

Draft Development Permit DP16-0249



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

Lot 1, District Lot 167, ODYD, Plan EPP82334 located at 4609 Lakeshore Rd, Kelowna, BC

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: Jan 21st 2019

Decision By: CITY COUNCIL

Issued Date: _____

Development Permit Area: Comprehensive Development Permit Area

File Manager: TA & AC

This permit will not be valid if development has not commenced within 2 years of the council approved Date of Decision.

Existing Zone: RM2 – Low Density Row Housing
(Low Density)

Future Land Use Designation: MRL – Multiple Unit Residential

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: LEV8 DEVELOPMENTS LTD., INC.NO. BC1144442

Address:

City:

Phone: n/a

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 Council Date of Decision if applicable, or Community Planning Department Manager approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property 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 **\$125% of the landscape estimate** OR
- b) An Irrevocable Letter of Credit in the amount of **\$125% of the landscape estimate**

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

4. Indemnification

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

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

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

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

SCHEDULE A & B

This forms part of application

DP16-0249



City of
Kelowna
COMMUNITY PLANNING

GENERAL NOTES:

GENERAL

1. ALL DIMENSIONS ARE MADE FROM EXTERIOR FACE OF WALL SHEATHING TO CENTER OF PARTY WALLS AND INTERIOR WALLS UNLESS NOTED OTHERWISE. ON PLANS, OUTSIDE EDGE OF EXTERIOR WALL SHEATHING TO BE FLUSH WITH FOUNDATION WALL BELOW. DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE BEARINGS AND DIMENSIONS WITH LEGAL SURVEY.
2. IN THE CASE OF DISCREPANCY, THE DESIGNER IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AS SATISFACTORY.
3. REFER TO MECHANICAL DRAWINGS FOR FINAL PLUMBING AND HVAC LAYOUT AND SPECIFICATIONS.
4. REFER TO ELECTRICAL DRAWINGS FOR FINAL LIGHT, OUTLETS AND ELECTRICAL PANEL LOCATIONS AND SPEC.
5. REFER TO CIVIL DRAWINGS FOR OFFSITE CONSTRUCTION AND FINAL SITE DRAINAGE LAYOUT AND SPEC.
6. REFER TO LANDSCAPE DRAWINGS FOR FINAL LANDSCAPE LAYOUT.
7. REFER TO STRUCTURAL DRAWINGS FOR FINAL WALL/FLOOR/ROOF/COLUMN LAYOUT AND SPECIFICATIONS.

ASSURANCE / COMPLIANCE REQUIREMENTS

1. THE CURRENT B.C. C. 2012, ITS REQUIREMENTS AND ALL AGENDA, SHALL FORM AN INTEGRAL PART OF THESE DRAWINGS. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO THESE STANDARDS.
2. ALL WORK TO CONFORM TO LOCAL BYLAWS AND DEVELOPMENT PERMIT REQUIREMENTS.
3. ALL DRAWINGS ARE TO BE READ AS A COMPLETE SET IN CONJUNCTION WITH SPECIFICATIONS AND CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS AS APPLICABLE.
4. ALL WORK WILL BE SUBJECT TO FIELD REVIEW BY THE ARCHITECT AND OR OTHER REGISTERED PROFESSIONAL AND BY THE CONSULTING ENGINEERS NAMED ON THESE DRAWINGS TO MEET THE MUNICIPAL LETTERS OF ASSURANCE / COMPLIANCE REQUIREMENTS.
5. ALL WORK MUST MEET THE APPROVAL OF THE PROFESSIONAL CONSULTANTS.
6. ALL WORK MUST MEET THE STANDARDS OF THE B.C. TRADE ASSOCIATIONS GOVERNING EACH TRADE INVOLVED IN THE PROJECT.
7. STARTING WORK ON THIS PROJECT BY ANY SUB-CONTRACTOR MEANS THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED AND NO EXTRA CLAIM FOR COST WILL BE PUT FORWARD TO MEET THE PROFESSIONAL CONSULTANTS FIELD REVIEW REQUIREMENTS.
8. THE SUB-CONTRACTORS ARE RESPONSIBLE FOR SITE SAFETY AND TO MEET ALL REQUIREMENTS OF THE WORKERS COMPENSATION BOARD.
9. ALL SUB-CONTRACTORS WILL BE REQUIRED TO ACKNOWLEDGE COMPLIANCE WITH ABOVE CONDITIONS BY SIGNING A COPY OF THESE REQUIREMENTS WHICH MUCH ACCOMPANY THEIR QUOTATION.
10. GENERAL CONTRACTOR IS TO KEEP RECORD AND PROVIDE ARCHITECT WITH COPIES OF MUNICIPAL INSPECTION SLIPS.
11. THE CONTRACTOR / CLIENT IS TO INFORM THE ARCHITECT IN WRITING 24 HOURS PRIOR TO STARTING CONSTRUCTION OF THE PROJECT.
12. THE SUB-CONTRACTOR IS TO CHECK ALL DIMENSIONS AFFECTING HIS TRADE AND IN THE CASE OF DISCREPANCY THE CONTRACTOR IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE.
13. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT 24 HOURS PRIOR TO A REQUIRED INSPECTION.

SYMBOL LEGEND:

Planner

Initials

AC

BUILDING SECTION
SECTION NUMBER
LOCATION OF SECTION DRAWING

WALL SECTION
SECTION NUMBER
LOCATION OF SECTION DRAWING

BIM DETAIL
DETAIL NUMBER
LOCATION OF DETAIL DRAWING

DETAIL NUMBER
View Name
SCALE: 1/8" = 1'-0"
LOCATION OF DETAIL DRAWING
LOCATION OF FIRST OCCURRENCE

Door Tags
DOOR NUMBER - SEE DOOR SCHEDULE

Window Tags
WINDOW TYPE - SEE WINDOW DETAILS

Assembly Tags
ASSEMBLY TYPE - SEE CONSTRUCTION SCHEDULE

CONTEXT SITE PLAN:



CONSULTANTS:

ARCHITECTURAL DRAWING LIST	
NO.	NAME
A0.00	PROJECT INFORMATION AND DRAWINGS INDEX
A0.01	ASSEMBLY SCHEDULE
A0.02	PSI CALCULATIONS
A1.00	SITE PLAN
A2.00	FOUNDATION PLAN
A2.01	MAIN FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.03	ROOF PATIO PLAN
A2.04	ROOF DRAINAGE PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A4.00	BUILDING SECTIONS
A5.00	BUILDING ENVELOPE DETAILS
A6.00	DETAILS
A6.01	DETAILS
A6.02	DETAILS
A6.03	RCABC TYPICAL ROOF EXTERIOR DETAILS

CONSULTANTS:	
ARCHITECTURAL NOVATION ARCHITECTURE 302-2237 LECKIE ROAD KELOWNA, BC V1Y 6T1 TEL: (250) 420-4144 FAX: (250) 500-0000	
ENVIRONMENTAL ECOCORP 102-450 NEAVE CRESCENT KELOWNA, BC V1Y 2M2 TEL: (250) 491-7337 FAX: (250) 491-7772	
CIVIL ENGINEERING APLIN MARTIN 564 LEON AVENUE KELOWNA, BC V1Y 6J3 TEL: (250) 448-0157 FAX: (779) 436-2312	
ELECTRICAL PVE ENGINEERING 318-402 WEST FENDER STREET VANCOUVER, BC V6B 1T6 TEL: (604) 515-5700 FAX: (604) 816-7052	
LANDSCAPE OUTLAND DESIGN 30-595 KLO ROAD KELOWNA, BC V1Y 7S2 TEL: (250) 866-5070	
GEOTECHNICAL CASCADE AQUATECH GEOTECHNICAL LM 201-1885 SPALL ROAD KELOWNA, BC V1Y 4R2 TEL: (250) 878-6446 FAX: (250) 782-8673	
SURVEY FERGUSON LAND SURVEYOR 604-165 PANDOSY STREET KELOWNA, BC V1Y 1P7 TEL: (250) 763-3115 FAX: (250) 763-5521	
STRUCTURAL KD ENGINEERING 1910 KENT ROAD KELOWNA, BC V1Y 7S6 TEL: (250) 420-3440 FAX: (250) 500-0000	

