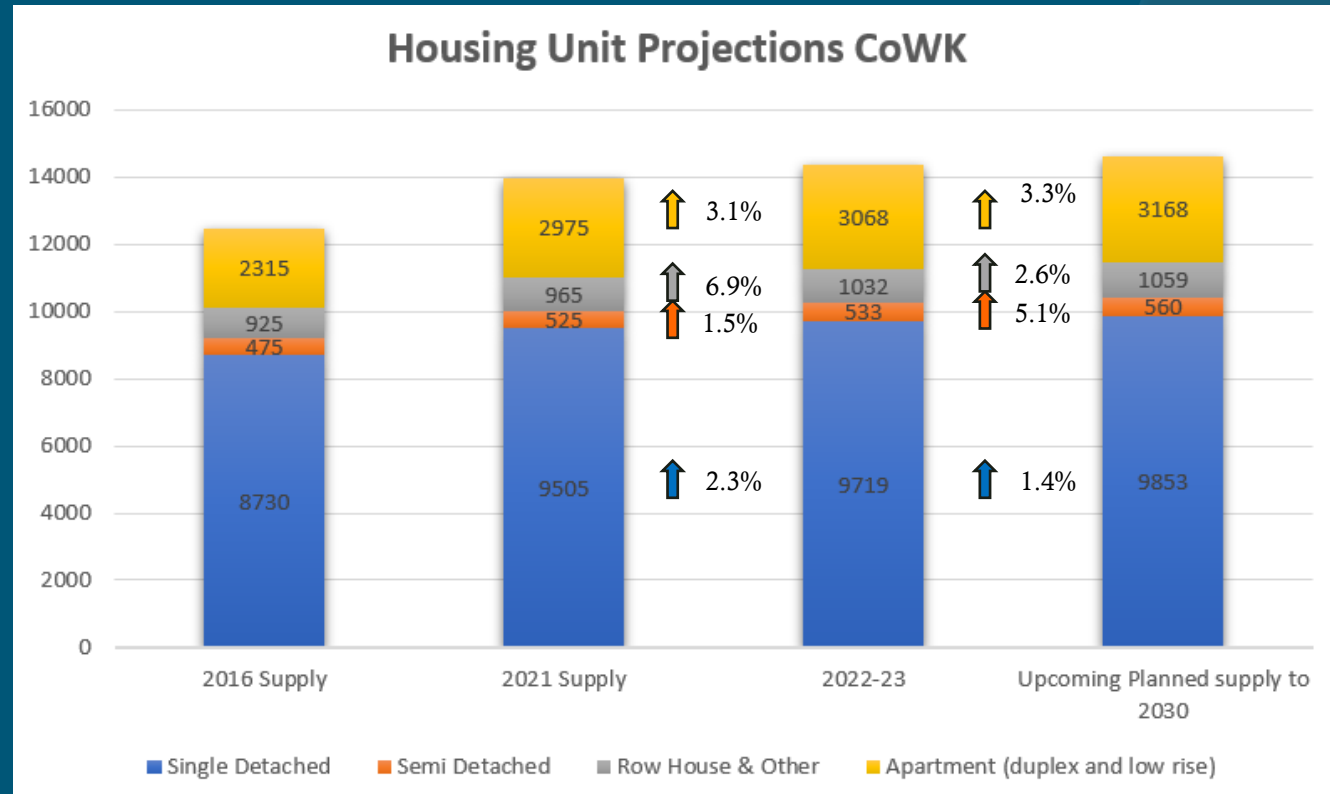
CITY OF WEST KELOWNA'S HOUSING NEEDS REPORT SUMMARY

Housing Supply (Main Housing Forms), City of West Kelowna - BC Assessment



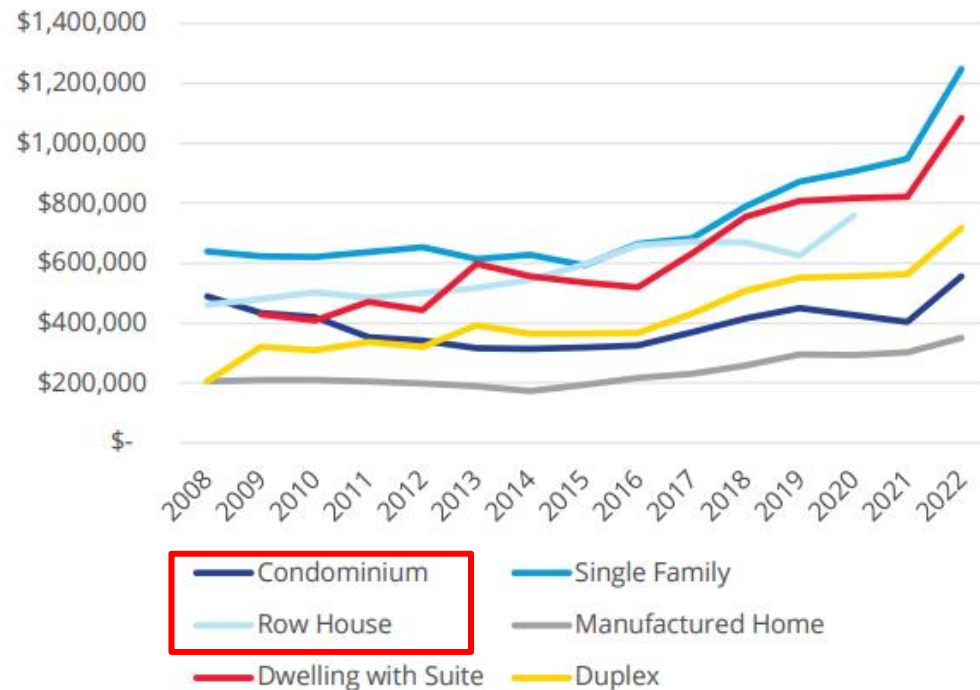
- With approximately 81% of the entire housing stock being comprised of larger housing units, there may be an opportunity to introduce smaller forms of housing into the City of West Kelowna housing market.
- The lack of supply of smaller housing units may not sufficiently supply the demand for housing at lower-price points and prevent households from entering the housing market.

CITY OF WEST KELOWNA'S HOUSING NEEDS REPORT SUMMARY



CITY OF WEST KELOWNA'S HOUSING NEEDS REPORT SUMMARY

Average Assessed Value by Structure Type, City of West Kelowna (2008-2022)



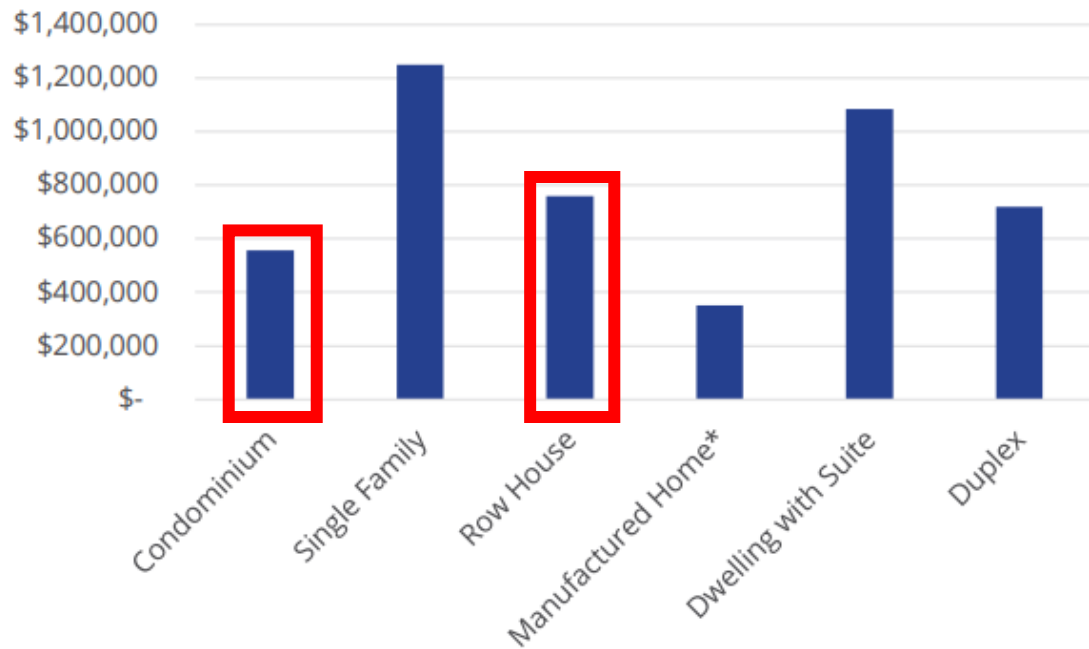
The highest year-over-year average increase in assessed value has been for duplex housing units averaging a 10% increase annually.

The lowest observed year-over-year average increase in assessed value is for apartment condominium units averaging a 2% increase annually.

Since 2008, duplex units in the City of West Kelowna have increased in value most substantially among all structure types (approximately 247%).

CITY OF WEST KELOWNA'S HOUSING NEEDS REPORT SUMMARY

Average Residential Assessed Value by Housing Type, City of West Kelowna (2022)



