ATTACHMENT A

This forms part of application

DP17-0226 DVP17-0228

Planner Initials LK

City of Kelowna COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: October 30, 2017

File No.: DP17-0226

To: Urban Planning Management (LK)

From: Development Engineer Manager (JK)

Subject: 165 Celano Court Form and Character

The Development Engineering comments and requirements regarding the form and character for this Development Permit application are as follows:

1. **General.**

   a) All the offsite infrastructure and services upgrades are addressed in the Zoning Engineering Report under Subdivision Engineering Report file Z16-0082.

   b) The Developing Engineering has no concerns.

James Kay, P.Eng.
Development Engineering Manager

RO

ATTACHMENT A

This forms part of application

DP17-0226 DVP17-0228

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: October 30, 2017

File No.: DVP17-0228

To: Community Planning (LK)

From: Development Engineer Manager (JK)

Subject: 165 Celano Court

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

The request to vary the rear yard setback from 7.5m to 4.5m does not compromise any municipal services.

James Kay, P. Eng.
Development Engineering Manager

RO

G.E.I.D.
Glenmore-Ellison Improvement District
445 Glenmore Road
Kelowna, BC V1V 1Z6
Email: glenmore.ellison@shaw.ca
Website: www.glenmoreellison.com
Phone: 250-763-6506
Fax: 250-763-5688

October 23, 2017

City of Kelowna
Community Planning and Real Estate
1435 Water Street
Kelowna, B.C. V1Y1J4

Attention: Lydia Korolchuk (*via email*: *lkorolchuk@kelowna.ca; planninginfo@kelowna.ca*)

Re: City of Kelowna Files DP17-0226, DVP17-0228, 165 Celano Crescent (Lot B, Plan EPP70323) Development Permit to review the form and character of a proposed multiple dwelling unit housing development on the subject property.

Glenmore-Ellison Improvement District (GEID) has received a referral from the City of Kelowna for the above noted property. GEID does not require fees and conditions prior to DP/DVP approval; however, GEID will have fees and conditions required prior to issuance of a Water Service Certificate to facilitate building permit issuance.

Please note that applications for new development proposing to utilize the GEID water system must proceed in compliance with GEID bylaws, regulations, and policy.

For a detailed assessment of the water servicing fees and conditions required prior to issuance of a Water Service Certificate, please submit an application fee in the amount of $150.00 payable to GEID.

If you have any questions on this matter, please do not hesitate to contact me.

Sincerely,
GLENMORE-ELLISON
IMPROVEMENT DISTRICT

Mike Rojem,
Projects Coordinator

c.c. Society of Housing Opportunities and Progressive Employment, 2055 Benvoulin Ctr. Suite 101, Kelowna, B.C. V1W 2C7
Owner: City of Kelowna, 1435 Water Street, Kelowna, B.C. V1Y 1J4

Development Permit & Development Variance Permit DP17-0226 & DVP17-0228

City of Kelowna

ATTACHMENT C

This forms part of application

DP17-0226 DVP17-0228

Planner Initials LK

City of Kelowna COMMUNITY PLANNING

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

165 Celano Crescent

and legally known as

for Lot B Section 4 Township 23 ODYD Plan EPP70323

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

Multiple Dwelling Housing

with variances to the following sections of the Zoning Bylaw 8000:

Section [13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations
To vary the required minimum rear yard from 7.5 m permitted to 4.5 m proposed

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

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

Date of Decision:	January 23, 2018
Decision By:	CITY COUNCIL
Development Permit Area:	Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by January 23, 2020.

Existing Zone: RM3 Future Land Use Designation: MRL

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: City of Kelowna

Applicant: Society of H.O.P.E.

____________________________________ _________________________

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

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

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

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

d) 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.

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) A Certified Cheque in the amount of $71,515.63 OR

b) An Irrevocable Letter of Credit in the amount of $71,515.63

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

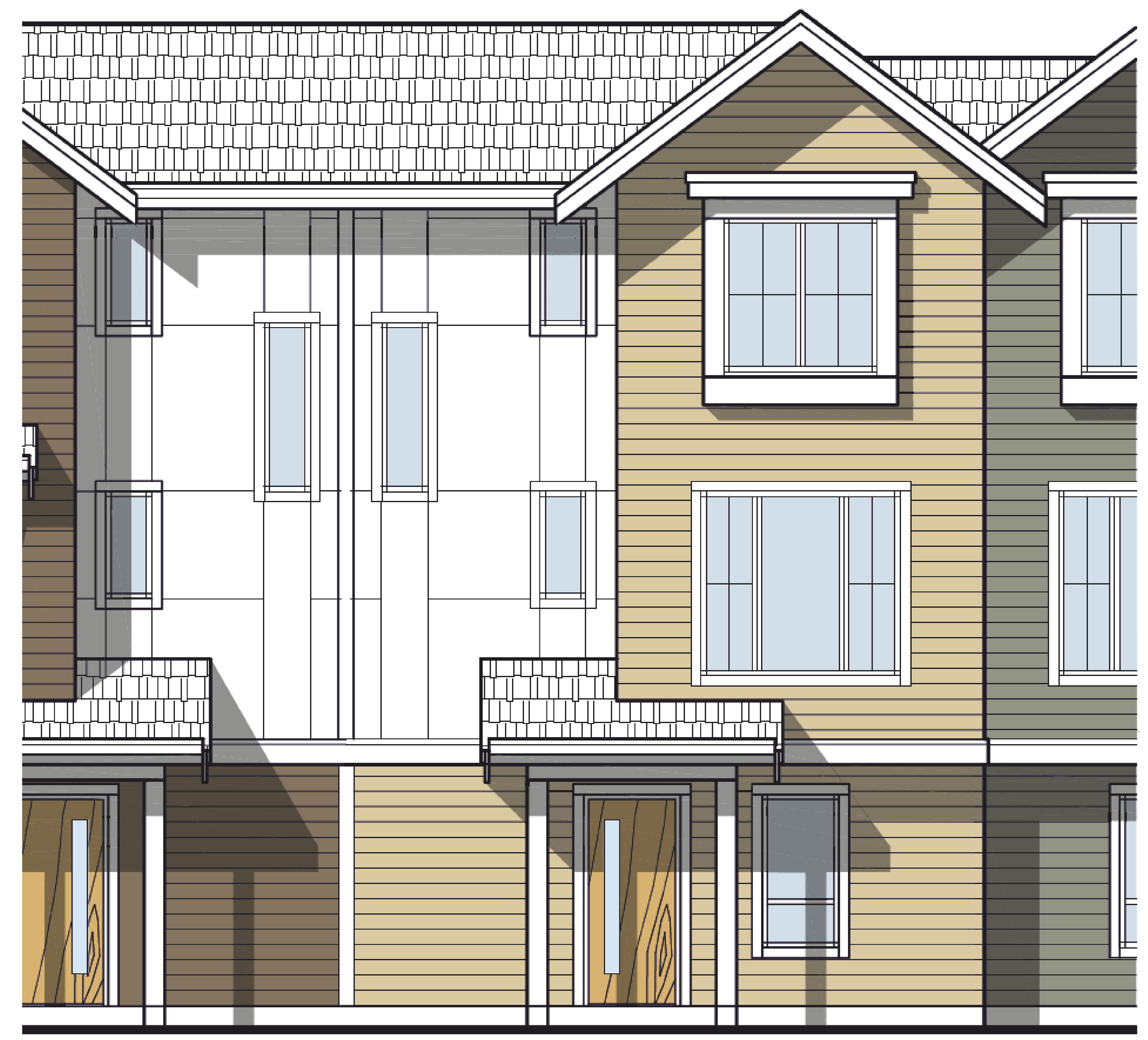
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>.
Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.

DESIGN TEAM

Owner	Society of H.O.P.E.
General Contractor	VanMar Constructors Inc.
Architect	Raymond Letkeman Architects Inc.
Landscape	Outland Design Landscape Architecture
Interior	Sage Interior Design
Survey	Runnels Denby Land Surveying
Civil	Protech Consulting Ltd.
Geotechnical	GeoPacific Consultants Ltd.
Sustainability	Blue Camas

DRAWING LIST



PROVIDENCE BOULEVARD

165 Celano Crescent, Kelowna, BC
Issued for Development Permit
October 4, 2017

RAYMOND LETKEMAN
architects inc.
200-970 Homer St. Vancouver B.C. V6B2W7
Tel.604.669.3339 Fax.604.669.5651

Revisions

Issued for Development Permit
October 4, 2017

2017-10-04

Client

Project
Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

October 4, 2017

1

2

3

4

5

RAYMOND LETKEMAN
architects inc.

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Revisions

Issued for Development Permit
October 4, 2017

2017-10-04

Client

Project

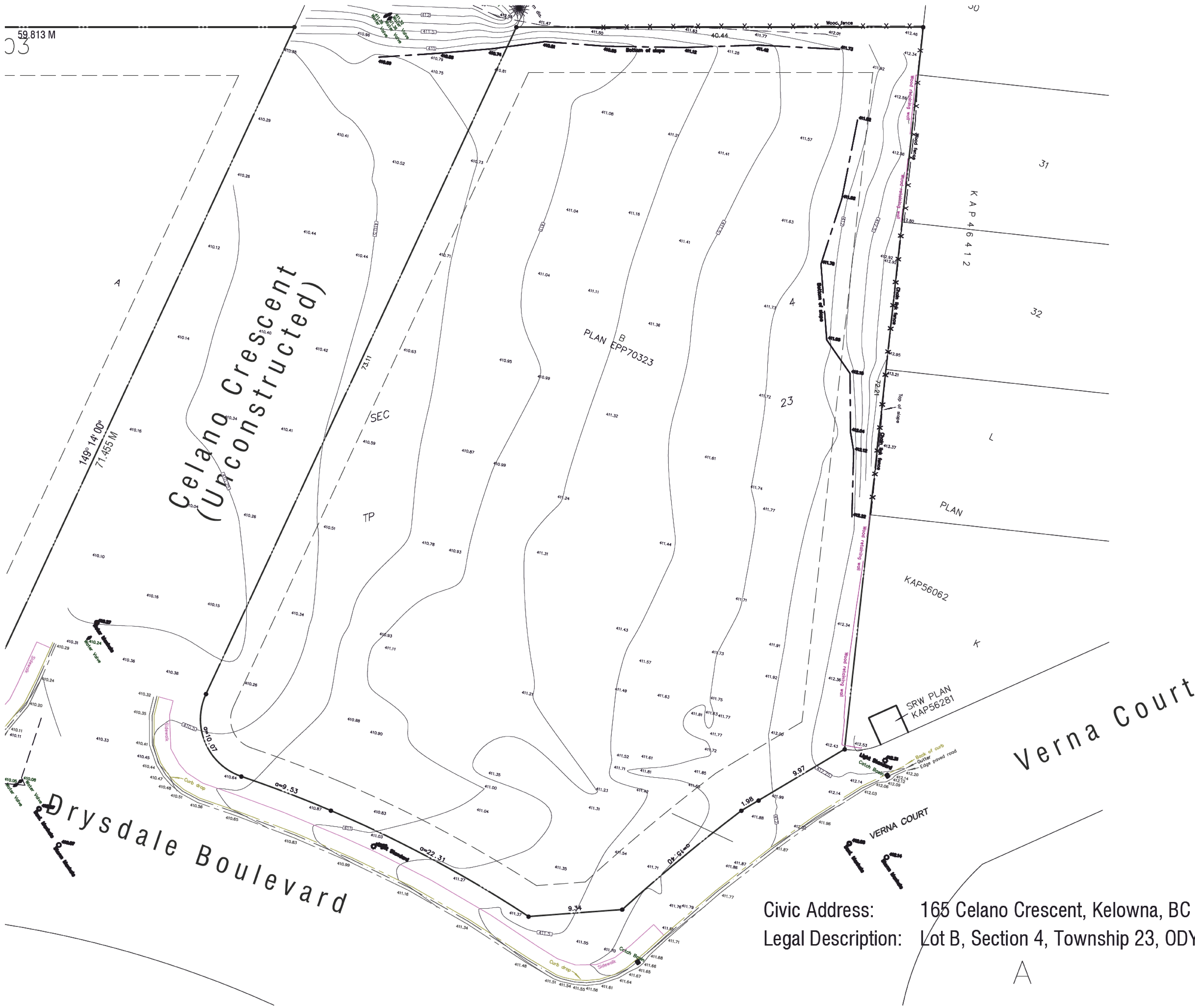
Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

Context Plan

October 4, 2017

A-1.0



Civic Address: 165 Celano Crescent, Kelowna, BC
Legal Description: Lot B, Section 4, Township 23, ODYD, Plan EPP70323

0 8 16 24 32 40 FT

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Revisions

Issued for Development Permit
October 4, 2017

REGISTERED ARCHITECT JAMES BUSSEY BRITISH COLUMBIA

2017-10-04

Client:

Project

Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

Survey Plan

1/16" = 1'-0"
October 4, 2017

A-1.1

LEED v4 for Building Design and Construction: Homes
Project Checklist

Project Name: **Society of Hope - 165 Celano Crescent, Kelowna, B.C.**
Date: 2017 Sept. 28

Y	?	N			Points
		2	Credit	Integrative Process	**2**
12	**2**	**2**		**Location and Transportation**	**15**
Y			Prereq	Floodplain Avoidance	Required
				PERFORMANCE PATH	
		1	Credit	LEED for Neighborhood Development Location	15
				PRESCRIPTIVE PATH	
8			Credit	Site Selection	8
2		1	Credit	Compact Development	3
1	1		Credit	Community Resources	2
1	1		Credit	Access to Transit	2
3	**1.5**	**2.5**		**Sustainable Sites**	**7**
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
2			Credit	Heat Island Reduction	2
	1	2	Credit	Rainwater Management	3
1	0.5	0.5	Credit	Non-Toxic Pest Control	2
10	**1**	**11**		**Water Efficiency**	**12**
Y			Prereq	Water Metering	Required
				PERFORMANCE PATH	
9		3	Credit	Total Water Use	12
				PRESCRIPTIVE PATH	
		6	Credit	Indoor Water Use	6
1	1	2	Credit	Outdoor Water Use	4
10	**2**	**26**		**Energy and Atmosphere**	**38**
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
				PERFORMANCE PATH	
9		20	Credit	Annual Energy Use	29
				BOTH PATHS	
	2	3	Credit	Efficient Hot Water Distribution System	5
		2	Credit	Advanced Utility Tracking	2
		1	Credit	Active Solar Ready Design	1
1			Credit	HVAC Start-Up Credentialing	1
				PRESCRIPTIVE PATH	
Y			Prereq	Home Size	Required
		3	Credit	Building Orientation for Passive Solar	3
		2	Credit	Air Infiltration	2
		2	Credit	Envelope Insulation	2
		3	Credit	Windows	3
		4	Credit	Space Heating & Cooling Equipment	4
				EA PRESCRIPTIVE PATH (continued)	
		3	Credit	Heating & Cooling Distribution Systems	3
		3	Credit	Efficient Domestic Hot Water Equipment	3
		2	Credit	Lighting	2
		2	Credit	High Efficiency Appliances	2
		4	Credit	Renewable Energy	4
3	**3**	**4**		**Materials and Resources**	**10**
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1			Credit	Durability Management Verification	1
	2	2	Credit	Environmentally Preferable Products	4
1	0.5	1.5	Credit	Construction Waste Management	3
1	0.5	0.5	Credit	Material Efficient Framing	2
4	**1.5**	**11**		**Indoor Environmental Quality**	**16**
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air FIltering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
	1	2	Credit	Enhanced Ventilation	3
0.5	0.5	1	Credit	Contaminant Control	2
1		2	Credit	Balancing of Heating and Cooling Distribution Systems	3
		1	Credit	Enhanced Compartmentalization	1
2			Credit	Enhanced Combustion Venting	2
		2	Credit	Enhanced Garage Pollutant Protection	2
0.5		2.5	Credit	Low Emitting Products	3
1	**0**	**5**		**Innovation**	**6**
Y			Prereq	Preliminary Rating	Required
		5	Credit	Innovation	5
1			Credit	LEED AP Homes	1
2	**2**	**0**		**Regional Priority**	**4**
	1		Credit	Regional Priority: Site Selection	1
1			Credit	Regional Priority: Compact Development	1
1			Credit	Regional Priority: Durability Management Verification	1
	1		Credit	Regional Priority: Total Water Use	1
45	**13**	**52**		**TOTALS** Possible Points:	**110**

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

prepared by:
Blue Camas - LEED Project Management
EcoAmmo - LEED Provider/Rater/CEA

RAYMOND LETKEMAN
architects inc.
200-970 Homer St. Vancouver B.C. V6B2W7
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Revisions

Issued for Development Permit
October 4, 2017

2017-10-04

Client

Project
Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

LEED Project Checklist

October 4, 2017

A-1.2

Design Rationale

What relevant contextual considerations does our design need to respond to?

The site is a 1.08-acre, reasonably flat parcel that is currently undeveloped.

It is located in a pleasant and quiet residential community, neighbouring low-density townhouses and single-family houses/duplexes.

The site has good access to local amenities, with Dr Knox Middle School located opposite and North Glenmore Elementary School a 15-minute walk away. A commercial village with a grocery and other stores, as well as the new Glenmore Recreation Park, are a two-minute drive or 15-minute walk away. The site is a 15-minute drive to downtown Kelowna.

The Official Community Plan supports intensification of the site from A1 zoning to RM3. The City wishes to see this site contribute positively to the Glenmore community through development of a well-designed townhouse project that adheres to the RM3 by-law.

City Planning Staff have emphasized the importance of the design being welcoming and inclusive of the surrounding community, noting that it should activate the perimeter streets with outward (rather than inward) facing homes.

City Engineering staff have confirmed that vehicle access should be provided from Celano Crescent for safety and congestion-related reasons.

How does our design respond to these contextual considerations?

Our design responds to the above-listed contextual considerations through a thoughtfully designed townhouse development. The development is predominantly oriented toward families with children. Each of the townhouses will provide two or three bedrooms and parking for two cars. Interaction between neighbours is encouraged through the open and welcoming layout of the community.

The project will be LEED registered.

Vehicle access to the development will be from a new portion of Celano Crescent. The vehicle entry from Celano Crescent leads into an internal access road that serves as the site's organizing access spine. This central spine draws on ideas from a Woonerf-style street and provides opportunities for informal gathering and play, such as street hockey.

The townhouses located around the perimeter of the project have front doors directly facing Drysdale Boulevard or Celano Crescent. This approach activates these streets and presents a welcoming face to the surrounding neighbourhood. Importantly, on-street parking on Celano and Drysdale (available outside of school drop-off hours) improves the liveability and functionality of these street-facing townhouse units. To bolster this street-facing concept, the development will provide a pedestrian-friendly boulevard along Drysdale and Celano sidewalks, achieved by installing deciduous shade trees and turf.

The project is compliant with the RM3 by-law, except in one specific instance that relates to the setback west of buildings 1 & 2 (the by-law stipulates 7.5 metres, and our design contemplates 4.5 metres). This variance derives from our desire to make the side yards of the townhouses consistent with the side yards of its neighbouring properties. The rear setback of this project is not a true backyard as it abuts into a neighbouring side yard.

A community outdoor/green space is located safely away from traffic on Celano and Drysdale and can be seen from surrounding homes. Included in the space are the mail kiosk, community signage, bike racks and passive seating for families.

The townhouses are designed to have strong individuality. Each townhouse has its own gable roof form, a distinctive front entry, and landscape design to create a sense of arrival at each home. The garden terrace in front of each townhouse provides a delineation between the public and private realms but does so in a friendly, inclusive fashion.

Two different townhouse designs are provided, offering both two and three bedroom rental options. Both designs comprise open concept living spaces, 2 or 3 bedrooms, a den, a balcony and parking for 2 cars. Architectural cohesiveness is achieved between the two unit types by continuing key external architectural proportions, expressions and themes.

The townhouses have a contemporary architectural design that responds to the Kelowna lifestyle and environment by providing big windows and outdoor spaces that balance access to sunshine and natural light with sufficient comfort and shade.

Each home has a balcony accessed directly from the principal living space. As well as providing important outdoor space, the balcony lessens the visual impact of the garage door below and softens the look of the driveway aisle and parking aprons.

The Okanagan's natural landscape informs the design's base colour palette, with dynamic colour accents used in certain areas to express the individuality of each home and define a contemporary and vibrant appearance, particularly around the front entry.

The landscape design is well integrated with the architectural design and is mindful of the hot, dry Okanagan climate. The landscape design incorporates canopy trees wherever possible to soften the feel of the community and reduce heat gain.

RAYMOND LETKEMAN
architects inc.
200-970 Homer St. Vancouver B.C. V6B2W7
Tel.604.669.3339 Fax.604.669.5651

Revisions

Issued for Development Permit
October 4, 2017

REGISTERED ARCHITECT
JAMES BUSSEY
BRITISH COLUMBIA

2017-10-04

Client

Project

Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

Design Rationale

October 4, 2017

A-1.3

Development Statistics

Civic Address:	165 Celano Crescent, Kelowna, BC		
Legal Description:	Lot B, Section 4, Township 23, ODYD, Plan EPP70323		
Gross Site Area:	**1.08 Acres**	**47,234 sf**	**4,388 SM**
Zonning Classification:	RM3		
Permitted FSR:	0.75	35,426 sf	3,291 SM
Proposed FSR:	**0.62**	**29,266 sf**	**2,719 SM**
Permitted Site Coverage of Buildings:	40%		
Proposed Site Coverage of Buildings (including decks):	**33%**		
Permitted Site Coverage of Buildings, Decks, Driveway, Surface Parking:	60%		
Proposed Site Coverage of Buildings, Decks, Driveway, Surface Parking:	**42%**		
Permitted Height:	10 M or 3 Storeys (the lesser of the two)		
Proposed Height:	**3 Storeys at 9.46 M (31'-1/4")**		

Permitted Setbacks:

Front - Drysdale Boulevard	1.5 M
Flanking Streets - Celano Crescent & Verna Court	4.5 or 1.5 M ground oriented units facing street
Side - North along green space	4.0 M
Rear - West of buildings 1 & 2	7.5 M

Proposed Setbacks:

Front - Drysdale Boulevard	**3.0 M**
Flanking Streets - Celano Crescent & Verna Court	**3.0 & 4.5 M**
Side - North along green space	**4.5 M**
Rear - West of buildings 1 & 2	**4.5 M (Requires variance)**

Required Private Open Space Per Dwelling:	25 SM	269 sf (for dwellings more than one bedroom)
21 dwellings total	525 SM	5,651 sf
Proposed Private Open Space (including balconies):	**795 SM**	**8,555 sf total for 21 dwellings**

Proposed Development:

Type		Lower Flr (FSR)	Main Flr	Upper Flr	Total (Exclu. garage)	No. of Units	Total FSR Area	Lower Flr Gross	Gross Flr Area	Garage Parking	Apron Parking
A	3 Bedrm	167 sf	605 sf	627 sf	1,399 sf	8	11,192 sf	584 sf	14,528 sf	2 cars	0 car
A1	3 Bedrm	168 sf	648 sf	651 sf	1,467 sf	8	11,736 sf	608 sf	15,256 sf	2 cars	0 car
B	2 Bedrm	212 sf	507 sf	527 sf	1,246 sf	3	3,738 sf	498 sf	4,596 sf	1 cars	1 car
B1	2 Bedrm	214 sf	533 sf	553 sf	1,300 sf	2	2,600 sf	503 sf	3,178 sf	1 cars	1 car
Total						**21 units**	**29,266 sf FSR**		**37,558 sf Gross**		

Required Parking:

2 cars per residential unit	42 cars
1 visitor car per 7 dwelling units	3 cars
Total Required Parking	**45 cars**

Proposed Parking:

Double garages (Types A, A1)	32 cars
Single garages (Types B, B1)	5 cars
Total in Garages	**37 cars**
Apron Parking (Type B, B1)	5 cars
Overall Residential Parking	**42 cars**
Visitor Parking	7 cars
Total Provided Parking	**49 cars**

Required Bicycle Parking:

Class 2 0.1 per dwelling unit	2 spaces
Total required bicycle parking	**2 spaces**

Provided Bicycle Parking:

Class 2	6 spaces
Total Provided Bicycle Parking	**6 spaces**

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architects inc.
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Tel. 604.669.3339 Fax. 604.669.5651

Revisions

Issued for Development Permit
October 4, 2017

2017-10-04

Client:

Project:

Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

Development Summary

October 4, 2017

A-1.4

Note:
All Landscape info, refer to Landscape drawings L1 & L2

FSR SUMMARY

Unit A (3 bed):	8	38%	@	1,399	sf =	11,192	sf
Unit A1 (3 bed):	8	38%	@	1,467	sf =	11,736	sf
Unit B (2 bed):	3	14%	@	1,246	sf =	3,738	sf
Unit B1 (2 bed):	2	10%	@	1,300	sf =	2,600	sf
Total:	**21 units**			**0.62 FAR**		**29,266**	**sf**
Site Area:						**47,234**	**sf**
Resident Parking:	**42 reg.**						
Visitor Parking:	**7 (See Site Plan for dim.)**						

0 8 16 24 32 40 FT

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Revisions

Issued for Development Permit
October 4, 2017

SCHEDULE A
This forms part of application
DP17-0226 DVP17-0228
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

2017-10-04

Client:

Project
Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

Site Plan

1/16" = 1'-0"
October 4, 2017

A-1.5

RAYMOND LETKEMAN architects inc.

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Revisions

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October 4, 2017

SCHEDULE A
This forms part of application
DP17-0226 DVP17-0228
City of Kelowna
COMMUNITY PLANNING
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REGISTERED ARCHITECT
JAMES BUSSEY
BRITISH COLUMBIA

2017-10-04

Client:

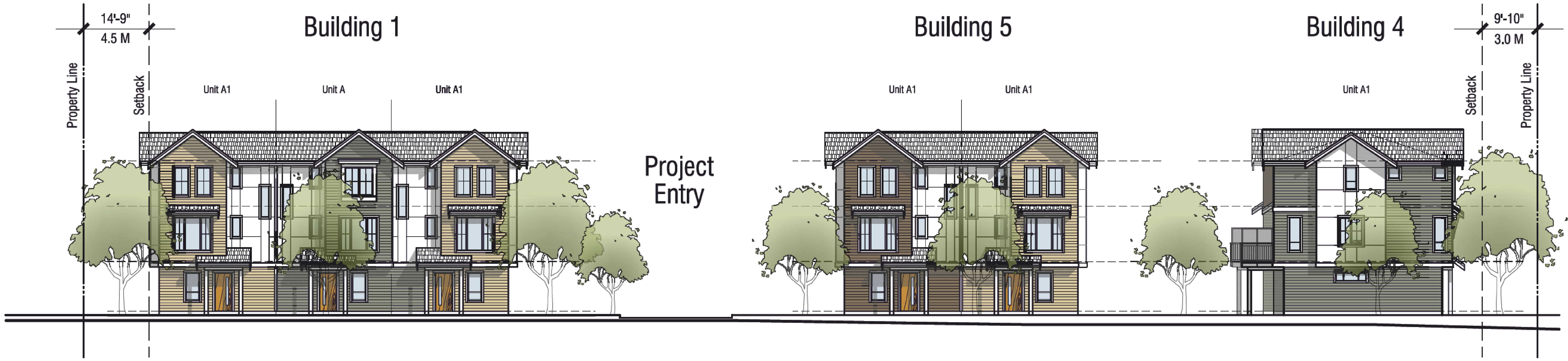
Project
Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

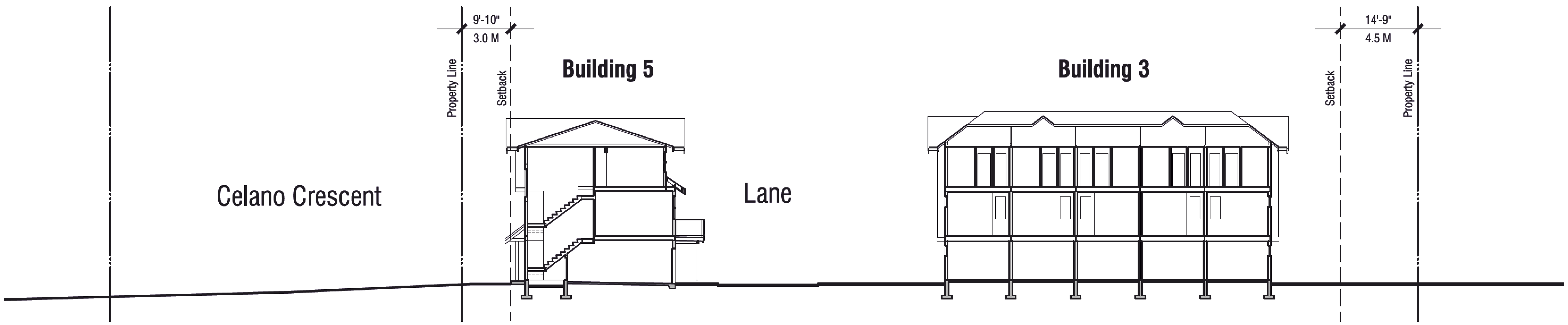
Fire Access Plan

1/16" = 1'-0"
October 4, 2017

A-1.6



Celano Crescent Streetscape Elevation



Site Section

RAYMOND LETKEMAN
architects inc.
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Tel. 604.669.3339 Fax. 604.669.5651

Revisions

Issued for Development Permit
October 4, 2017

SCHEDULE B
This forms part of application
DP17-0226 DVP17-0228
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

2017-10-04

Client

Project
Providence Boulevard
165 Celano Crescent
Kelowna, BC

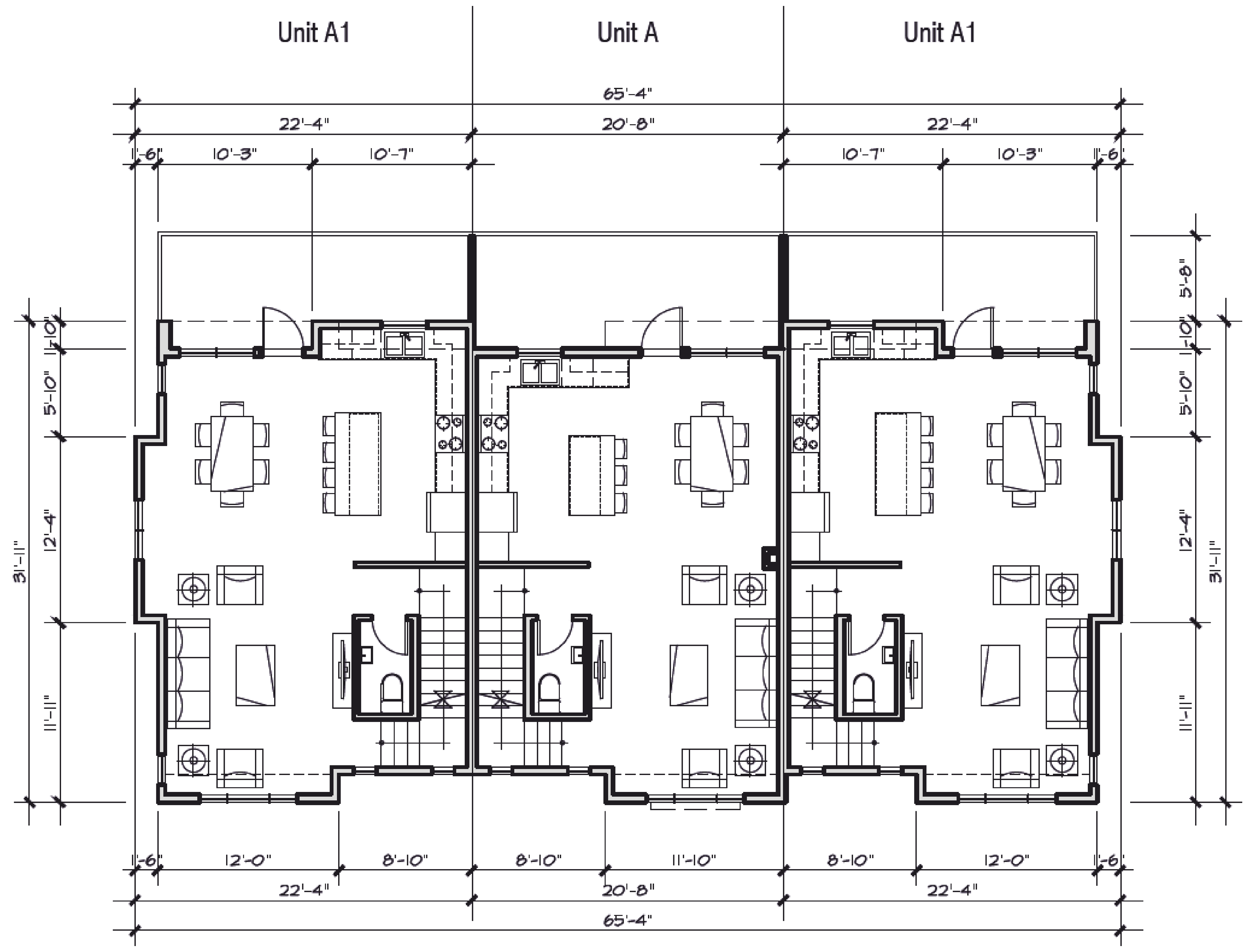
By
Society of H.O.P.E.