DRAWING INDEX:

ILLUSTRATION:



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No.	Date	Description
2	2016-10-20	ISSUED FOR BP 2016-07-15



project title
Creek Side Terrace Building #1
525 McClure Rd.
Kelowna, British Columbia

project no. 1604

drawing title
PROJECT INFORMATION AND DRAWINGS INDEX

designed	PS	scale	1" = 1'-0"
drawn	BW		
checked	PS		

drawing no.
A0.00
sheet
2016-10-20 4:21:10 PM

SCHEDULE A & B

This forms part of application

DP16-0249

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING




**CREEK SIDE
TERRACES**



SCHEDULE

A & B

This forms part of application

DP16-0249



City of

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Initials

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SCHEDULE

A & B

This forms part of application


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Initials

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City of
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SCHEDULE A & B

This forms part of application
DP16-0249

Planner Initials **AC**

City of **Kelowna**
COMMUNITY PLANNING



Smooth Stucco Finish

Smooth Stucco Finish

Black Aluminium Windows

SCHEDULE A & B	
	City of Kelowna <small>COMMUNITY PLANNING</small>
This forms part of application # DP-16-0249	
Planner Initials	AC

Aluminium Cedar Siding Product

ACM Panel System

Flashing/Gutters

CREEK SIDE TERRACE

McClure Road, Kelowna BC

SCHEDULE A & B

This forms part of application

DP16-0249

Planner
Initials

AC

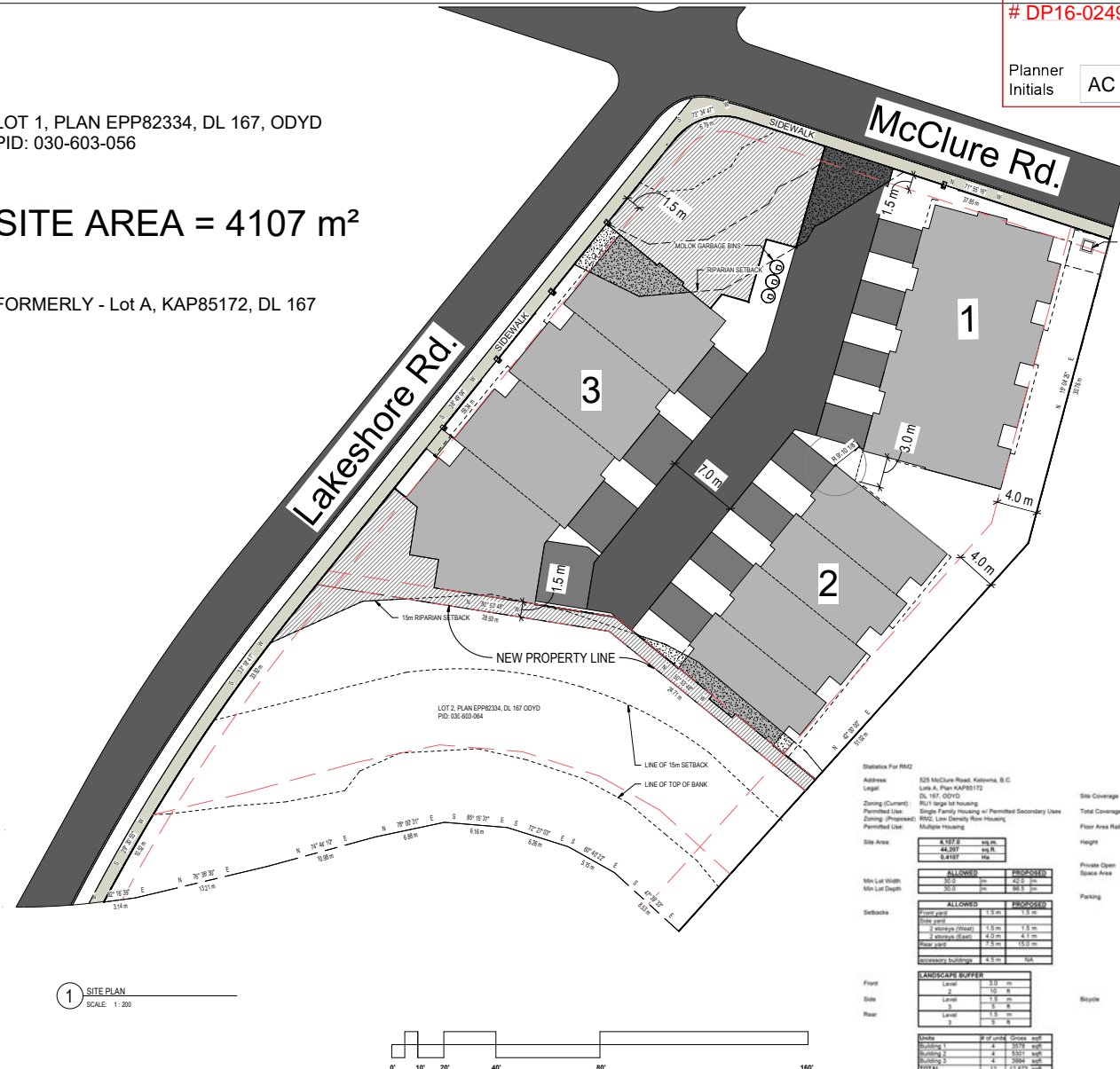
City of
Kelowna
COMMUNITY PLANNING



LOT 1, PLAN EPP82334, DL 167, ODYD
PID: 030-603-056

SITE AREA = 4107 m²

FORMERLY - Lot A, KAP85172, DL 167



1 SITE PLAN
SCALE: 1:200

Statistics For RM2

Address: 525 McClure Road, Kelowna, B.C.
Legal: Lot A, Plan KAP85172
DL 167, ODYD
Zoning (Current): R1-1 Large lot housing
Permitted Use: Single Family Housing w/ Permitted Secondary Uses
Zoning (Proposed): RM2, Low Density Rise Housing
Permitted Use: Multiple Housing

Site Area:
4,107.6 sq.m.
44,397 sq.ft.
6,437 sq.m.

Min Lot Width:
30.0 m
98.4 ft.

Min Lot Depth:
30.0 m
98.4 ft.

Setbacks:
Front: 1.5 m
Side: 1.5 m
Rear: 1.5 m

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Site Coverage

Maximum 50%
(Building Footprint)

Total Coverage:
Maximum 50%
(Building + Driveway + Parking)

Floor Area Ratio:
Maximum 45:1

Height:
9.5 m max or 2.5 stories

Private Open Space Area:
Req'd (Min.) 15 sq.m/100 sq.ft. @ 0 units
Req'd (Min.) 25 sq.m/200 sq.ft. @ 10 units

Parking:
1 staff/2 bedroom @ 0 units
1.5 staff/2 bedroom @ 0 units
2.0 staff/3 bedroom @ 10 units

Full Size Cars:
50% max medium car

Recycle:
Class 1 - 0.5 cubic per unit
Class 2 - 0.1 cubic per unit

Recycle:
Class 1 - 0.5 cubic per unit
Class 2 - 0.1 cubic per unit

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Class 2 - 0.1 cubic per unit

Recycle:
Class 1 - 0.5 cubic per unit
Class 2 - 0.1 cubic per unit

ALLOWED PROPOSED

2,004 sq.m. 1,174 sq.m.
22,504 sq.m. 12,870 sq.m.