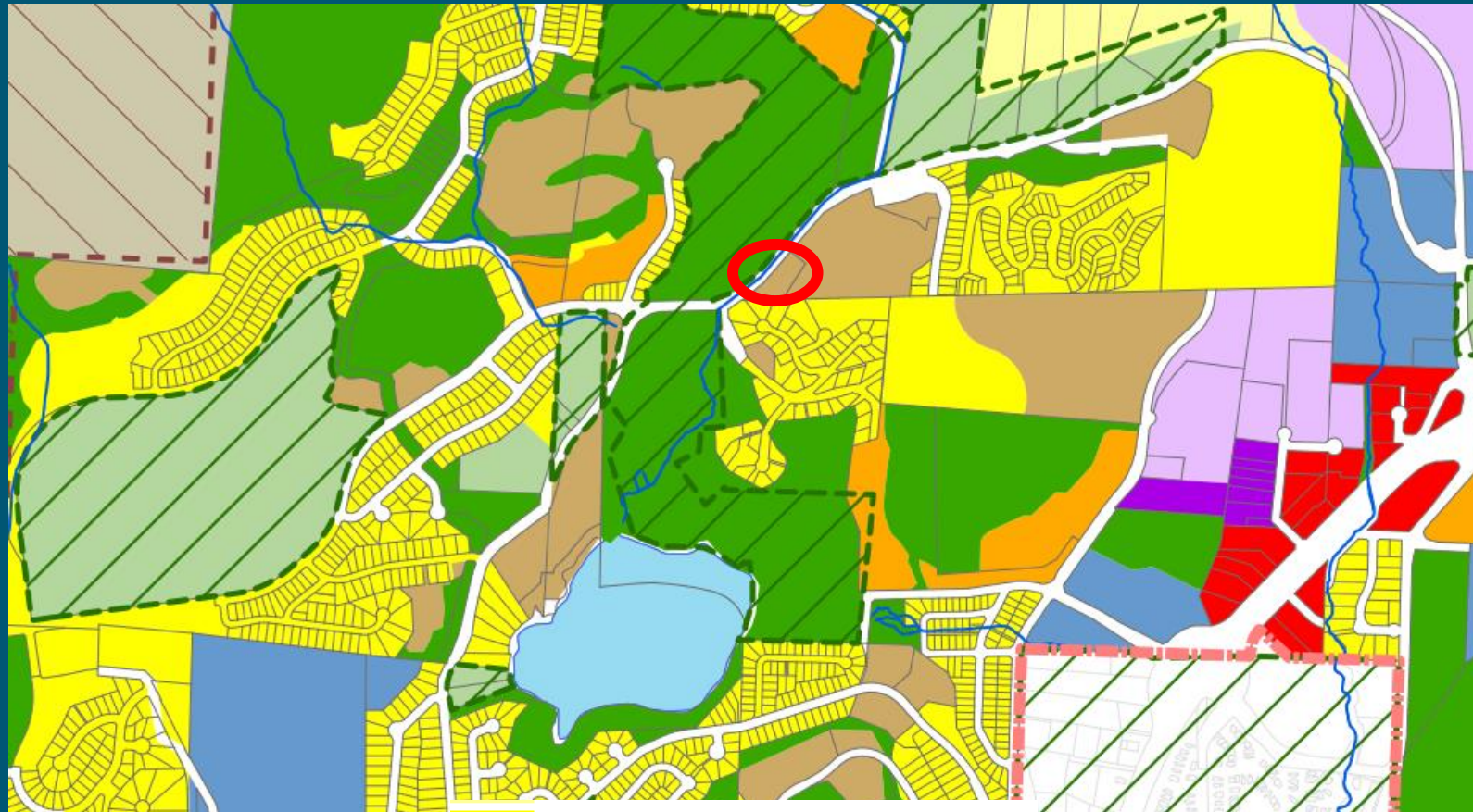
Average Sale Price (2022) BC Assessment

Single-Family Dwelling	Condominium Apartment	Manufactured Home	Duplex
\$782,377	\$375,549	\$371,319	\$375,549

Average Listing Price (June 2022)

Single-Family Dwelling	Condominium Apartment	Manufactured Home	Duplex
\$1,213,728	\$504,266	\$354,350	\$674,950

COMPLYING WITH THE OFFICIAL COMMUNITY PLAN (OCP)



12.82%	Single Family Residential
0.10%	Westbank Centre Low Density Residential
0.95%	Low Density Multiple Family
0.35%	Medium Density Multiple Family

- OCP adopted July 26, 2011
- Low Density Multiple Family Land Use Designation
- Surrounding neighbourhood is actively being developed

COMPLYING WITH THE OFFICIAL COMMUNITY PLAN (OCP)

- OCP adopted July 26, 2011
- Low Density Multiple Family Land Use Designation
- Surrounding neighbourhood is actively being developed



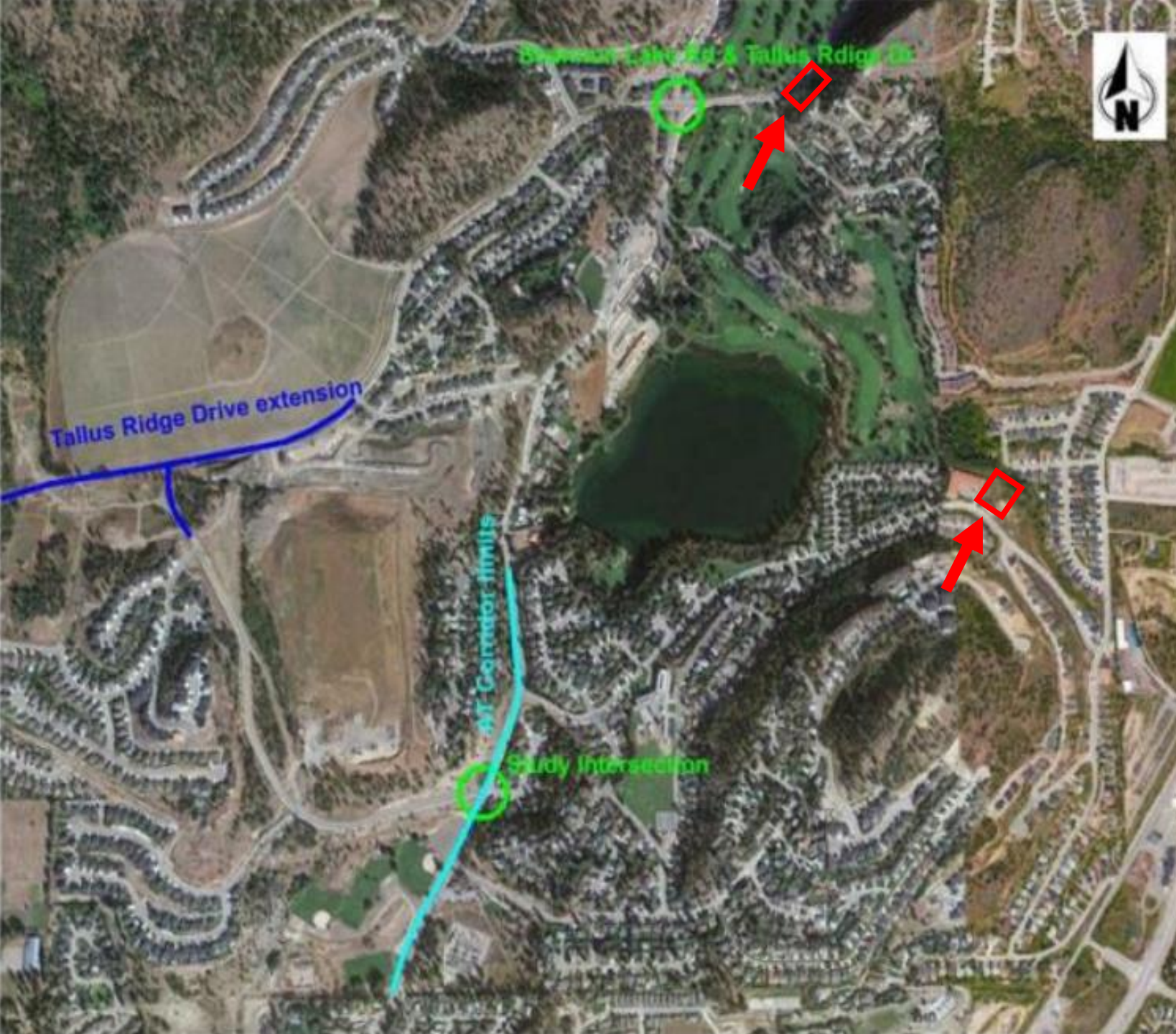
12.82%	Single Family Residential
0.10%	Westbank Centre Low Density Residential
0.95%	Low Density Multiple Family
0.35%	Medium Density Multiple Family



2237 Shannon Lake Road - Current OCP



2102 Shannon Ridge Drive - Current OCP



ALIGNS WITH CITY'S TRANSPORTATION GOALS

- Large setbacks allow for future bike lanes, sidewalks, and boulevards
- Outside of current proposed Active Transportation Corridor
- Traffic counts, intersection improvements, and maintenance all accounted for by City in Transportation Master Plan
- *“Both intersections are expected to perform acceptably over the 10-year horizon”*



2102 SHANNON RIDGE DRIVE

AZURE PROPERTIES GROUP

x

BLUE GREEN ARCHITECTURE

x

CITY OF WEST KELOWNA

HOUSING CHOICES AT SHANNON RIDGE

Quality Living with Large Floor Plans

TOTAL
UNITS
29

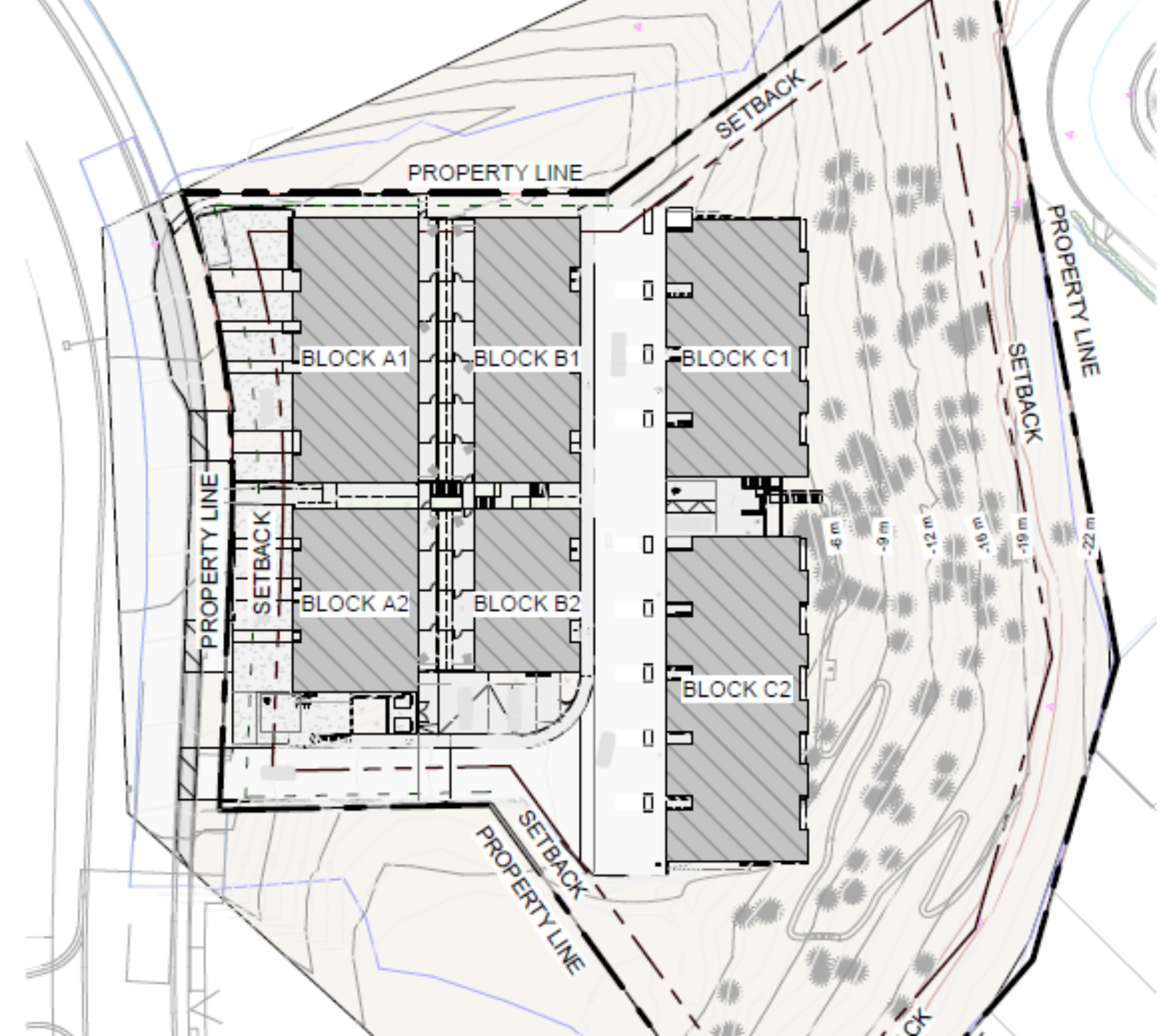
Significant number of
family sized units