Site Section & Streetscape

3/32" = 1'-0"
October 4, 2017

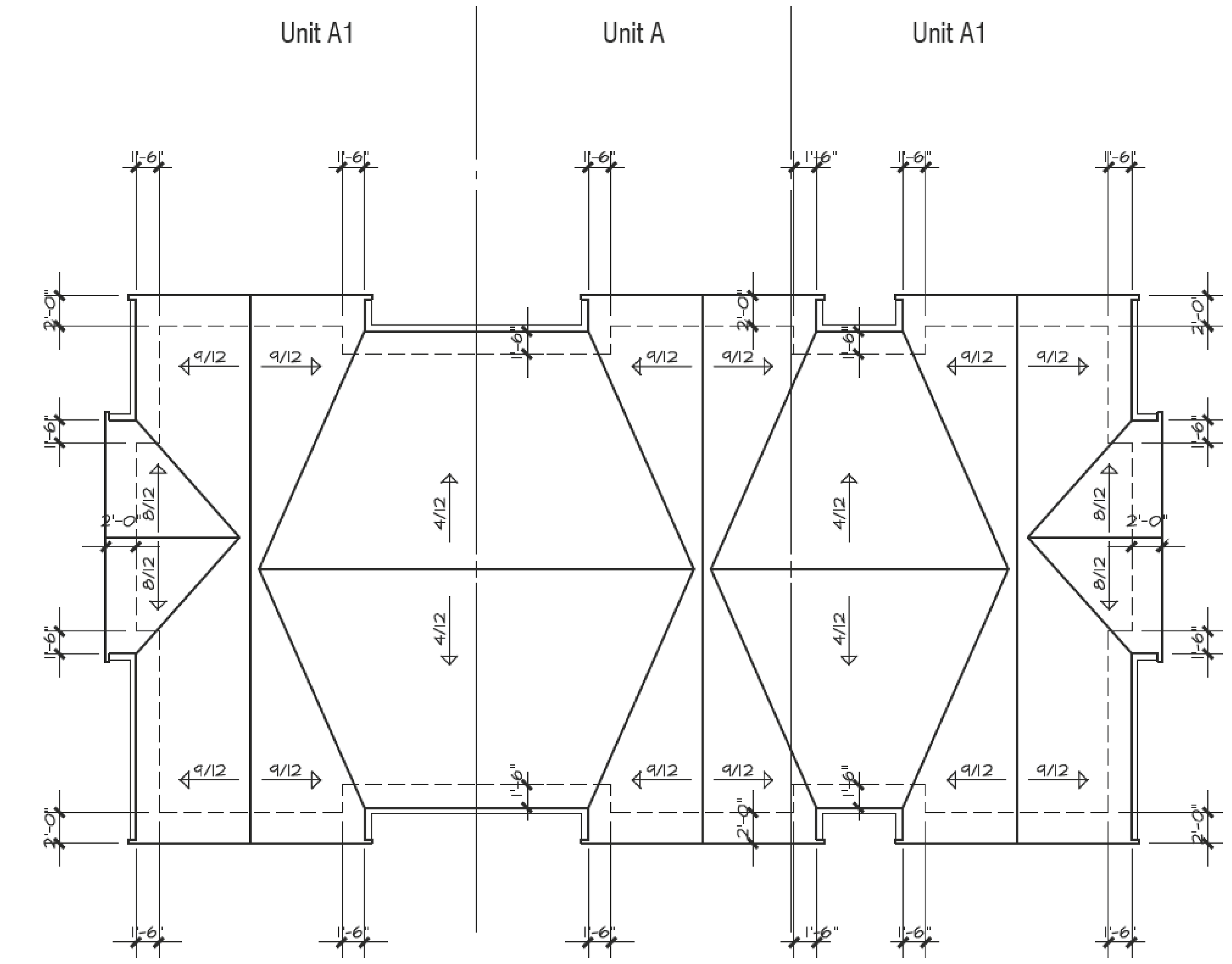
0 8 16 24 32 25 FT

A-1.7

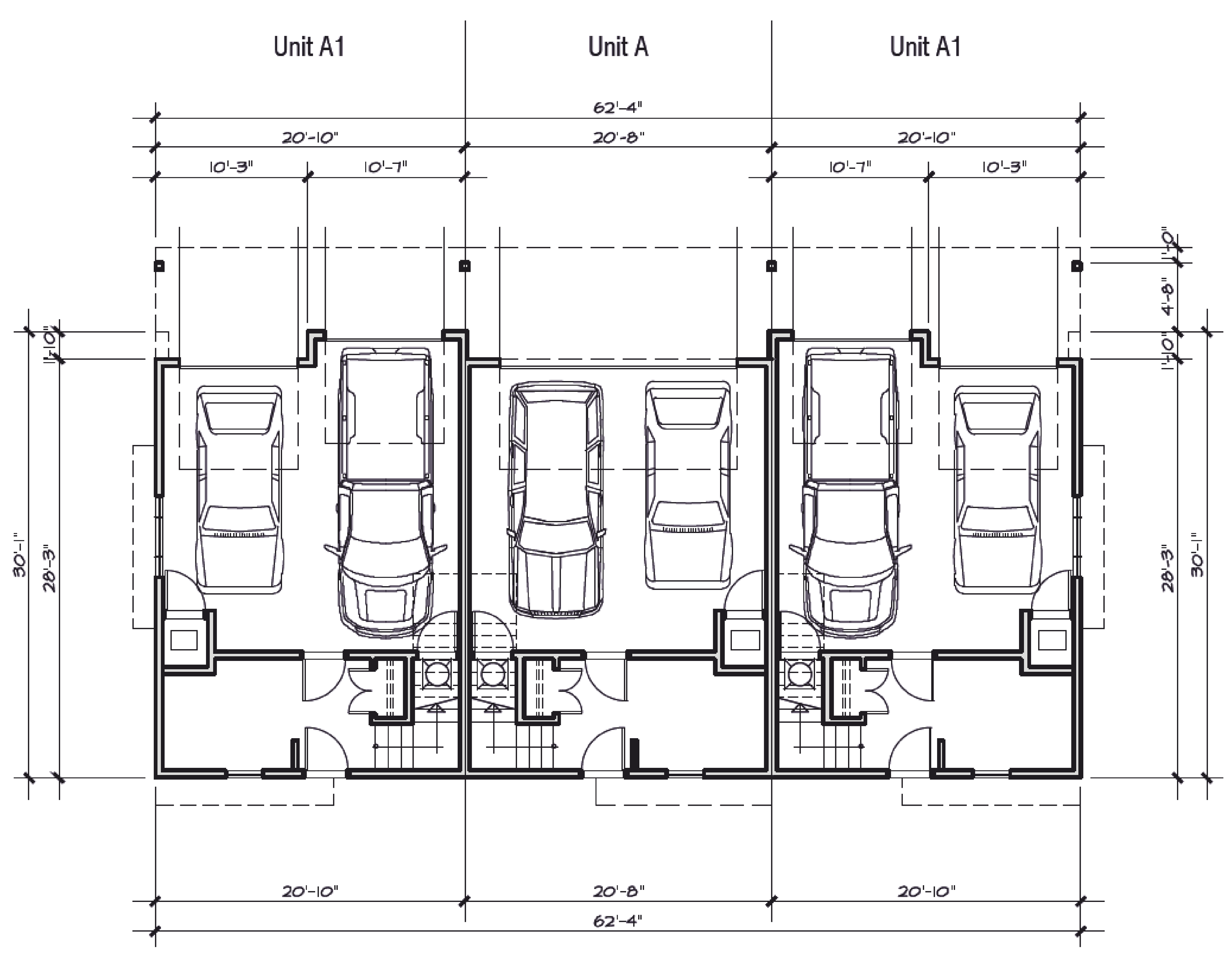


Main Floor Plan

Building Area 1,903 sf

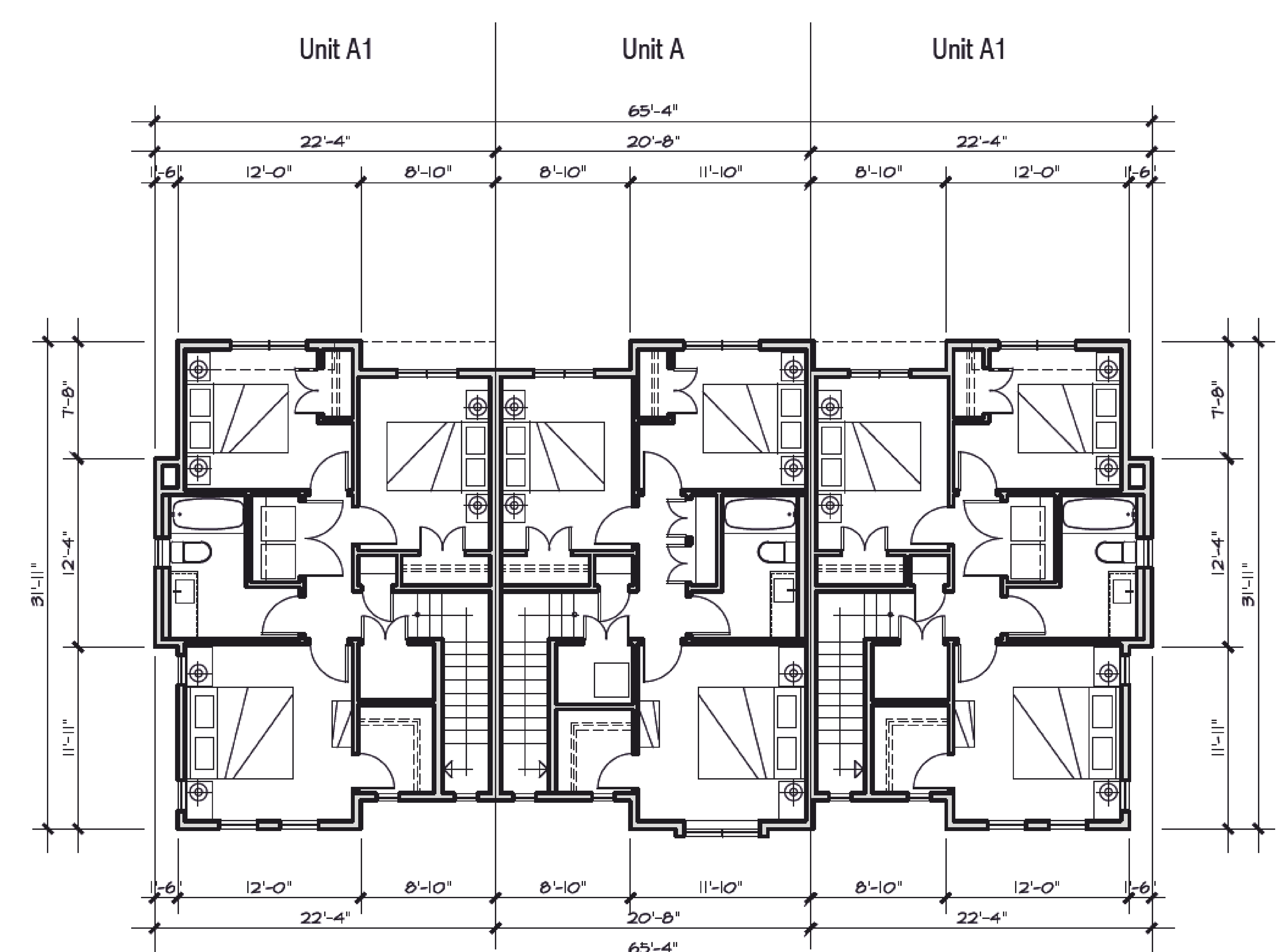


Roof Plan



Lower Floor Plan

Building Area 1,800 sf
Building Footprint 2,329 sf (Incl. Supported Balconys)



Upper Floor Plan

Building Area 1,930 sf

0 4 8 12 16 20 FT

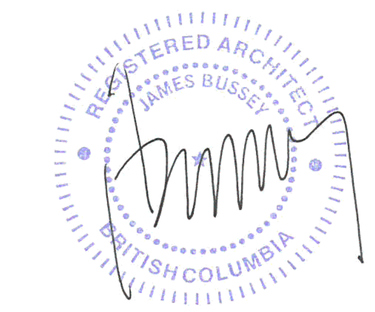
RAYMOND LETKEMAN
architects inc.

200-970 Homer St. Vancouver B.C. V6B2W7
Tel. 604.669.3339 Fax. 604.669.5651

Revisions

Issued for Development Permit
October 4, 2017

SCHEDULE A
This forms part of application
DP17-0226 DVP17-0228
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING



2017-10-04

Client

Project

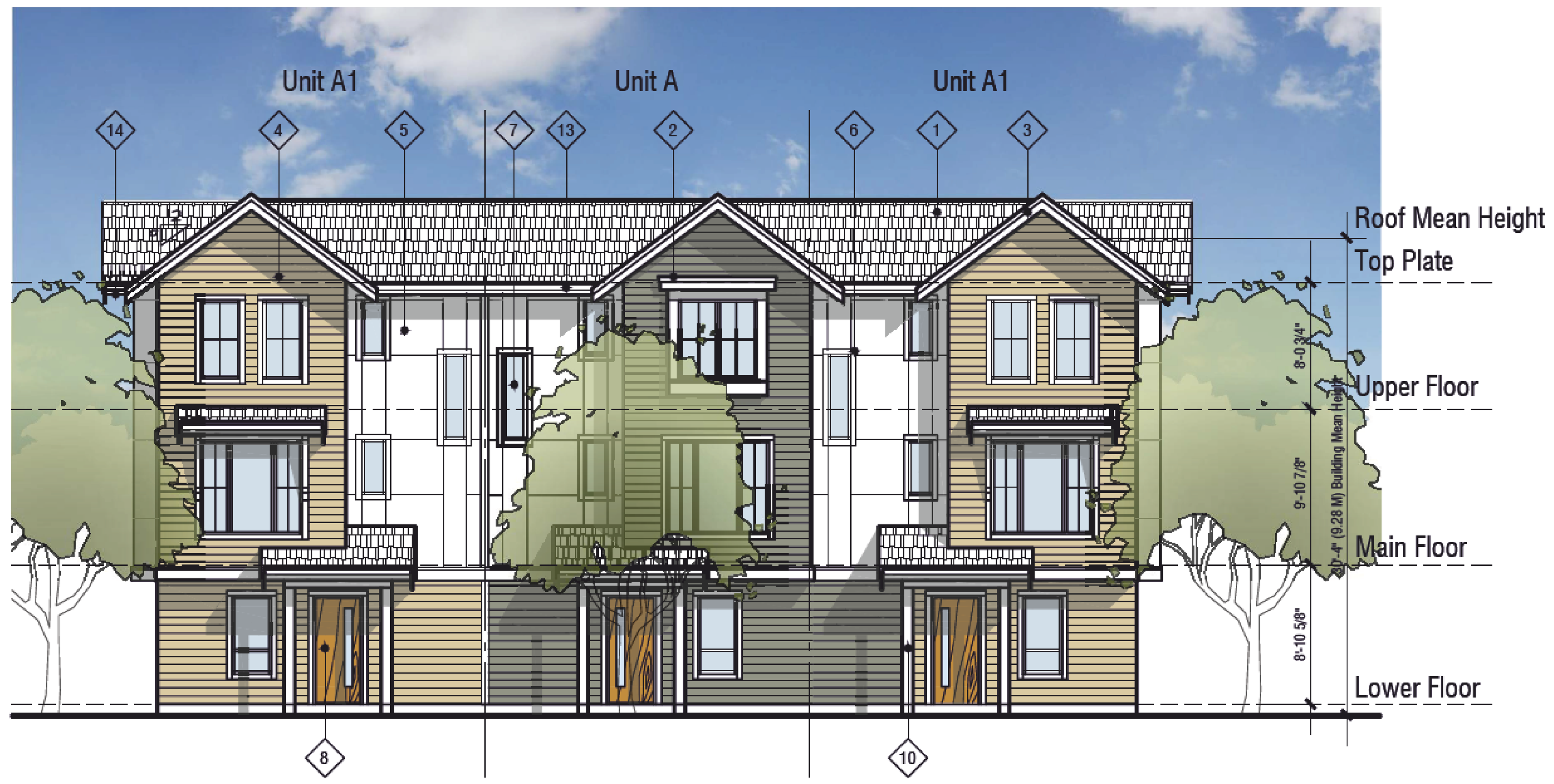
Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

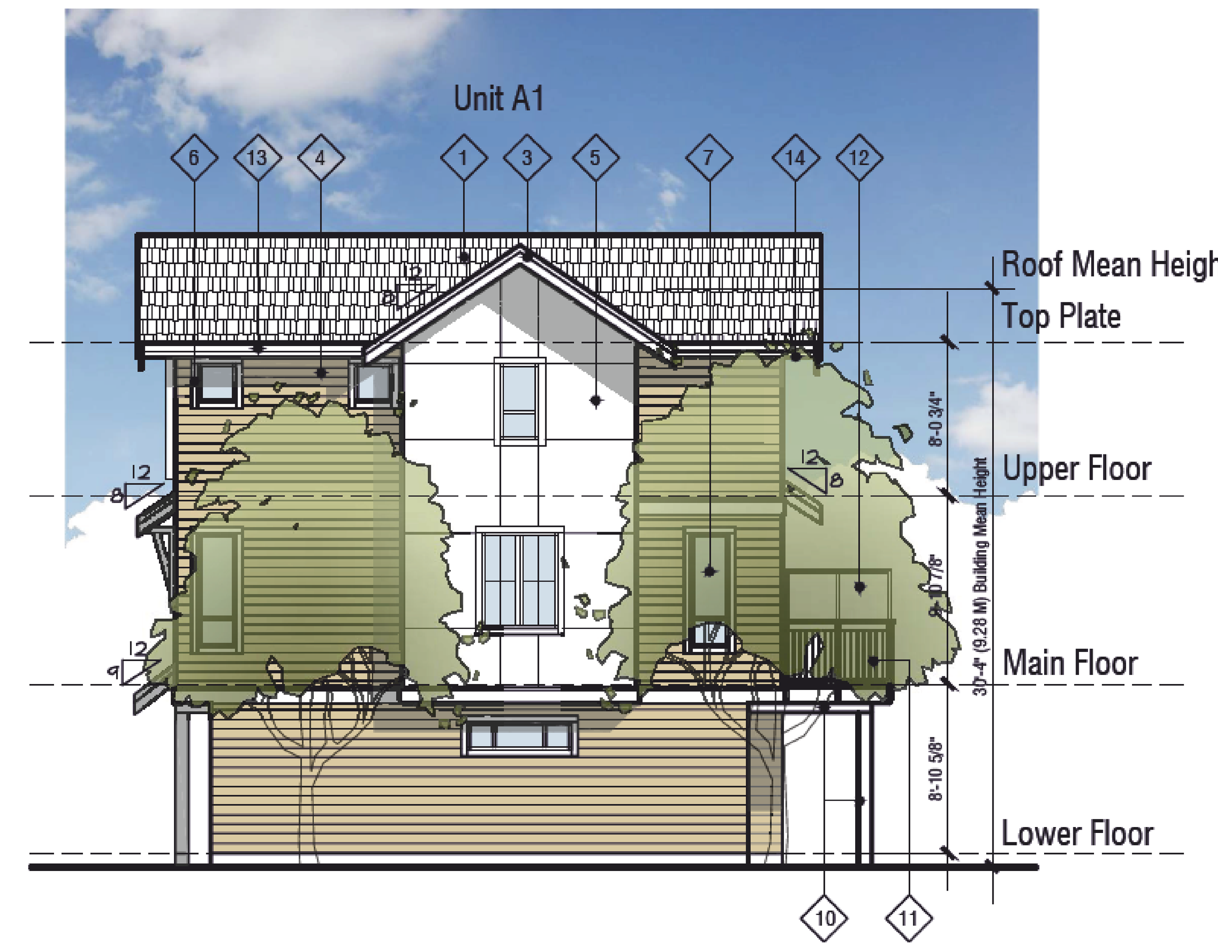
Building 1 Plans
(Type A 3-plex)

1/8" = 1'-0"
October 4, 2017

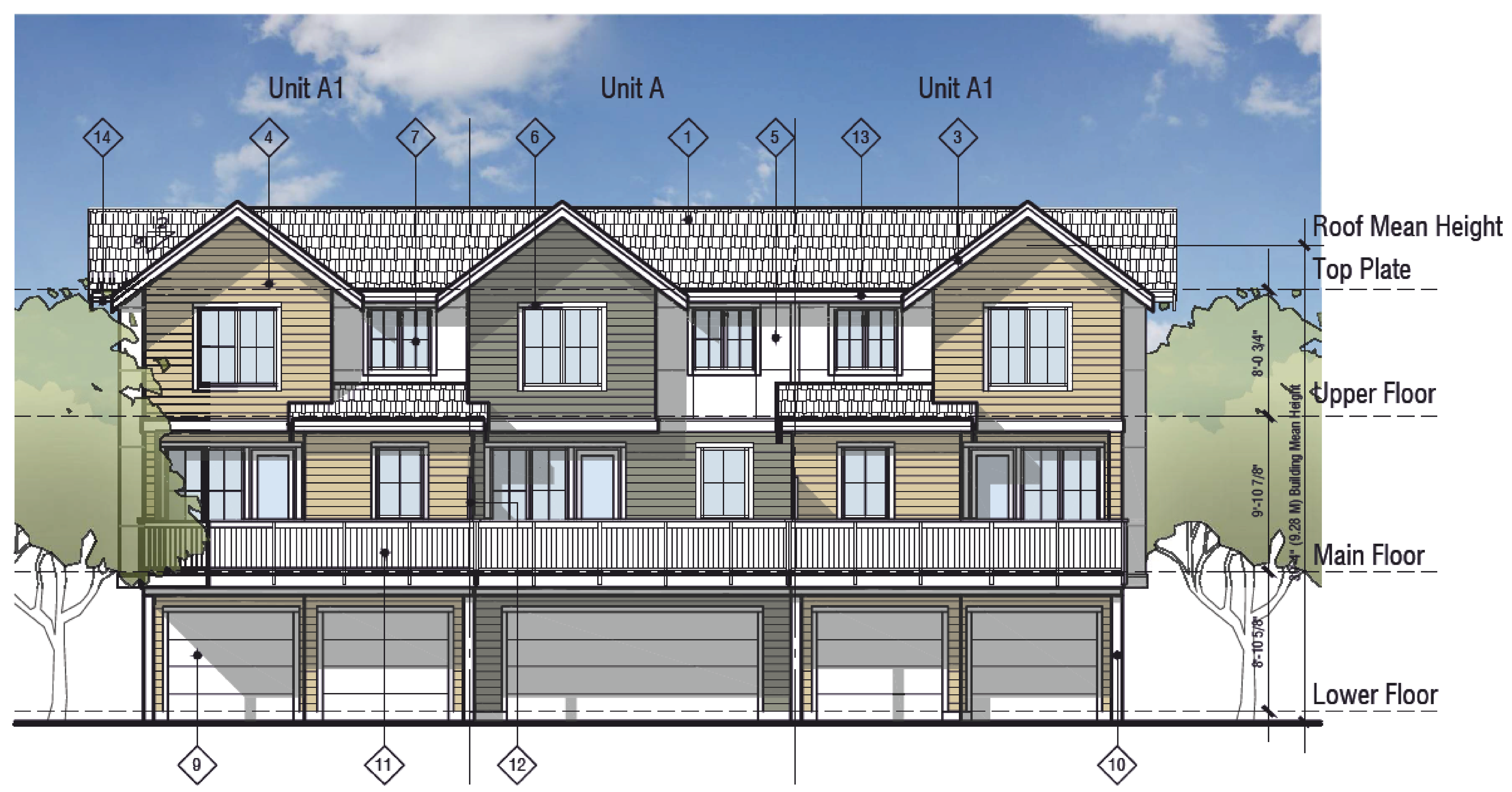
A-2.0



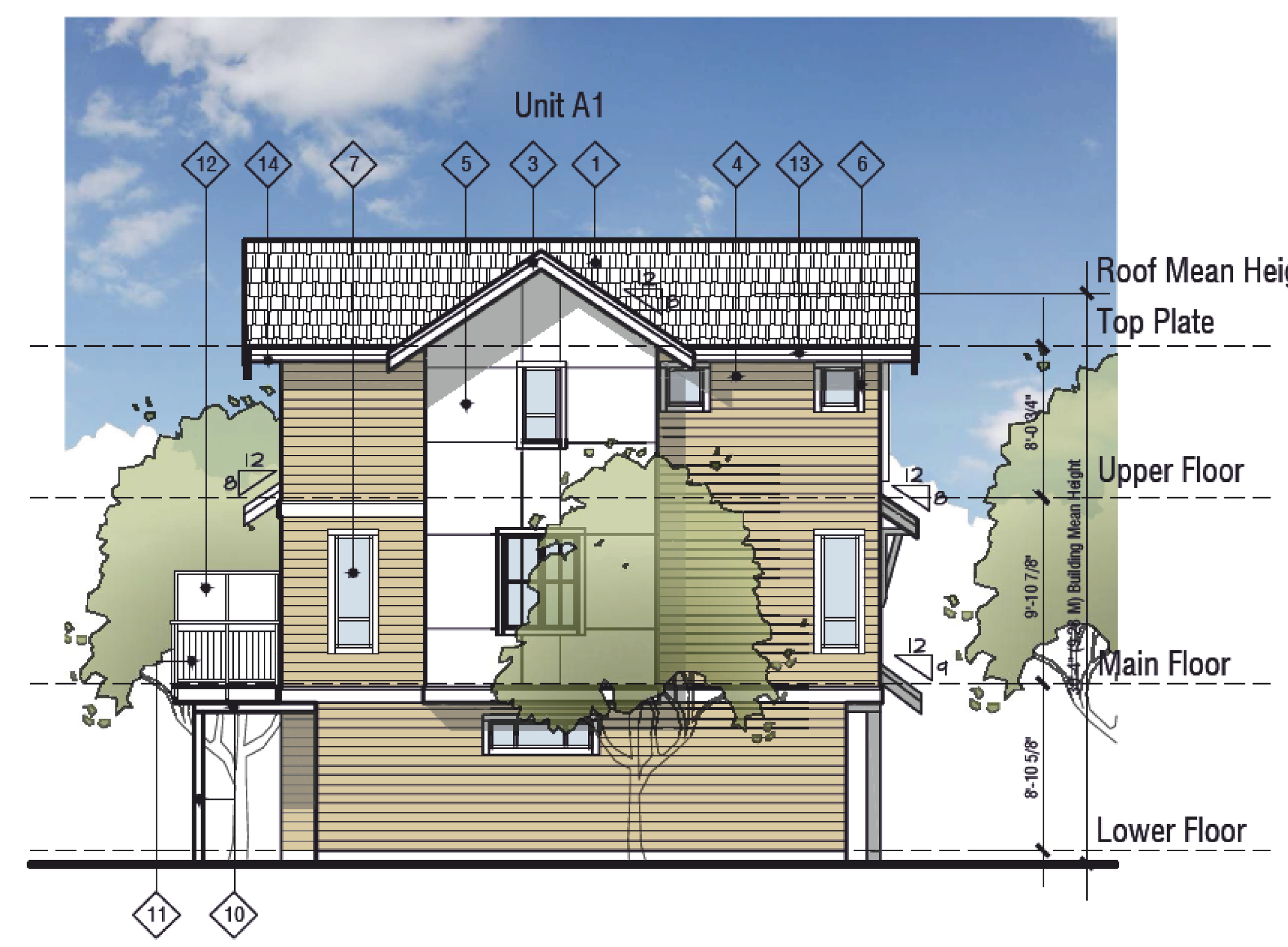
Front Elevation (Celano Crescent)