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SCHEDULE A & B

This forms part of application

DP16-0249

Planner Initials AC



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No.	Date	Description	Revisions
1	20181220	ISSUED FOR DP	
2	20181220	ISSUED FOR BP	
3	20181220	ISSUED FOR PH/DC	



project title
Creek Side Terrace Building #1

525 McClure Rd.
Kelowna, British Columbia

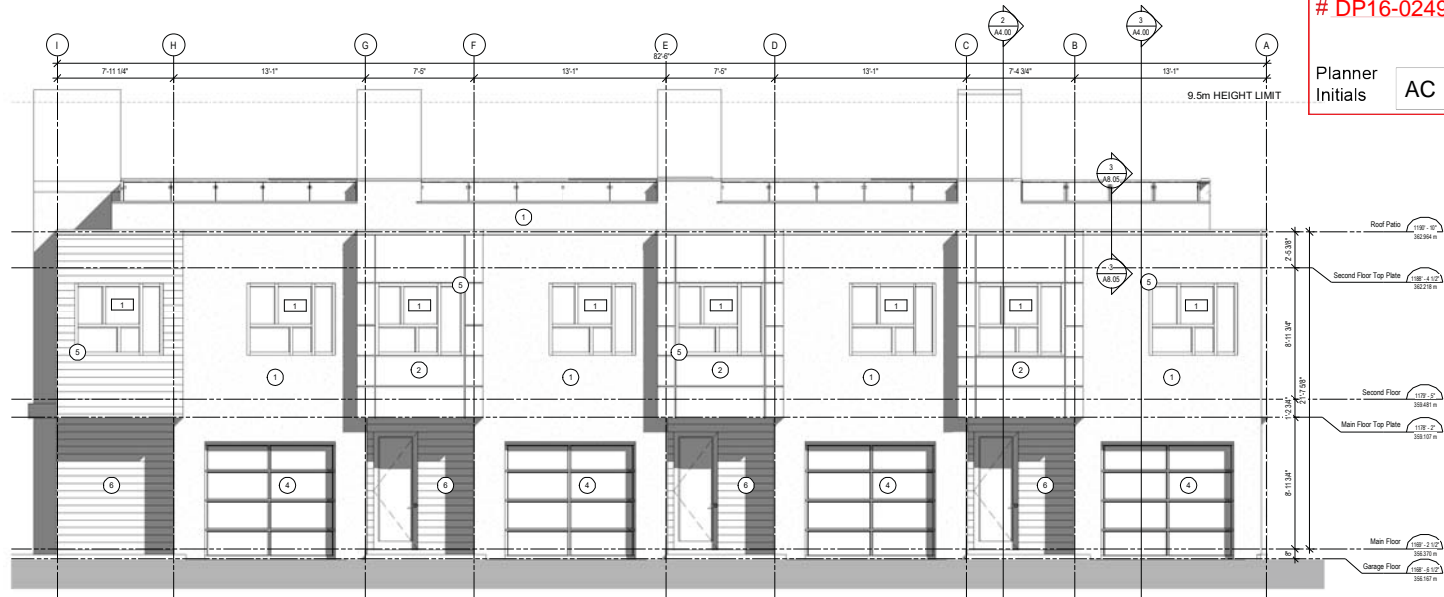
project no. 1604

drawing title
EXTERIOR ELEVATIONS

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drawn	BW		
checked	PS		

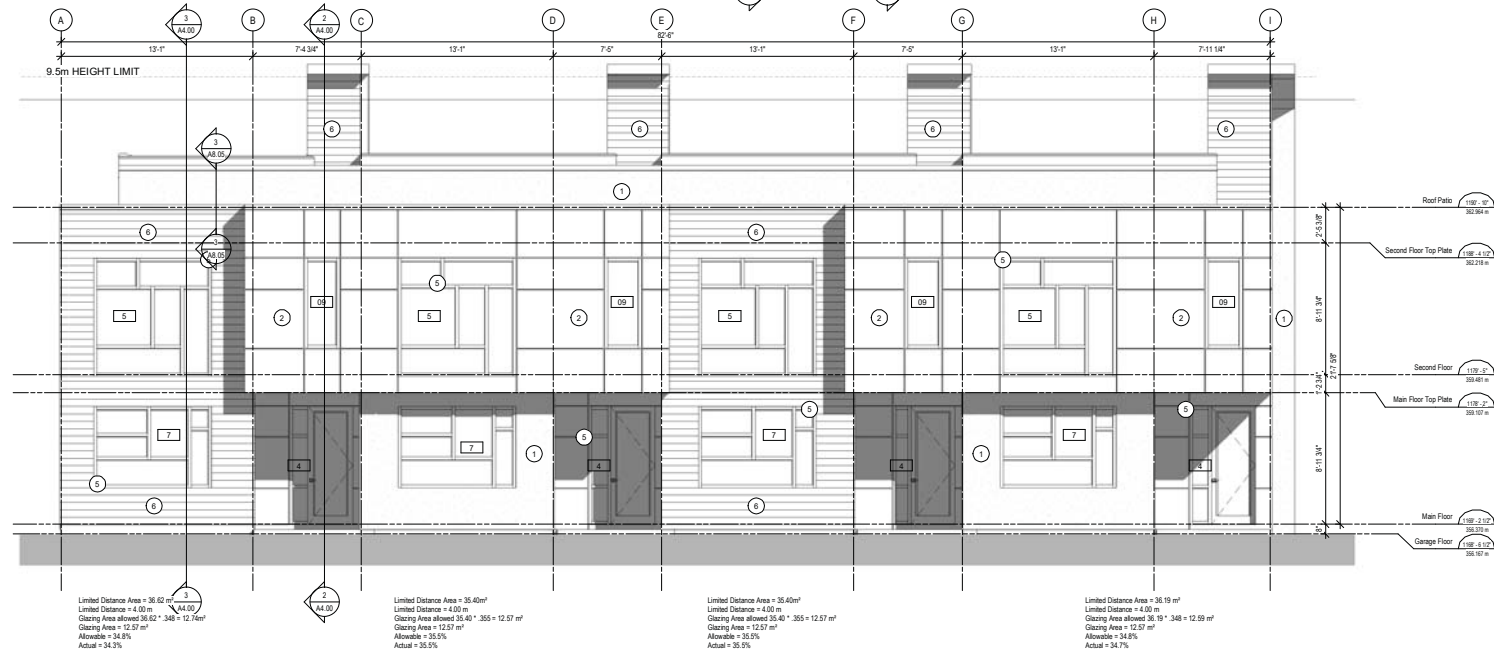
drawing no.
A3.00

sheet
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2 BUILDING 1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

- 1. STUCCO
- 2. JACK PANEL
- 3. FROSTED GLASS
- 4. CLEAR GLASS
- 5. BLACK ALUMINUM WINDOW SYSTEM
- 6. CEDAR LOOK FINISHED SONG MATERIAL BY SAGPER