3 BED
UNITS
21

Large townhomes
intended for future
long-term residents

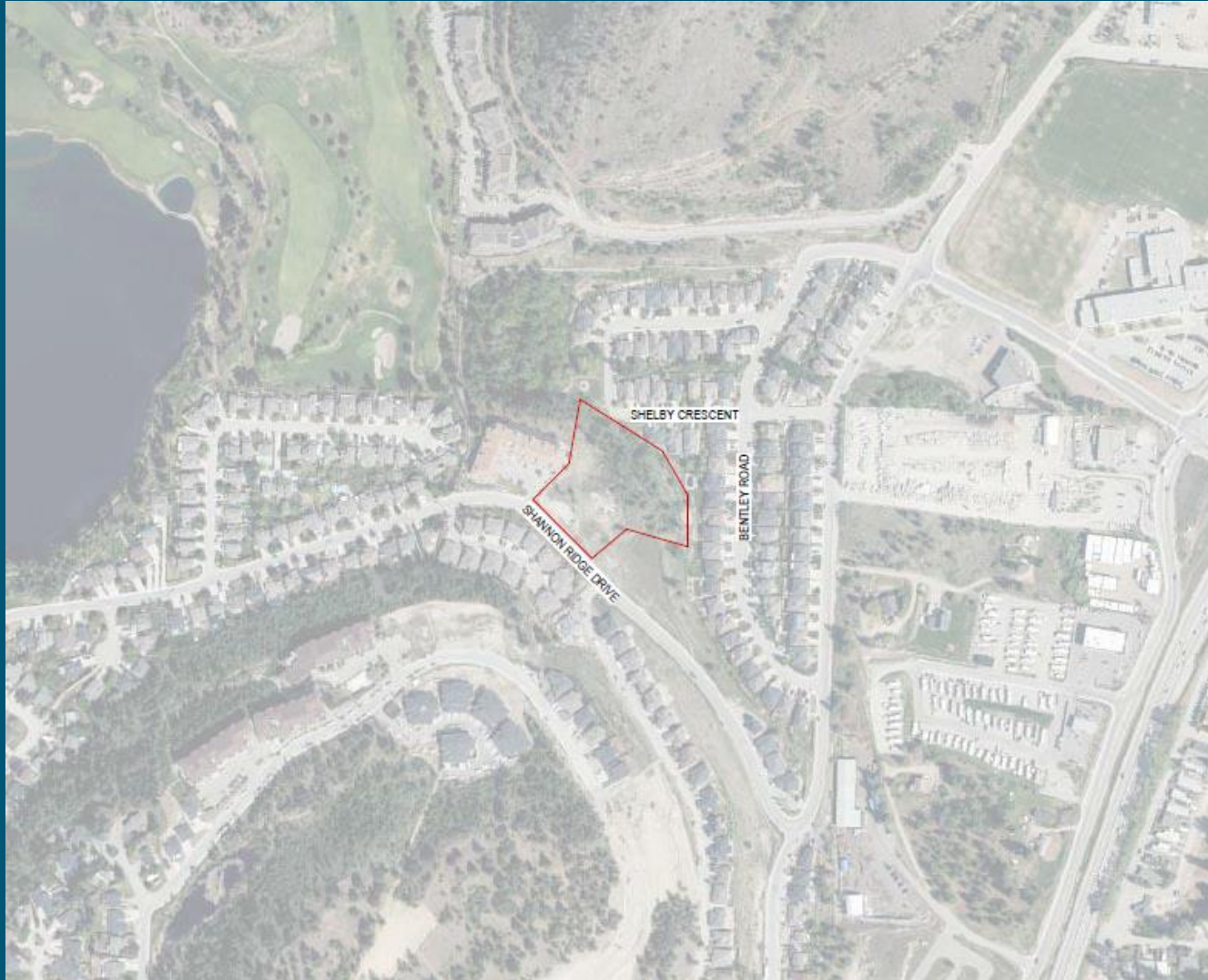
4 BED
UNITS
8

Ideal for large families
and multi-generational
housing



LOW IMPACT DEVELOPMENT

- Site is zoned for 4 storey condos. We are proposing conventional family-oriented homes instead at an FAR below the maximum allowed.
 - Max: 1.0 vs Build: 0.6
- No variances in parking. Exceeding parking requirements with two enclosed parking spaces per unit, loading spaces for moving, two accessibility stalls
- Bike Stalls on site and area for snow storage



TREE RETENTION

Most of the site is left undeveloped and preserved with a 22% lot coverage. Nearly 100% of trees on site are being retained.

OUTDOOR PLAY AREA & OUTDOOR AMENITY

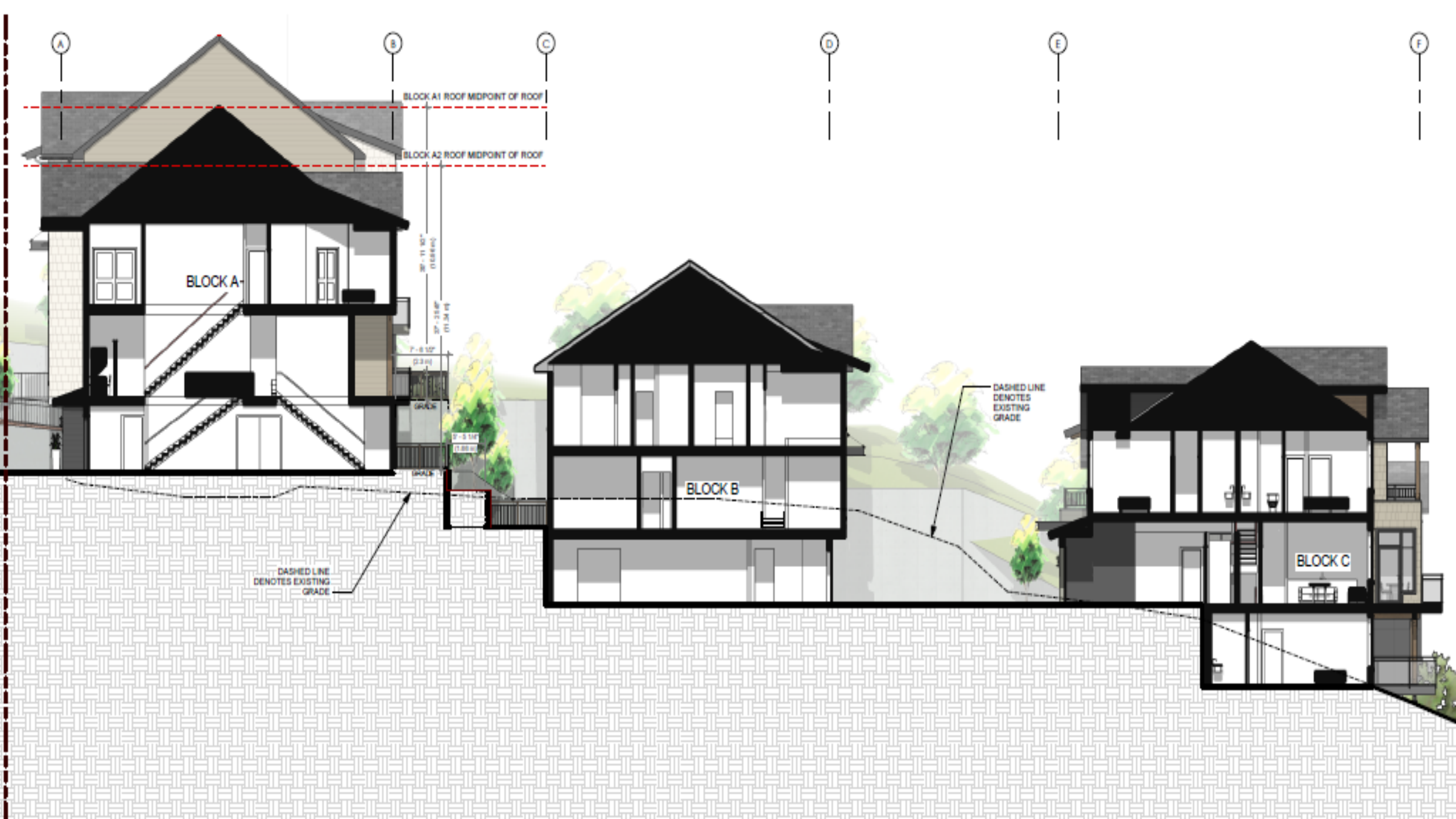
Outdoor space designed to ensure everyone benefits from outdoor play and social spaces

DETAILED GEOTECH STUDY

Following text amendment in City By-Law for reduced density to maintain slope stability