Side Elevation



Rear Elevation (Lane)



Side Elevation

Exterior Finish Legend

1	Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray
2	Flat Roof	SBS membrane w/ light grey cap sheet
3	Fascia	HardiTrim, painted, BM OC-57 White Heron
4	Lap Siding	HardiePlank Lap Siding straight edge, 6" exposure, smooth Painted, as shown on elevation
5	Wall Panels	HardiePanel Smooth, c/w EasyTrim reveal joints, Painted, BM OC-57 White Heron
6	Trims	HardiTrim, painted, BM OC-57 White Heron
7	Windows	Vinyl Frame Window, White
8	Entry Doors	Wood veneer, fibreglass w/ glazed panel, stained
9	Garage Doors	Fibre Glass, painted
10	Posts & Beams	HardiTrim cladded, painted
11	Guard Rail	Aluminum rails, supports & pickets, white
12	Privacy Screen	Aluminum Frame w/ Frosted Glazing, white
13	Gutter & RWL	Pre-finished aluminum, white
14	Soffit	HardiSoffit, Perforated

0 4 8 12 16 20 FT

RAYMOND LETKEMAN
architects Inc.
200-970 Homer St. Vancouver B.C. V6B2W7
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Revisions

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SCHEDULE B
This forms part of application
DP17-0226 DVP17-0228
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

REGISTERED ARCHITECT
JAMES BUSSEY
BRITISH COLUMBIA

2017-10-04

Client

Project

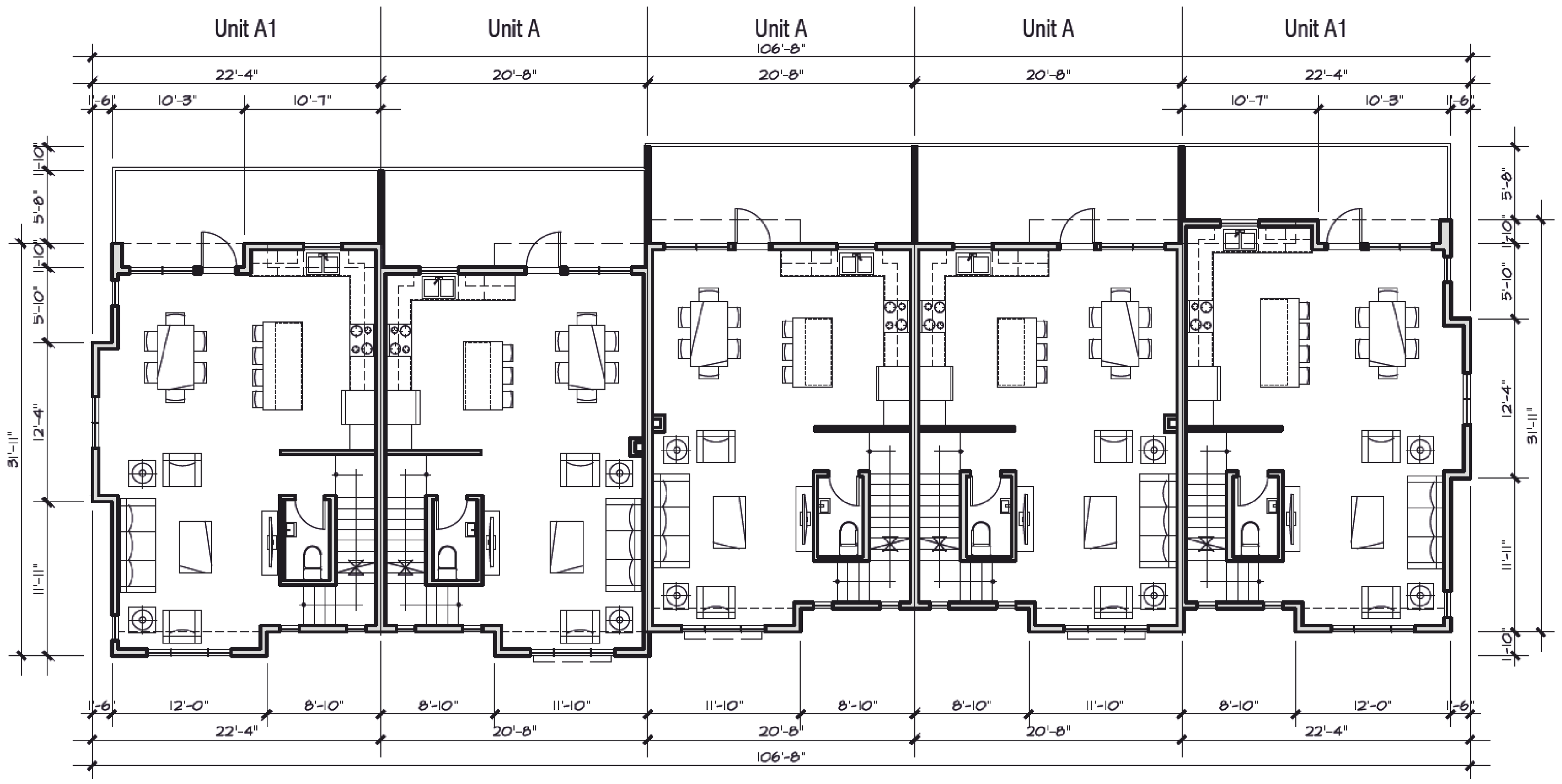
Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

Building 1 Elevations
(Type A 3-plex)

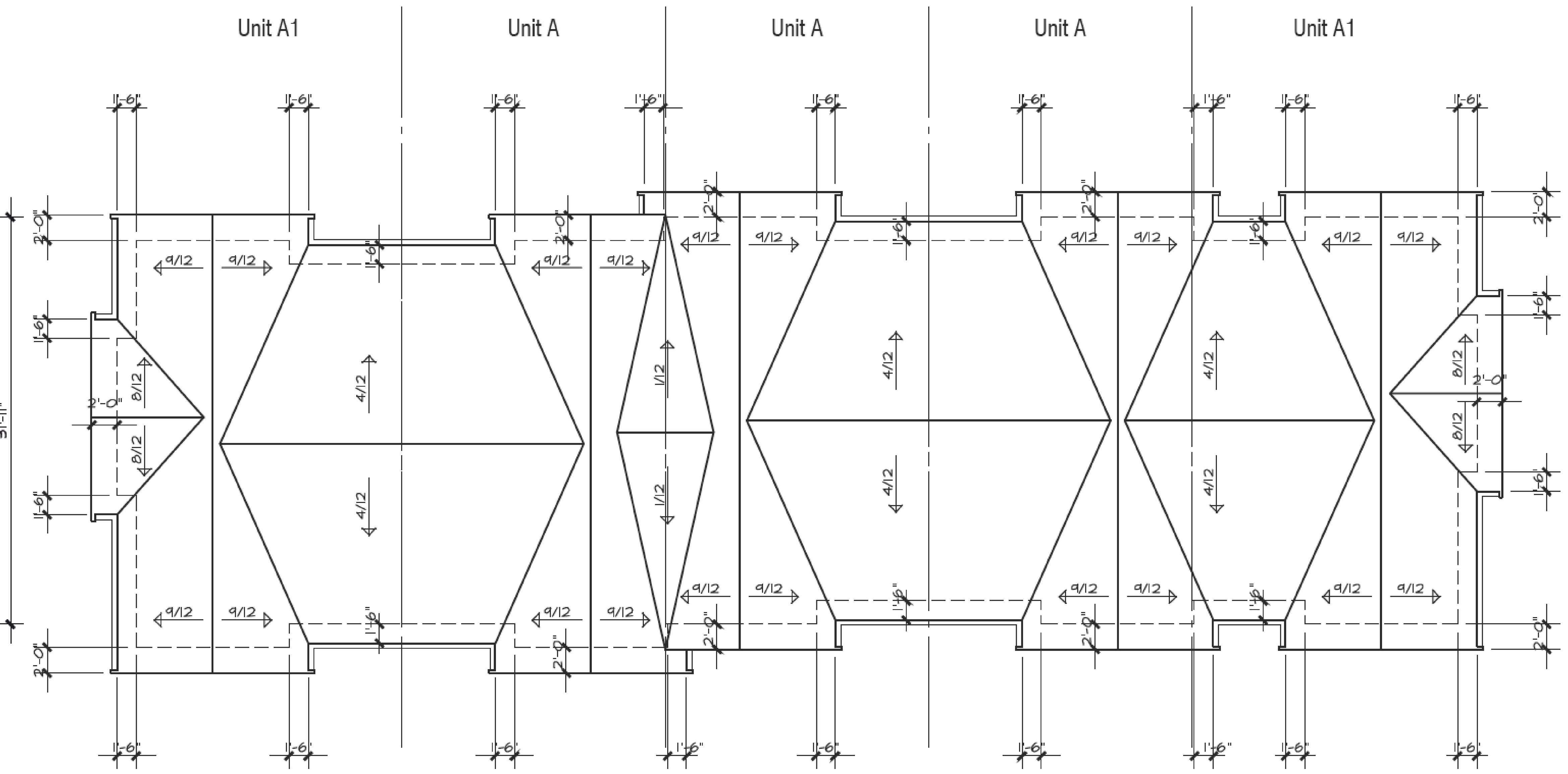
1/8" = 1'-0"
October 4, 2017

A-2.1

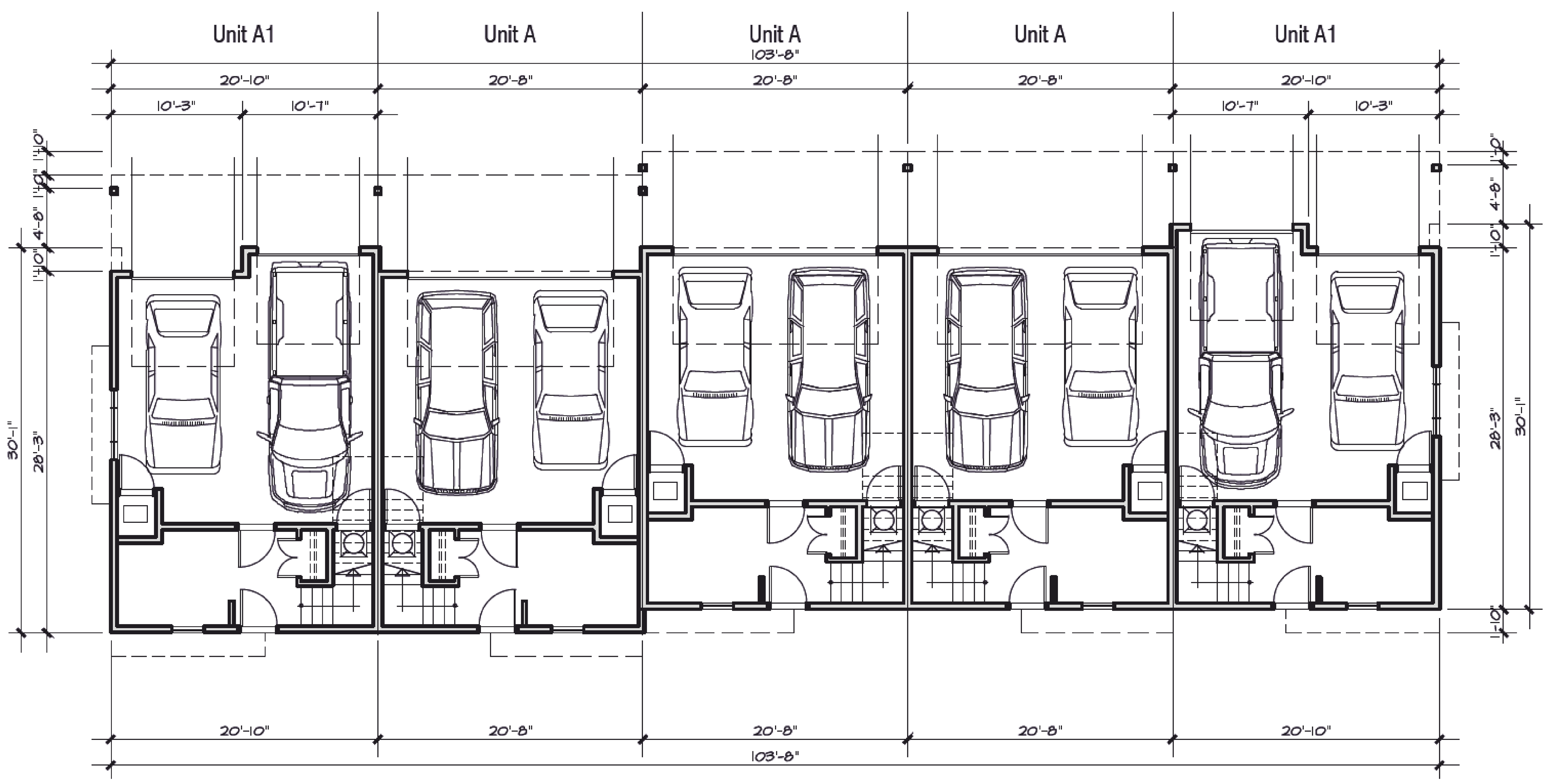


Main Floor Plan

Building Area 3,115 sf



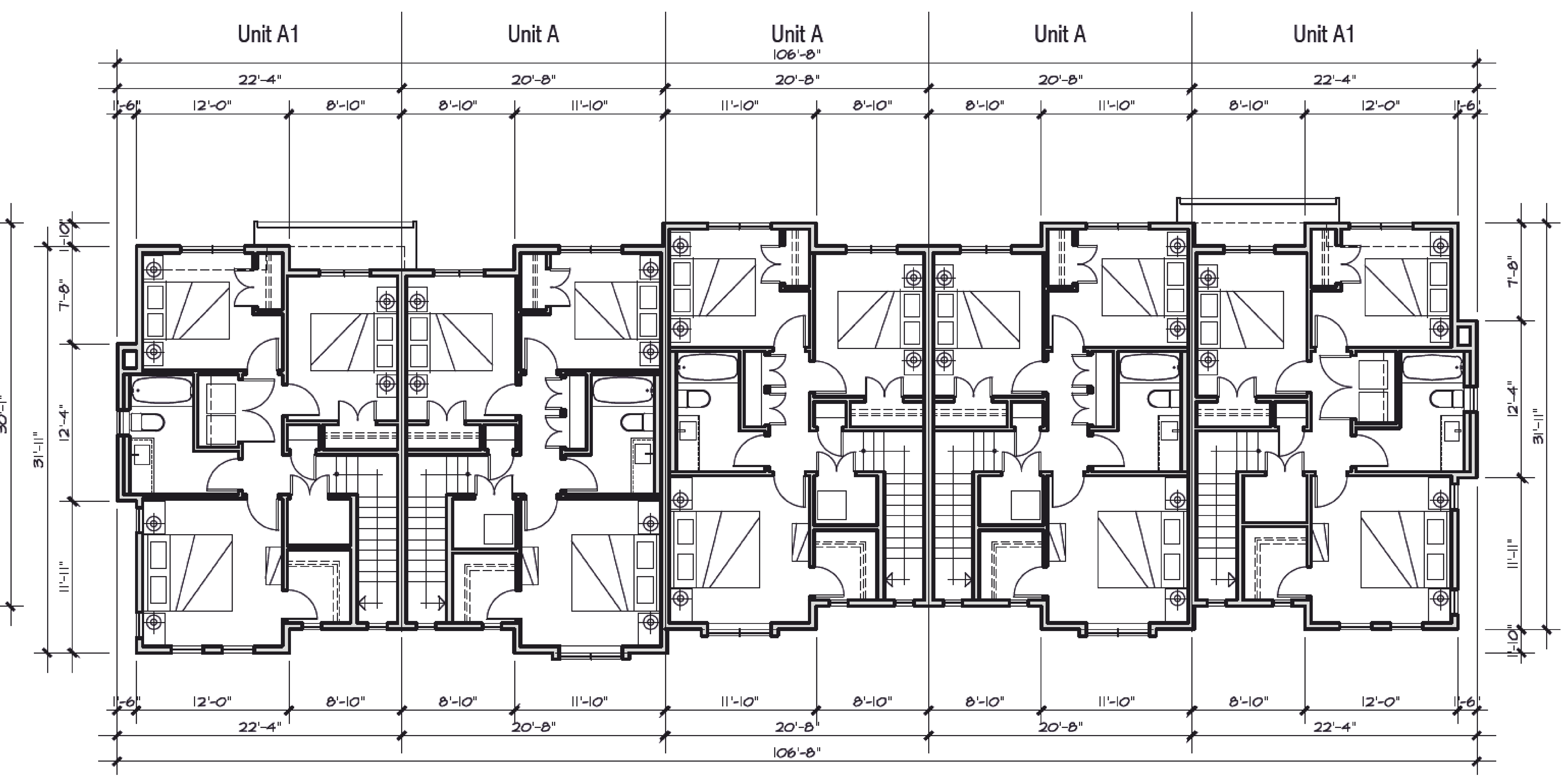
Roof Plan



Lower Floor Plan

Building Area 2,969 sf

Building Footprint 3,850 sf (Incl. Supported Balconys)



Upper Floor Plan

Building Area 3,185 sf

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City of Kelowna
COMMUNITY PLANNING

REGISTERED ARCHITECT
JAMES BUSSEY
BRITISH COLUMBIA

2017-10-04

Client

Project

Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

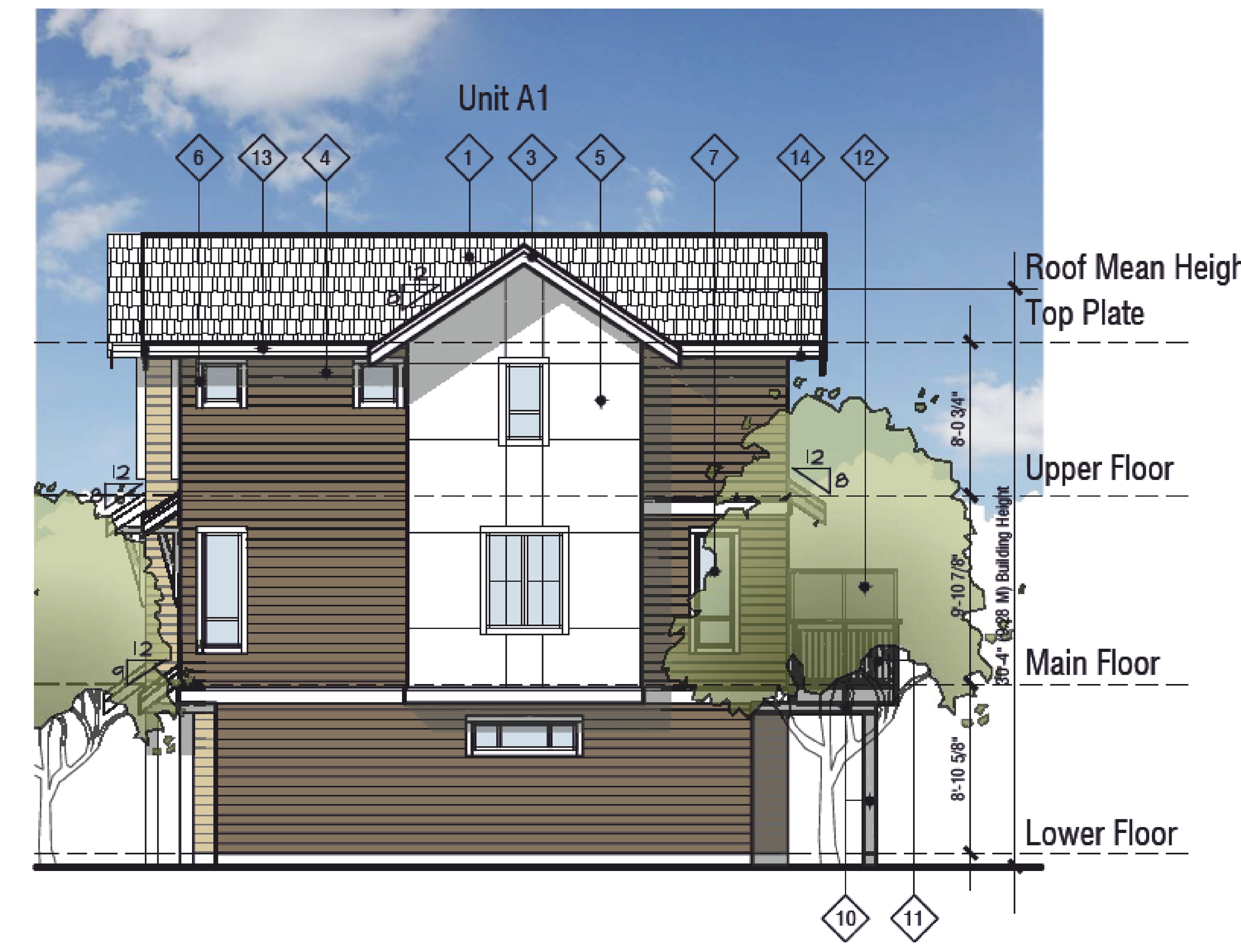
Building 2 Plans
(Type A 5-plex)

1/8" = 1'-0"
October 4, 2017

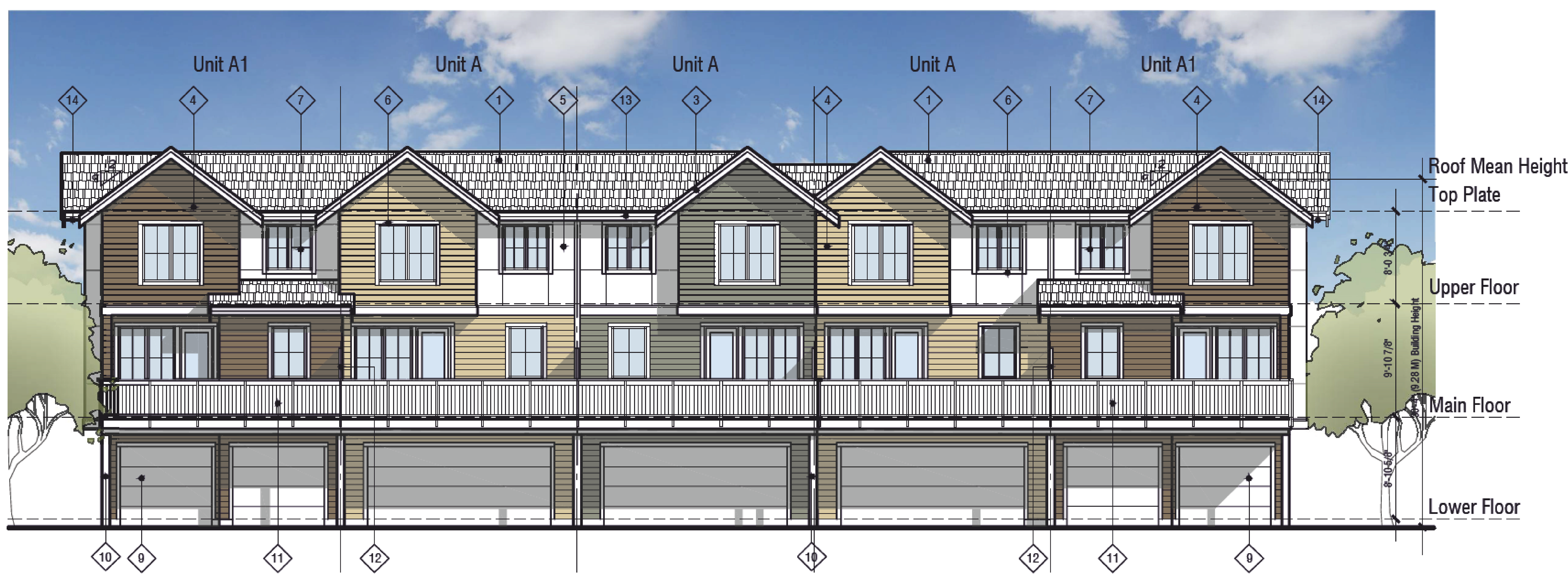
0 4 8 12 16 20 FT

A-3.0

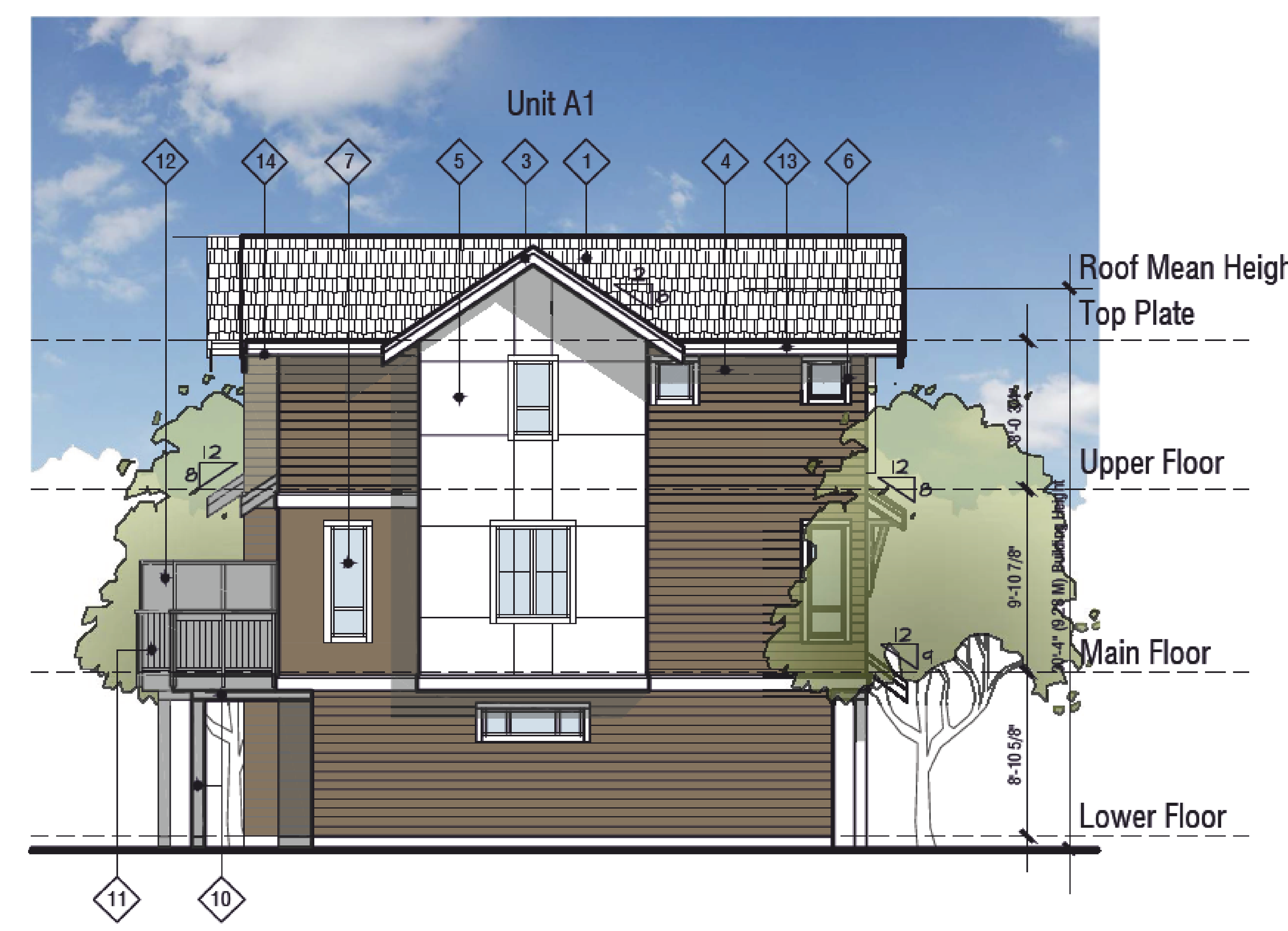
Front Elevation (Green Space)



Side Elevation



Rear Elevation (Lane)



Side Elevation

Exterior Finish Legend

1	Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray
2	Flat Roof	SBS membrane w/ light grey cap sheet
3	Fascia	HardiTrim, painted, BM OC-57 White Heron
4	Lap Siding	HardiePlank Lap Siding straight edge, 6" exposure, smooth Painted, as shown on elevation
5	Wall Panels	HardiePanel Smooth, c/w EasyTrim reveal joints, Painted, BM OC-57 White Heron
6	Trims	HardiTrim, painted, BM OC-57 White Heron
7	Windows	Vinyl Frame Window, White
8	Entry Doors	Wood veneer, fibreglass w/ glazed panel, stained
9	Garage Doors	Fibre Glass, painted
10	Posts & Beams	HardiTrim cladded, painted
11	Guard Rail	Aluminum rails, supports & pickets, white
12	Privacy Screen	Aluminum Frame w/ Frosted Glazing, white
13	Gutter & RWL	Pre-finished aluminum, white
14	Soffit	HardiSoffit, Perforated