1 BUILDING 1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

SCHEDULE

This forms part of application
DP16-0249

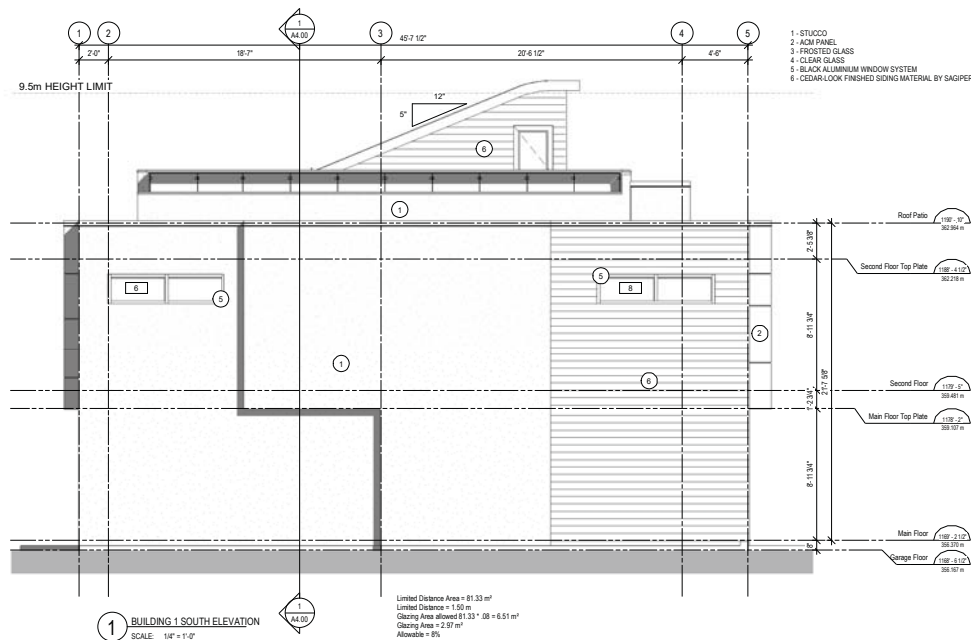
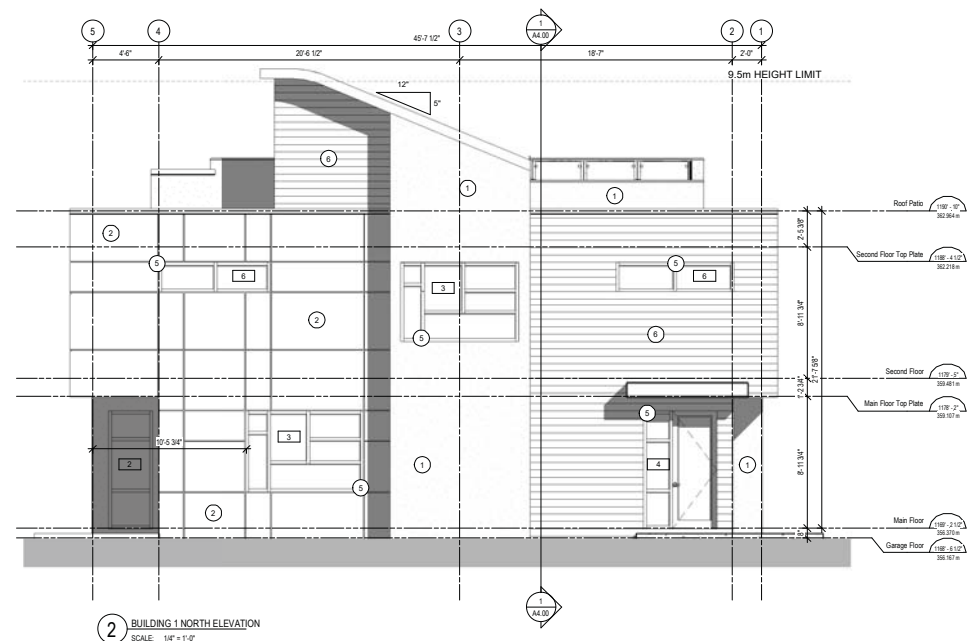
Planner
Initials

A & B



City of
Kelowna
COMMUNITY PLANNING

AC



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Kelowna, British Columbia

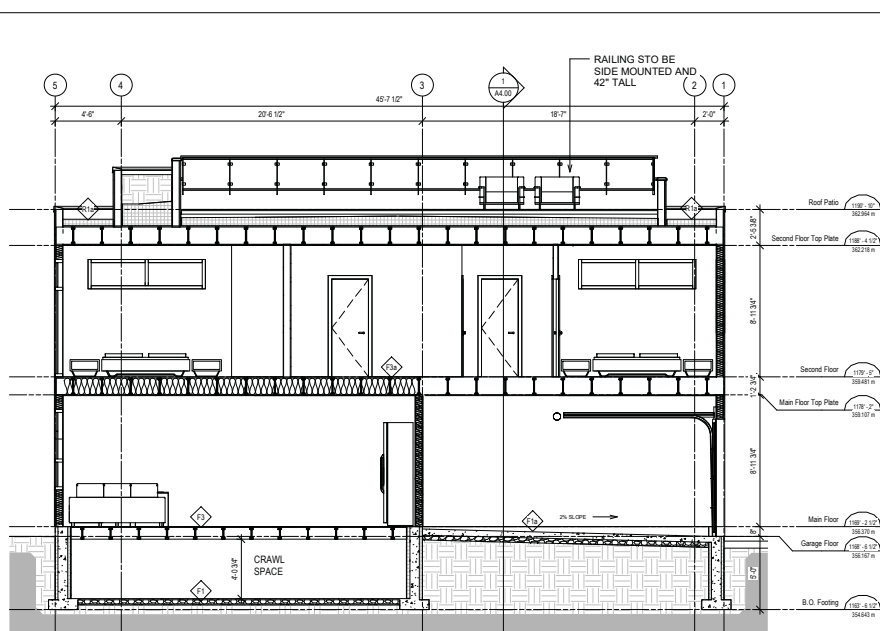
project no.: 1604

drawing title:
EXTERIOR ELEVATIONS

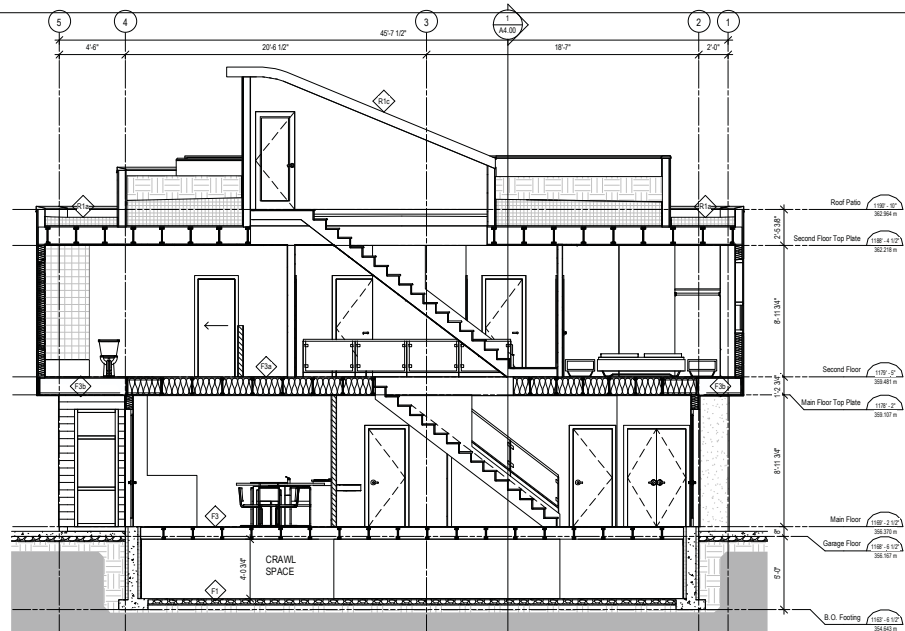
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drawn	BW		
checked	PS		