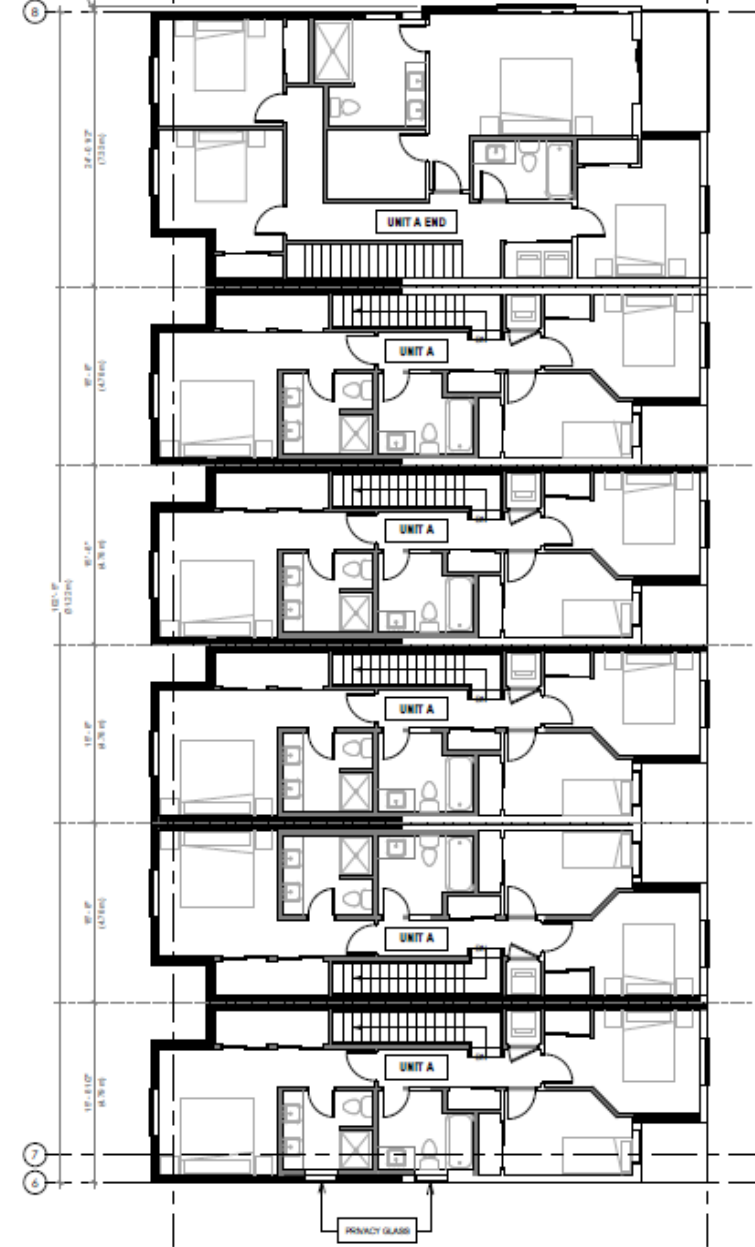
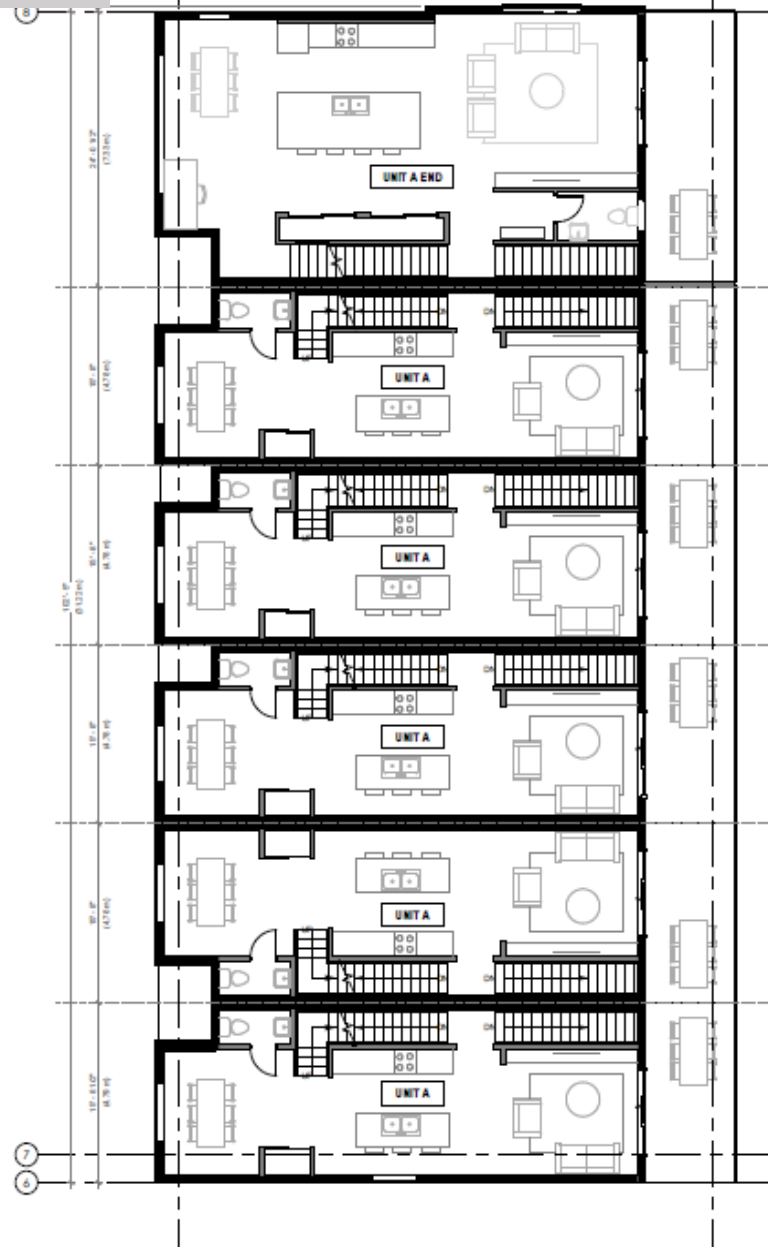
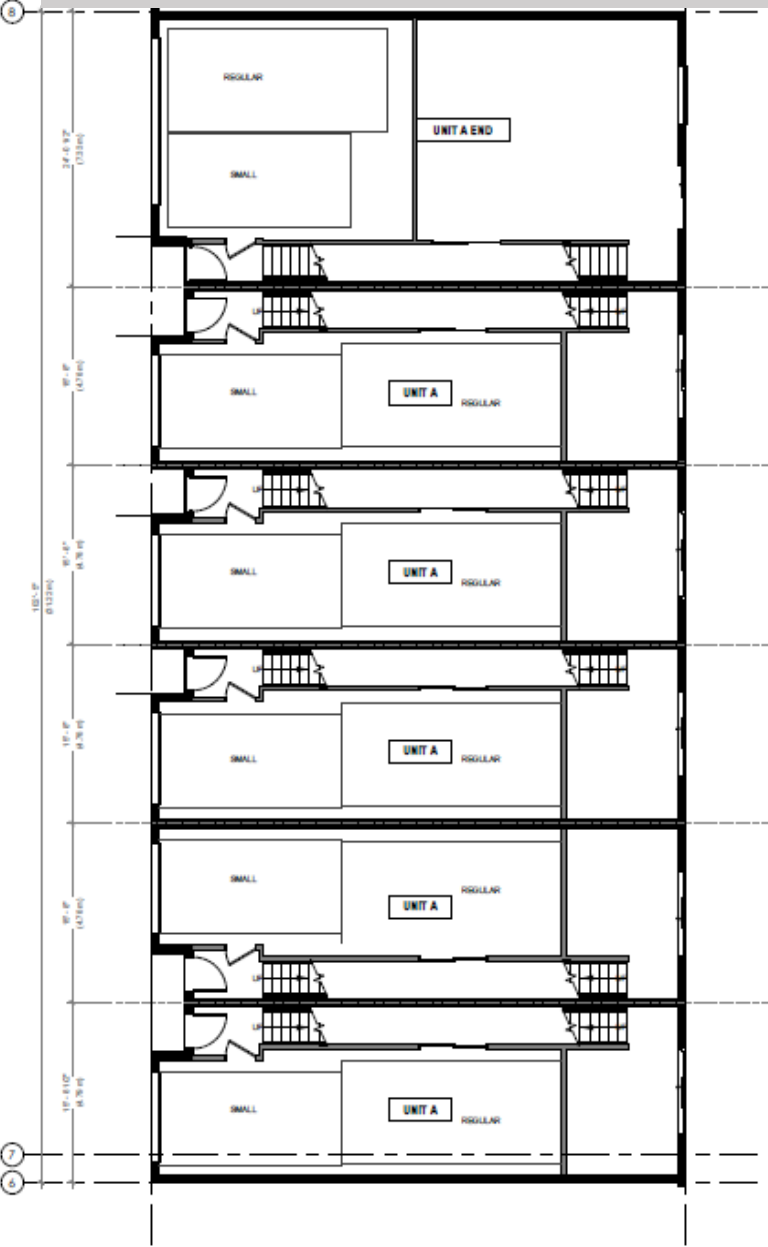




A detailed architectural floor plan is shown, featuring a kitchen, living room, and various utility areas. The plan includes dimensions, room labels, and symbols for fixtures like a furnace and window boxes. A drafting compass and a pen are resting on the plan, and a rolled-up blueprint is visible in the upper left corner. A dark teal banner with the text 'FLOOR PLANS' is overlaid on the center of the image.