0 4 8 12 16 20 FT

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200-970 Homer St. Vancouver B.C. V6B2W7
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SCHEDULE B
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DP17-0226 DVP17-0228
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

REGISTERED ARCHITECT
JAMES BUSSEY
BRITISH COLUMBIA

2017-10-04

Client

Project

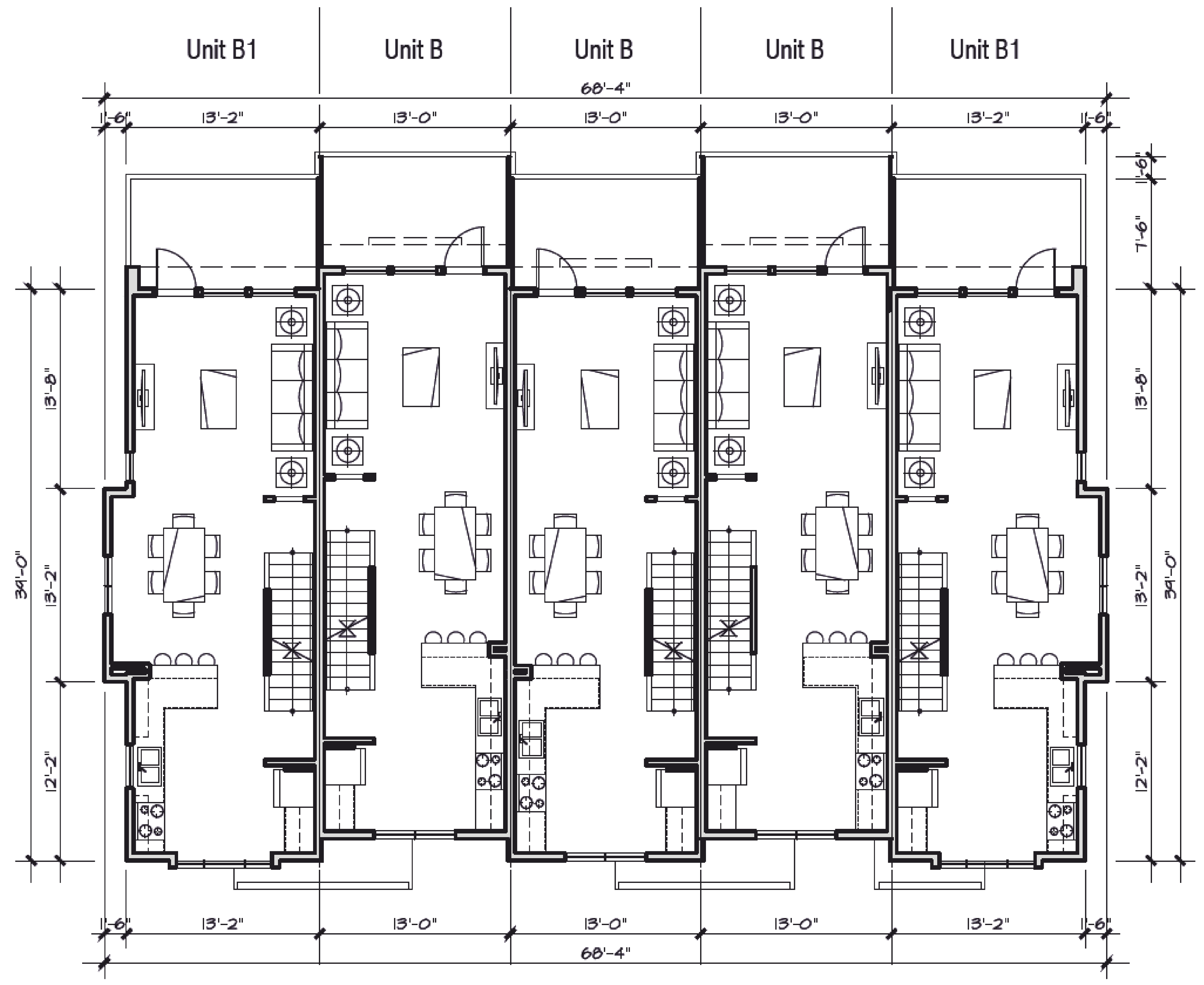
Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

Building 2 Elevations
(Type A 5-plex)

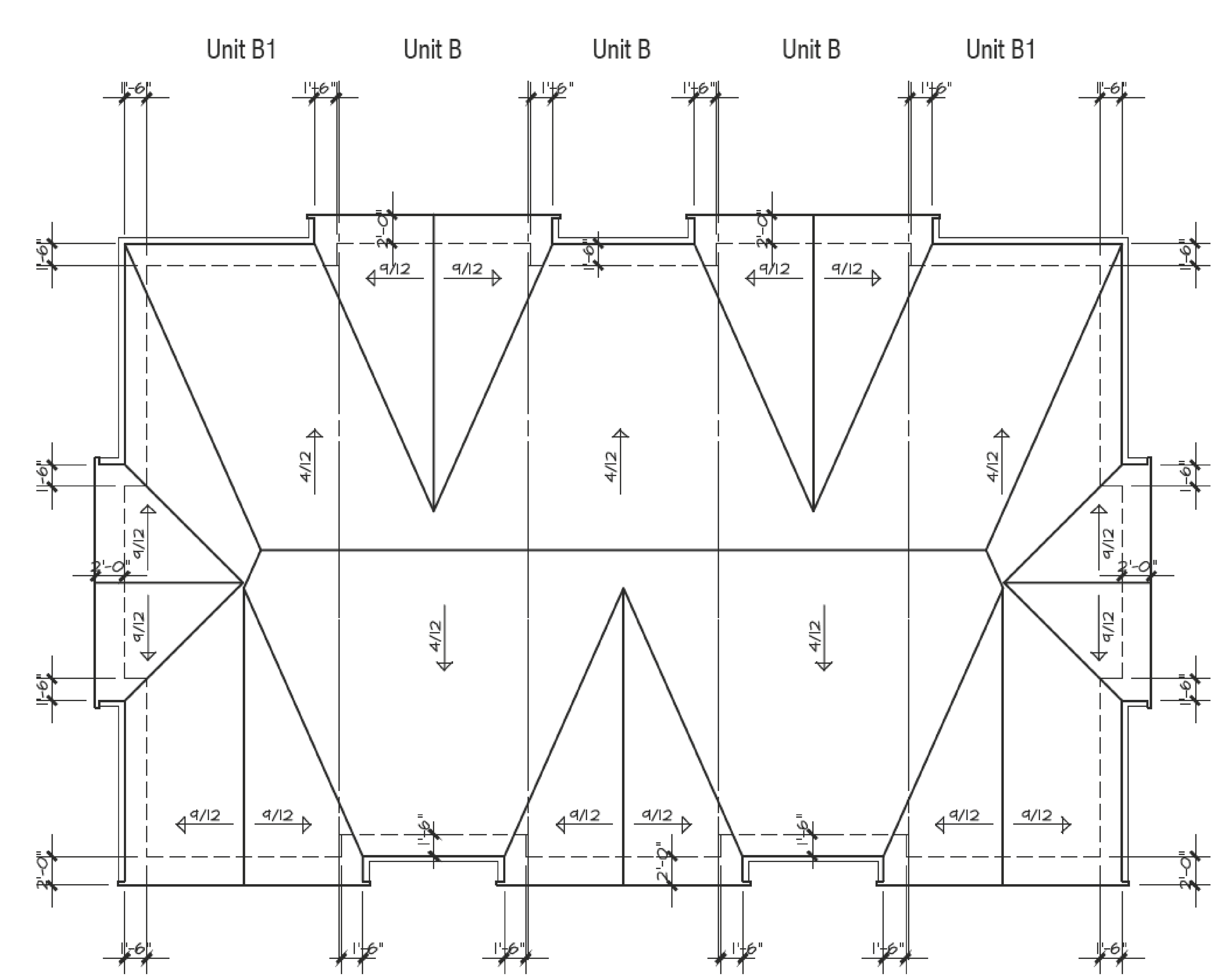
1/8" = 1'-0"
October 4, 2017

A-3.1

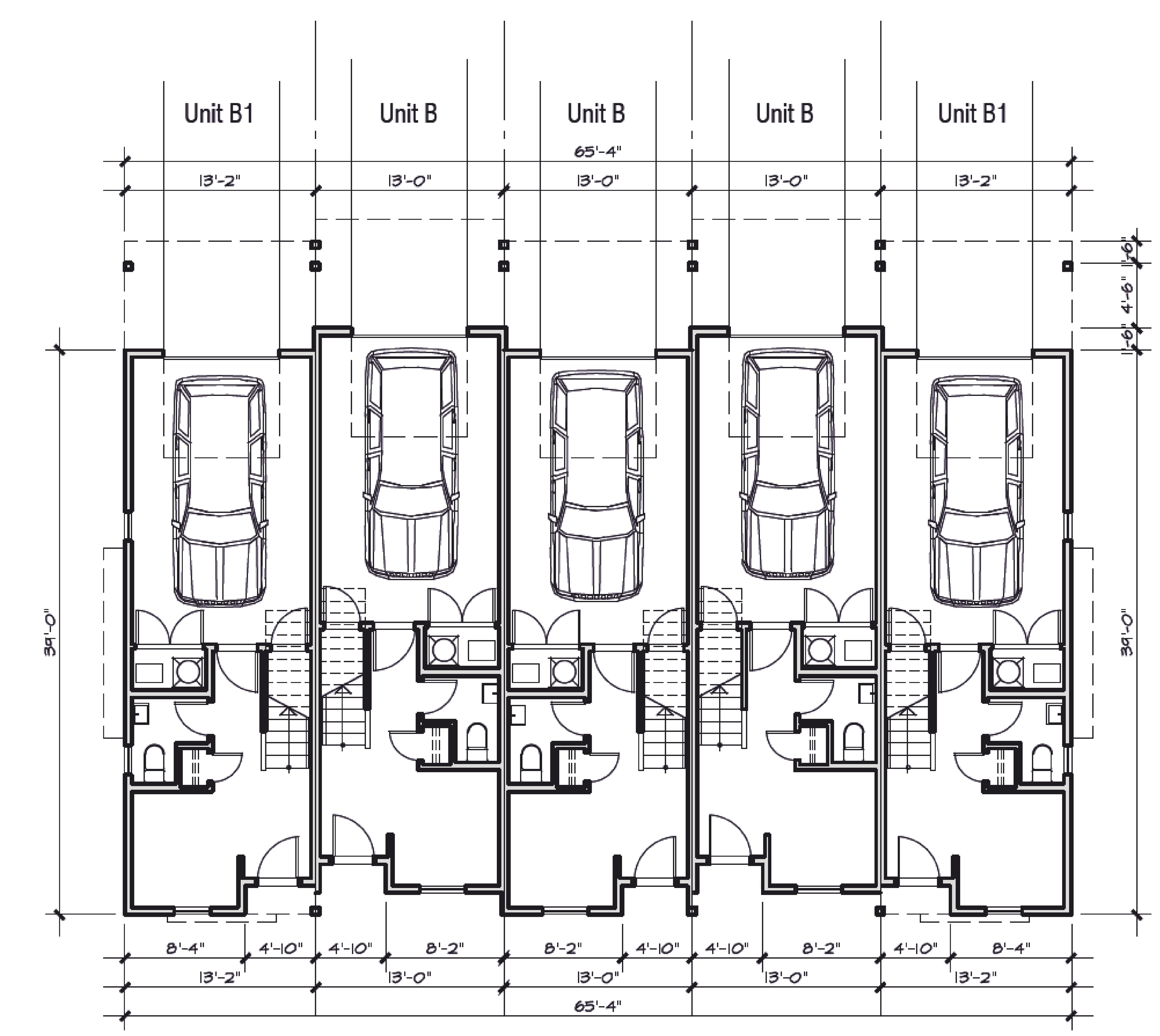


Main Floor Plan

Building Area 2,590 sf



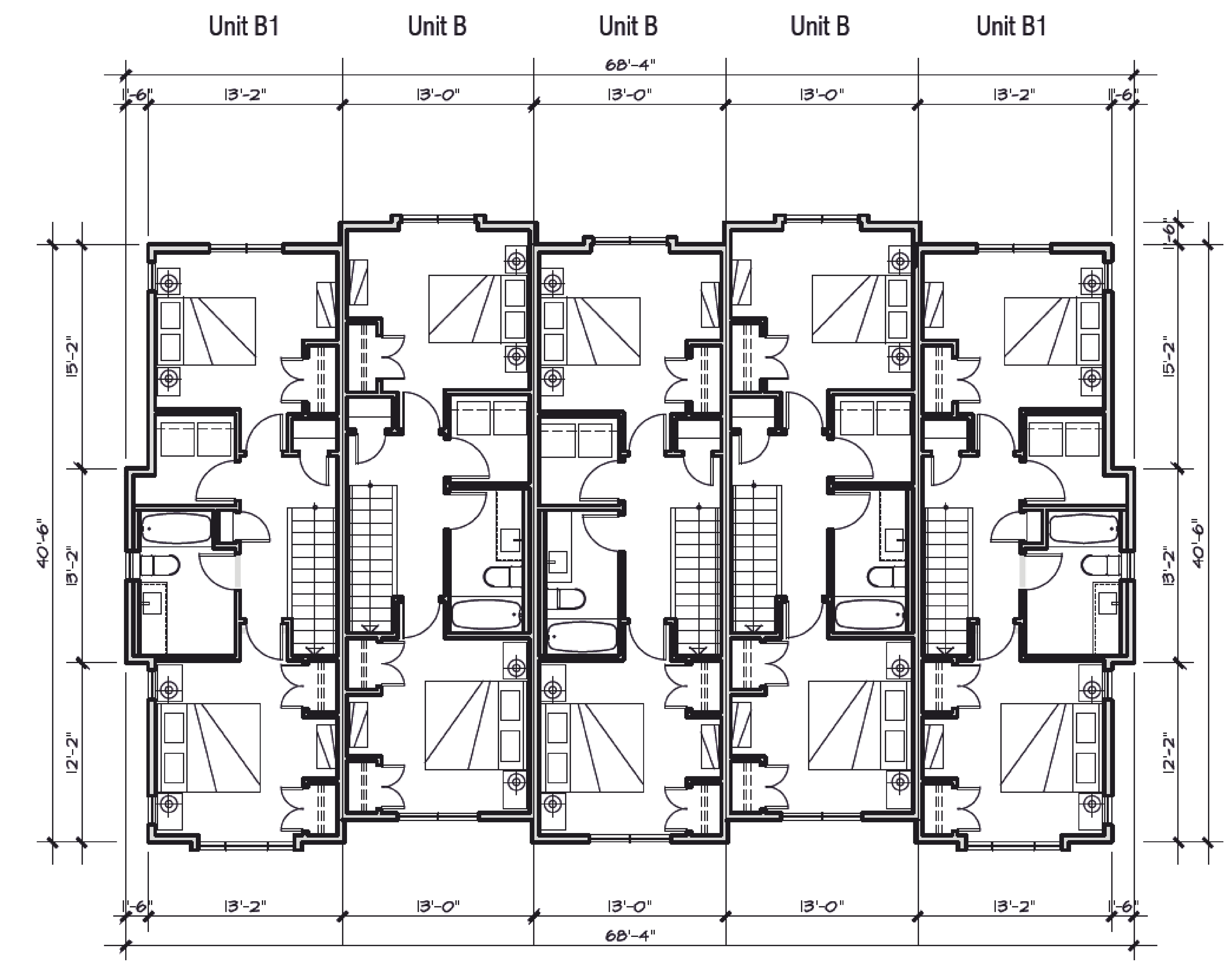
Roof Plan



Lower Floor Plan

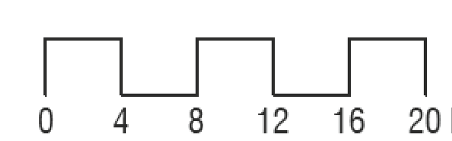
Building Area 2,502 sf

Building Footprint 3,075 sf (Incl. Supported Balconys)



Upper Floor Plan

Building Area 2,694 sf



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SCHEDULE A
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COMMUNITY PLANNING

2017-10-04

Client

Project

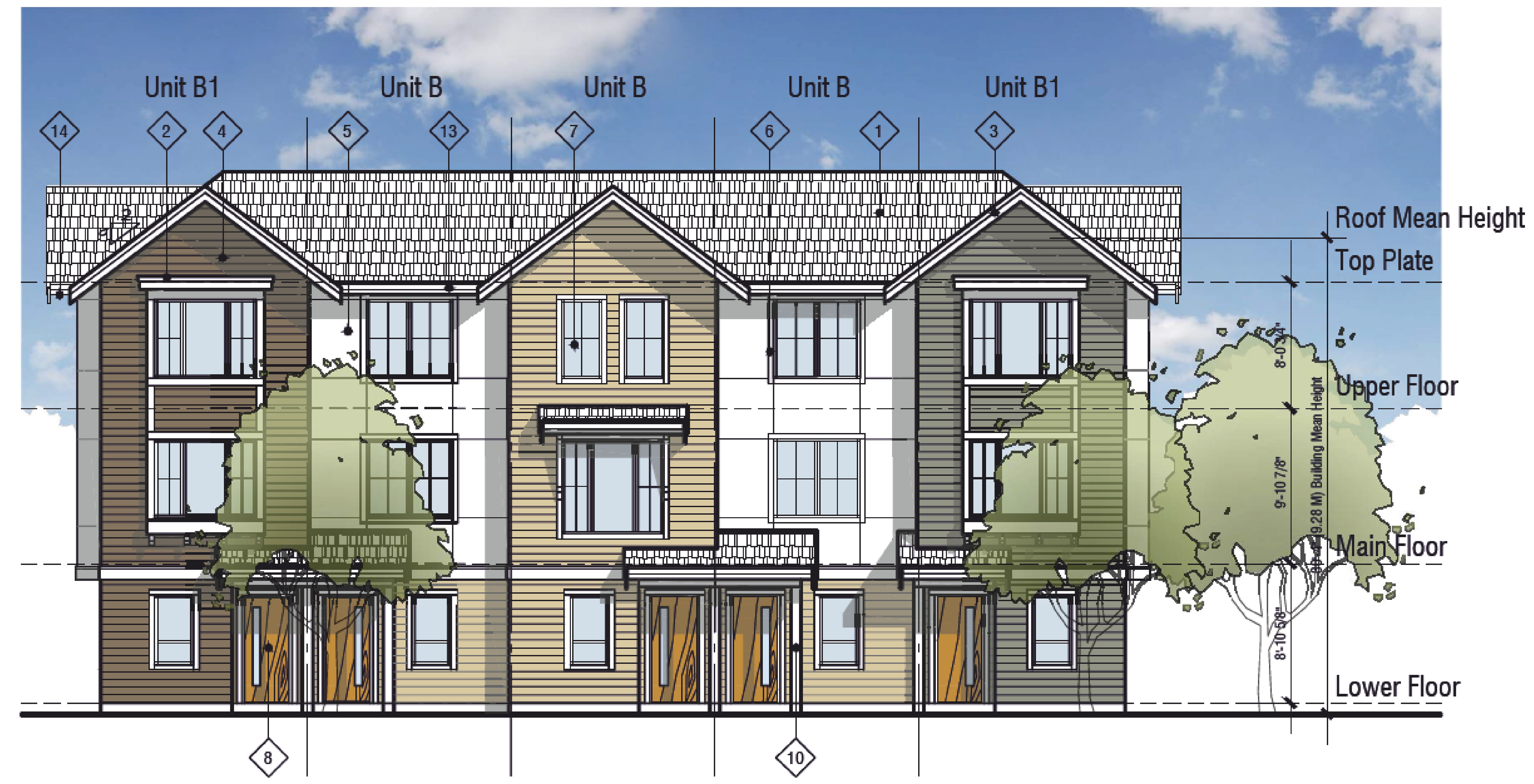
Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

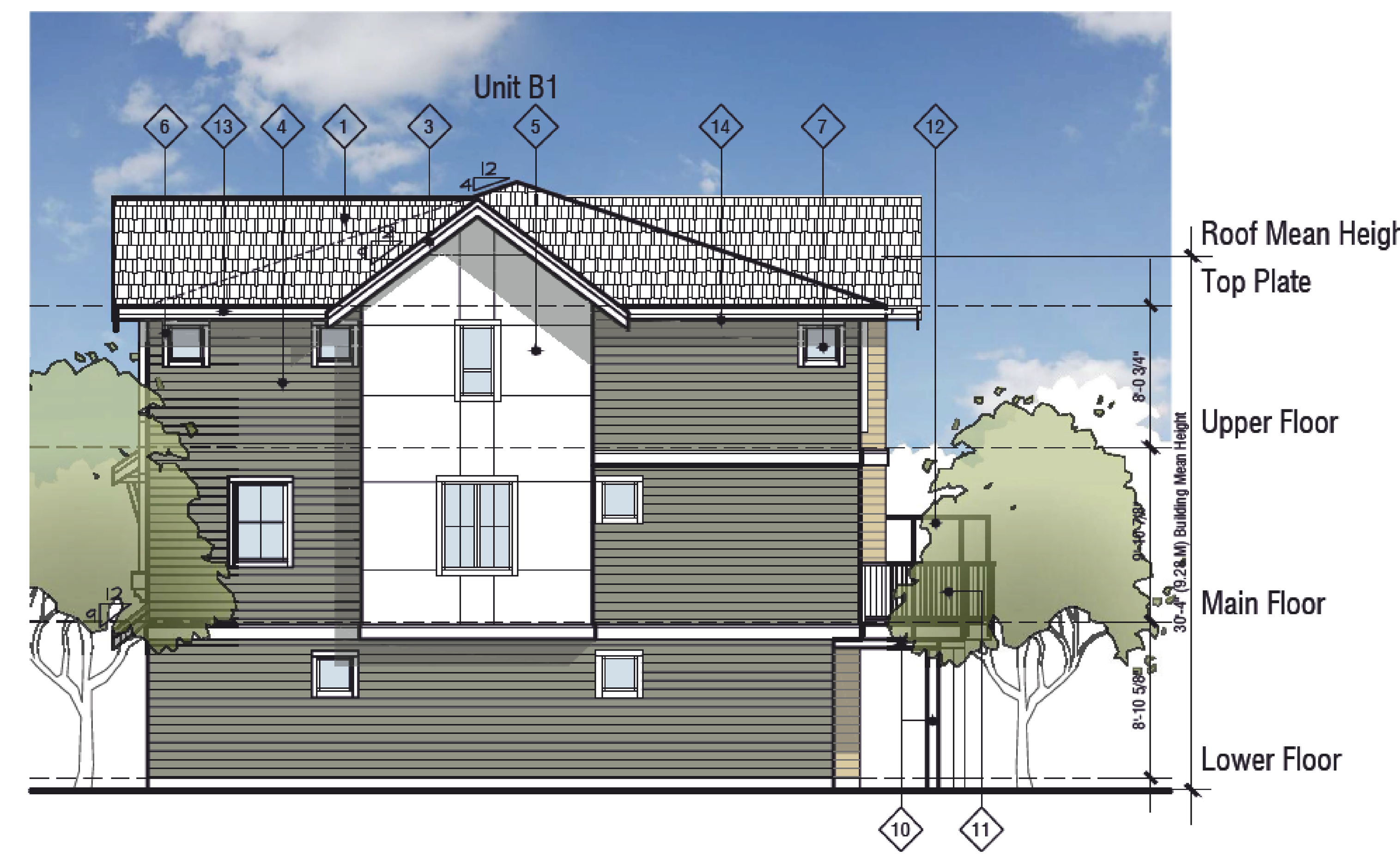
Building 3 Plans
(Type B 5-plex)

1/8" = 1'-0"
October 4, 2017

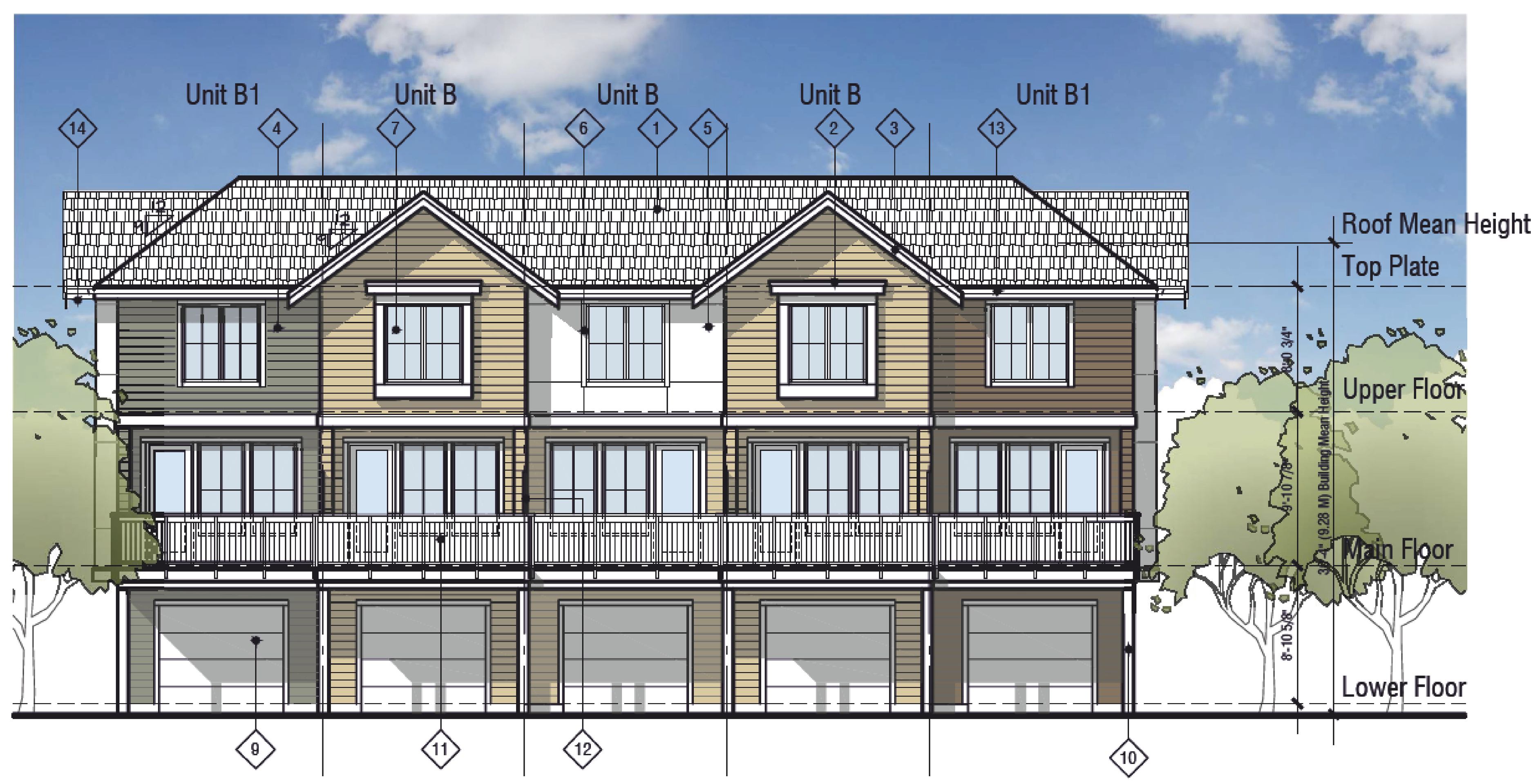
A-4.0



Front Elevation (Green Space)



Side Elevation



Rear Elevation (Lane)

Side Elevation

Exterior Finish Legend

1	Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray
2	Flat Roof	SBS membrane w/ light grey cap sheet
3	Fascia	HardiTrim, painted, BM OC-57 White Heron
4	Lap Siding	HardiePlank Lap Siding straight edge, 6" exposure, smooth Painted, as shown on elevation
5	Wall Panels	HardiePanel Smooth, c/w EasyTrim reveal joints, Painted, BM OC-57 White Heron
6	Trims	HardiTrim, painted, BM OC-57 White Heron
7	Windows	Vinyl Frame Window, White
8	Entry Doors	Wood veneer, fibreglass w/ glazed panel, stained
9	Garage Doors	Fibre Glass, painted
10	Posts & Beams	HardiTrim cladded, painted
11	Guard Rail	Aluminum rails, supports & pickets, white
12	Privacy Screen	Aluminum Frame w/ Frosted Glazing, white
13	Gutter & RWL	Pre-finished aluminum, white
14	Soffit	HardiSoffit, Perforated

0 4 8 12 16 20 FT

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architects inc.
200-970 Homer St. Vancouver B.C. V6B2W7
Tel. 604.669.3339 Fax. 604.669.5651

Revisions

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SCHEDULE B
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Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

2017-10-04

Client

Project
Providence Boulevard
165 Celano Crescent
Kelowna, BC

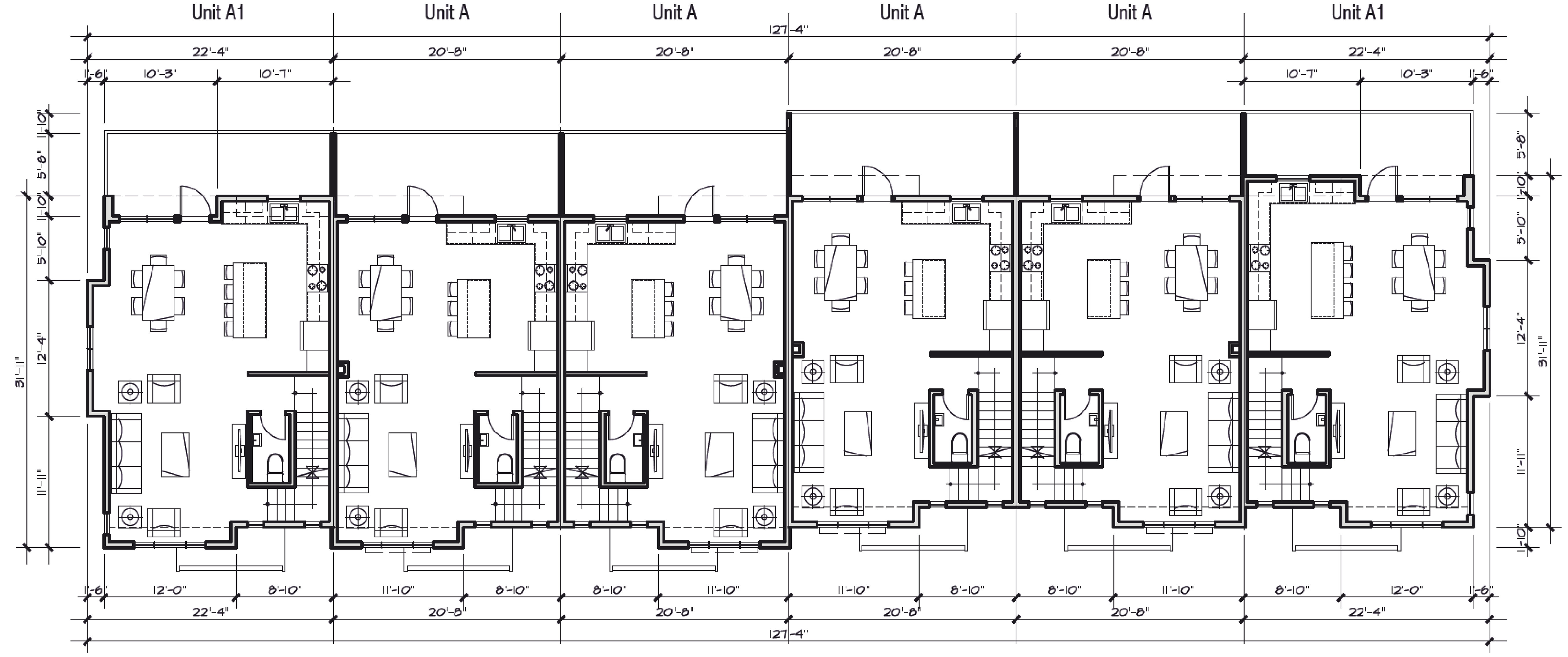
By
Society of H.O.P.E.