drawing no.:
A3.01

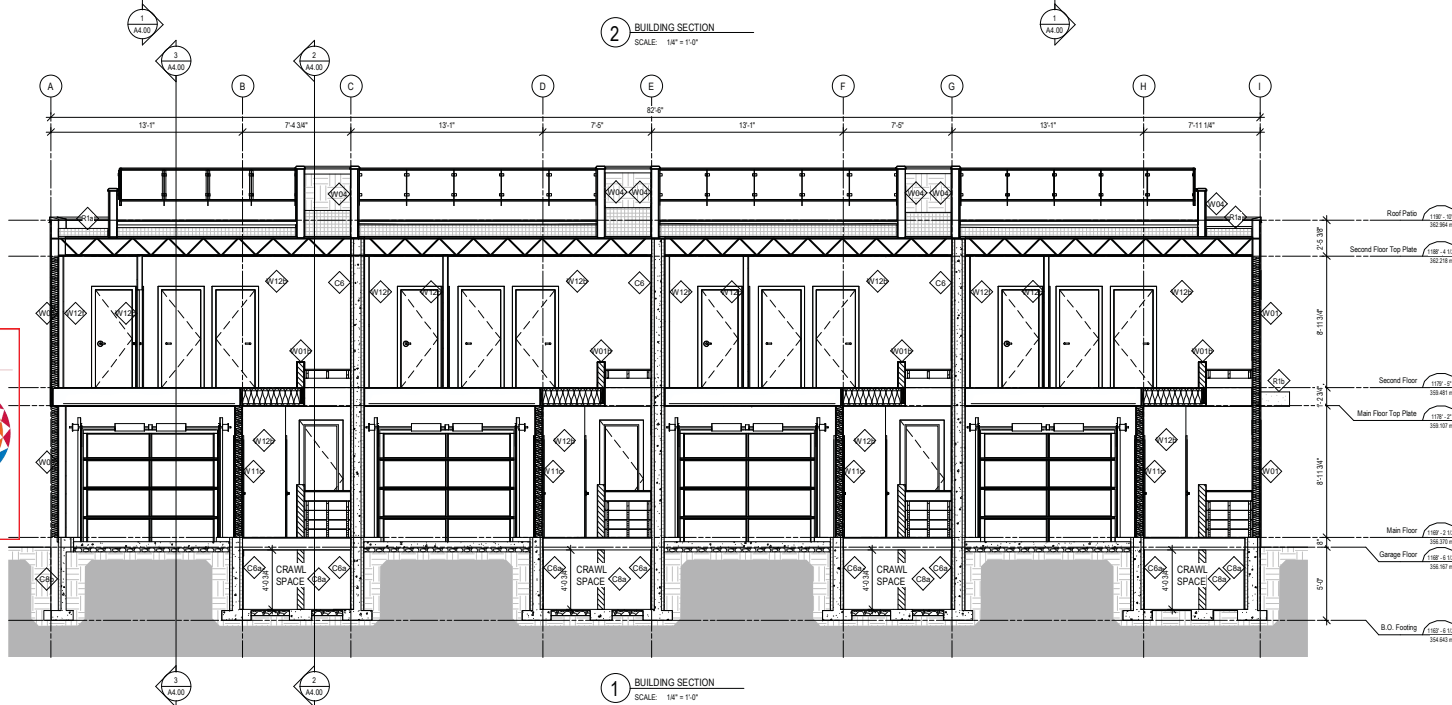
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3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

SCHEDULE A & B

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2. 20181220 ISSUED FOR BP
3. 20181220 ISSUED FOR PH/NOI

No.	Date	Description
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Revisions

302 - 2237 LECKIE ROAD
KELOWNA B.C. V1X 6Y5

project title
Creek Side Terrace Building #1

525 McClure Rd.
Kelowna, British Columbia

project no. 1604

drawing title
BUILDING SECTIONS

Designed	PS	Scale	1/4" = 1'-0"
Drawn	BW		
Checked	PS		

drawing no.

A4.00

sheet

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SCHEDULE A & B

This forms part of application

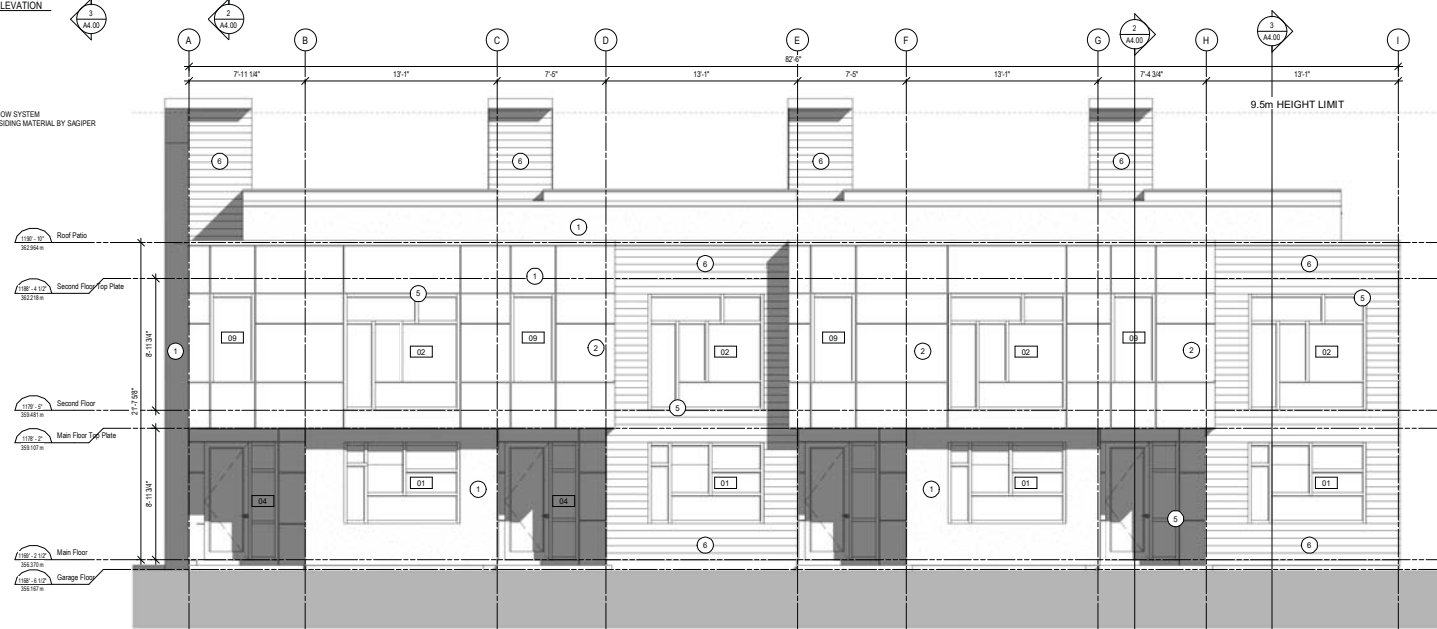
DP16-0249

Planner
Initials

AC



City of Kelowna
COMMUNITY PLANNING



Limited Distance Area = 36.75 m²
Limited Distance = 4.00 m
Glazing Area allowed 36.15' x 348' = 12.58 m²
Glazing Area = 12.57 m²
Allowable = 34.8%
Actual = 34.7%

Limited Distance Area = 36.02 m²
Limited Distance = 4.00 m
Glazing Area allowed 36.62' x 348' = 12.74 m²
Glazing Area = 12.57 m²
Allowable = 34.8%
Actual = 34.7%

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No.	Date	Description
1	2018/02/01	ISSUED FOR DP
2	2018/02/01	ISSUED FOR DP
3	2018/02/01	ISSUED FOR DP