FLOOR PLANS

BLOCK A - FLOORPLANS

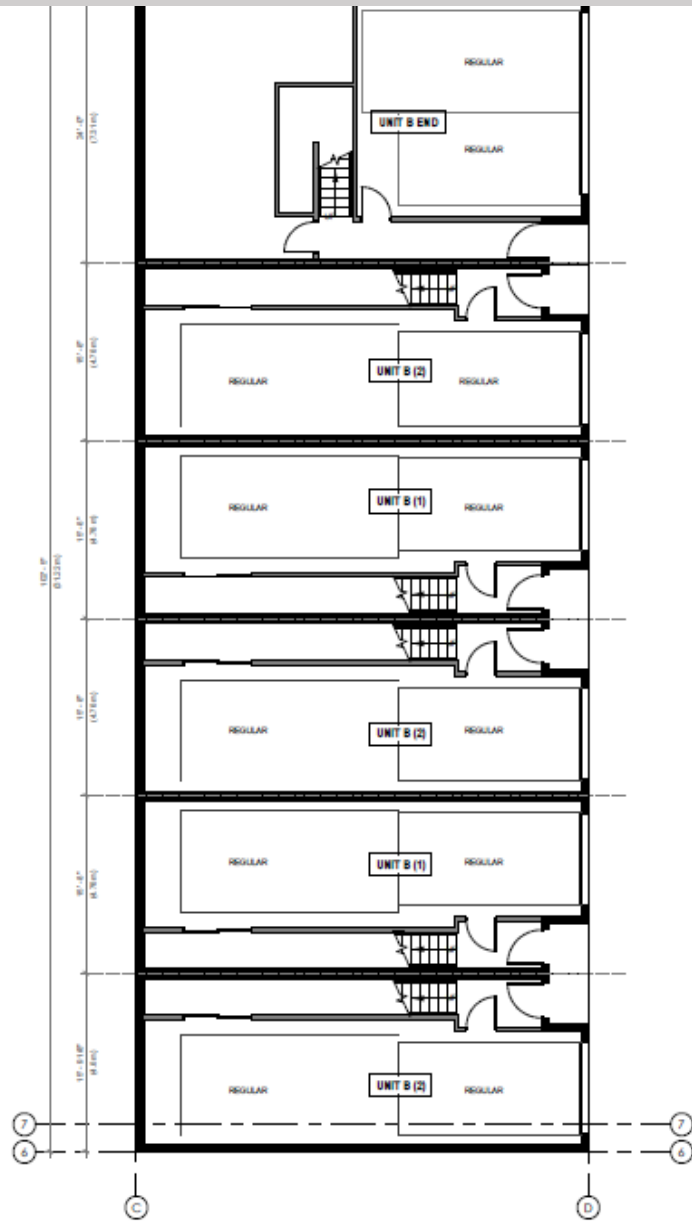


1 BLOCK A1 - LEVEL 1

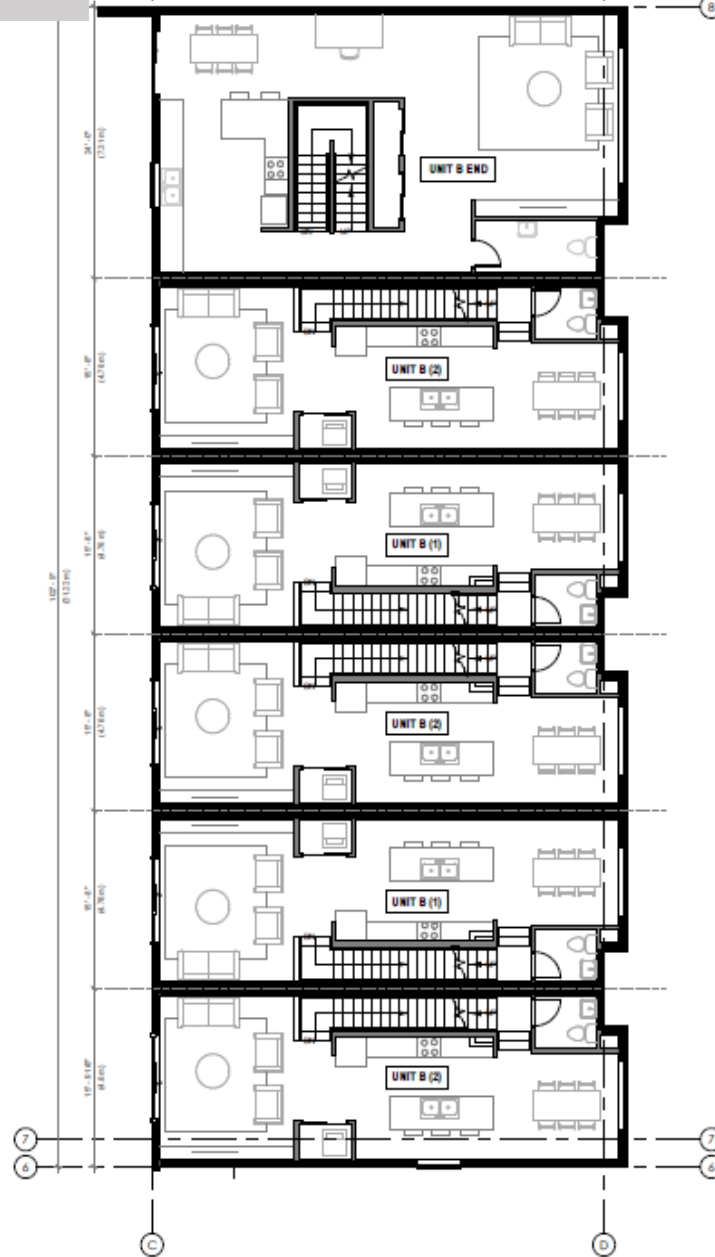
2 BLOCK A1 - LEVEL 2

3 BLOCK A1 - LEVEL 3

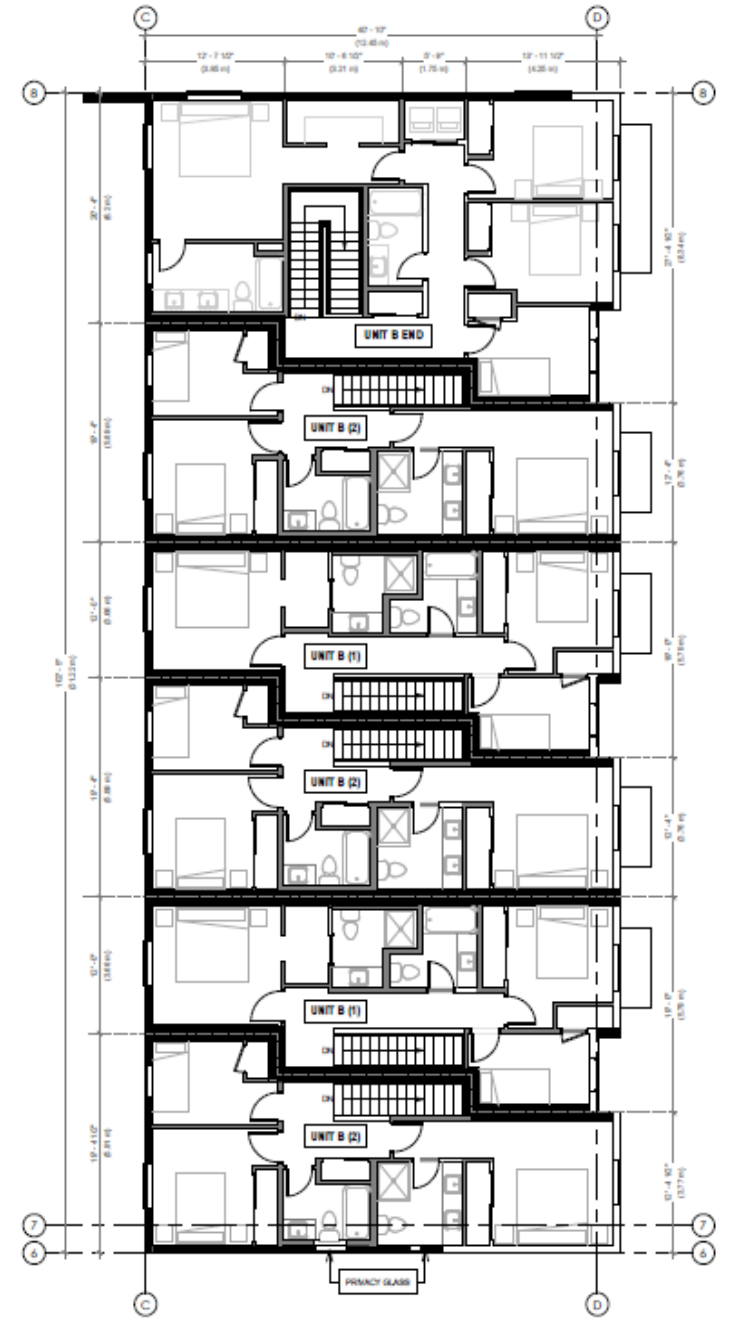
BLOCK B - FLOORPLANS



1 BLOCK B1 - LEVEL 1
A22 1/8" = 1'-0"

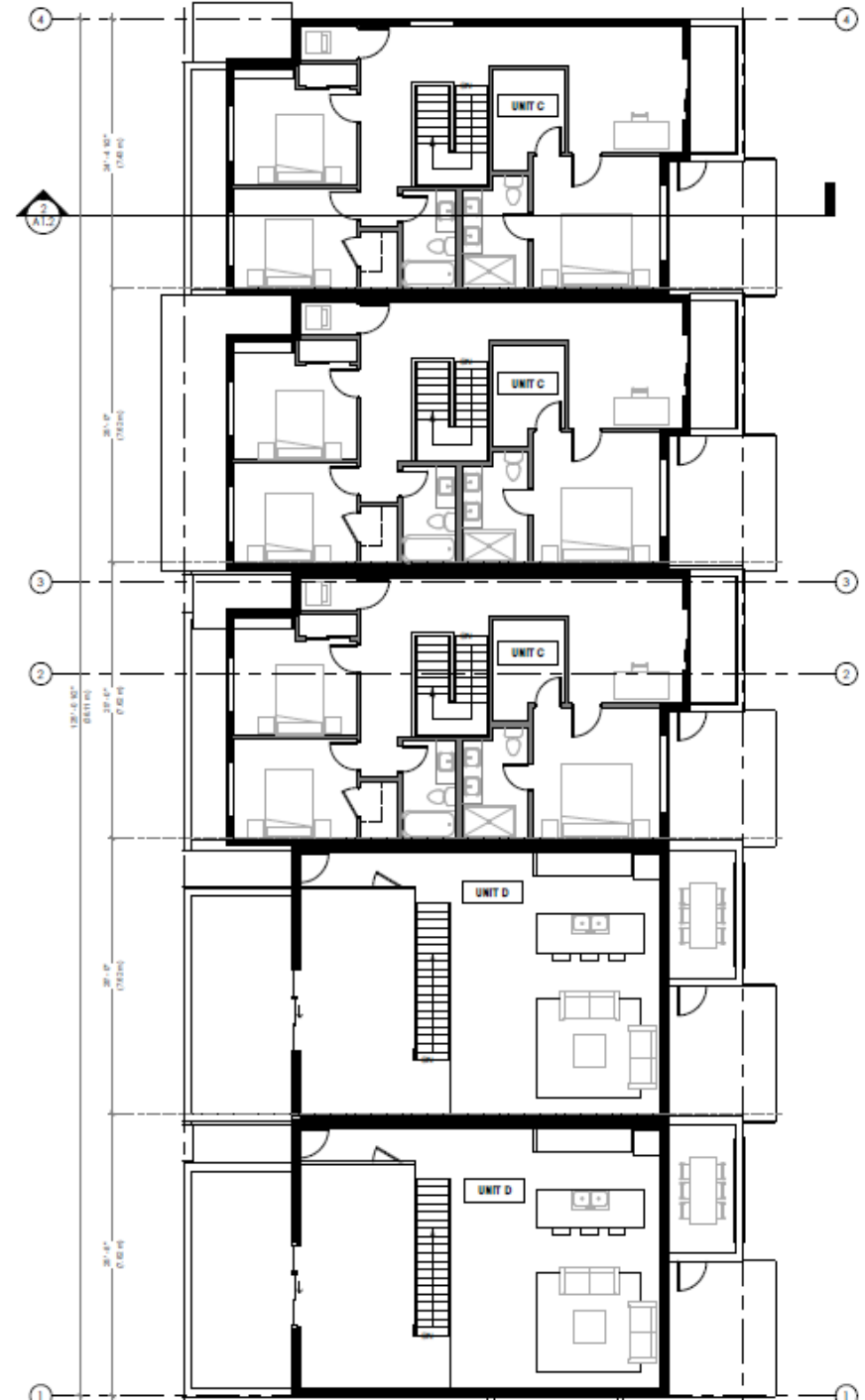
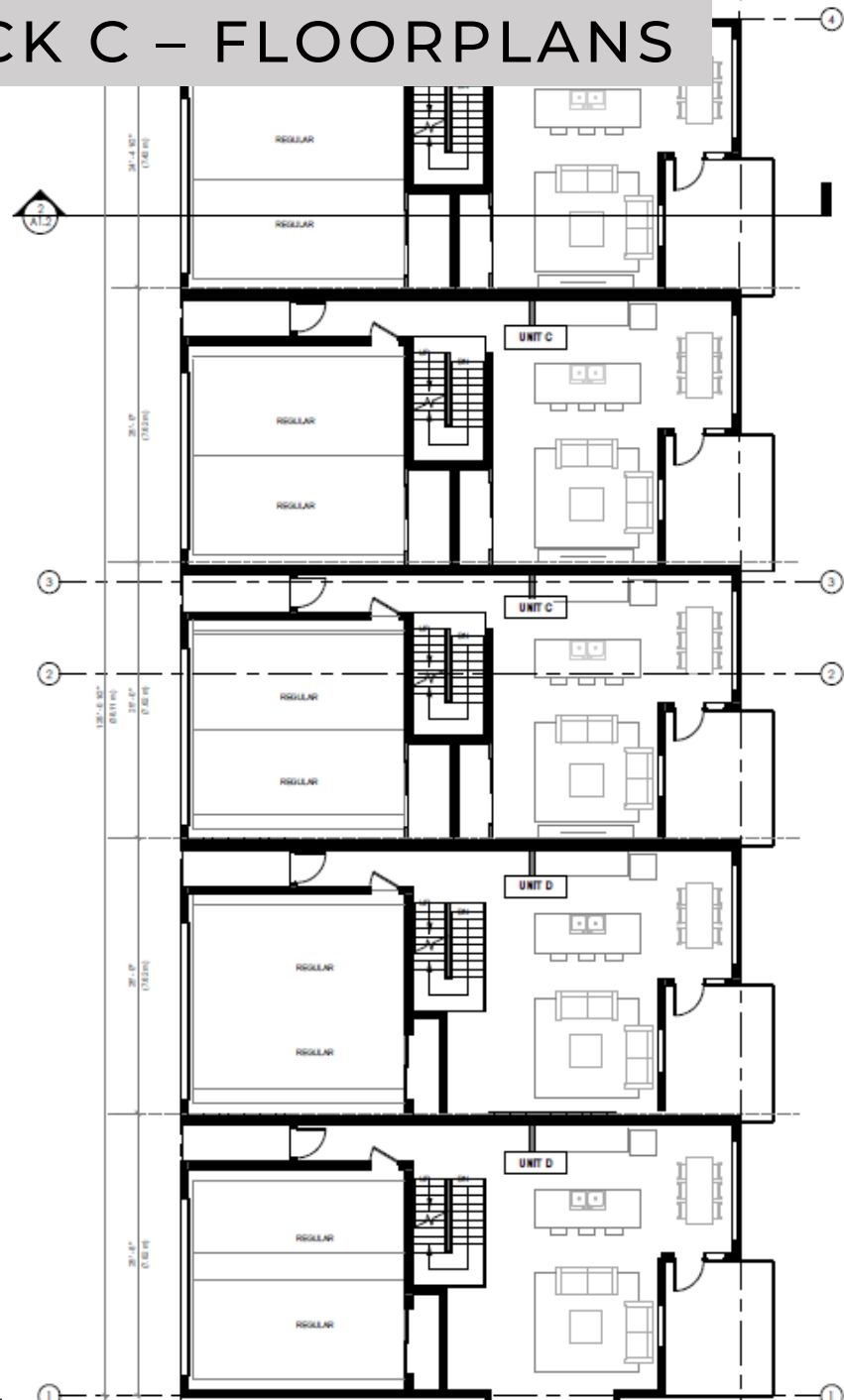