Building 3 Elevations
(Type B 5-plex)

1/8" = 1'-0"
October 4, 2017

A-4.1

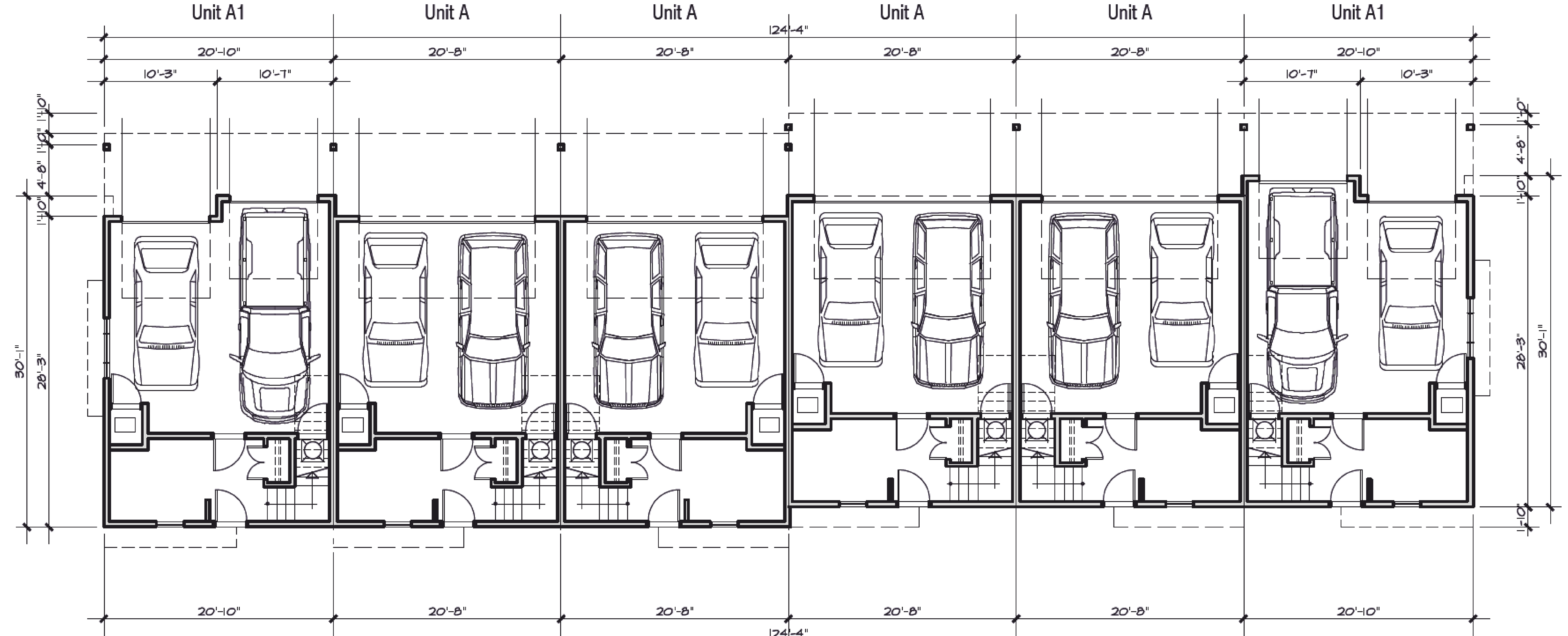
Unit A1 | Unit A | Unit A | Unit A | Unit A | Unit A1



Main Floor Plan

Building Area 3,721 sf

Unit A1 | Unit A | Unit A | Unit A | Unit A | Unit A1



Lower Floor Plan

Building Area 3,552 sf

Building Footprint 4,611 sf (Incl. Supported Balconys)

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SCHEDULE A
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City of Kelowna
COMMUNITY PLANNING

REGISTERED ARCHITECT JAMES BUSSEY BRITISH COLUMBIA

2017-10-04

Client

Project

Providence Boulevard
165 Celano Crescent
Kelowna, BC

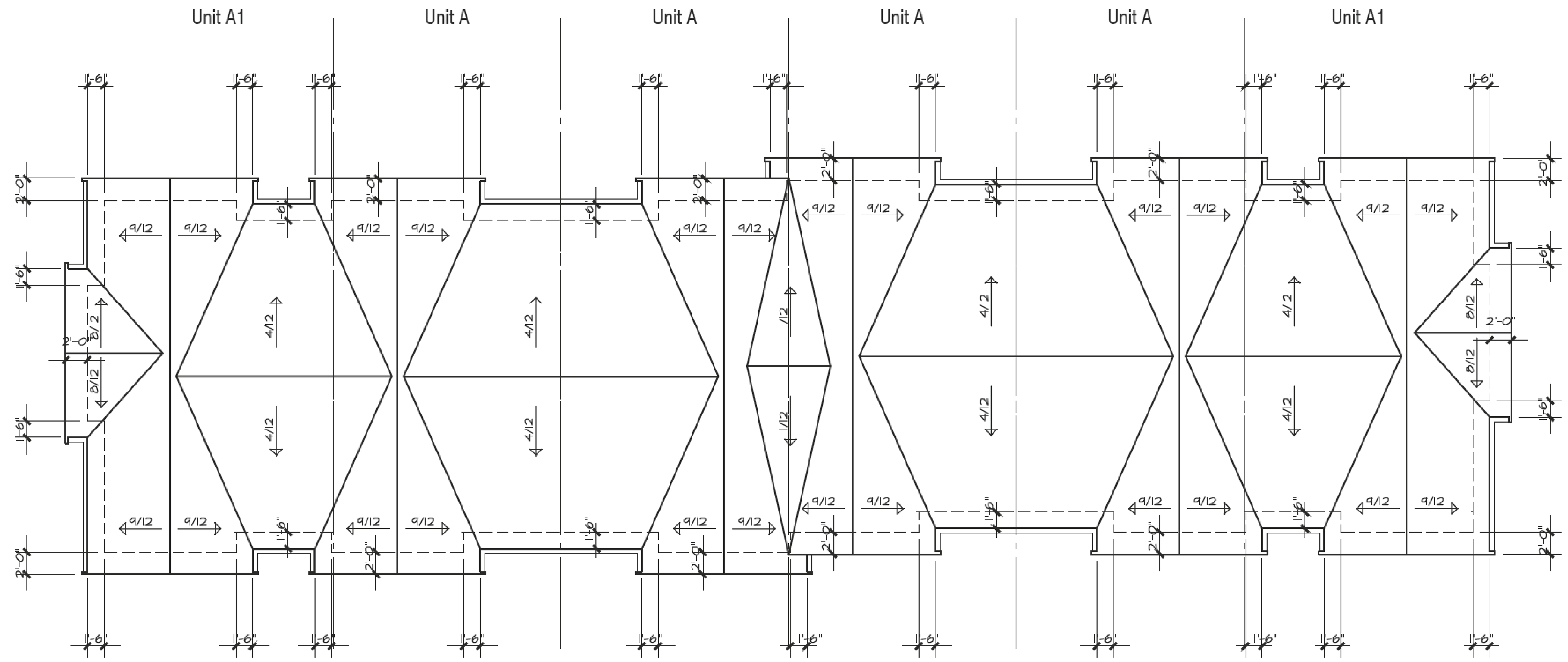
By
Society of H.O.P.E.

Building 4 Plans
(Type A 6-plex)

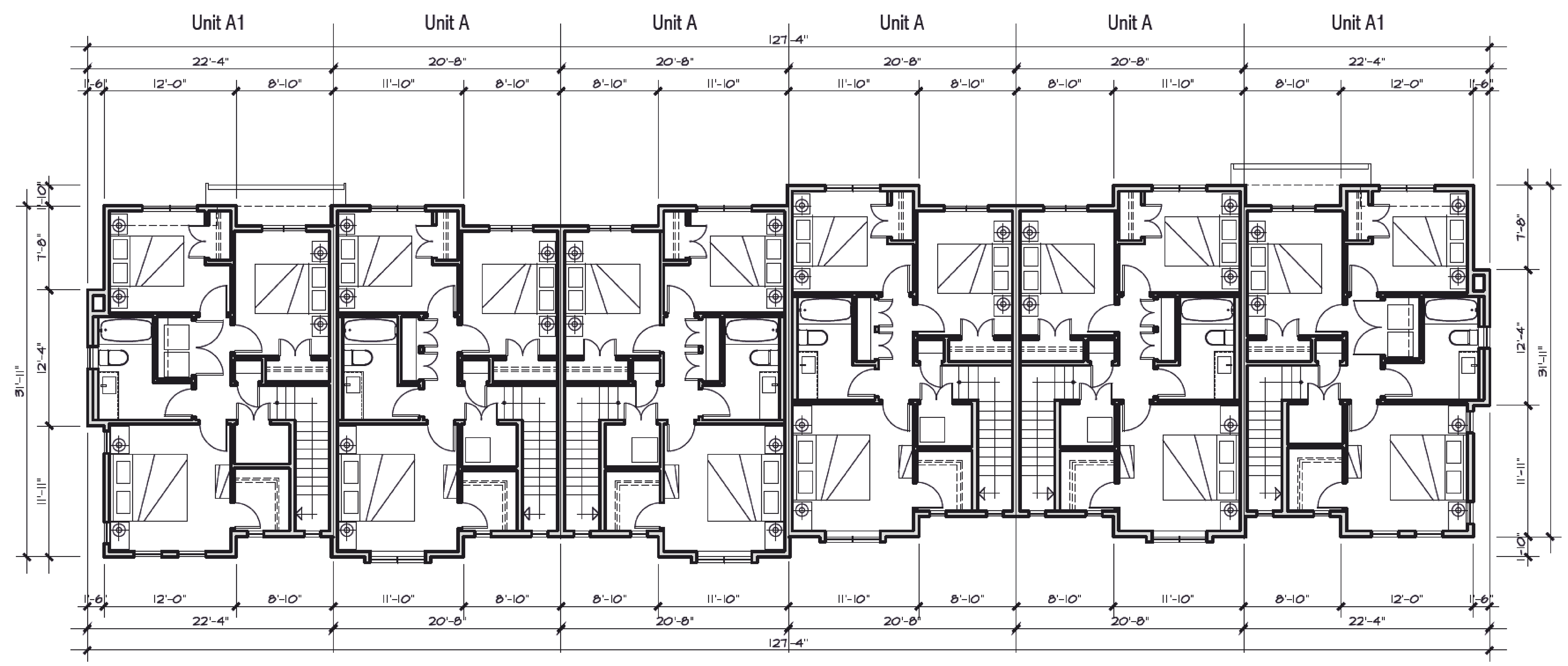
1/8" = 1'-0"
October 4, 2017

0 4 8 12 16 20 FT

A-5.0

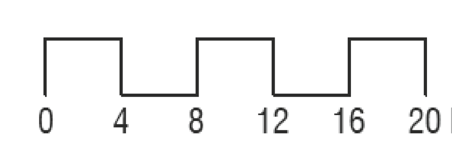


Roof Plan



Upper Floor Plan

Building Area 3,813 sf



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City of Kelowna
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Planner Initials LK

REGISTERED ARCHITECT
JAMES BUSSEY
BRITISH COLUMBIA

2017-10-04

Client

Project

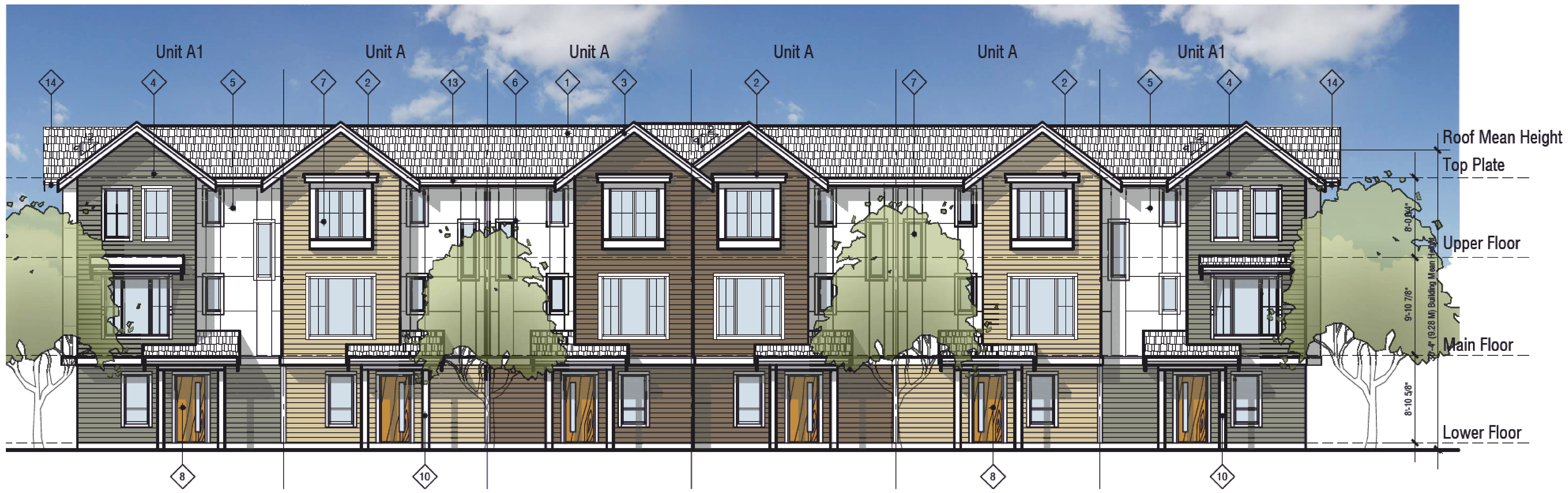
Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

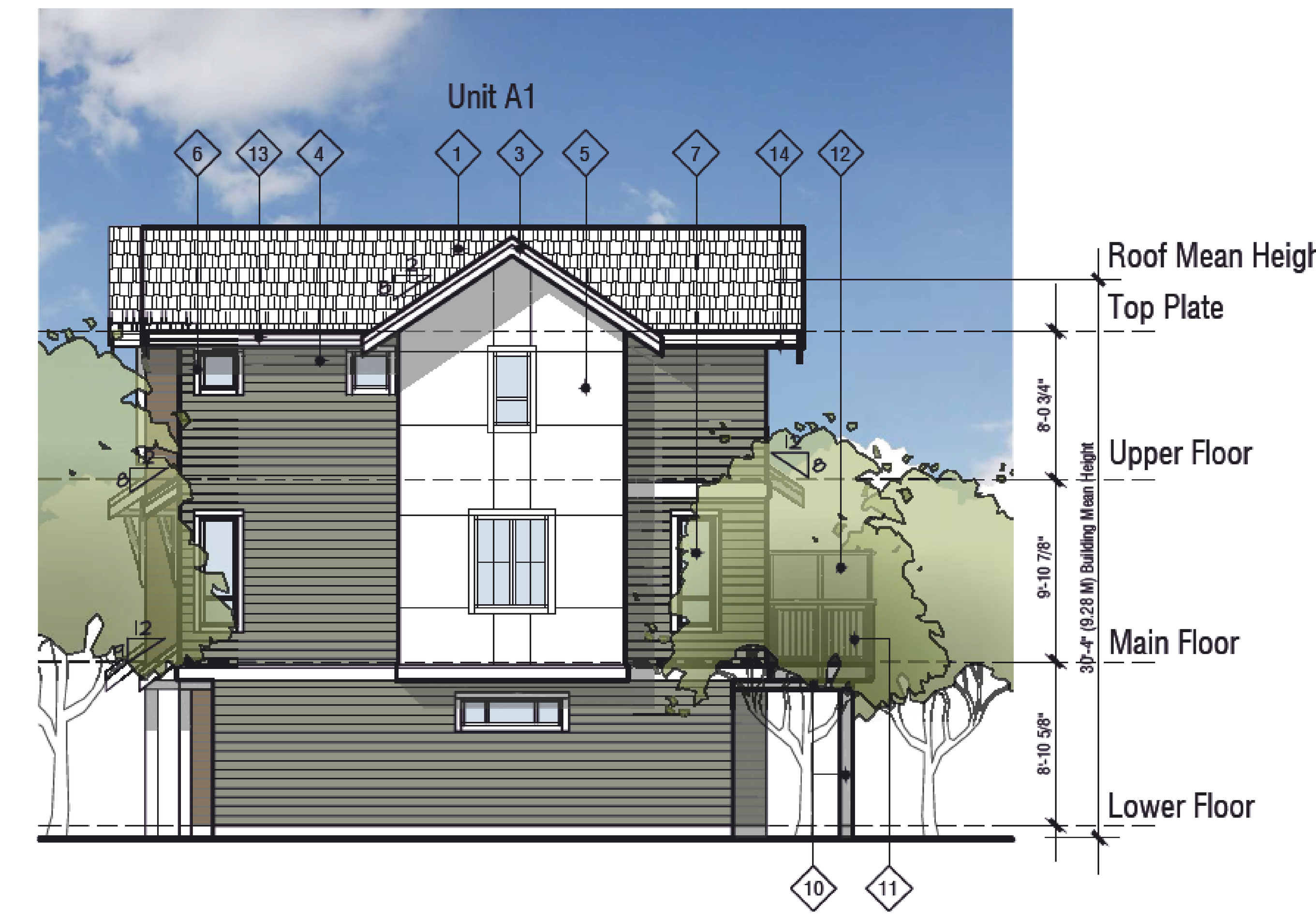
Building 4 Plans
(Type A 6-plex)

1/8" = 1'-0"
October 4, 2017

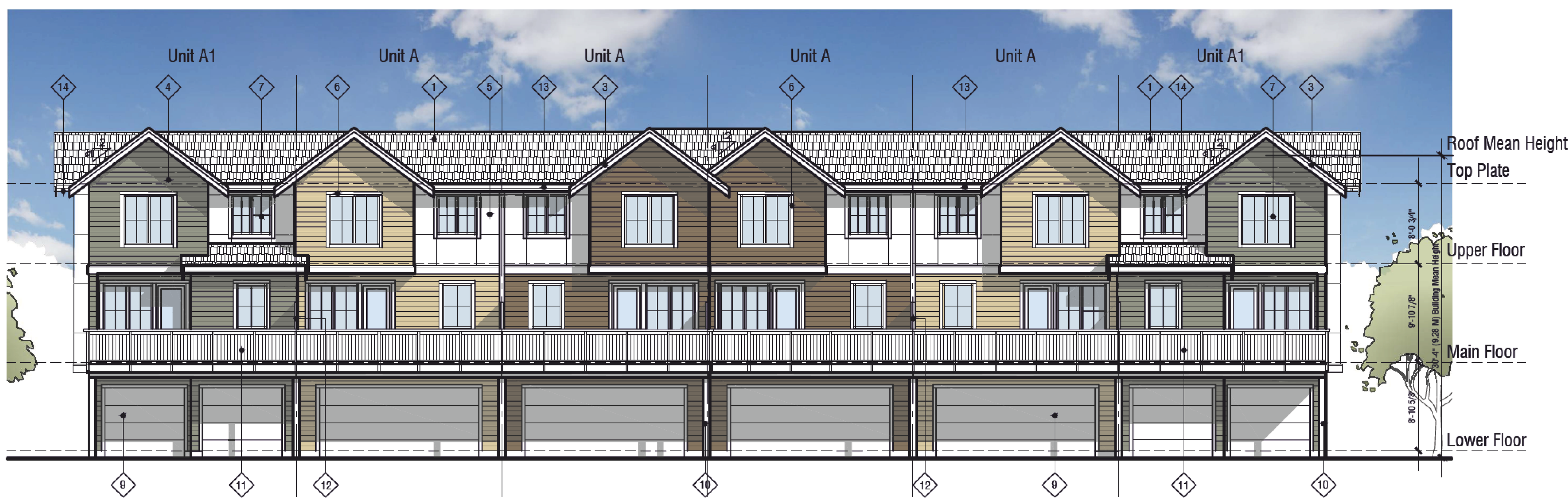
A-5.1



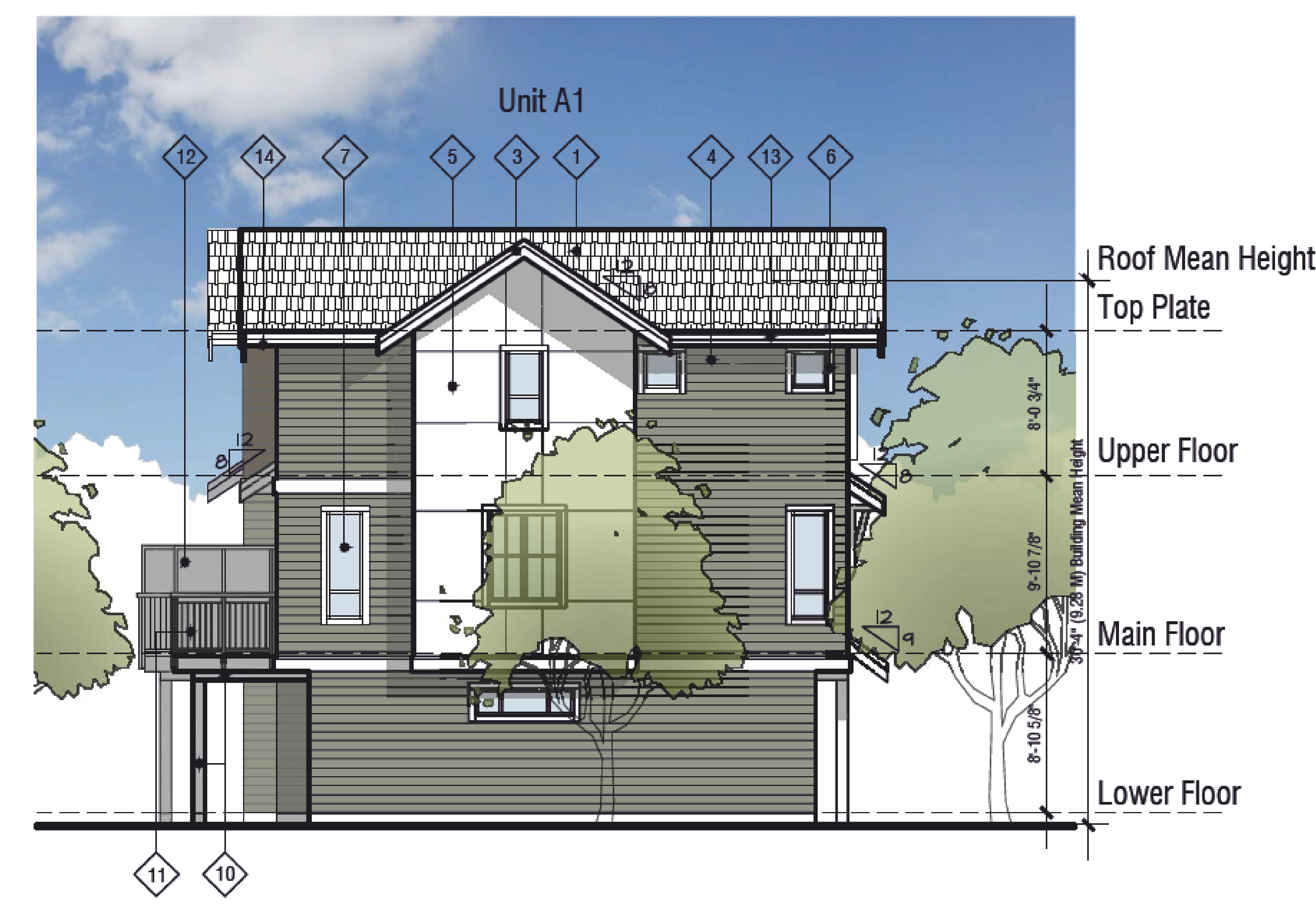
Front Elevation (Drysdale Blvd)



Side Elevation



Rear Elevation (Lane)



Side Elevation

Exterior Finish Legend

1	Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray
2	Flat Roof	SBS membrane w/ light grey cap sheet
3	Fascia	HardiTrim, painted, BM OC-57 White Heron
4	Lap Siding	HardiePlank Lap Siding straight edge, 6" exposure, smooth Painted, as shown on elevation
5	Wall Panels	HardiePanel Smooth, c/w EasyTrim reveal joints, Painted, BM OC-57 White Heron
6	Trims	HardiTrim, painted, BM OC-57 White Heron
7	Windows	Vinyl Frame Window, White
8	Entry Doors	Wood veneer, fibreglass w/ glazed panel, stained
9	Garage Doors	Fibre Glass, painted
10	Posts & Beams	HardiTrim cladded, painted
11	Guard Rail	Aluminum rails, supports & pickets, white
12	Privacy Screen	Aluminum Frame w/ Frosted Glazing, white
13	Gutter & RWL	Pre-finished aluminum, white
14	Soffit	HardiSoffit, Perforated

0 4 8 12 16 20 FT

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200-970 Homer St. Vancouver B.C. V6B2W7
Tel. 604.669.3339 Fax. 604.669.5651

Revisions

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SCHEDULE B
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Planner Initials LK
City of Kelowna

2017-10-04

Client

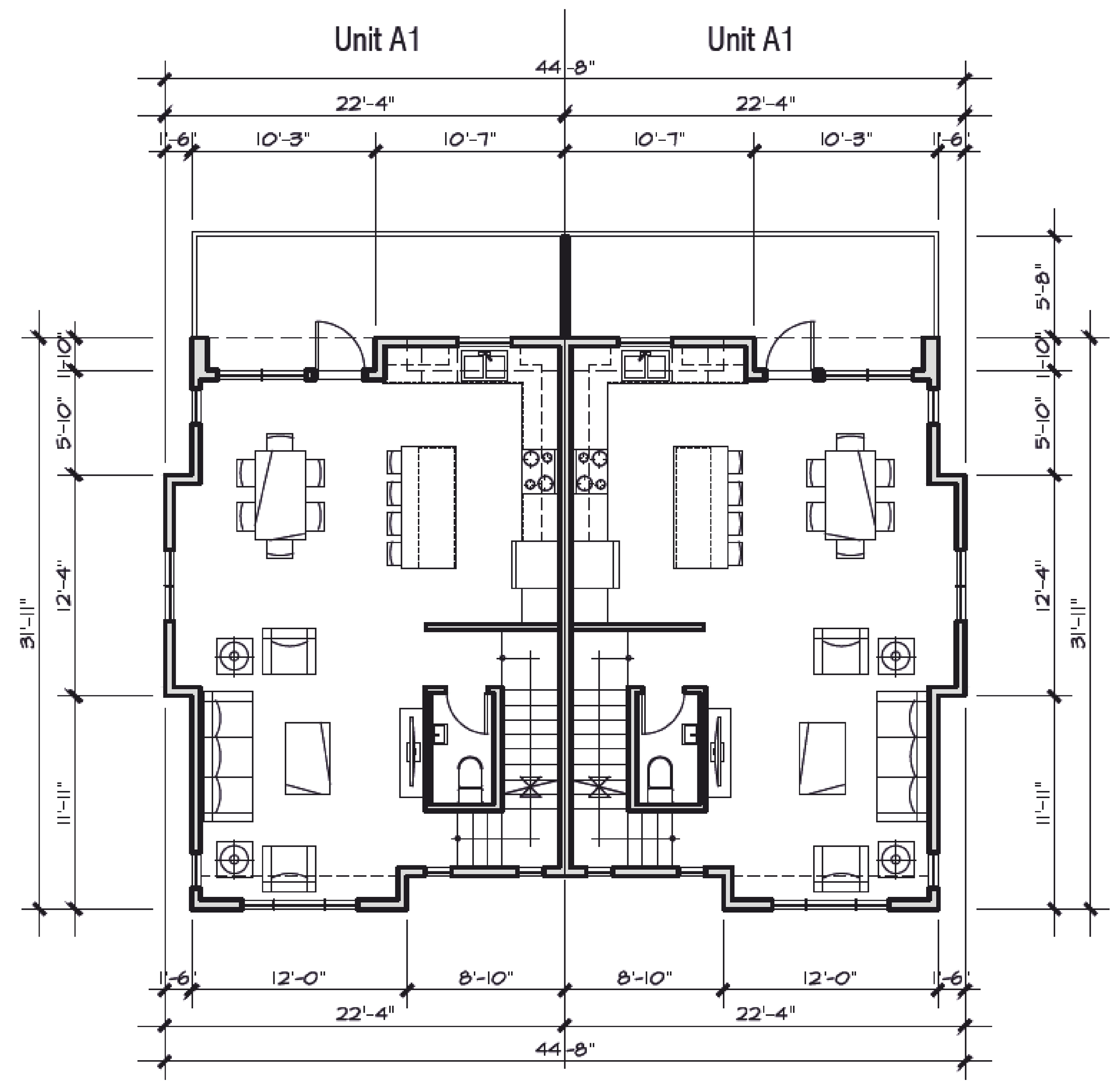
Project
Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