302 - 2237 LECKIE ROAD
KELOWNA, B.C. V1X 6Y5

project title
Creek Side Terraces Building #2

525 McClure Rd.
Kelowna, British Columbia

project no. 1604

drawing title
EXTERIOR ELEVATIONS

designed	PS	scale	1/4" = 1'-0"
drawn	BW		
checked	PS		

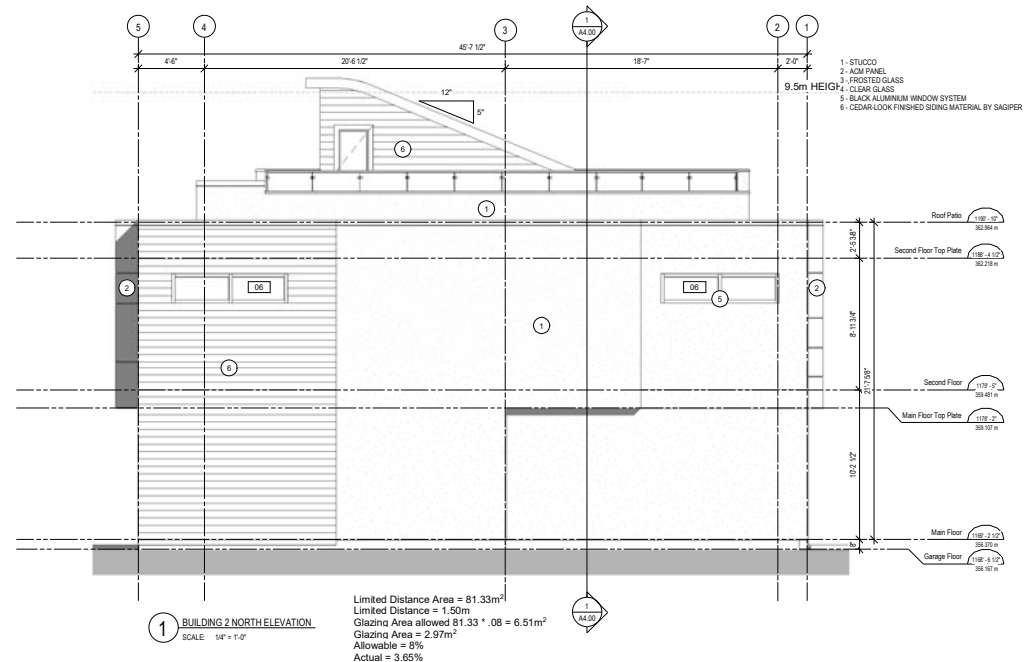
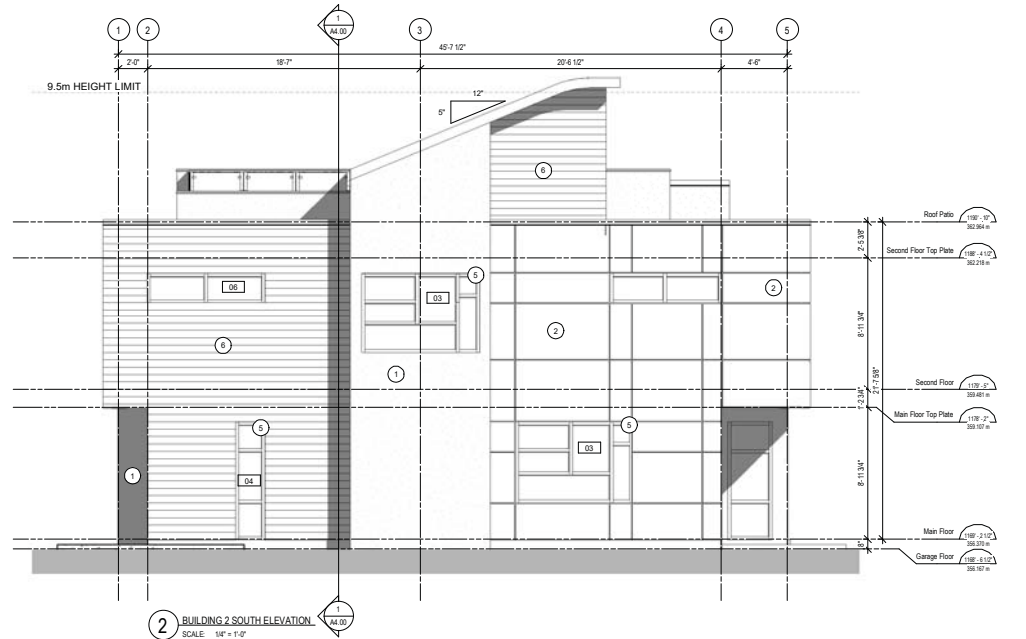
drawing no. A3.00

sheet 2018-02-20 14:07 PM

SCHEDULE A & B

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DP16-0249

Planner
Initials AC



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Revisions

No.	Date	Description
1	2018/12/20	ISSUED FOR DP
2	2018/12/20	ISSUED FOR BP
3	2018/12/21	ISSUED FOR PH/CD

Revisions

No.	Date	Description
1	2018/12/20	ISSUED FOR DP
2	2018/12/20	ISSUED FOR BP
3	2018/12/21	ISSUED FOR PH/CD



302 - 2237 LICKIE ROAD
KELOWNA B.C. V1Y 6Y5

project title
Creek Side Terraces Building #2

525 McClure Rd.
Kelowna, British Columbia

project no. 1604

drawing title
EXTERIOR ELEVATIONS

designed PS
drawn BW
checked PS

drawing no. A3.01

date 2018-12-20 14:02:11 PM

SCHEDULE A & B

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DP16-0249

Planner
Initials

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City of
Kelowna
COMMUNITY PLANNING



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Sheet

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NOT FOR CONSTRUCTION

No.	Date	Description
20181220	ISSUED FOR DP	
20181220	ISSUED FOR BP	
20181217	ISSUED FOR PHASING	



project title
Creek Side Terraces Building #3

525 McClure Rd.
Kelowna, British Columbia

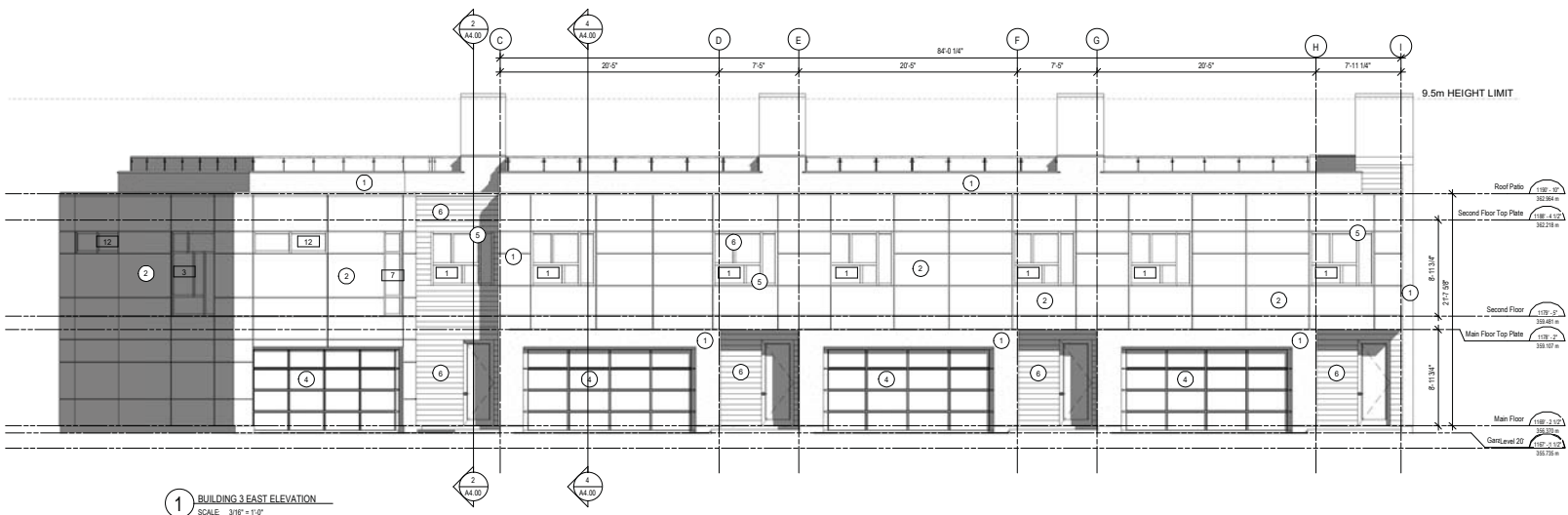
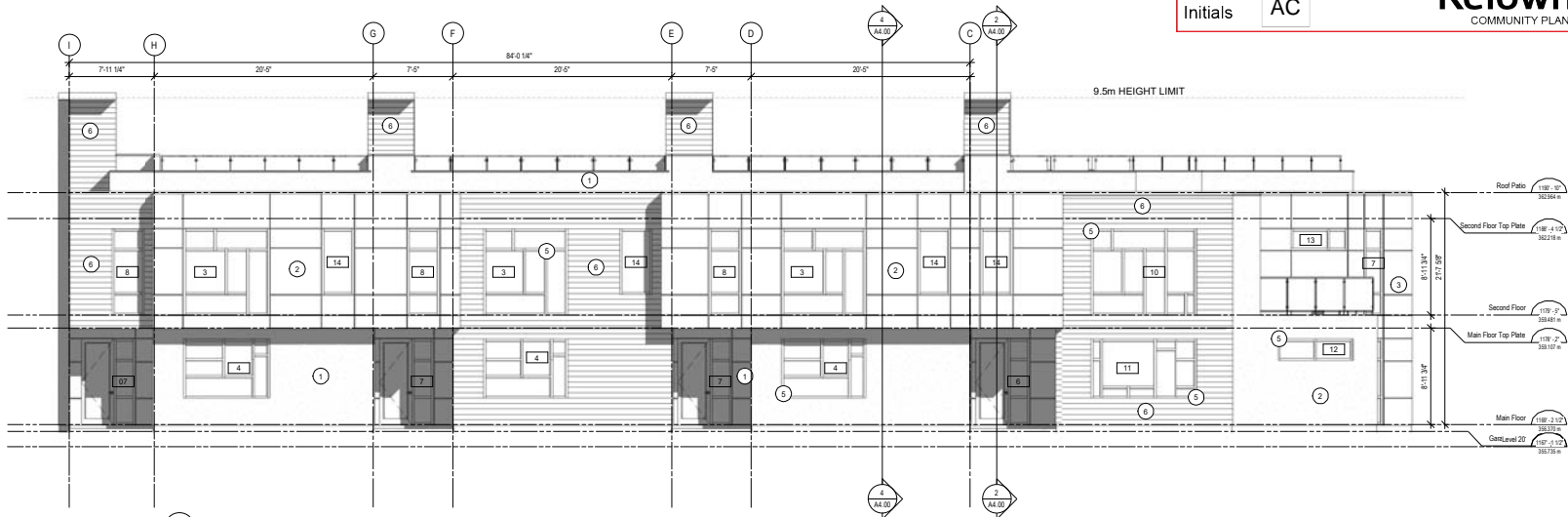
project no. 1604