2 BLOCK B1 - LEVEL 2
A22 1/8" = 1'-0"

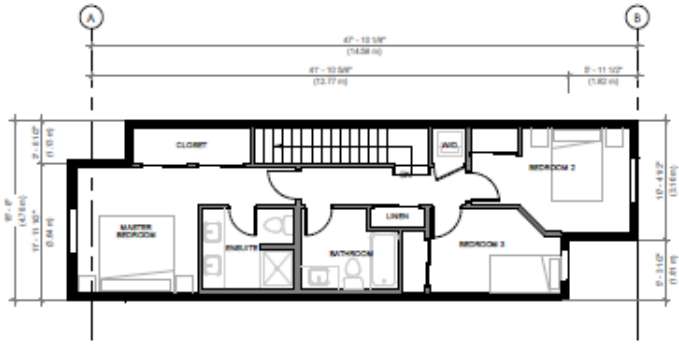


3 BLOCK B1 - LEVEL 3
A22 1/8" = 1'-0"

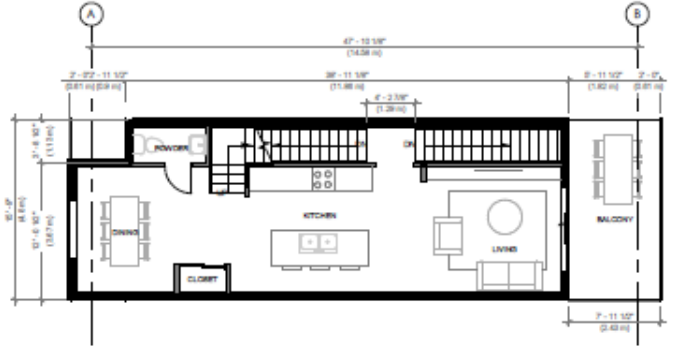
BLOCK C - FLOORPLANS



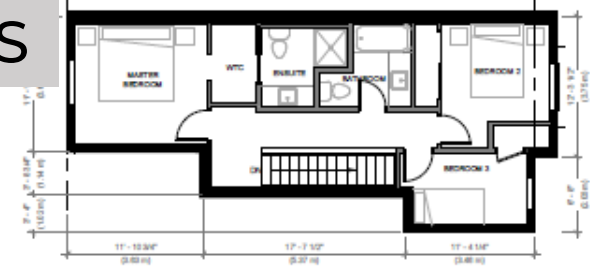
MIX OF BEDROOM LAYOUTS



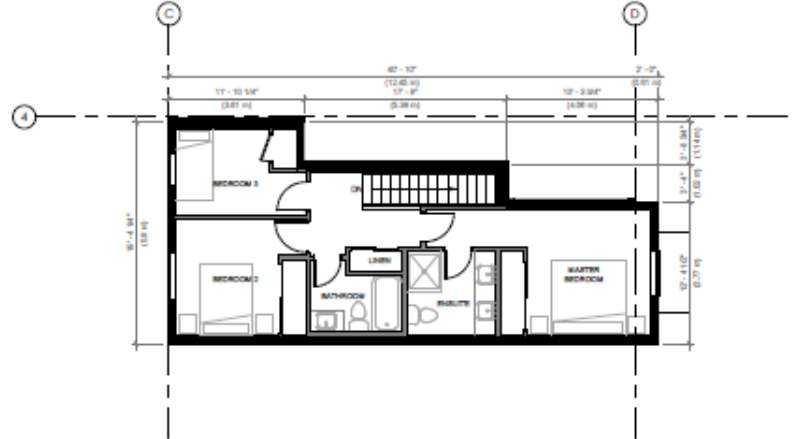
3
A2.8 LEVEL 3 - UNIT A - 3RD FLOOR
1/8" = 1'-0" 68 SM (732 SF)



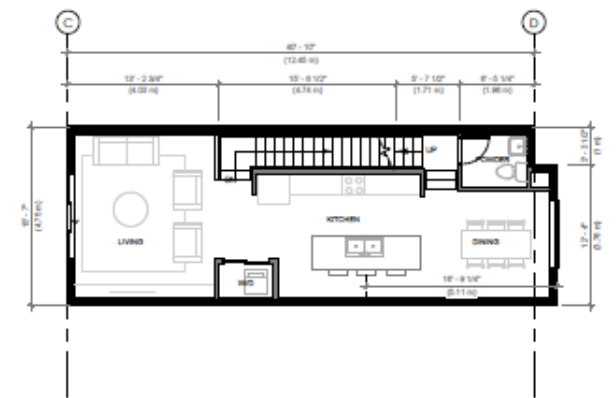
2
A2.8 LEVEL 2 - UNIT A - SECOND FLOOR
1/8" = 1'-0" 64 SM (689 SF)



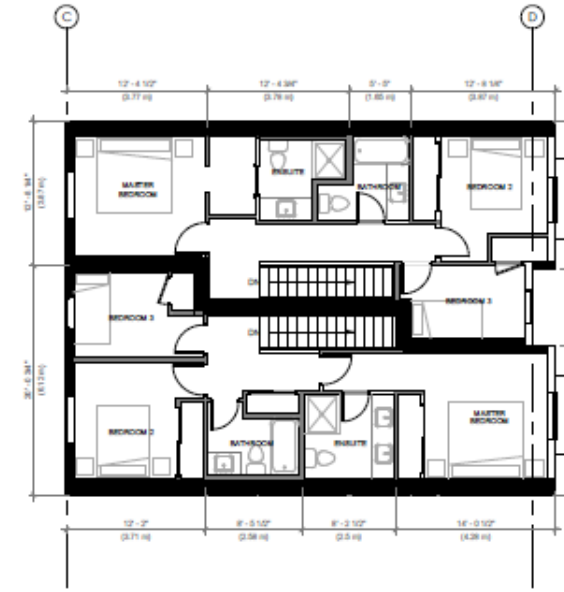
7
A2.8 LEVEL 3 - UNIT B - 3RD FLOOR - 3 BEDROOM 1
1/8" = 1'-0" 61 SM (656 SF)



6
A2.8 LEVEL 3 - UNIT B - 3RD FLOOR - 3 BEDROOM 2
1/8" = 1'-0" 62 SM (667 SF)



5
A2.8 LEVEL 2 - UNIT B - SECOND FLOOR
1/8" = 1'-0" 62 SM (667 SF)



8
A2.8 LEVEL 3 - UNIT B - 3RD FLOOR - TOGETHER
1/8" = 1'-0"



2237 SHANNON LAKE ROAD

AZURE PROPERTIES GROUP

x

NEW TOWN ARCHITECTURE +
ENGINEERING

x

CITY OF WEST KELOWNA

HOUSING CHOICES IN SHANNON LAKE

Wide Range of Housing Options

TOTAL
UNITS
37

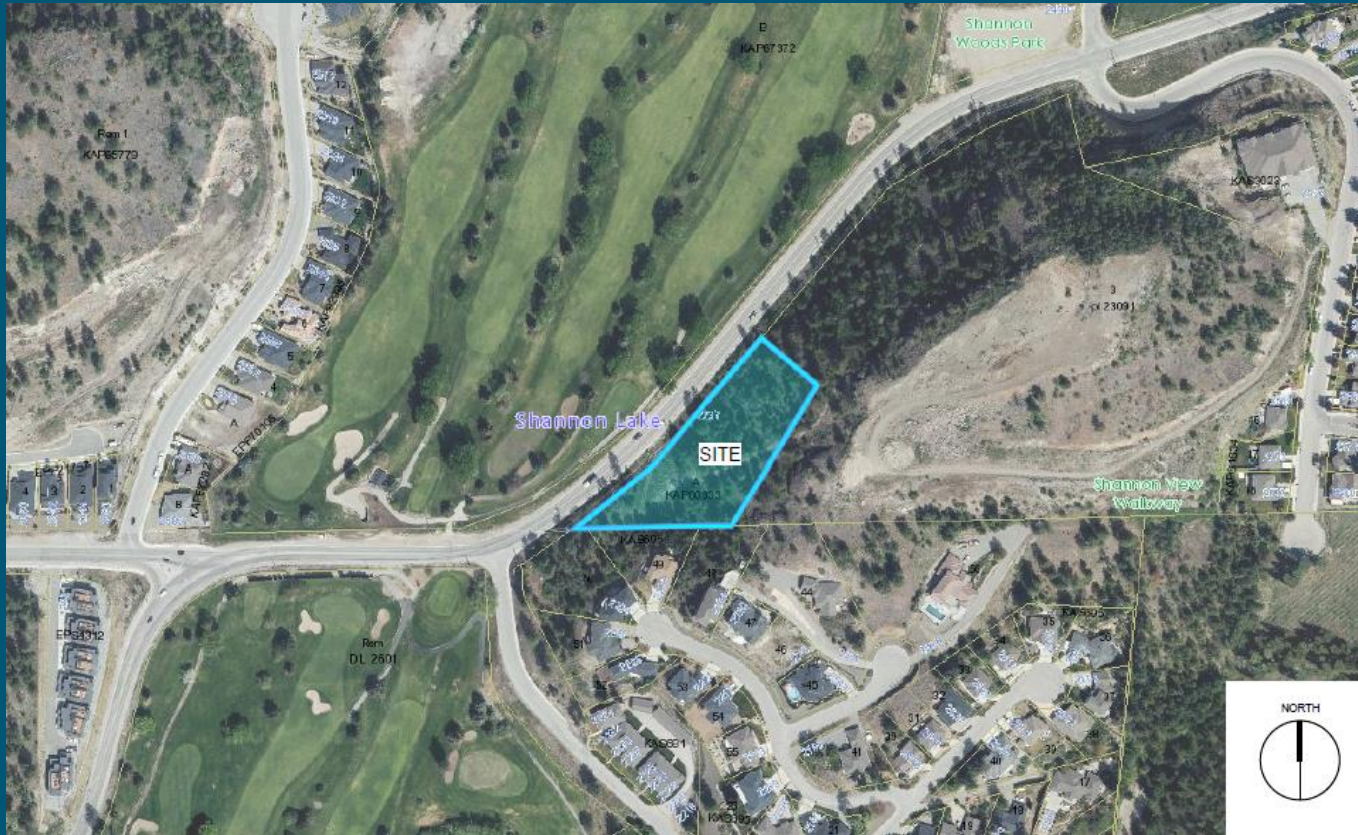
Greatly increasing
housing supply in the
community