Building 4 Elevations
(Type A 6-plex)

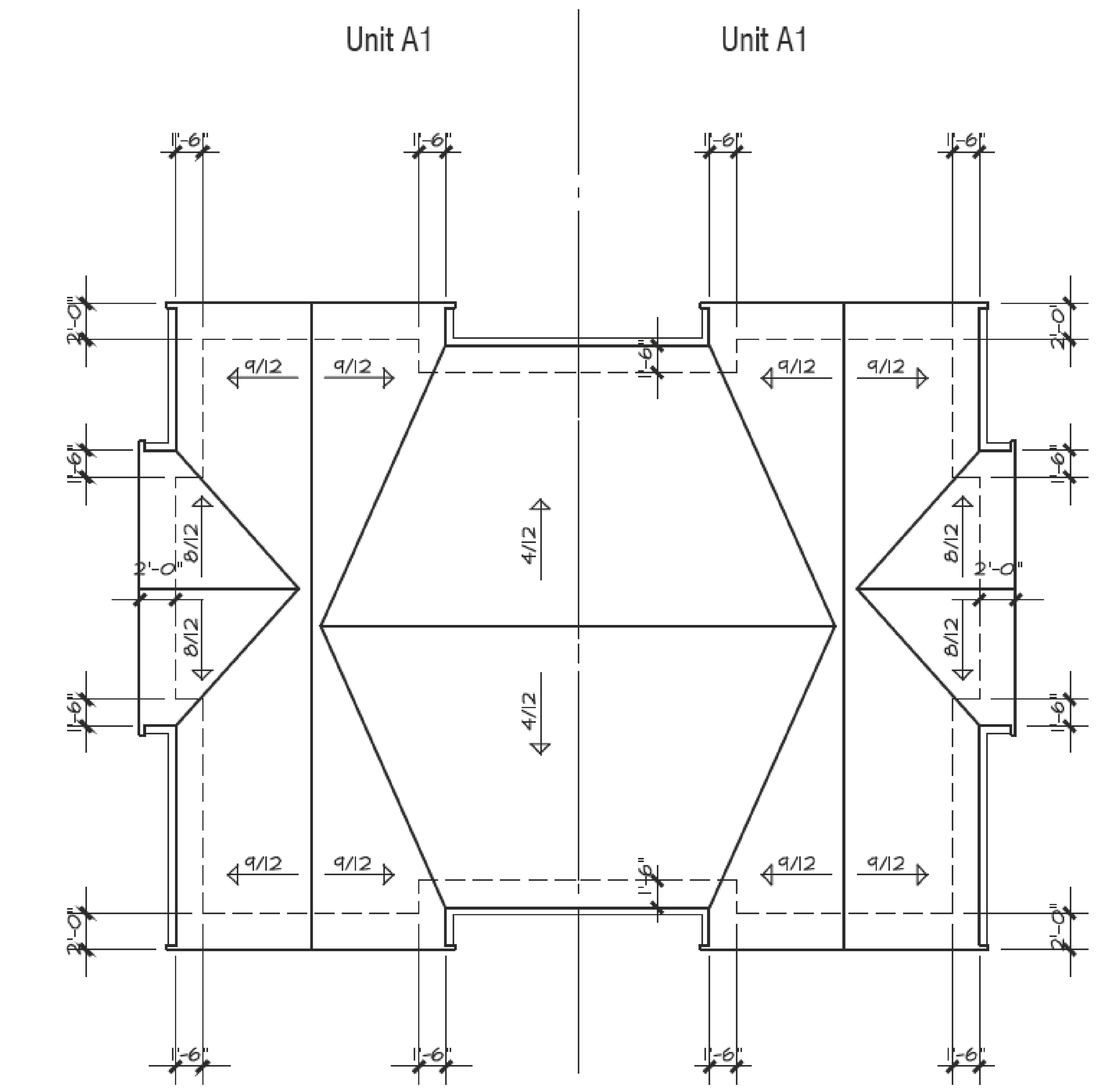
1/8" = 1'-0"
October 4, 2017

A-5.2

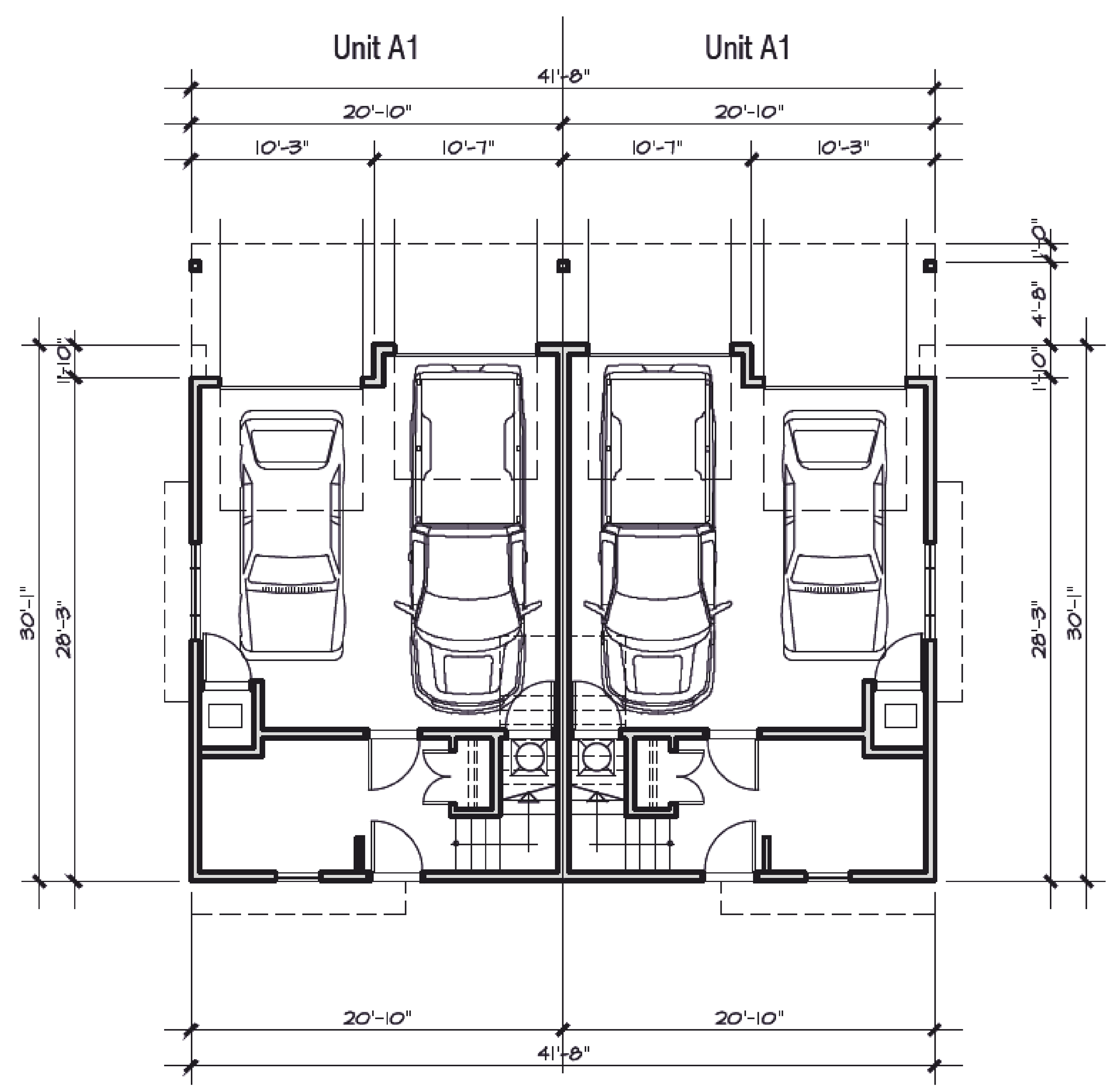


Main Floor Plan

Building Area 1,903 sf



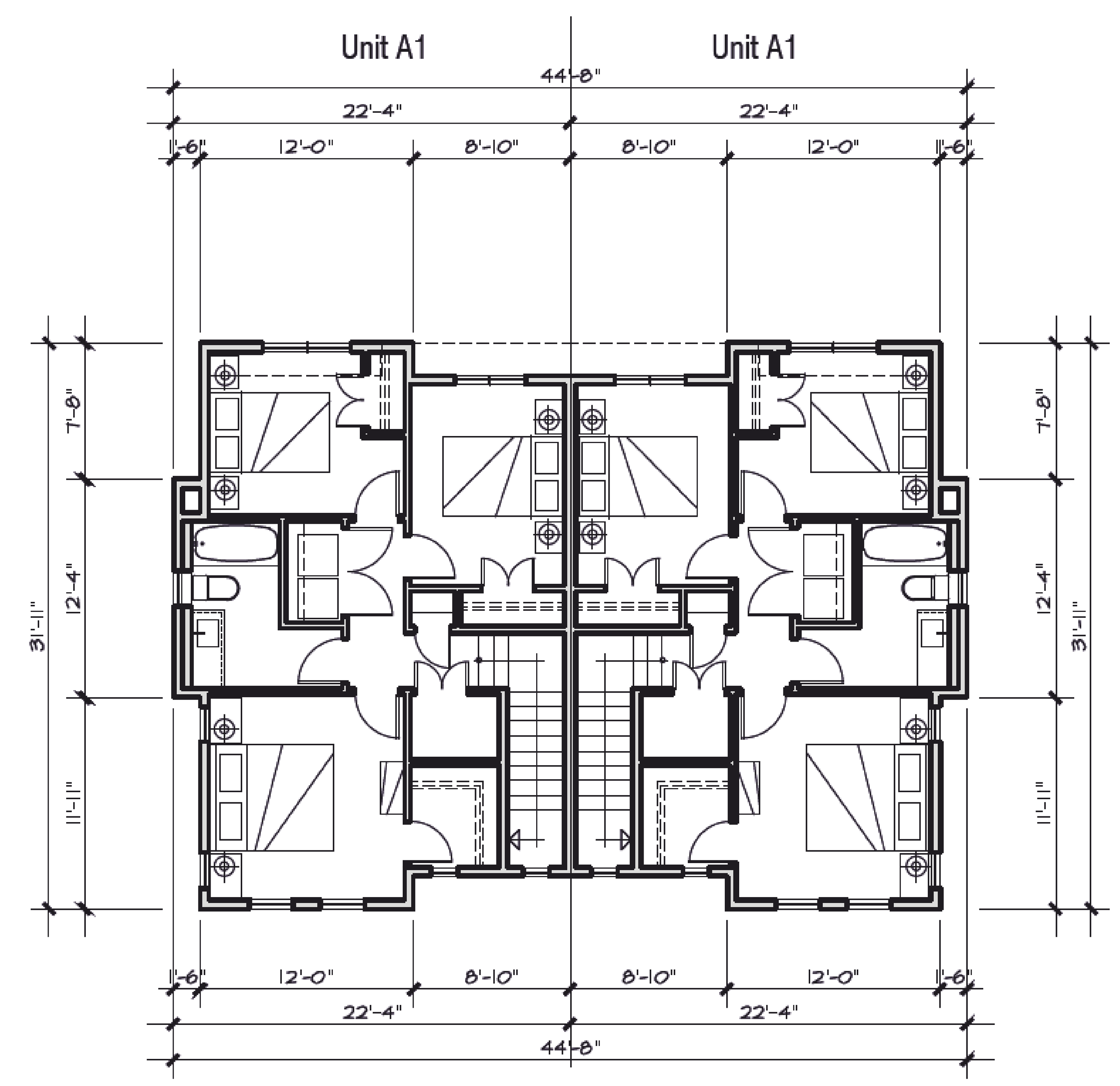
Roof Plan



Lower Floor Plan

Building Area 1,800 sf

Building Footprint 1,568 sf (Incl. Supported Balconys)



Upper Floor Plan

Building Area 1,930 sf

0 4 8 12 16 20 FT

RAYMOND LETKEMAN
architects inc.
200-970 Homer St. Vancouver B.C. V6B2W7
Tel.604.669.3339 Fax.604.669.5651

Revisions

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SCHEDULE A
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DP17-0226 DVP17-0228
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

2017-10-04

Client

Project

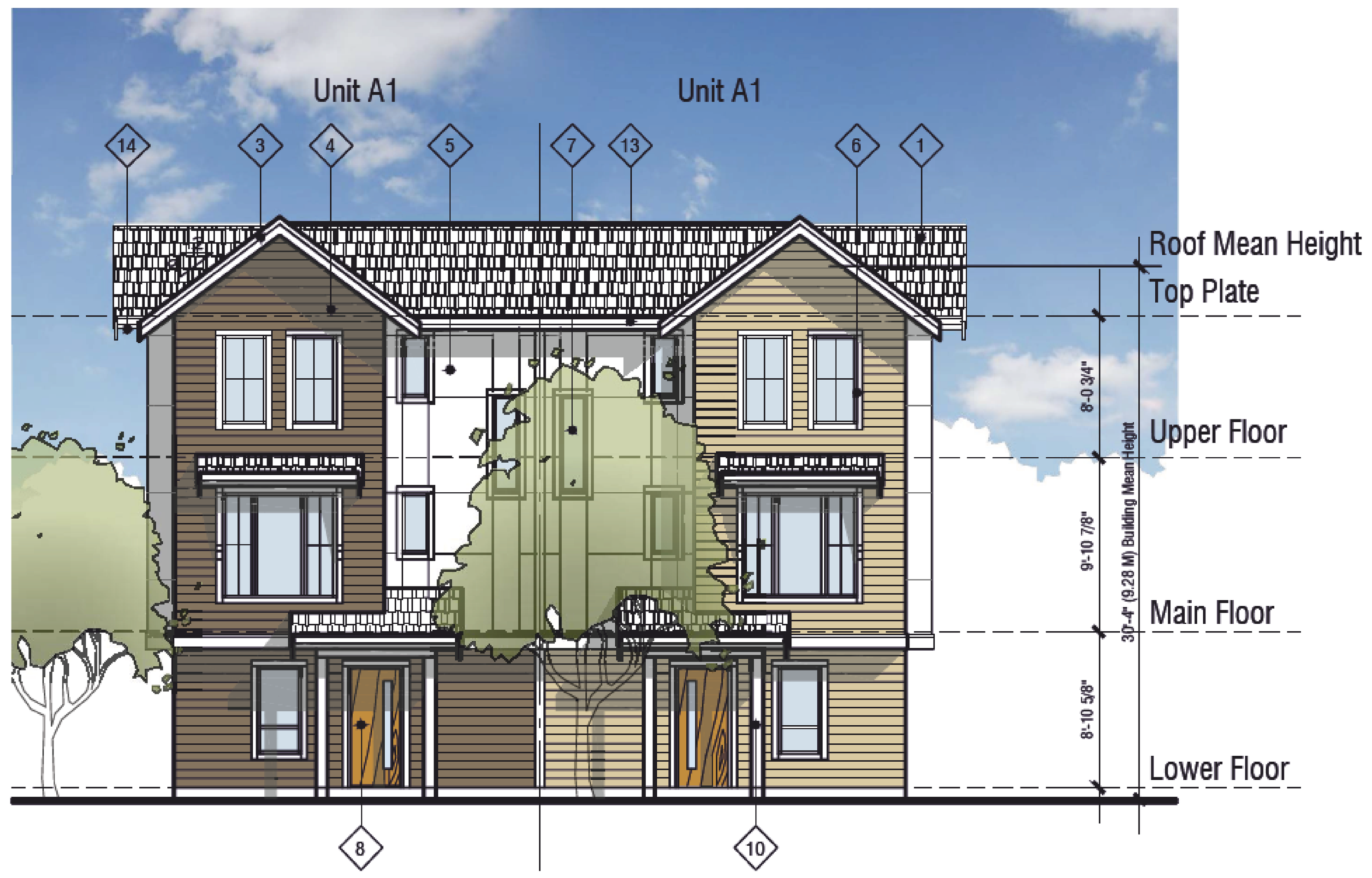
Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

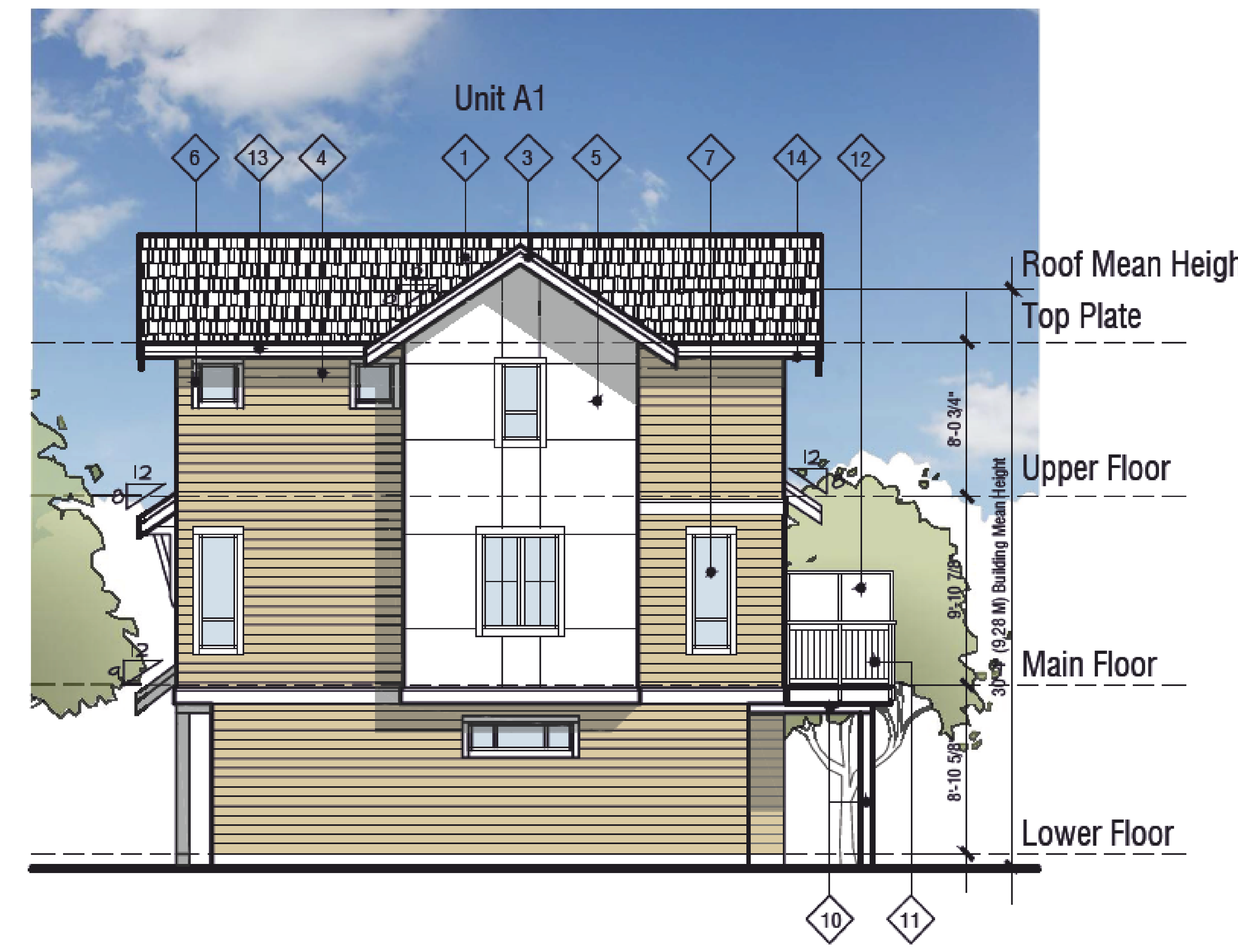
Building 5 Plans
(Type A 2-plex)

1/8" = 1'-0"
October 4, 2017

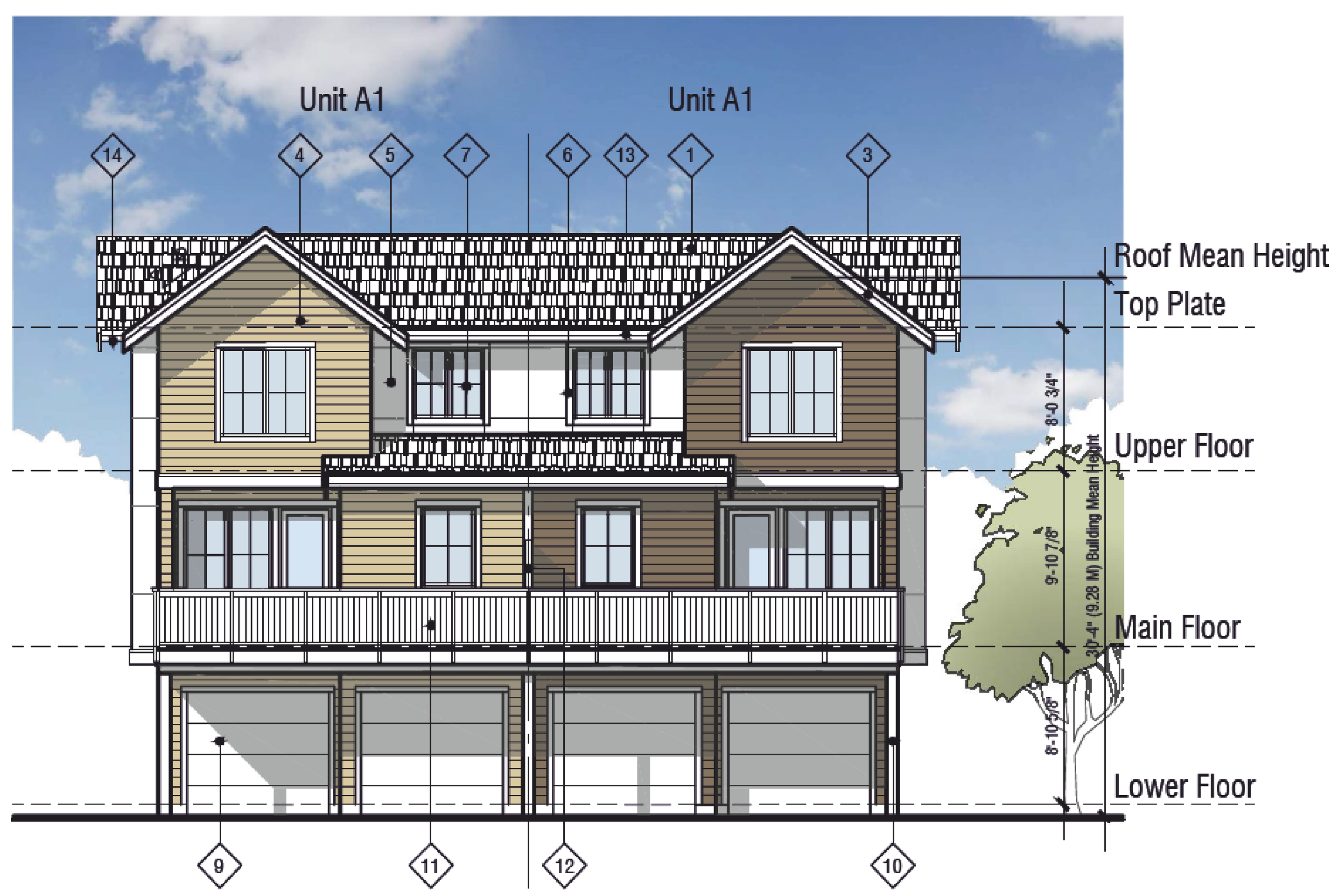
A-6.0



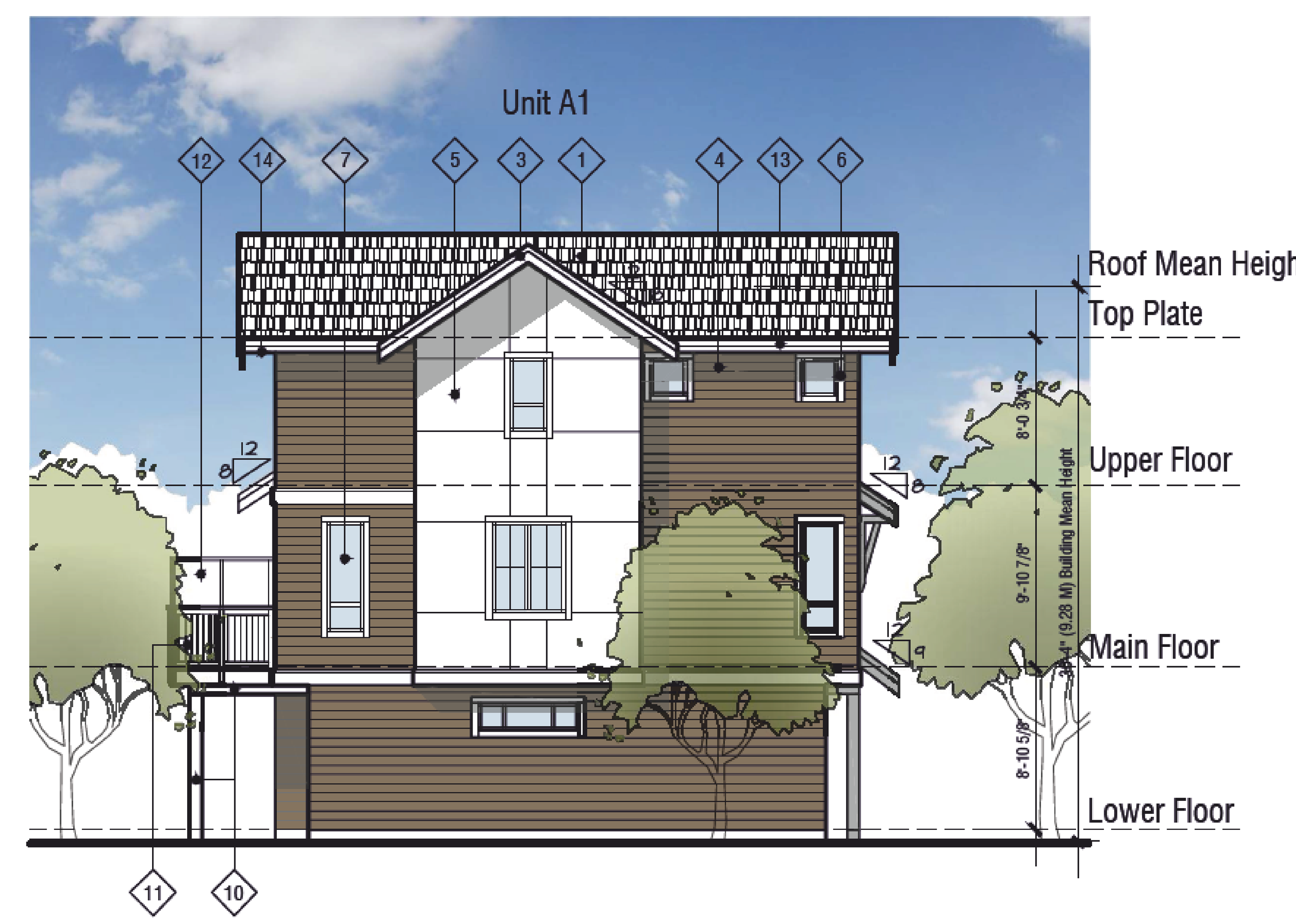
Front Elevation (Celano Crescent)



Side Elevation



Rear Elevation (Lane)



Side Elevation

Exterior Finish Legend

1	Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray
2	Flat Roof	SBS membrane w/ light grey cap sheet
3	Fascia	HardiTrim, painted, BM OC-57 White Heron
4	Lap Siding	HardiePlank Lap Siding straight edge, 6" exposure, smooth Painted, as shown on elevation
5	Wall Panels	HardiePanel Smooth, c/w EasyTrim reveal joints, Painted, BM OC-57 White Heron
6	Trims	HardiTrim, painted, BM OC-57 White Heron
7	Windows	Vinyl Frame Window, White
8	Entry Doors	Wood veneer, fibreglass w/ glazed panel, stained
9	Garage Doors	Fibre Glass, painted
10	Posts & Beams	HardiTrim cladded, painted
11	Guard Rail	Aluminum rails, supports & pickets, white
12	Privacy Screen	Aluminum Frame w/ Frosted Glazing, white
13	Gutter & RWL	Pre-finished aluminum, white
14	Soffit	HardiSoffit, Perforated

0 4 8 12 16 20 FT

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architects Inc.