drawing title
EXTERIOR ELEVATIONS

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Drawn	BW		
Checked	PS		

drawing no.
A3.00

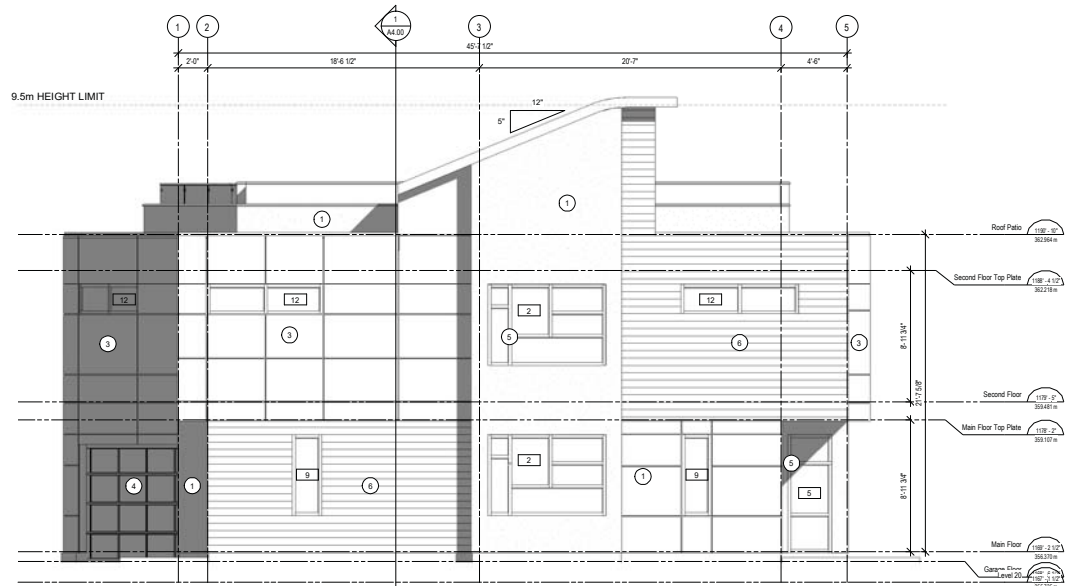
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SCHEDULE A & B

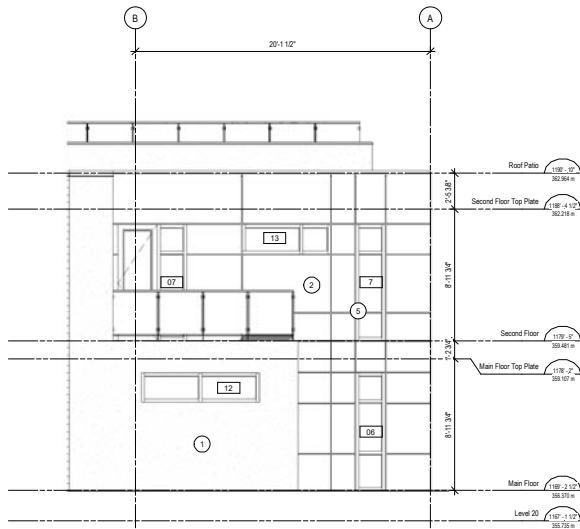
This forms part of application
DP16-0249

Planner
Initials AC

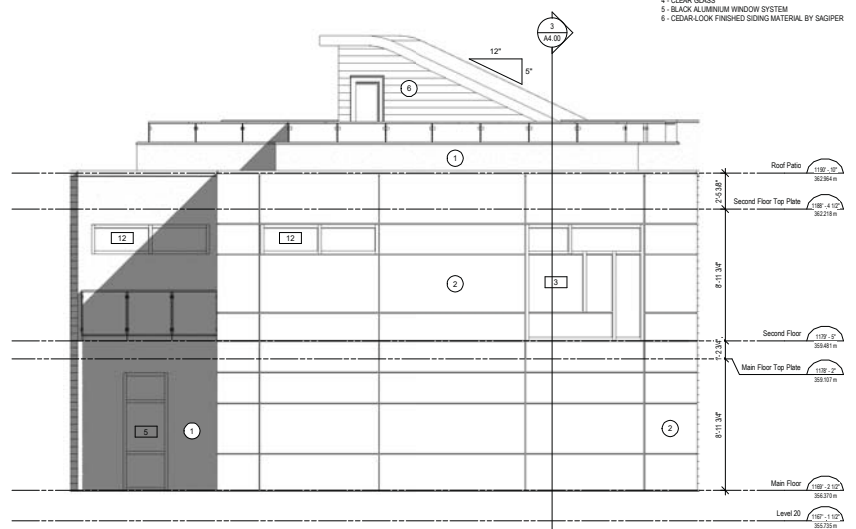


2 BUILDING 3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- 1- STUCCO
- 2- ACM PANEL
- 3- PROTECTED GLASS
- 4- CLEAR GLASS
- 5- BLACK ALUMINUM WINDOW SYSTEM
- 6- CEDAR LOOK FINISHED SIDING MATERIAL BY SAGIPER



3 BUILDING 3 WEST PARTIAL ELEVATION
SCALE: 1/4" = 1'-0"



1 BUILDING 3 SOUTH PARTIAL ELEVATION
SCALE: 1/4" = 1'-0"

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No.	Date	Description
20181020	ISSUED FOR DP	
20181020	ISSUED FOR BP	
20180717	ISSUED FOR PRELIM	



project title:

Creek Side Terraces Building #3

525 McClure Rd.
Kelowna, British Columbia

project no. 1604

drawing title

EXTERIOR ELEVATIONS

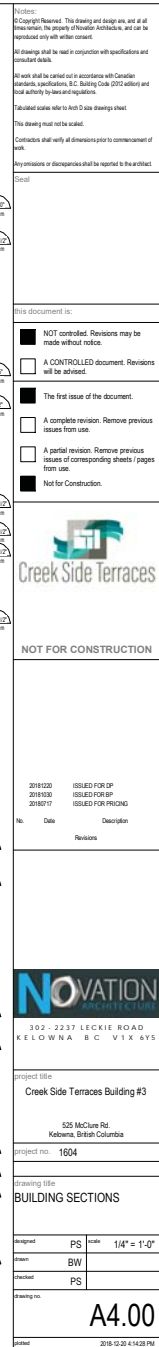
designed	PS	scale	1/4" = 1'-0"
drawn	BW		
checked	PS		
drawing no.			