1-BED
UNITS
19

Ideal units for young
adults and couples

2/3 BED
UNITS
18

Significant number of
family sized units



TREE RETENTION

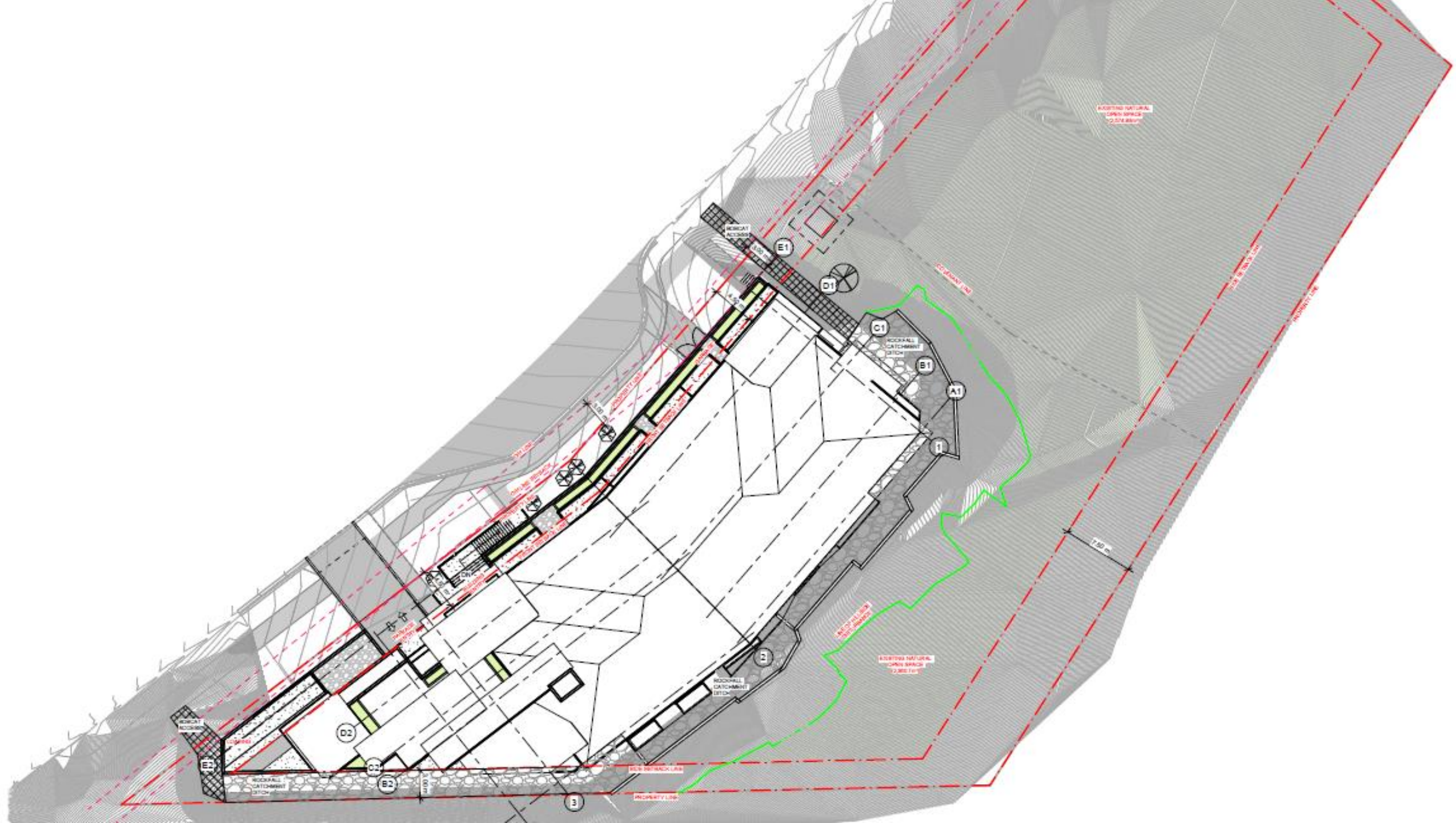
Low lot coverage at 23.5%, allowing the retention of the vast majority of trees

OUTDOOR PLAY AREA & OUTDOOR AMENITY

Outdoor space designed to ensure everyone benefits from outdoor play and social spaces

DROP OFF, NO OFF-STREET PARKING, BIKE PARKING

Dedicated parking stalls to ensure adequate traffic flow and sustainable transportation