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Revisions

Issued for Development Permit
October 4, 2017

SCHEDULE B
This forms part of application
DP17-0226 DVP17-0228
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

REGISTERED ARCHITECT JAMES BUSSEY BRITISH COLUMBIA

2017-10-04

Client

Project

Providence Boulevard

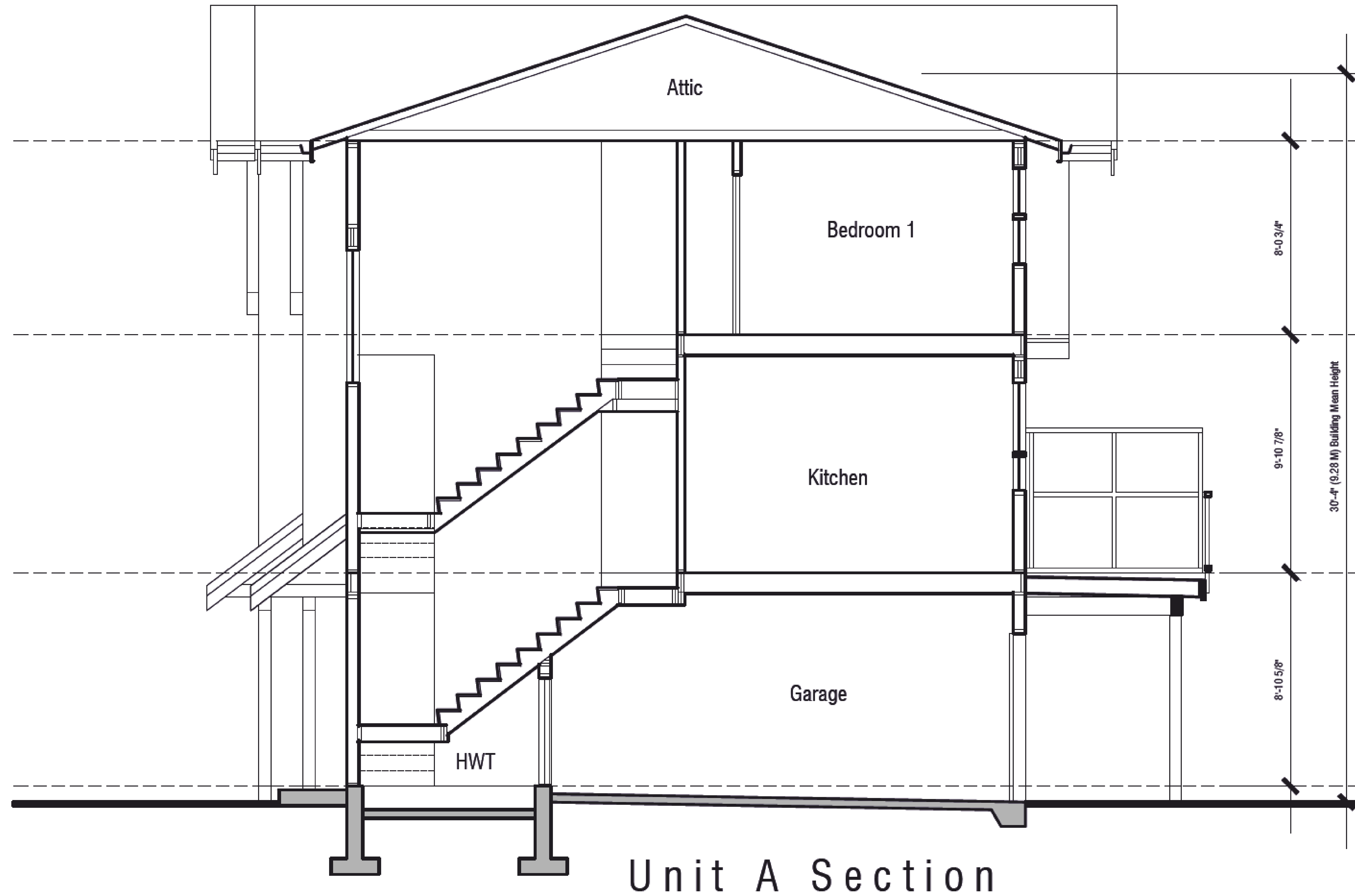
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

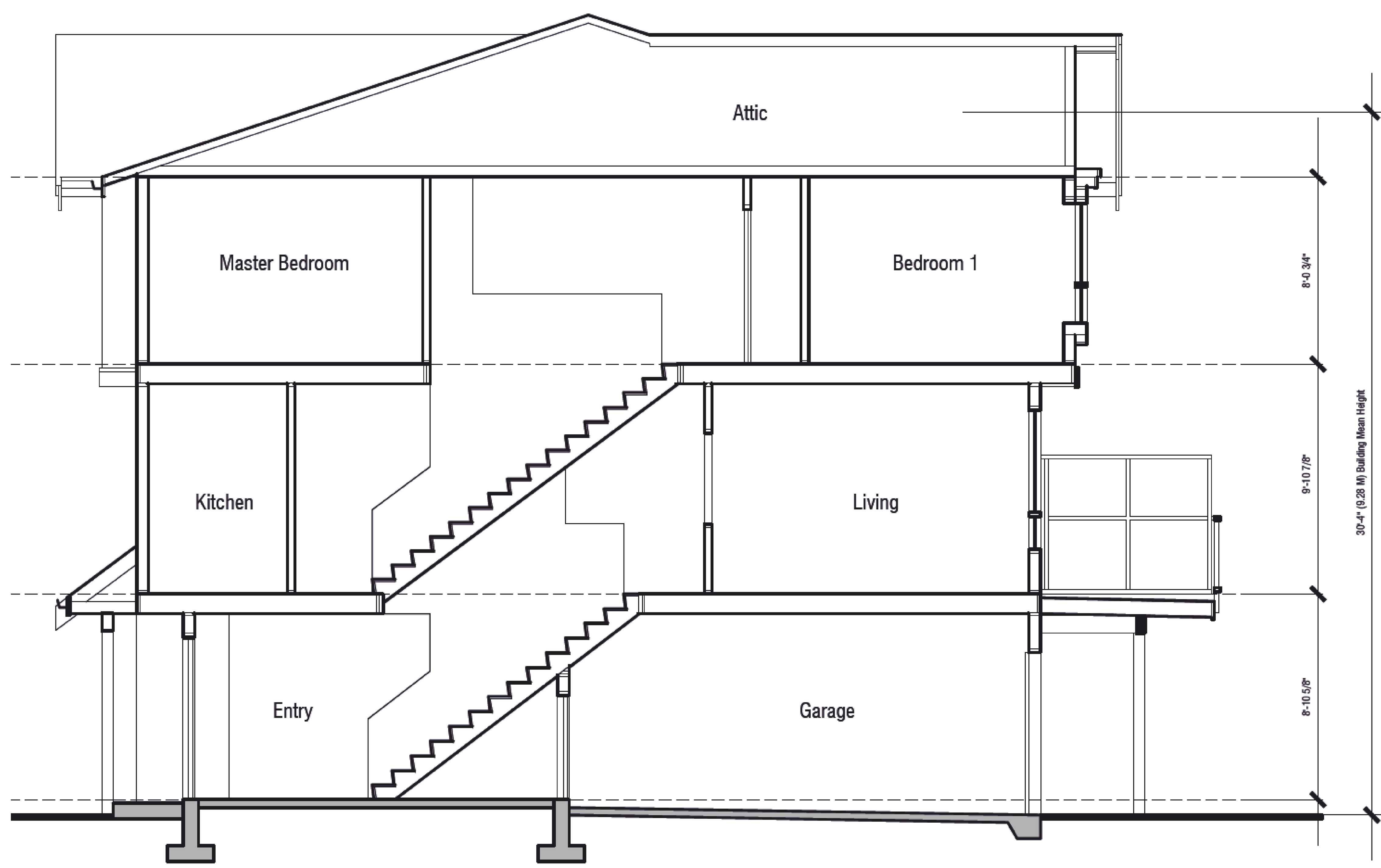
Building 5 Elevations
(Type A 2-plex)

1/8" = 1'-0"
October 4, 2017

A-6.1



Unit A Section



Unit B Section

0 4 8 12 16 20 FT

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October 4, 2017

2017-10-04

Client

Project

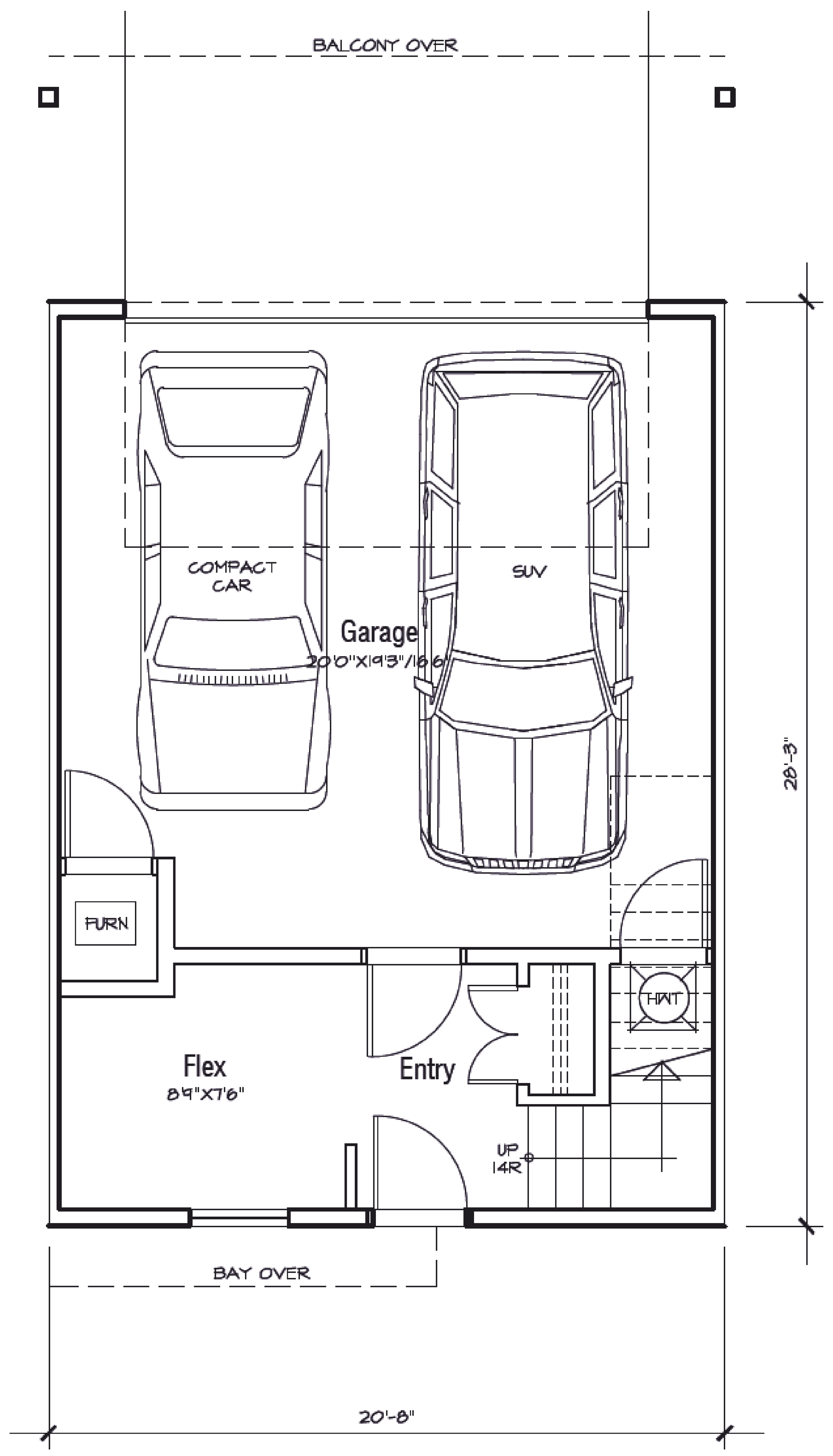
Providence
Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

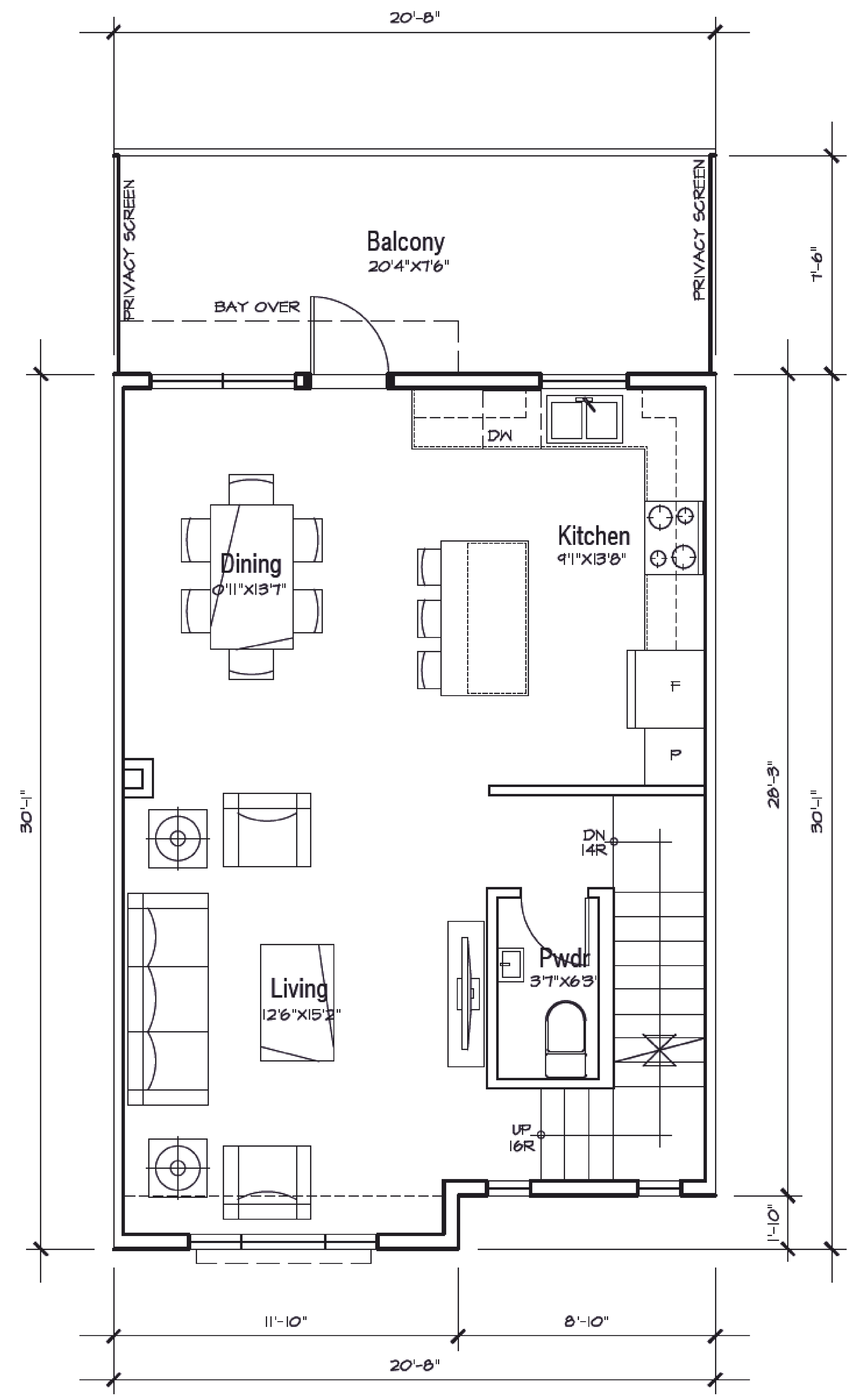
Unit Sections
(Type A & B)

1/4" = 1'-0"
October 4, 2017

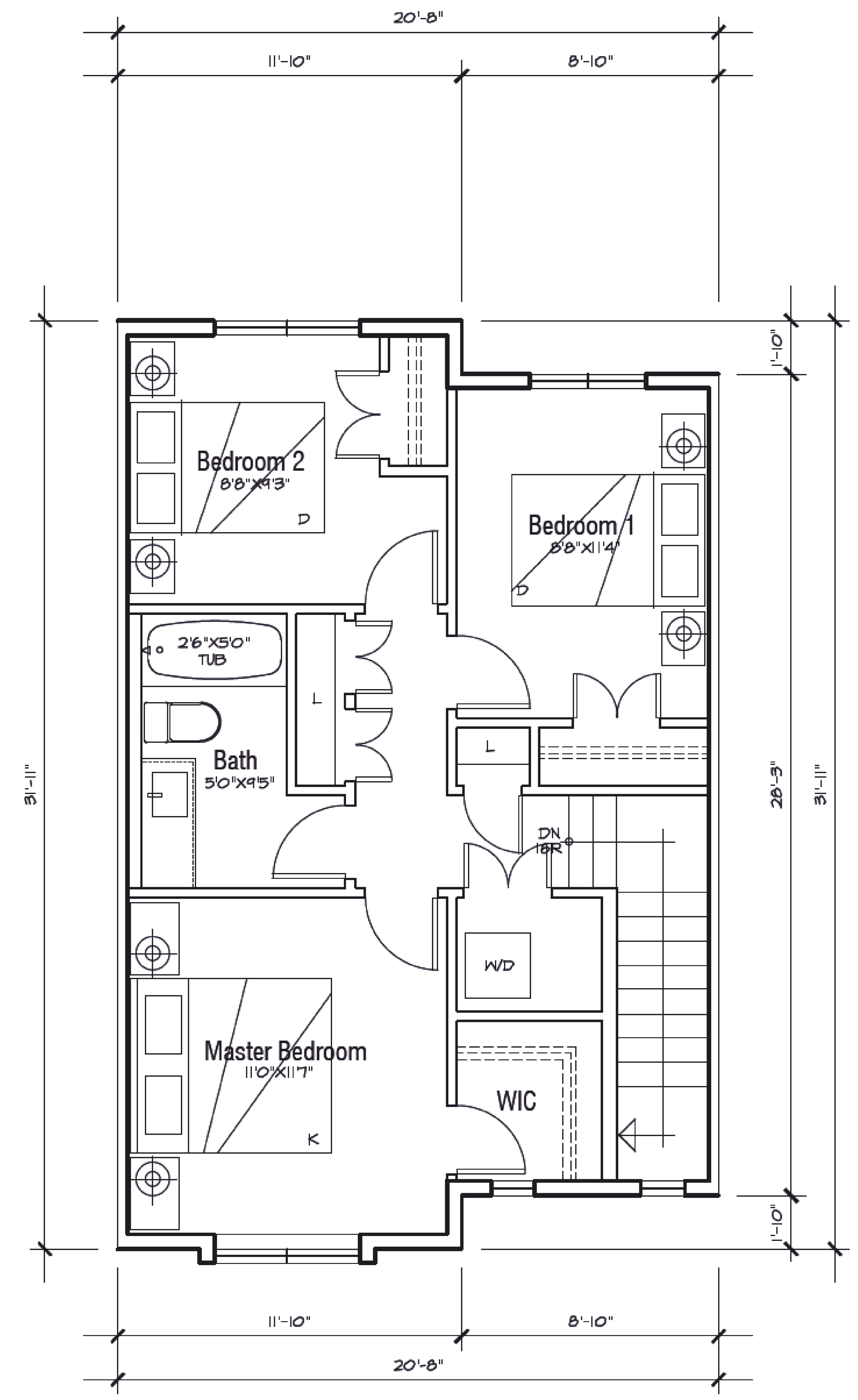
A-7.0



Lower Floor
167 sf FSR



Main Floor
605 sf FSR



Upper Floor
627 sf FSR

Type A 1,399 sf FSR

RAYMOND LETKEMAN
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October 4, 2017

2017-10-04

Client

Project

Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
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Type A
Floor Plans

1/4" = 1'-0"
October 4, 2017

0 2 4 6 8 10 FT

A-8.0

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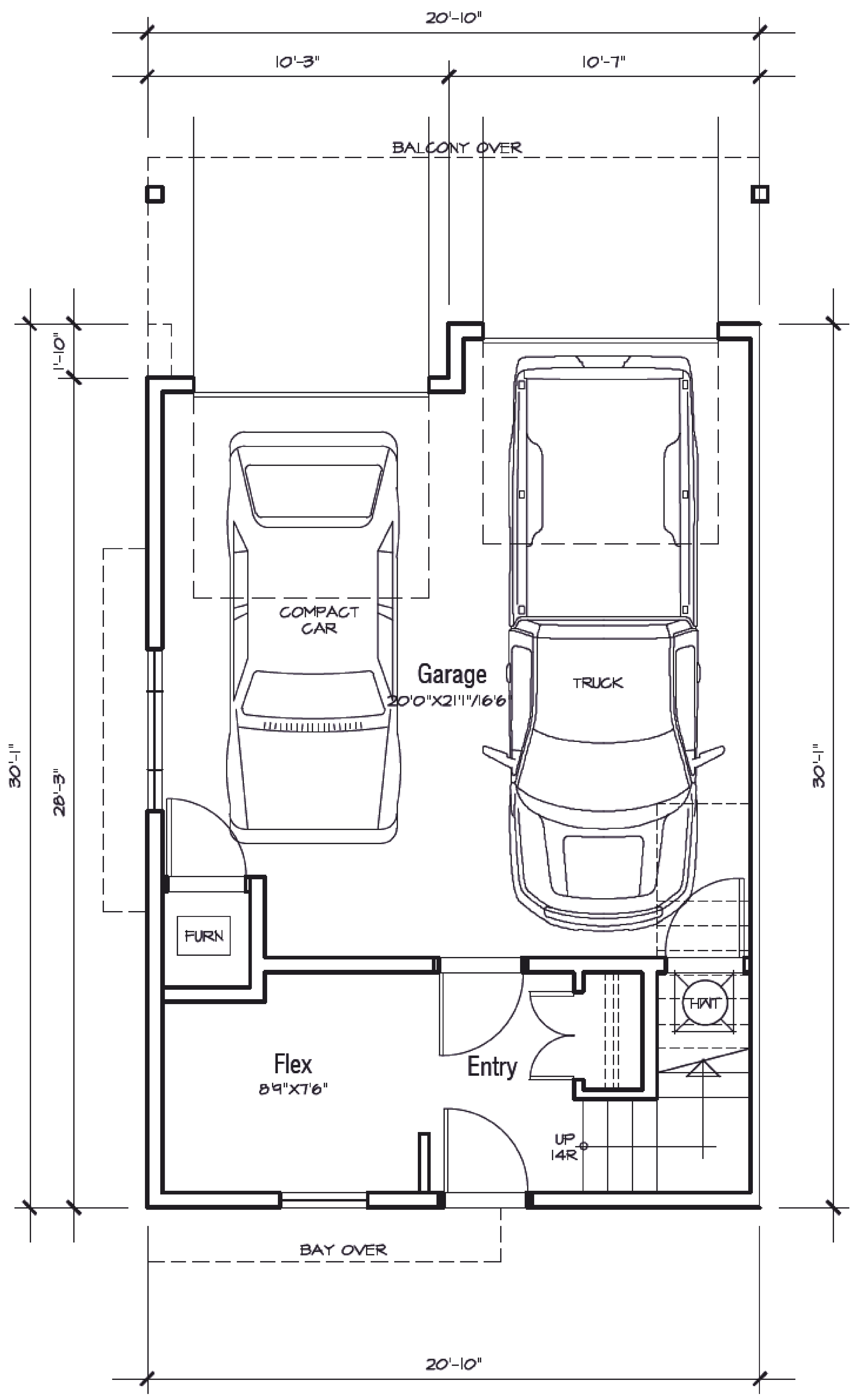
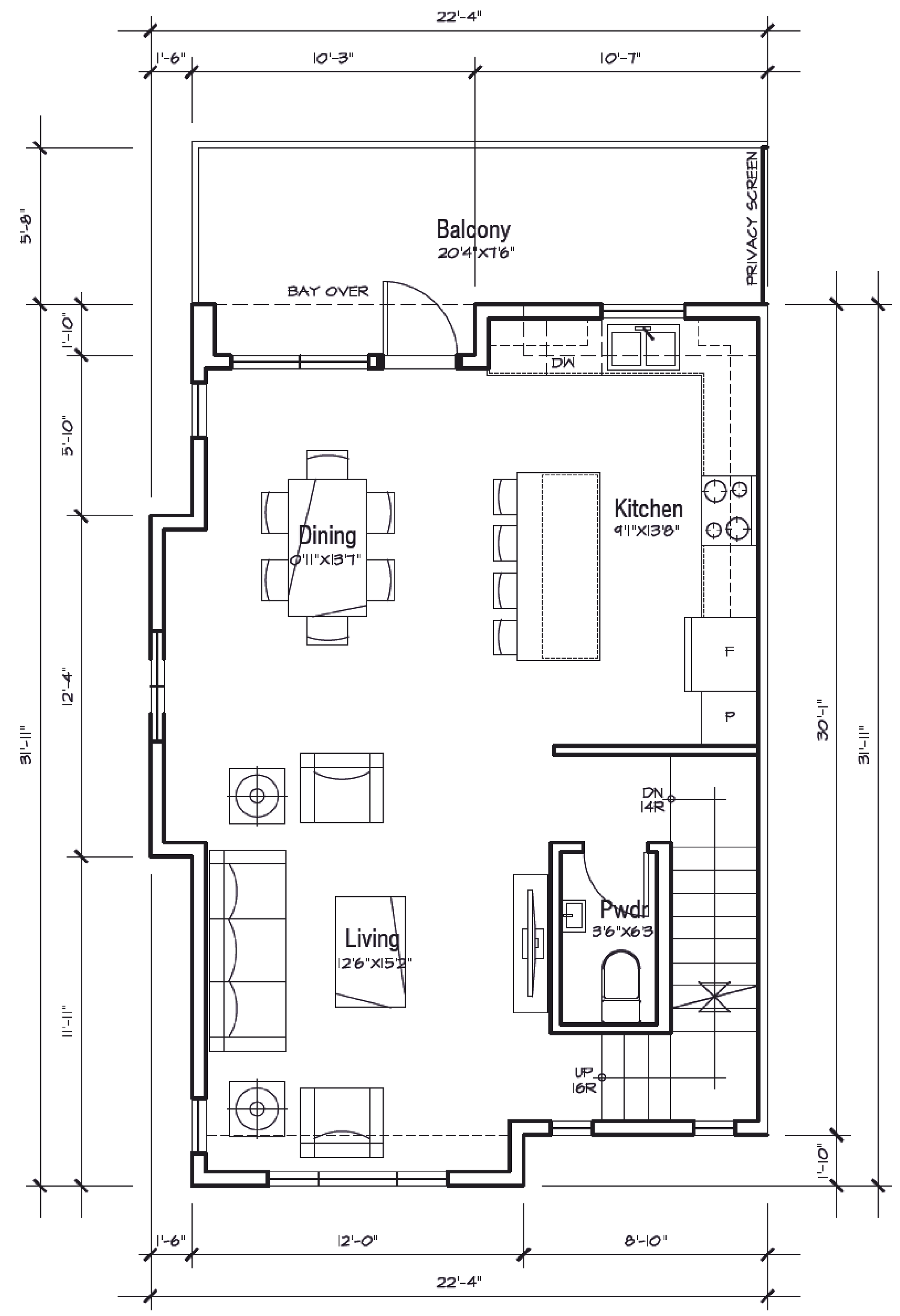
SCHEDULE A
This forms part of application
DP17-0226 DVP17-0228
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

2017-10-04

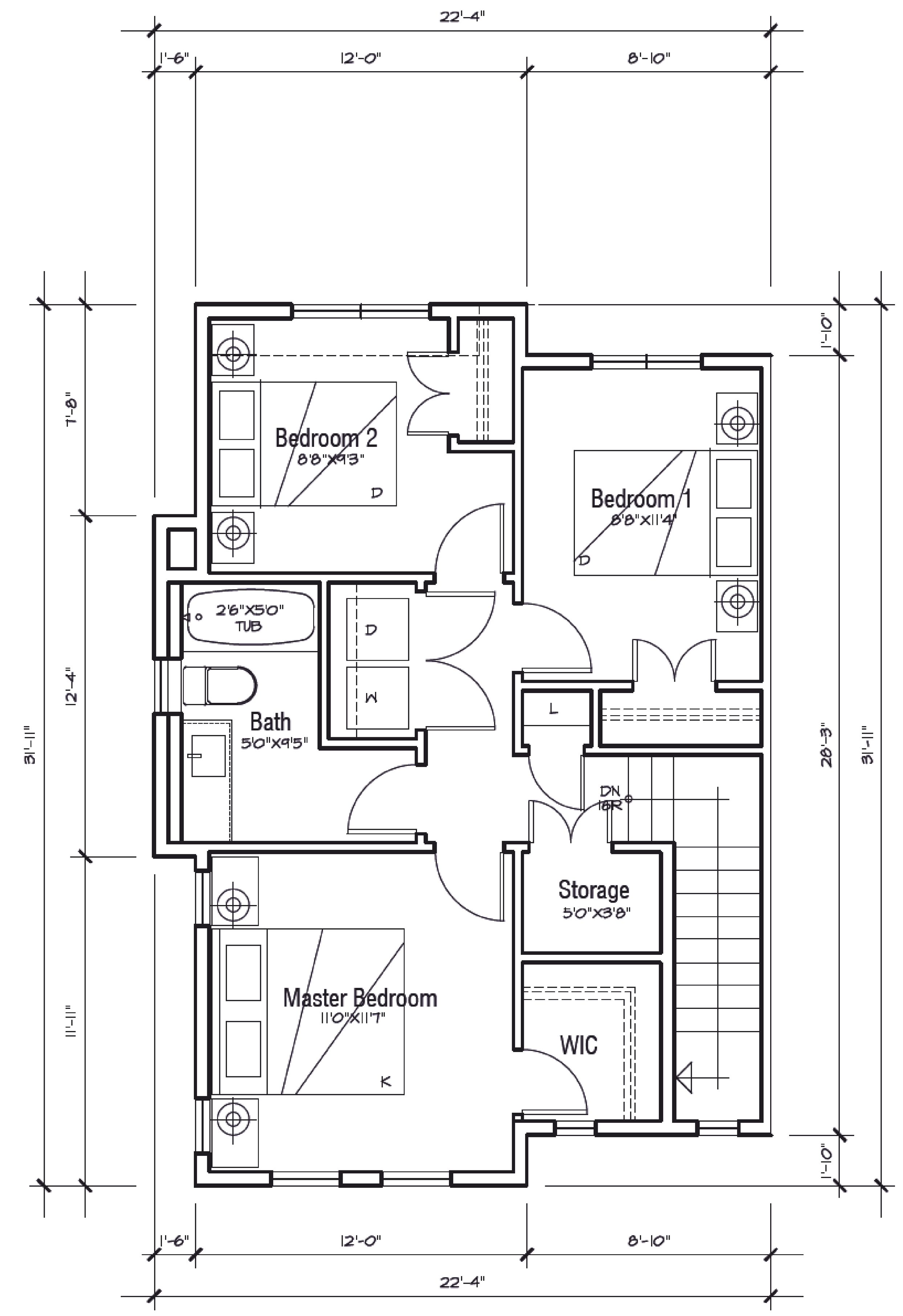
Client



Lower Floor
168 sf FSR



Main Floor
648 sf FSR



Upper Floor
651 sf FSR

Type A1 1,467 sf FSR

Project
Providence Boulevard
165 Celano Crescent
Kelowna, BC

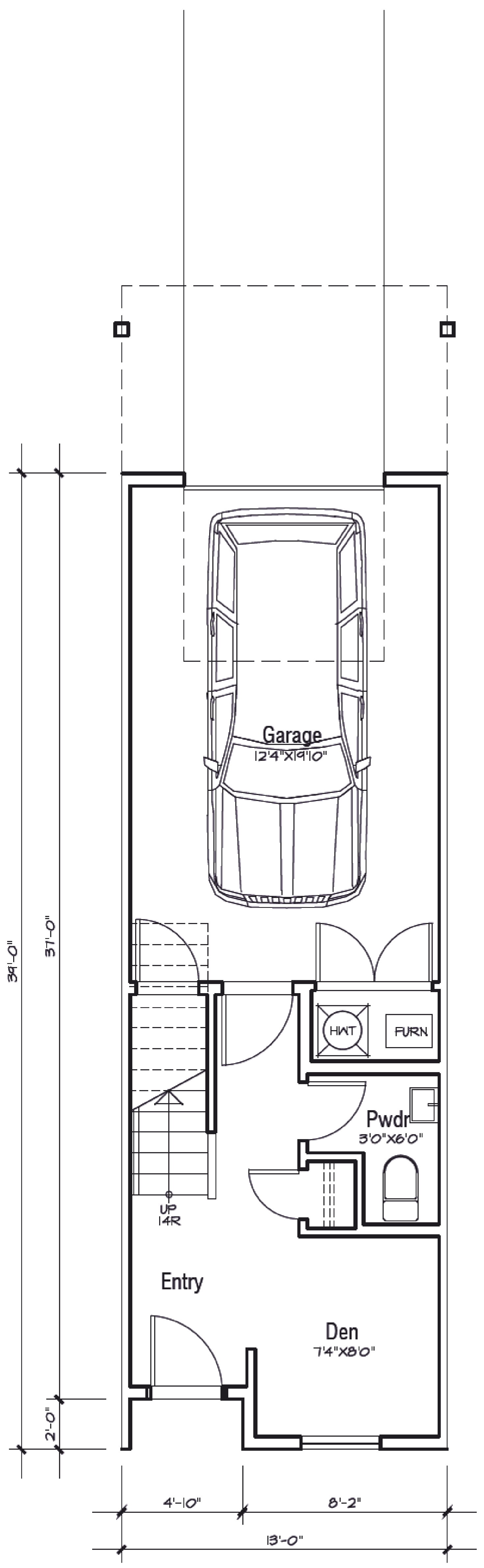
By
Society of H.O.P.E.