A3.01

sheet 2018-10-20 4:14:23 PM

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



SCHEDULE

C

This forms part of application

DP16-0249

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

208 - 1899 Spall Road
Kelowna, BC V1Y 4P2
T (250) 868-9270
www.outlanddesign.ca



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 UNDER-EARTH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM 500 SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLEANT 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 PLUS.
6. HYDROSEEDING NATURALIZED PLANTING AREAS

DRYLAND SEED MIXTURE BY WEIGHT	BY SPECIES
BLUE BUNCH WHEAT GRASS	47%
ROUGH FESCUE	23%
IDAH0 FESCUE	13%
PERENNIAL RYEGRASS	10%
SANDRIDGE BLUEGRASS	5%
JUNE GRASS	4%

WILDOFLOWER SEED MIXTURE	BY WEIGHT
SILKY LUPINE	30%
BALSAM ROOT	30%
BROWN EYED SUSAN	35%
COMMON YARROW	5%

HYDROSEEDING APPLICATION RATE (DRYLAND SEED AREA)	125KG/HECTARE
NATIVE SEED	DRYLAND SEED MIXTURE
FERTILIZER	WILDOFLOWER SEED MIXTURE
MULCH	18-18-18, 50% SULPHUR COATED UREA
TACKLER	CANFOR ECOFIBRE PLUS TAC
	2,800KG/HECTARE
	2% OF MIX

THE PRECEDING HYDROSEEDING MIXTURE IS TO BE APPLIED TO THE NATURALIZED PLANTING AREA AS SHOWN ON THE DRAWING. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
STYRACIA RETICULATA	JAPANESE TREE LILAC	5	6cm CAL
ROBINIA PSEUDOACACIA 'PURPLE ROBE'	PURPLE ROBE LOCUST	13	6cm CAL
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	4	6cm CAL
NATIVE TREES			
AMELANCHIER ALNIFOLIA	SASKATOON	20	#01 CONT.
PNUS PONDIFERA	PONDEROSA PINE	3	#01 CONT.
POPULUS TRECHOCARPA	BLACK COTTONWOOD	12	#01 CONT.
POPULUS TREMBLOIDES	TREMBLING ASPEN	6	#01 CONT.
PSUDOTSUGA MENZIESII VAR. GLAUCA	INTERIOR DOUGLAS FIR	7	#01 CONT.
SHRUBS, PERENNIALS & GRASSES			
GLORIMASTER ALLIUM BULB	GLORIMASTER ALLIUM BULB	62	#01 CONT. / 0.5M O.C. SPACING
ASTER X FRIKARTI 'MONCH'	ASTER X FRIKARTI 'MONCH'	28	#01 CONT. / 0.5M O.C. SPACING
ASTILBE ARENDSII 'DEUTSCHLAND'	EARLY WHITE ASTILBE	43	#01 CONT. / 0.6M O.C. SPACING
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	72	#01 CONT. / 0.5M O.C. SPACING
DESCHAMPSIA CESPITOSA 'GOLDTAL'	GOLD DOW TUFTED HAIR GRASS	43	#01 CONT. / 0.5M O.C. SPACING
ECHINACIA BIG SKY 'SOLAR FLARE'	SOLAR FLARE CONEFLOWER	43	#01 CONT. / 0.6M O.C. SPACING
ECHINOPS X 'ARCTIC GLOW'	WHITE GLOBE THISTLE	28	#01 CONT. / 0.5M O.C. SPACING
HELIOTROPION SEMPERVIRENS	BLUE OAT GRASS	28	#01 CONT. / 0.5M O.C. SPACING
HOSTA 'PATRIOT'	PATRIOT HOSTA	72	#01 CONT. / 0.5M O.C. SPACING
IMPATIENS CYLINDRICA 'RED BARK'	JAPANESE BLOOD GRASS	62	#01 CONT. / 0.5M O.C. SPACING
IRIS GERMANICA 'BEFORE THE STORM'	BEFORE THE STORM TALL BEARDED IRIS	43	#01 CONT. / 0.6M O.C. SPACING
MISCANTHUS SINENSIS 'HURON SUNRISE'	HURON SUNRISE MAIDEN GRASS	50	#01 CONT. / 1.2M O.C. SPACING
NEPETA X FASSINE 'WALKER'S LOW'	WALKER'S LOW CATMINT	43	#01 CONT. / 0.5M O.C. SPACING
PANICUM VEGATUM 'ROSTRAUBUSH'	RED SWITCH GRASS	72	#01 CONT. / 1.2M O.C. SPACING
PENSTEMON ALPESICUS	FOUNTAIN GRASS	72	#01 CONT. / 1.2M O.C. SPACING
REYNOLDSIA ATRIPICIFOLIA	RUSSIAN SAGE	72	#01 CONT. / 1.2M O.C. SPACING
NATIVE SHRUBS, PERENNIALS & GRASSES			
ACER GLABRUM	DOUGLAS MAPLE	25	#01 CONT.
CORNUS SERICEA	RED OSIER DOGWOOD	40	#01 CONT.
MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	55	#01 CONT.
ROSA NATIVA	NATIVE ROSE	25	#01 CONT.
SYMPHORICARPOS ALBA	SNOWBERRY	45	#01 CONT.



PROJECT TITLE

CREEKSIDE TERRACES

KELOWNA BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR REVIEW	DATE	REVISION
1	08/10/21	Development Permit
2	11/02/21	Review
3		
4		
5		

PROJECTIVE	18x65
GRAPH BY	FR
DRAWN BY	NO
CHECKED BY	FR
DATE	MAY 28, 2017
SCALE	1:200

SCALE



DRAWING NUMBER

L1/2

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SCHEDULE

C

This forms part of application

DP16-0249

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City of
Kelowna
COMMUNITY PLANNING



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LANDSCAPE ARCHITECTURE

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WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 616 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 409 cu.m. / year
WATER BALANCE = 207 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 15488 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 4, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7 / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 76 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 109 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 187 sq.m.
MICROCLIMATE: EAST EXPOSURE
ESTIMATED ANNUAL WATER USE: 104 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 73 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 41 cu.m.

- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 91 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 51 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 33 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 18 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 136 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 87 cu.m.



PROJECT TITLE

CREEKSIDE TERRACE

City Name: BC

DRAWING TITLE

**WATER CONSERVATION
/ IRRIGATION PLAN**

REVISED FOR REVIEW	DATE	DESCRIPTION
1	10/12/21	Development Form
2	17/12/21	Review
3		
4		
5		

PROJECT NO.	16065
DESIGNED BY	PH
DRAWN BY	NDS
CHECKED BY	PH
DATE	MAY 28, 2017
SCALE	1:200

SEAL



DRAWING NUMBER

L2/2

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CITY OF KELOWNA

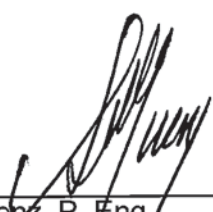
MEMORANDUM

Date: November 21, 2016
File No.: DP16-0249
To: Community Planning (TB)
From: Development Engineering Manager (SM)
Subject: 4609 Lakeshore Road

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

1. General.

- a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file Z16-0068.



Steve Muenz, P. Eng.
Development Engineering Manager

SS