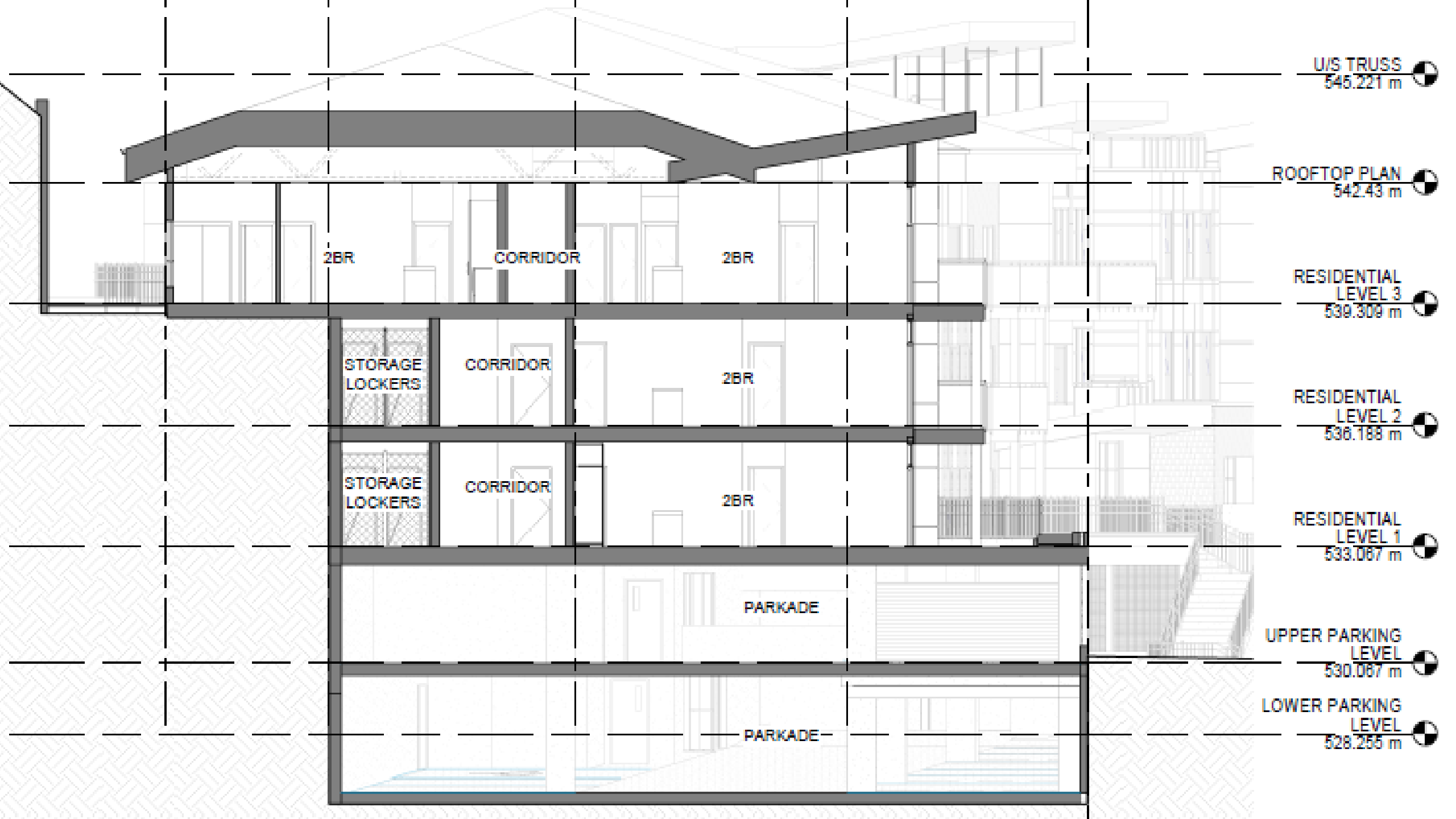


2237
SL HAK
NE
W O N









U/S TRUSS
545.221 m

ROOFTOP PLAN
542.43 m

RESIDENTIAL
LEVEL 3
539.308 m

RESIDENTIAL
LEVEL 2
536.188 m

RESIDENTIAL
LEVEL 1
533.067 m

UPPER PARKING
LEVEL
530.067 m

LOWER PARKING
LEVEL
528.255 m

2BR

CORRIDOR

2BR

STORAGE
LOCKERS

CORRIDOR

2BR

STORAGE
LOCKERS

CORRIDOR

2BR

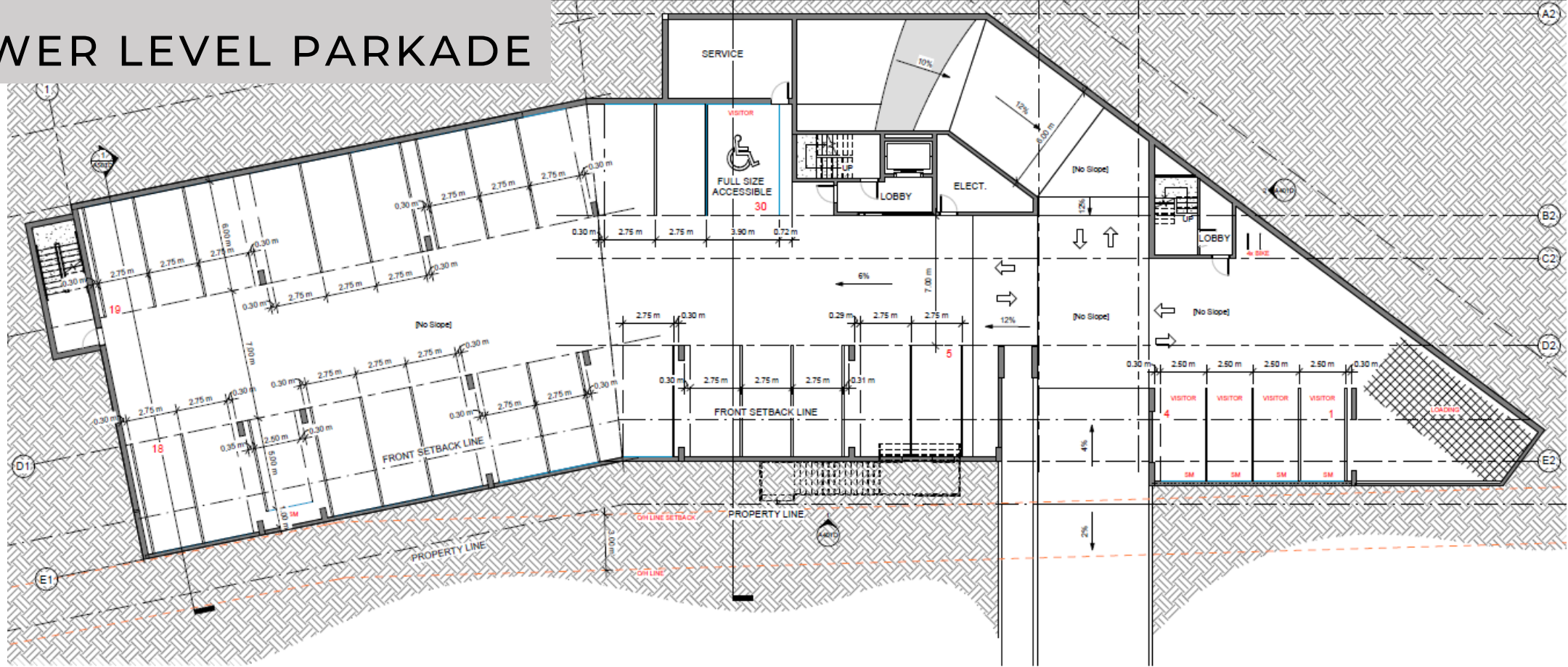
PARKADE

PARKADE

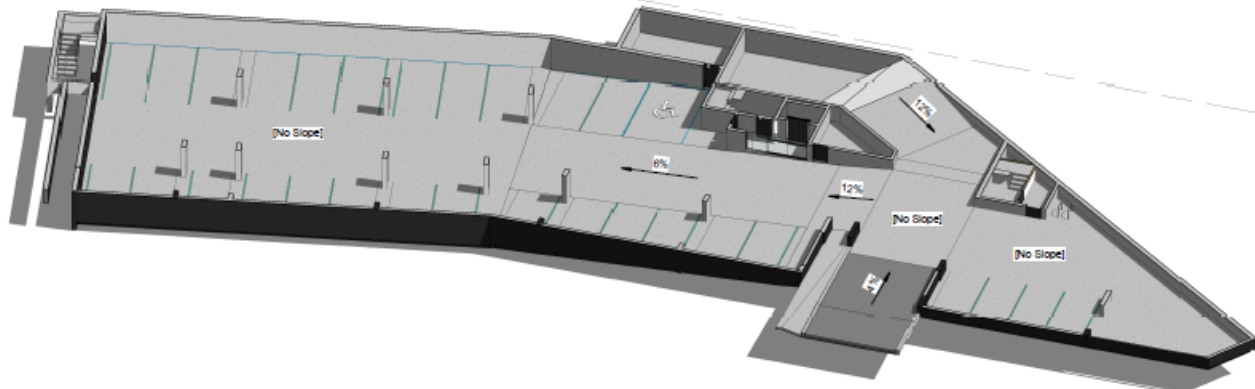
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FLOOR PLANS

LOWER LEVEL PARKADE

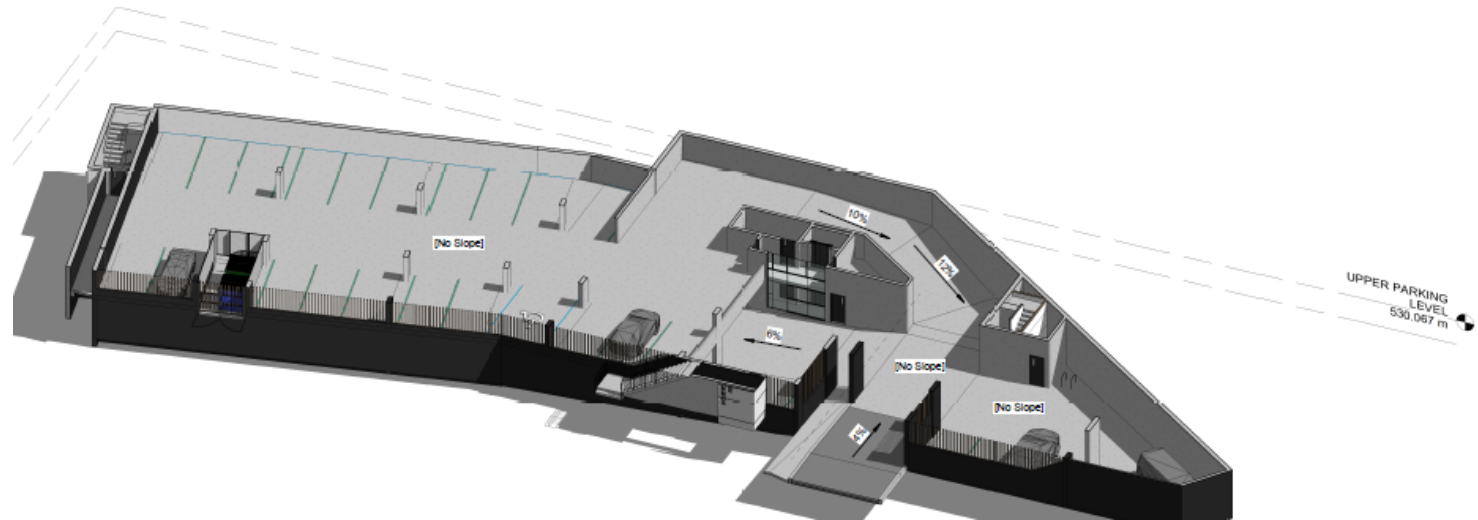
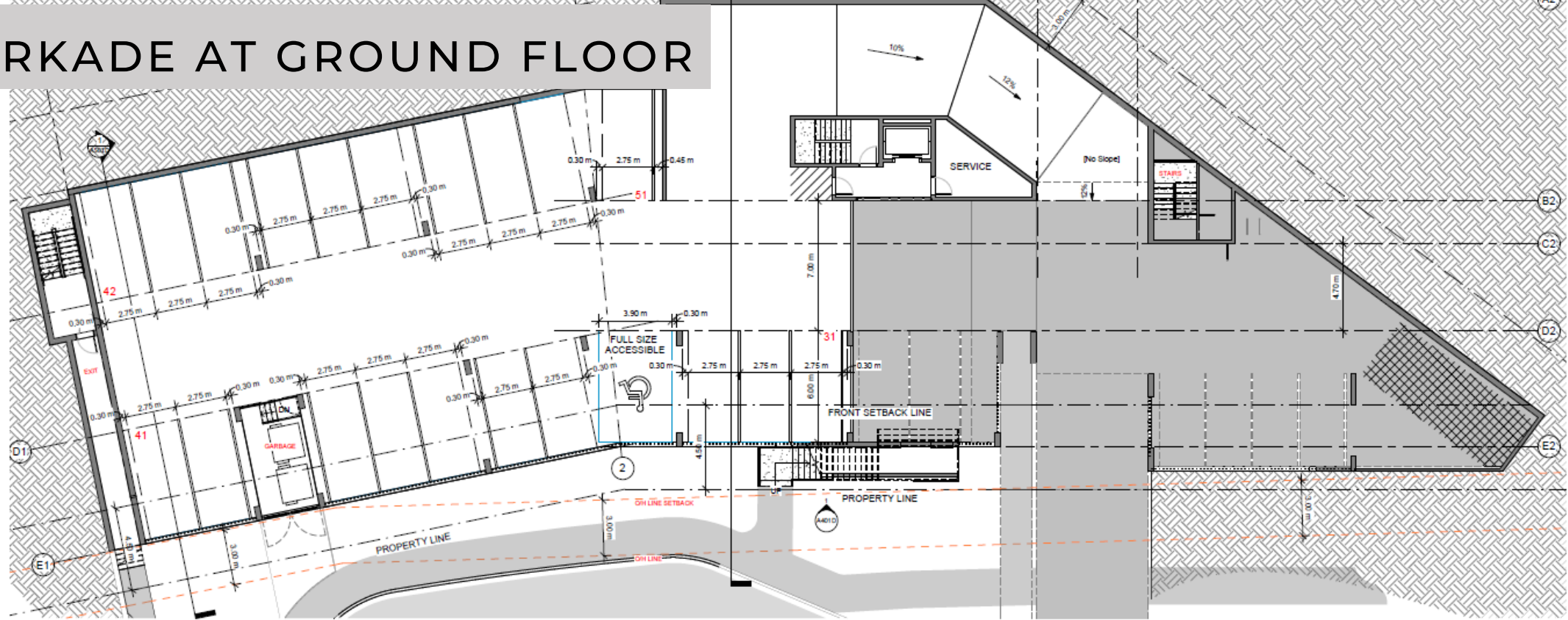


AMPLE OFF-STREET PARKING



- Two levels of parking with no variances.
- Bike Stalls are double the requirement
- 54 required stalls, but 59 provided
- Loading spaces for moving and garbage pick-up on site
- Two accessible stalls

PARKADE AT GROUND FLOOR



RESIDENTIAL LEVEL 1



RESIDENTIAL LEVEL 2



RESIDENTIAL LEVEL 3



PROJECT(S) BENEFITS



TREE RETENTION

Maximized level of tree retention with small scale building footprints. View corridors and natural beauty prioritized.



NEW TRAIL NETWORK

Landscaping improvement also provides a new trail network connecting Shelby Cr. to Shannon Ridge Dr.



STREET WIDENING AND NEW SIDEWALK

Ample setback provided for boulevard and sidewalk to be constructed along the property. Facilitates active transportation



SOCIAL SPACES

Amenity areas provided for families, with close access to public spaces in the neighbourhood.



HOUSING OPTIONS

Providing diverse housing types within an existing and growing community.



REVIEW

At Azure, we believe in improving the neighbouring community. By proving benefits that are in line with the City of West Kelowna and its residents, we hope to create a more inclusive neighbourhood. We intend for both of our projects to be exemplary developments for the future growth of Shannon Lake.

THE FLOOR IS OPEN FOR Q&A!

THANK YOU

Gagan and Navi Sivia

Principals at Azure Properties Group

www.ShannonLakeLiving.com