Type A1
Floor Plans

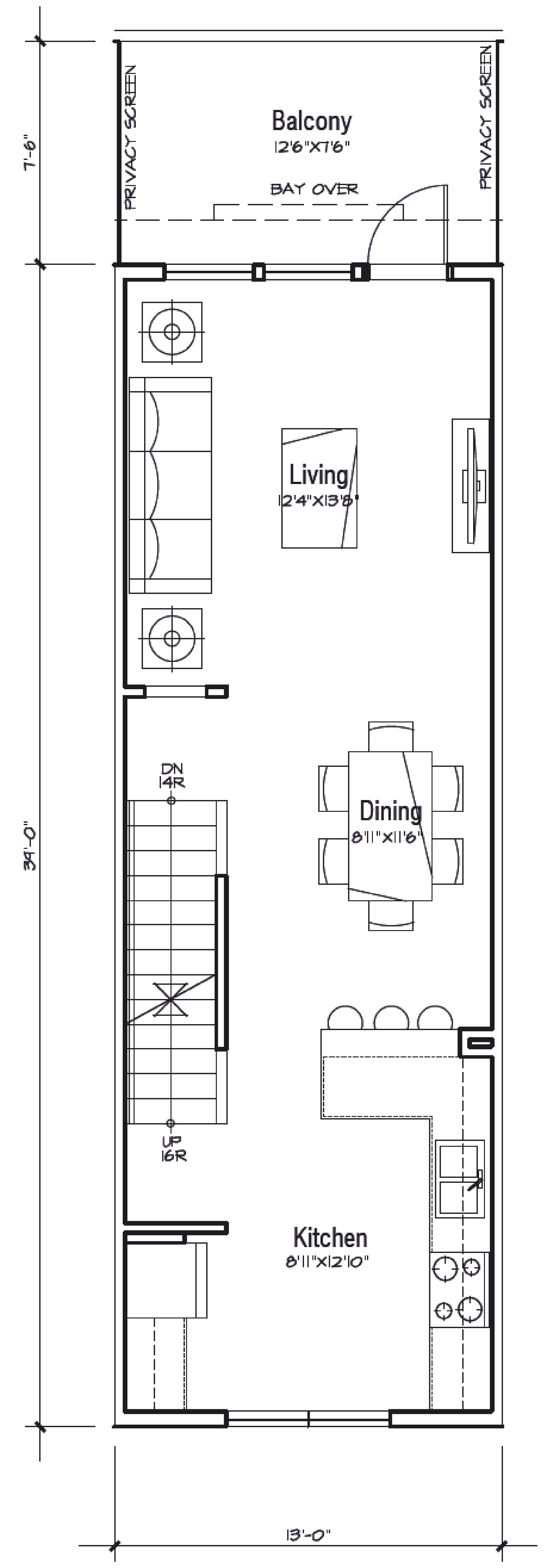
1/4" = 1'-0"
October 4, 2017

0 2 4 6 8 10 FT

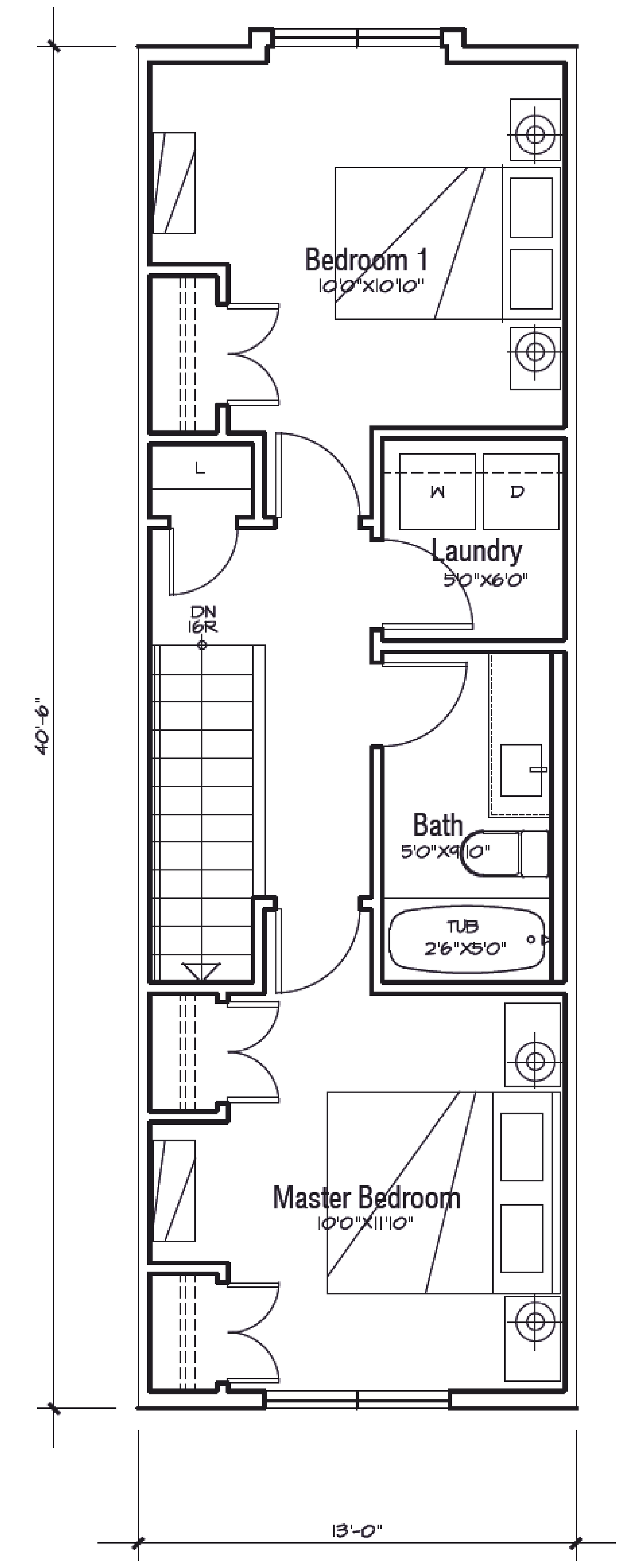
A-8.1



Lower Floor
212 sf FSR



Main Floor
507 sf FSR



Upper Floor
527 sf FSR

Type B 1,246 sf FSR

0 2 4 6 8 10 FT

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Revisions

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October 4, 2017

SCHEDULE A
This forms part of application
DP17-0226 DVP17-0228
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

2017-10-04

Client

Project

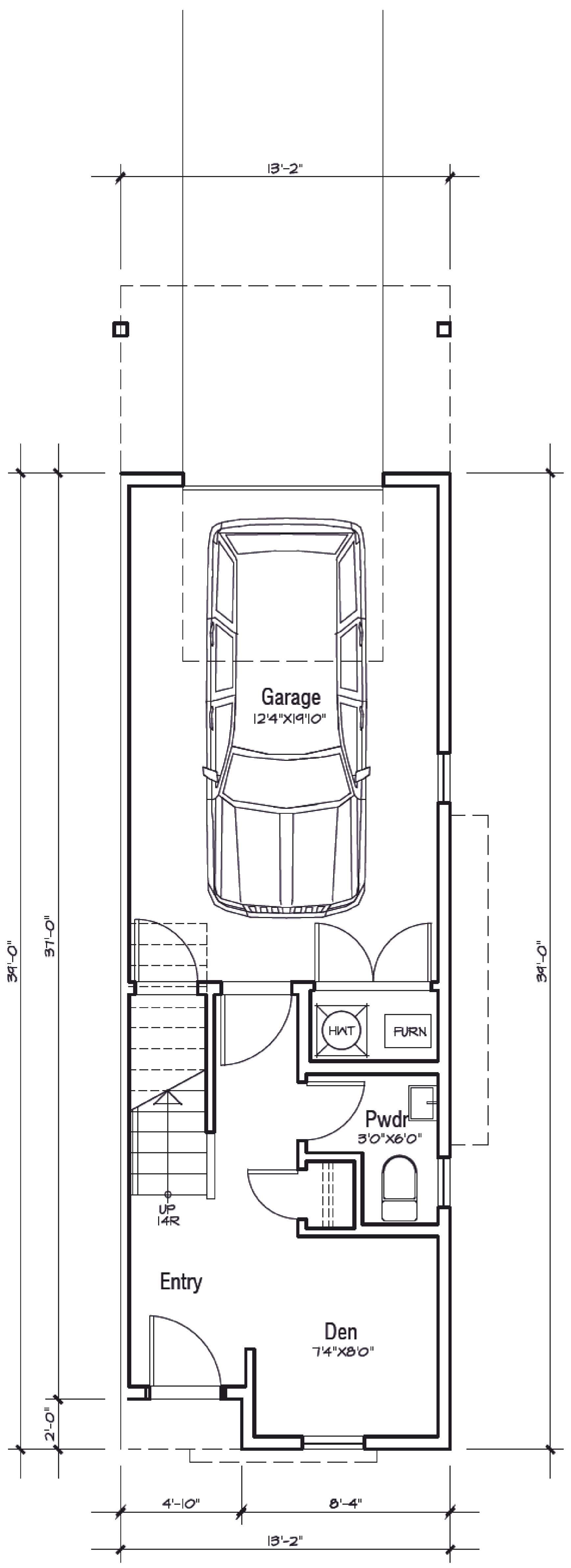
Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

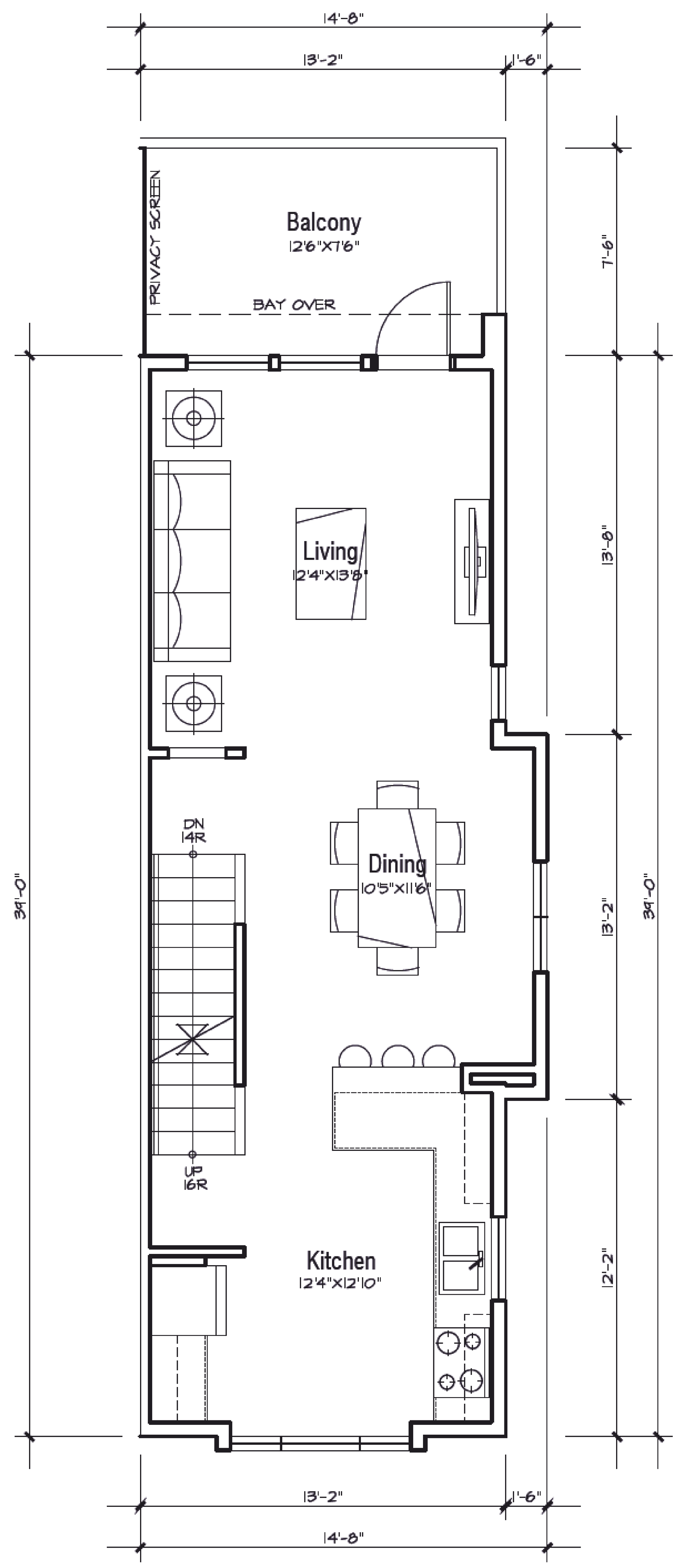
Type B
Floor Plans

1/4" = 1'-0"
October 4, 2017

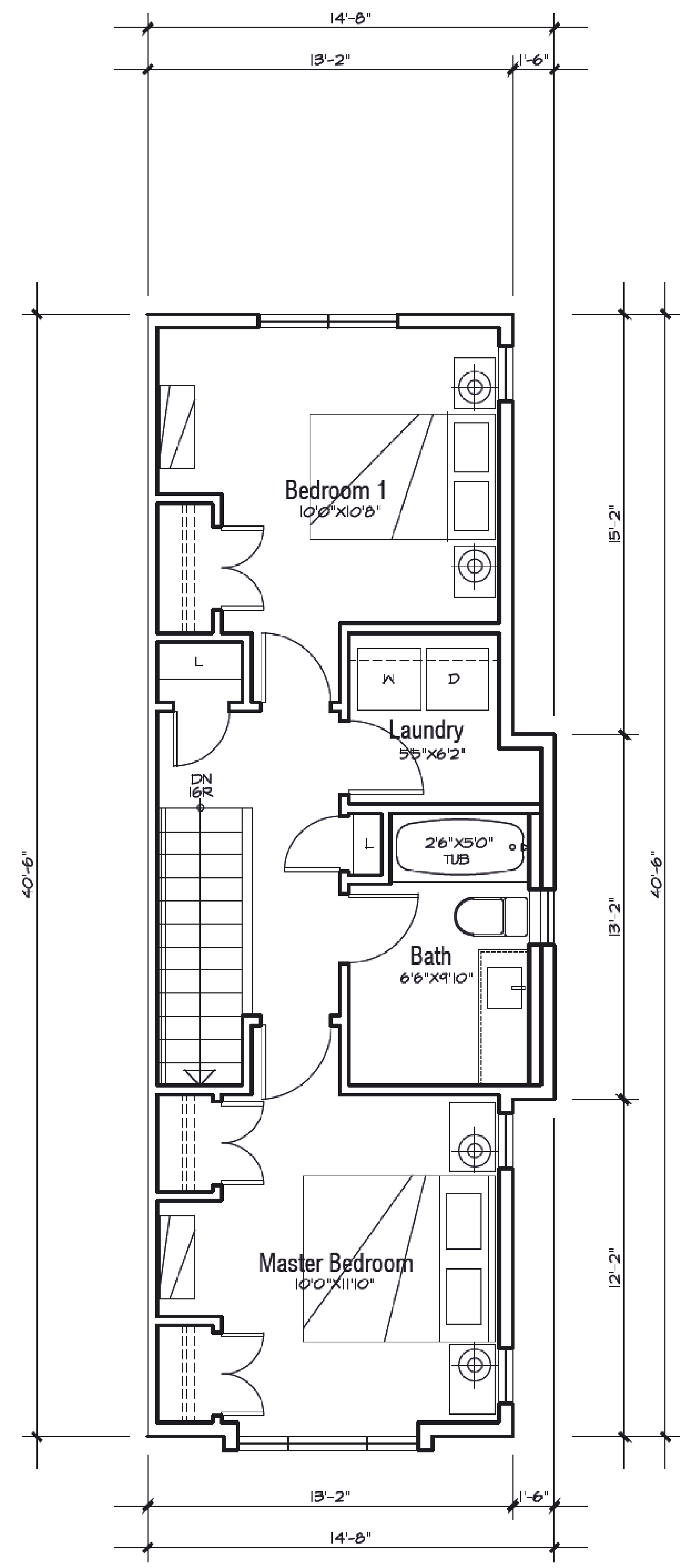
A-8.2



Lower Floor
214 sf FSR



Main Floor
533 sf FSR



Upper Floor
553 sf FSR

Type B1 1,300 sf FSR

0 2 4 6 8 10 FT

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Revisions

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SCHEDULE A
This forms part of application
DP17-0226 DVP17-0228
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

2017-10-04

Client

Project

Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

Type B1
Floor Plans

1/4" = 1'-0"
October 4, 2017

A-8.3

PITCH ROOFING:
Asphalt roof shingles
GAF Timberline HD Pewter Gray

FLAT ROOF:
2% slope with SBS membrane and light grey cap sheet

FASCIA:
HardiTrim, painted, BM OC-57 White Heron

WINDOW TRIMS:
HardiTrim, painted, BM OC-57 White Heron

PANEL:
HardiPanel Smooth w/ EasyTrim reveal joints
Painted, BM OC-57 White Heron

LAP SIDING:
HardiePlank lap siding smooth, 6" exposure,
Painted, as shown on elevations

WINDOWS:
Double glazed, vinyl frames, White

CANOPY:
Asphalt roof shingles
GAF Timberline HD Pewter Gray

BELLY BAND:
HardiTrim, painted, BM OC-57 White Heron

POST & BEAM
HardiTrim cladded, painted, BM OC-57 White Heron

DOOR:
Wood Veneer Fibreglas with glazed panel, stained

HardiPlank Lap Siding Smooth:
Benjamin Moore 2140-40 Stormcloud Gray

HardiPlank Lap Siding Smooth:
Benjamin Moore CC-290 Straw Hat

HardiPlank Lap Siding Smooth:
Benjamin Moore CC-510 Buckhorn

HardiPanel Smooth:
Benjamin Moore OC-57 White Heron

Asphalt Roof Shingles:
GAF Timberline HD Pewter Gray

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Revisions

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October 4, 2017

SCHEDULE B
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DP17-0226 DVP17-0228
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

2017-10-04

Client

Project

Providence Boulevard

165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

Colour & Material

3/8" = 1'-0"
October 4, 2017

A-9.0

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SCHEDULE B
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DP17-0226 DVP17-0228
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

REGISTERED ARCHITECT
JAMES BUSSEY
BRITISH COLUMBIA

2017-10-04

Client

Project

Providence Boulevard

165 Celano Crescent
Kelowna, BC

By
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Renderings-Building 2

NTS
October 4, 2017

A-10.0

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architects inc.

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Tel. 604.669.3339 Fax. 604.669.5651

Revisions

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October 4, 2017

SCHEDULE B
This forms part of application
DP17-0226 DVP17-0228
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

REGISTERED ARCHITECT
JAMES BUSSEY
BRITISH COLUMBIA

2017-10-04

Client

Project

Providence Boulevard

165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

Renderings-Building 3

NTS
October 4, 2017

A-10.1

TECHNICAL SPECIFICATIONS

MOLOK®

Current as of January, 2012

9

Signage / Use:
- ☐ Garbage
- ☐ Recyclables
- ☐ Paper
- ☐ Cardboard
- ☐ Glass

☐ Quick System *(see page 21)*

Lid Type: *(see page 22)*
- ☐ Standard lid:
  - ☐ all black
  - ☐ all blue
  - ☐ black with blue user lid
- ☐ Standard lid with cardboard slot:
  - ☐ all black
  - ☐ all blue
  - ☐ black with blue user lid
- ☐ Combination lid:
  - ☐ all black
  - ☐ all blue
  - ☐ black with blue user lid
- ☐ Bear lid

User Opening:
- ☐ Full open (69 cm diameter)
- ☐ Half open
- ☐ 15 cm diameter
- ☐ 30 x 15 cm rectangle

☐ Locking Latch *(see page 24)*

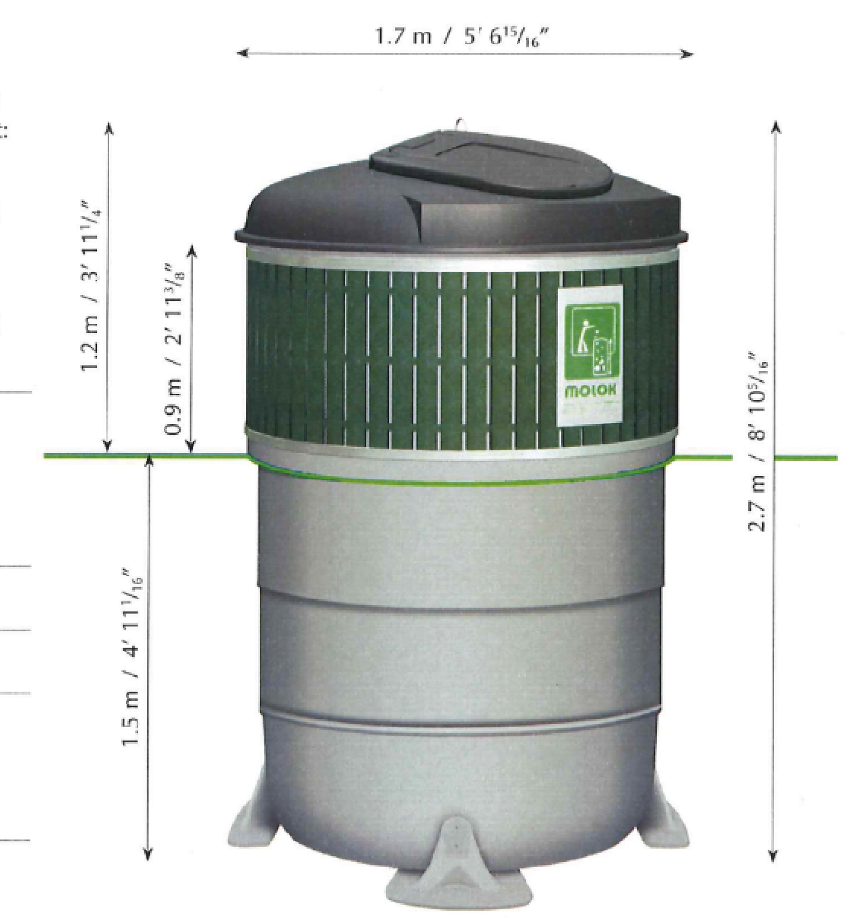
☐ User Lid Support *(see page 25)*

Liner: *(see page 26)*
- ☐ Standard lifting bag
- ☐ Hard-sided lifting container
- ☐ Semi-hard lifting bag

Framing: *(see page 28)*
- ☐ Eon® plastic framing
  - ☐ cedar
  - ☐ mahogany
- ☐ Recycled plastic framing
  - ☐ red
  - ☐ orange
  - ☐ cedar
  - ☐ beige
  - ☐ green
  - ☐ blue
  - ☐ grey
  - ☐ black
- ☐ Aluminum framing
  - ☐ silver
  - ☐ black

M-5000

Capacity: 5,000 L / 6.5 yd³



MOLOK®

3 10

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architects inc.
203-970 Homer St. Vancouver B.C. V6B2W7
Tel . 604 . 669 . 3339 Fax . 604 . 669 . 5651

Revisions

Issued for Development Permit
October 4, 2017

REGISTERED ARCHITECT
JAMES BUSSEY
BRITISH COLUMBIA

2017-10-04

Client

Project

Providence Boulevard
165 Celano Crescent
Kelowna, BC

By
Society of H.O.P.E.

Waste Container
Technical Specifications

NTS
October 4, 2017

A-11.0

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER GRISEUM	PAPERBARK MAPLE	5	6cm CAL.
ABIES BALSAMEA	BALSAM FIR	3	6cm CAL.
POPULUS TREMULOIDES	TREMBLING ASPEN	6	6cm CAL.
SYRINGA RETICULATA	JAPANESE TREE LILAC	6	6cm CAL.
TILIA CORDATA	LITTLELEAF LINDEN	13	6cm CAL.
SHRUBS			
EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	125	#01 CONT. /1.0M O.C. SPACING
FORSYTHIA INTERMEDIA 'COURDEAU'	GOLDEN PEEP FORSYTHIA	86	#01 CONT. /1.2M O.C. SPACING
SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	125	#01 CONT. /1.0M O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	38	#01 CONT. /1.8M O.C. SPACING
PINUS MUGO	MUGO PINE	86	#01 CONT. /1.2M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA FILIPENDULINA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	54	#01 CONT. /0.75M O.C. SPACING
ARRHENATHERUM E. BULBOSUM 'VARIEGATUM'	BULBOUS OAT GRASS	83	#01 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	30	#01 CONT. /1.0M O.C. SPACING
CAREX MORWOII 'ICE DANCE'	ICE DANCE SEDGE	120	#01 CONT. /0.5M O.C. SPACING
DIGITALIS PURPUREA	FOXGLOVE	54	#01 CONT. /0.75M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	54	#01 CONT. /0.75M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	83	#01 CONT. /0.6M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	30	#01 CONT. /1.0M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	30	#01 CONT. /1.0M O.C. SPACING
MONDARDA DIDYMA	BEEBALM	54	#01 CONT. /0.75M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	30	#01 CONT. /1.0M O.C. SPACING
PHLOX PANICULATA	SUMMER PHLOX	54	#01 CONT. /0.75M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	83	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	54	#01 CONT. /0.75M O.C. SPACING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca

SCHEDULE C
This forms part of application
DP17-0226 DVP17-0228
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

N

PROJECT TITLE

PROVIDENCE BOULEVARD

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	17.09.28	Review
2	17.10.04	Development Permit
3		
4		
5		

PROJECT NO	17-105
DESIGN BY	NG
DRAWN BY	NG
CHECKED BY	FB
DATE	OCT. 4, 2017
SCALE	1:200

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY