



July 26, 2018

Mr. Adam Cseke, Planner  
City of Kelowna Planning Department  
1435 Water Street  
Kelowna, BC V1Y 1J4

**RE: OCP Amendment, Rezoning, and Development Application Resubmission  
Development Rationale**

**ADDRESS: 726 & 816 Clement Avenue, Kelowna, BC**

Dear Adam:

Further to our prior meetings and correspondence, we hereby submit this rationale letter in support of subdivision application at 726 & 816 Clement Avenue in conjunction with development proposal for a mixed-use purpose built rental housing at 726 Clement Avenue. The attached drawings have been revised following comments from 2<sup>nd</sup> and 3<sup>rd</sup> council reading before advancing to 4<sup>th</sup> reading. Under PC Urban’s direction, the proposal reflects consultation with City of Kelowna representatives as well as neighbours and businesses.

**Introduction**

The subject property is located at the northeast corner of Clement Avenue and Richter Street in Kelowna, BC (the “Property”). The Property is comprised of three legal lots that are approximately 5.34 acres (2.16 ha) combined and is currently zoned I2 (General Industrial) and I4 (Central Industrial).

PC Urban is applying to consolidate and subdivide the Property into two legal lots including a road dedication to the City: Lot A (1.21 ha), Lot B (0.675 ha), and road dedication (0.277 ha) along Clement Ave to allow for second lane expansion. In addition, we will be seeking to rezone Lot A to C4 – Urban Center Commercial to allow for two 6-storey purpose built residential buildings with retail at grade. Development application with I2 rezoning on Lot B has been submitted separately in May 2018. While existing Official Community Plan (OCP) designates the site as Industrial (IND), based on pre-application discussions with Planning and Engineering



departments, we understand the proposed form of development is strongly aligned with the City's objectives of revitalizing the urban core and improving an all-time low housing vacancy rates. This development proposal application reflects these previous discussions with Staff.

The development site is fairly flat with all former improvements on the Property removed. The Property has been remediated with three commercial Certificates of Compliance ("CoC") issued from the Ministry of Environment.

This Property is bounded by industrial users to the north (BC Tree Fruits, Sun Ripe, Sandhill Wines), a vacant lot to the east, single family residential to the south, and a new regional RCMP station to the west. In larger context, the Property is a few blocks northeast of the downtown core, Bernard Street commercial corridor, and several large scale residential and mixed-use developments. Our proposed plan takes into consideration the strong support for rezoning the Property into a higher density urban zone and gateway into the downtown core. PC Urban has developed a similar project at 972 Marine Drive in North Vancouver which has been well received by the community and provides a medium density residential option located in a highly walkable and vibrant area.

### **Development Rationale**

The proposed plan is to construct two purpose built mixed-use rental buildings on the southwest corner of the site fronting Clement and Richter. The western building façade faces Richter Street and the eastern building façade faces Clement Avenue. A ground level open space plaza connects the two buildings and provides unobstructed access across the site from Clement Avenue. Second plaza on the east end of the building provides further landscaping and open space, encouraging pedestrian traffic.

The two buildings will resemble each other in design and consist of commercial retail space on the first level and residential rental units above. The size of two buildings combined is approximately 14,429 m<sup>2</sup>, with +/- 158 residential units and +/- 1,778 m<sup>2</sup> of commercial retail space. Ground floor façade is carried up to 2<sup>nd</sup> level to bring character and charm to the streetscape. This also brings sense of human scale to retail space and distinguishes it from the residential space above. All residential units include outdoor deck space with 2<sup>nd</sup> level units enjoying larger walkout decks. Recessed balconies on levels 3 through 6 reduce the bulkiness of the buildings as well as provide shading for hot sunny days in Kelowna. Columns of balconies have been vertically banded together to introduce building mass articulation and rhythm, and to introduce different materials and colours on the façade. Street level commercial units bring

active interaction to this site and make a strong link between public and private spaces. Ground floor corner at Richter St. and Clement Ave. is recessed to facilitate pedestrian flow.

The two buildings share common surface parking with entrances from Vaughan Avenue and Clement Avenue. Majority of the parking surface will be located on the interior of the site and shielded from street view by the two buildings. On the south-east corner of the lot, a trellis structure will run along Clement Avenue and extend into the open plaza to not only screen the remainder of parking lot but also add visual interest. A breezeway cutting through the middle of first floor connects the parking lot to the sidewalk and allows for pedestrian access.

The proposed uses were carefully developed following detailed market analysis and responds to a severe lack of purpose built, long-term, residential rental supply as well as the desire to transform the downtown north industrial area into a part of the vibrant downtown core.

The development proposal is based on our extensive urban experience and we believe it achieves a balance of uses, site coverage, massing, parking, and overall design as the basis of this application. Some of the fundamentals we ask that be taken into consideration in your assessment are summarized below and in the attached drawing submission.

#### Site Uses, Layout & Density

- The proposed uses for the site are consistent with those outlined in the C4 Urban Center Commercial bylaw.
- Proposed Floor-Area-Ratio after City dedication is 1.19 (after lot dedication to City) which is below 1.3 permitted under C4 zoning.
- Per the comments from councilmembers and Planning to increase pervious surface, parking stalls are reduced from 231 to 190 spaces (190 spaces required), and 2 loading bays are provided.
- Statutory right of way allowing public access through the site will be registered on the internal road dividing Lot A and B.
- Two open space plazas are proposed to serve as social gathering area for building residents and commercial customers.

#### Building Design & Massing

- Setbacks:
  - Façade are setback 3.7m on first floor and 5.8m on second to sixth floor at building 1, and 1.8m on first floor and 3.4m on second to sixth floor at building 2. All setbacks adhere to the requirements set under zoning bylaws.



- Height:
  - The development will require a variance to the maximum height under the C4 zoning bylaw. The proposed buildings are 6-storeys and approximately 20.5 meters (67'-3") in height which allows the necessary density to provide the City of Kelowna with a purpose-built rental building. We see the location of Property being ideal for renters seeking vibrant urban lifestyle as it is within a 15-minute walk to the downtown business district, Knox Mountain Park and Okanagan Lake.
  
- Sustainability:
  - Sustainable design elements have been incorporated during the schematic design of this proposal and will continue to be the focal point in design development phase. The urban location and mixed-uses on the site is anticipated to reduce car travel. Additionally, the added density reinforces a pedestrian-centered community with easy access to shopping, beaches, parks, and bike paths. From oversized balconies in every unit to the public plaza at grade, the Property's planning strategy maximizes access to open space as much as possible. The building's exterior has been designed for low maintenance and has a durable timeless aesthetic.
  
  - Energy efficiency will be achieved through passive building design principles. Windows are operable for ample ventilation, and window sizes and glazing types will be optimized for natural light energy performance.
  
  - End of trip facilities including lockers, bike storages, and a washroom are designed for commercial space tenants to encourage alternative transit modes than personal automobiles.
  
  - The site has been designed with a third building in mind on the eastern end of the property line, adding an additional 70-80 units in the future. This will be further developed as the two proposed buildings become fully tenanted and the urban potential of the area is fully realized, thereby increasing demand for walkable downtown rental apartments.
  
- Landscape:
  - Landscape elements will reference and reinforce the history of the land by featuring paving with wood pattern, chunky timber elements, and weathered steel to express and reflect the historic patterns and materials of the area.



- Plantings will also help the project fit in with the context and the local ecology. Drought tolerant, local, and native plant choices will be expressive of a Kelowna feeling, while being durable and attractive in all seasons. Mixed with natural stone and wood elements, plantings will feel very expressive of the area.
- Plant materials are in addition selected based on low-maintenance and highly attractive characteristics, with low water requirements to maximize the year-round visual interest and function of the landscape designs.
- Civil & Storm Water Management
  - A schematic design report and draft civil drawings have been included in the submission. Further detailed design will be provided at the building permit phase.
  - Stormwater servicing is proposed to be in compliance with the City of Kelowna by-law 7900.

We believe the proposed form of development is consistent with and strengthens the existing neighborhood; provides employment generating opportunities to the City; maintains continuity of the urban environment; and based on the successful completion of other urban mixed-use projects, we are confident that the form of development is balanced and will function well for land use, parking, and tenant livability.

Thank you for your consideration. We can expand further upon our findings and answer any questions that have not been addressed in the application. We look forward to moving through the process with you and will provide quick turnaround time to expedite the process.

Respectfully submitted,  
PC Urban Clement Holdings Ltd.



Shawn Oh  
Assistant Development Manager

/attachments

**SCHEDULE A & B**  
 This forms part of application # D17-0212 / DVP17-0213  
 City of Kelowna  
 Planner Initials [AC]

# CLEMENT AVE MIXED USE DEVELOPMENT



P3: Existing site bird's eye view looking from southwest

P3: Existing site bird's eye view looking from southwest



P1: Existing Site view from corner of Clement Ave and Richter St



P2: Existing Site view from Clement Ave looking west



P3: Existing Site view from corner of Vaughan Ave and Richter St



P4: Existing Site view from corner of Vaughan Ave and Richter St looking northeast



P5: Existing Site view from Vaughan Ave looking west



V1: Proposed B1 & B2 view from corner of Clement Ave and Richter St



V2: B1 & B2 view from southwest corner



V3: B1 Commercial Level View



**PCurban**  
 property reimagined

**NSDA**  
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Project:  
**Clement Ave Mixed Use Development**

Sheet Title:  
**Cover Sheet**

Project Number:  
 16049  
 Scale:  
 N.T.S.  
 Sheet Number:  
**A-001**

**Project Data:**

Project Address: 726 Clement Ave,  
 Kelowna, BC

Legal Description:  
 BLOCK 25 SECTION 36 TOWNSHIP 26 DISTRICT OF OKANAGAN  
 PLANNED DEVELOPMENT PLAN 011 1460 00000000  
 LOT 4 SECTION 36 TOWNSHIP 26 DISTRICT OF OKANAGAN  
 LOT 1 AND LOT 2 SECTION 36 TOWNSHIP 26 DISTRICT OF OKANAGAN  
 GAMBON VALE DISTRICT PLAN 00000000

**Project Team:**

**Developed by:** PC Urban Properties Corp.  
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 T: 604-438-2647

**Architecture:** NSDA Architects  
 270-134 Abbott St. Vancouver, BC  
 T: 604-683-1925

**Landscape:** Connect Landscape Architecture  
 2307 Hawthick St. Vancouver, BC  
 T: 604-681-3263

**Civil:** True Consulting  
 2025-575 Mountain Ave. Kelowna, BC  
 T: 250-869-8900  
 F: 250-869-2410

**Survey:** Vector Geometric Land Surveying  
 1150-1850 Ashwood Pk. Kelowna BC  
 T: 250-868-8742

**Drawings List**

- A001.....Cover Sheet
- .....Survey Plan
- A002.....Site Plan
- A003.....Roof Plan
- A005.....Site Plan (Parking Level 1, B3)
- A006.....Site Plan (Parking Level 2, B3)
- A101.....Floor Plans B1
- A102.....Floor Plans B2
- A103.....Future FSR (B3 Floor Plans)
- A301.....Elevations B1
- A302.....Elevations B2
- L1.0 to L3.0.....Landscape
- 1 to 13.....Civil









Seal

PCurban property re-imagined™

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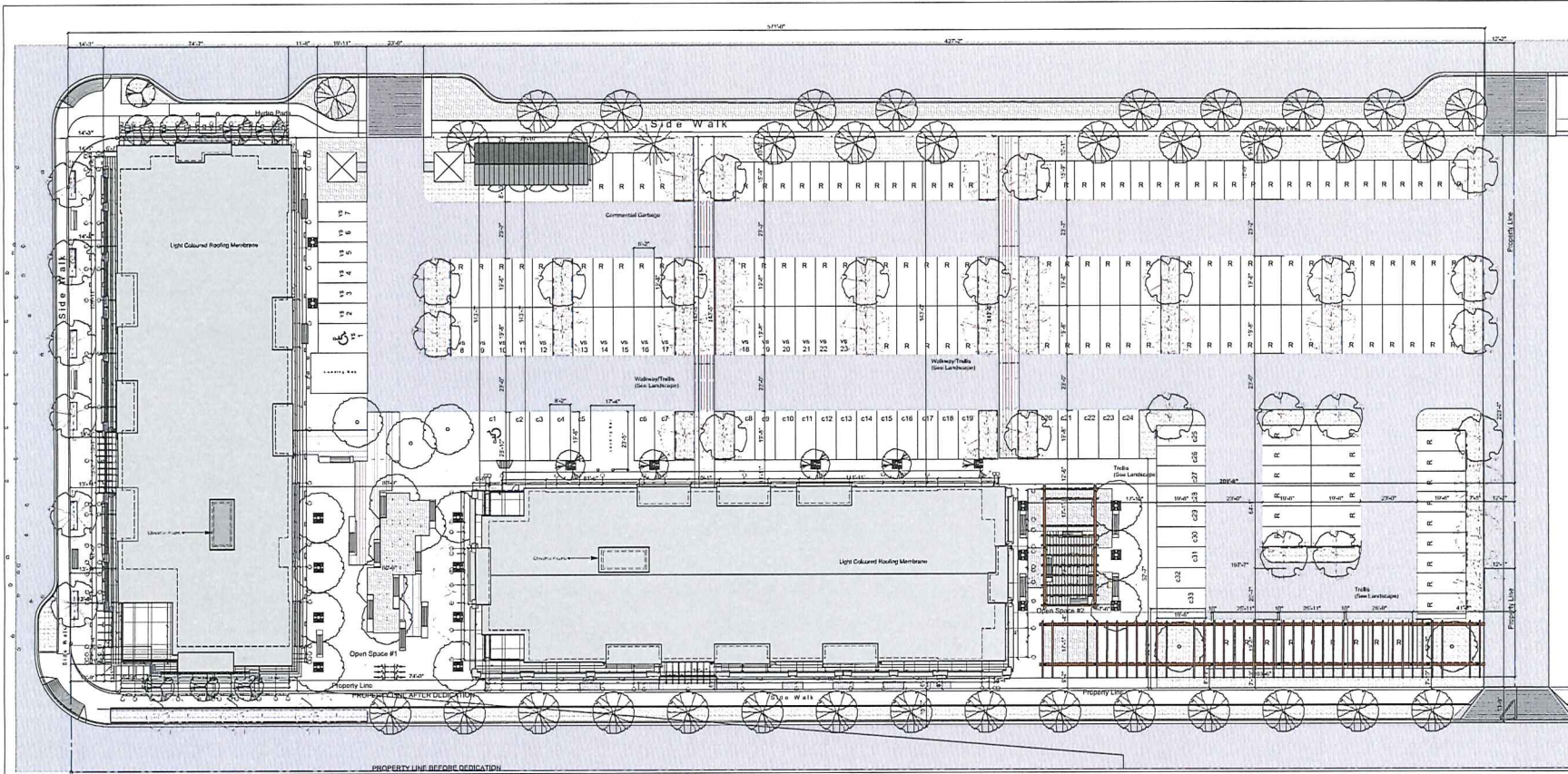
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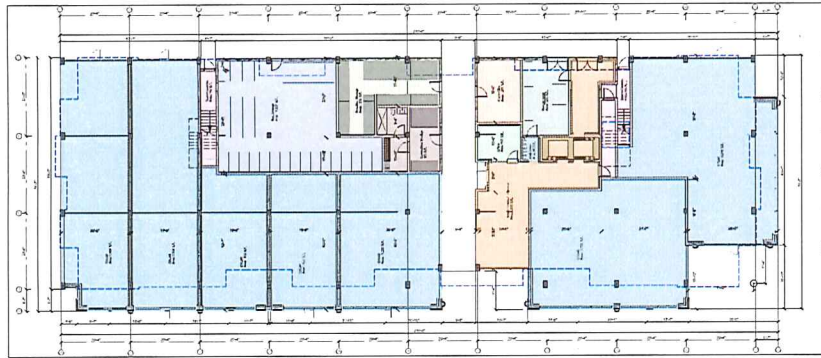
Project: Clement Ave Mixed Use Development

Sheet Title: Roof Plan

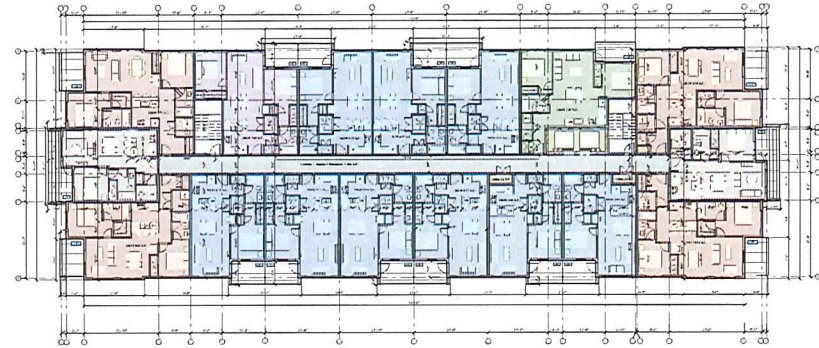
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Sheet Number: A-003



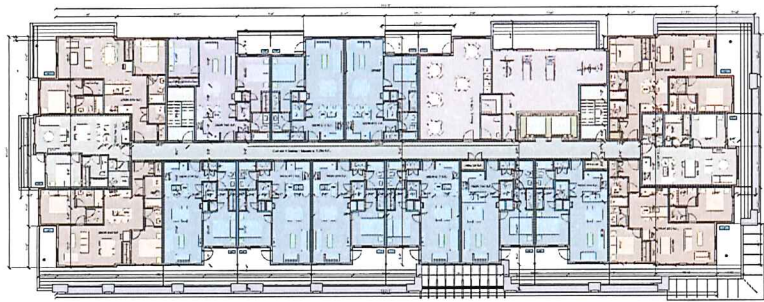
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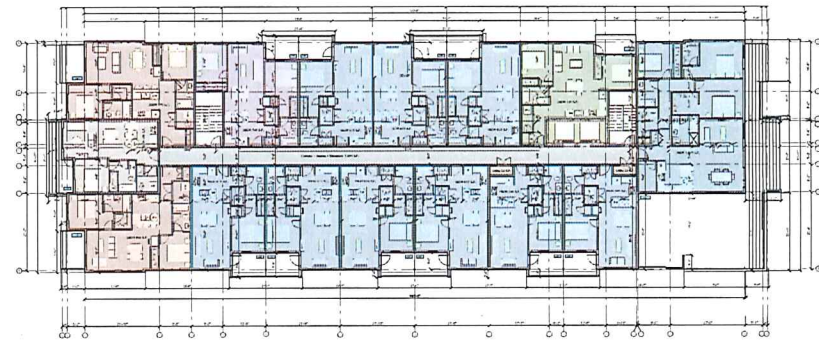
Ground Floor Plan Building 1



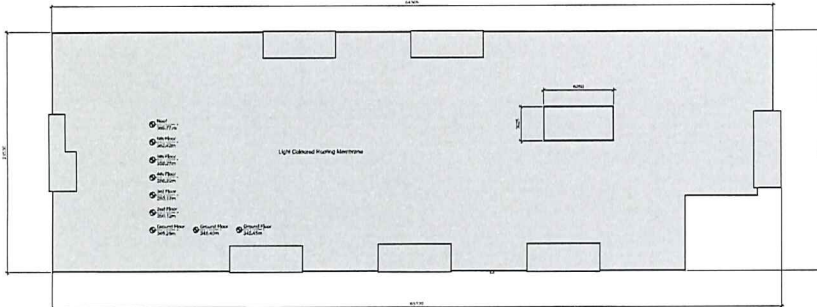
Typ. 3rd, 4th & 5th Floor Plan Building 1



2nd Floor Plan Building 1



6th Floor Plan Building 1



Scale

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Project  
Clement Ave Mixed Use Development

Sheet Title  
Floor Plans Building 1

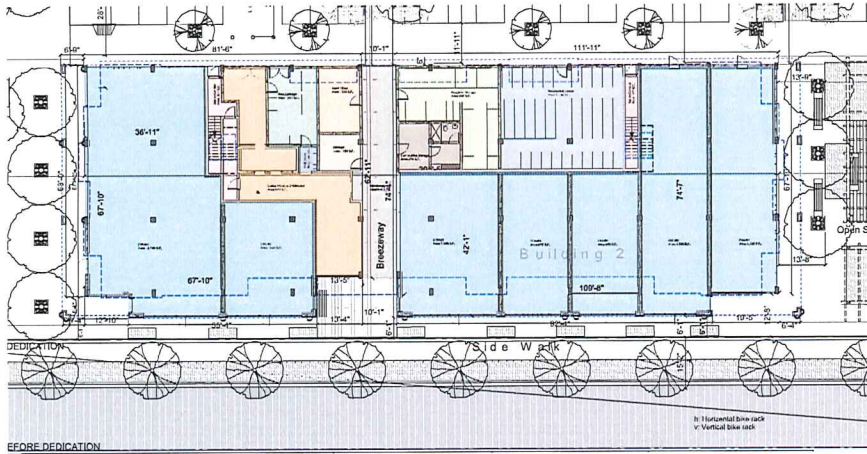
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Scale  
1/200  
Sheet Number  
A-101

Legend:

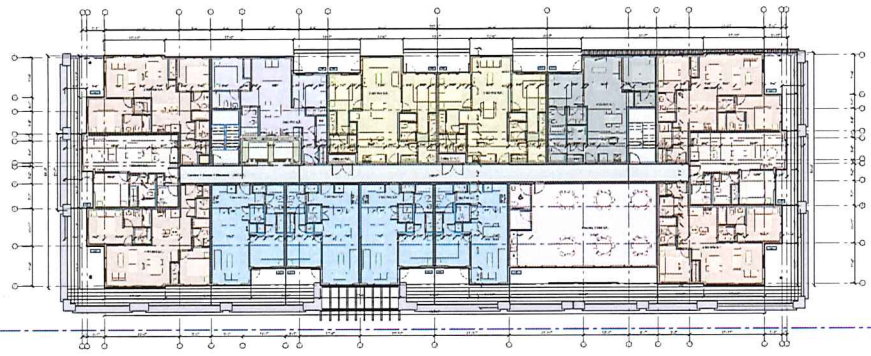
	One Bedroom type I		Three Bedroom
	One Bedroom type II		Commercial Hotel Unit (CHU)
	Two Bedroom type I		Resident of Common Area
	Two Bedroom type II		Amenity Area
	Two Bedroom type III		Heat Pumps
	Two Bedroom type IV		
	Two Bedroom type V		

**SCHEDULE A & B**  
This forms part of application # DP17-0212 / DV17-0213  
City of Kelowna  
Planning & AC

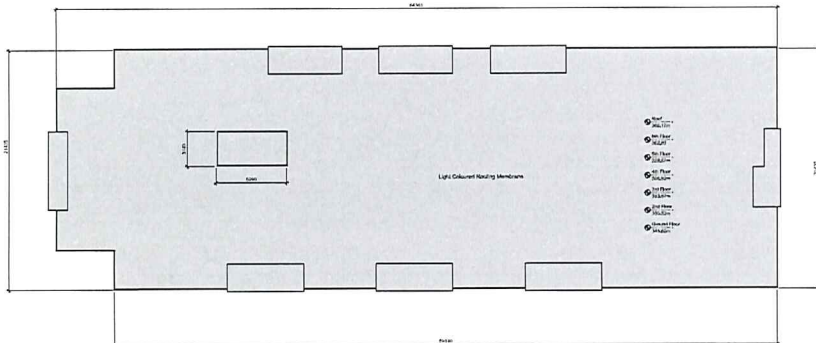




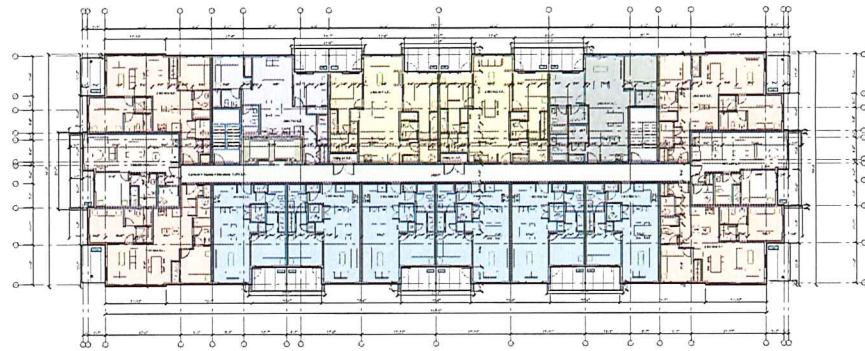
Ground Floor Plan Building 2



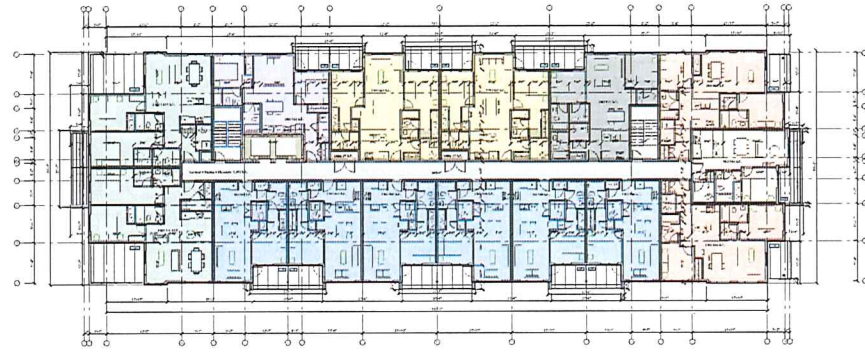
2nd Floor Plan Building 2



Roof Plan Building 2



Typ. 3rd, 4th and 5th Floor Plan Building 2



6th Floor Plan Building 2

Legend:

	One Bedroom type I		Commercial Retail User (CRU)
	One Bedroom type II		Residential Common Areas
	Two Bedroom type I		Amenity Area
	Two Bedroom type II		Heat Pump
	Two Bedroom type III		
	Two Bedroom type IV		
	Two Bedroom type V		



Consultants

Date: 18-07-2016  
Issue / Revision: Revised DP



Scale

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Project: Clement Ave Mixed Use Development

Sheet Title: Floor Plans Building 2

Project Number: 16049  
Scale: 1/200  
Sheet Number: A-102





Building 1 West Elevation



Building 1 North Elevation



Building 1 East Elevation



Building 1 South Elevation

**Material List:**

- 1- Hardie Siding A + Hardie Fascia A
- 2- Corrugated Metal Panel
- 3- Hardie Siding B
- 4- Alum. Flashing/Black
- 5- Shop Front Windows
- 6- Exposed Concrete/Concrete Block painted
- 7- Charred Lumber Sigs
- 8- Alum Louver
- 9- Brick Veneer
- 10- Exterior Light Fixture
- 11- High mounted Sign
- 12- Stained Wood Panel on Concrete Beam
- 13- Hardie Panel (GR/White)
- 14- Aluminum + Glass Canopy
- 15- Glass Ground W.Alum. Frame
- 16- Metal Door
- 17- Alum. Quarter
- 18- Wood Texture String/Board or FGD Matching Hardie Fascia
- 19- Vinyl Window/Plate Door/Black
- 20- Concrete Post
- 21- Concrete Cap

**Material Palette**

	Siding		Hardie Siding A - Colour: Red		Charred black Alum. Flashing, Gutters & Window Frames
			Hardie Siding B - Colour: Off-White		Brick Veneer
			Wood Texture Siding (Longboard or FGD)		
	Corrugated metal panel		Colour: Silver Gray		
	Painted concrete block wall		Colour: Light Gray		

Soil

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Project  
Clement Ave  
Mixed Use  
Development

Sheet Title  
Elevations Building 1

**SCHEDULE A & B**  
This forms part of application # DP11-02112 / DV11-02112  
Planned AC City of Kelowna

Project Number  
16049  
Scale  
1/200  
Sheet Number  
A-301



Building 2 South Elevation



Building 2 East Elevation



Building 2 North Elevation









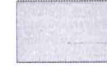



Building 2 West Elevation

**Material List:**

- 1- Hardie Siding A - Hardie Fascia A
- 2- Compagated Metal Panel
- 3- Hardie Siding B
- 4- Alum. Flashing (Black)
- 5- Shop Front Windows
- 6- Exposed Concrete/Concrete Block perimet
- 7- Charred Lathur Sigs
- 8- Alum Louver
- 9- Brick Veneer
- 10- Exterior Light Fixture
- 11- Wall mounted Sign
- 12- Stained Wood Post on Concrete Base
- 13- Hardie Panel (DR White)
- 14- Aluminum + Glass Canopy
- 15- Glass Quarter W/Alum. Frame
- 16- Metal Door
- 17- Alum. Quarter
- 18- Wood Texture Siding (Longboard or L2)
- 19- Vinyl Window/Patio Door/Back
- 20- Concrete Post
- 21- Concrete Cap

**Material Palette**

 <p>Siding</p>	 <p>Hardie Siding A - Colour Red</p>  <p>Hardie Siding B - Colour DR White</p>  <p>Wood Texture Siding (Longboard or L2)</p>	 <p>Charred Black Alum (Flashing, Quarterls &amp; Window Frames)</p>  <p>Brick Veneer</p>
 <p>Compagated metal panel</p>	 <p>Colour Silver Grey</p>	
 <p>Painted concrete block wall</p>	 <p>Colour Light Grey</p>	

Consultants

Date: 18-07-05  
Issue / Revision: Revised DIP



Seal



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Project:  
Clement Ave  
Mixed Use  
Development

Sheet Title:  
Elevations Building 2

Project Number:  
16049  
Scale:  
1/200  
Sheet Number:  
A-302



# CLEMENT AVENUE KELOWNA, BRITISH COLUMBIA

## LANDSCAPE OFFSITE - ISSUED FOR REVIEW

### LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME
1 OF 6	COVER PAGE
2 OF 6	NOTES & LEGENDS
3 OF 6	VAUGHAN AVENUE LAYOUT & PLANTING
4 OF 6	RICHTER STREET LAYOUT & PLANTING
5 OF 6	CLEMENT AVENUE LAYOUT & PLANTING
6 OF 6	SOFTSCAPE DETAILS



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

VAUGHAN AVE

RICHTER ST

CLEMENT AVE



1 ISSUED FOR CLIENT REVIEW 18-07-17  
REVISIONS

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property re-imagined™

Clement Avenue and Richter Street Mixed-Use

726 Clement Avenue  
Kelowna, British Columbia

Scale: 1:250  
Drawn: KW  
Reviewed: DS  
Project No. 06-545

COVER PAGE



**GENERAL NOTES**

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DETAILS, SPECIFICATIONS, AND/OR OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS, ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM, NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ALL EXISTING TREES TO BE PROTECTED PER DRAWINGS AND CITY OF KELOWNA REQUIREMENTS.

ALL OFF-SITE PLANTING TO KELOWNA STANDARDS AND SPECIFICATIONS, TREE SPECIES TO BE CONFIRMED PRIOR TO INSTALLATION.

THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL OFF-SITE WORKS TO CONFORM TO CITY OF KELOWNA STANDARDS.

**LAYOUT AND MATERIALS NOTES**

1. ALL DIMENSIONS ARE METRIC (METRES) UNLESS OTHERWISE NOTED, DO NOT SCALE DRAWINGS.
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
3. ALL EXISTING INFORMATION APPROXIMATE ONLY, VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS, REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
5. REPAIR / OR REMOVE AND REPLACE - EXISTING LANDSCAPE WORKS AS REQUIRED TO MATCH PRE-EXISTING CONDITIONS - AT LIMIT OF WORK LINE, TYPICAL.
6. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL OFF-SITE WORKS TO CONFORM TO CITY OF KELOWNA STANDARDS.
8. INSTALL LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF KELOWNA PRIOR TO INSTALLATION.
9. CONCRETE CUT LINES PER LANDSCAPE IFC DRAWINGS.

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SUN EXP.
<b>Trees</b>						
	37	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	7cm cal. 1.8m std. Full braching B&B	As Shown	☉
	5	<i>Acer saccharum 'Apollo'</i>	Apollo Fastigate Sugar Maple	6cm cal. 1.8m std. Full braching B&B	As Shown	☉
<b>Shrubs</b>						
	44	<i>Berberis 'Ruby Glow'</i>	Dwarf Red Barbery	#3 pot	@600mm O.C.	☉
	8	<i>Clethra alnifolia</i>	Sweet Pepper Bush	#2 pot	@1200mm O.C.	☉
	39	<i>Cornus sericea 'Arctic Fire'</i>	Dwarf Dogwood	#2 pot	@750mm O.C.	☉
	39	<i>Ericameria nauseosus</i>	Rabbit Bush	#2 pot	@600mm O.C.	☉
	6	<i>Picea abies 'Nidiformis'</i>	Bird's Nest Spruce	#2 pot	@600mm O.C.	☉
	34	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	#2 pot	@750mm O.C.	☉
<b>Ornamental Grasses</b>						
	61	<i>Calamagrostis x Acutiflora</i>	Feather Reed Grass	#2 pot	@750mm O.C.	☉
	20	<i>'Karl Foerster'</i> <i>Pennisetum alopecuroides</i>	Dwarf Fountain Grass	#2 pot	@750mm O.C.	☉
	18	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#2 pot	@600mm O.C.	☉
<b>Perennials</b>						
	4	<i>Rudbeckia triloba</i>	Browneyed Susan	#1 pot	@600mm O.C.	☉
	780m2	Sod Lawn				
				Full Sun ☉	Part Sun / Shade ☉	Shade ●



**PLANTING NOTES**

1. PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION, IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
3. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF KELOWNA PRIOR TO COMMENCEMENT OF WORK.
4. ALL PLANTING BEDS TO BE MULCHED, SMOOTHED, AND RAKED IN ACCORDANCE WITH SPECIFICATIONS.
5. ALL UTILITIES ARE TO BE IDENTIFIED AND STAKED OUT BY CONTRACTOR BEFORE CONSTRUCTION. CONFLICTING UTILITIES TO BE PROTECTED BY CONTRACTOR PRIOR TO PLANTING.
6. ALL EXISTING TREES TO BE PROTECTED PER DRAWINGS AND CITY OF KELOWNA REQUIREMENTS.
7. DAMAGE TO EXISTING VEGETATION TO BE REPLACED AND REPAIRED.
8. ALL PLANTING IS TO BE COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SILT, SEDIMENT, OR SEDIMENT LADEN WATER, OR ANY OTHER DELETERIOUS SUBSTANCES INTO ANY STREET OR STORM SEWER.
9. ALL OFF-SITE PLANTING TO KELOWNA STANDARDS AND SPECIFICATIONS, TREE SPECIES TO BE CONFIRMED PRIOR TO INSTALLATION.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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1 ISSUED FOR CLIENT REVIEW 19-07-17  
REVISIONS



Clement Avenue and  
Richter Street Mixed-Use

726 Clement Avenue  
Kelowna, British Columbia

Scale: N/A  
Drawn: KW  
Reviewed: DS  
Project No. 06-545

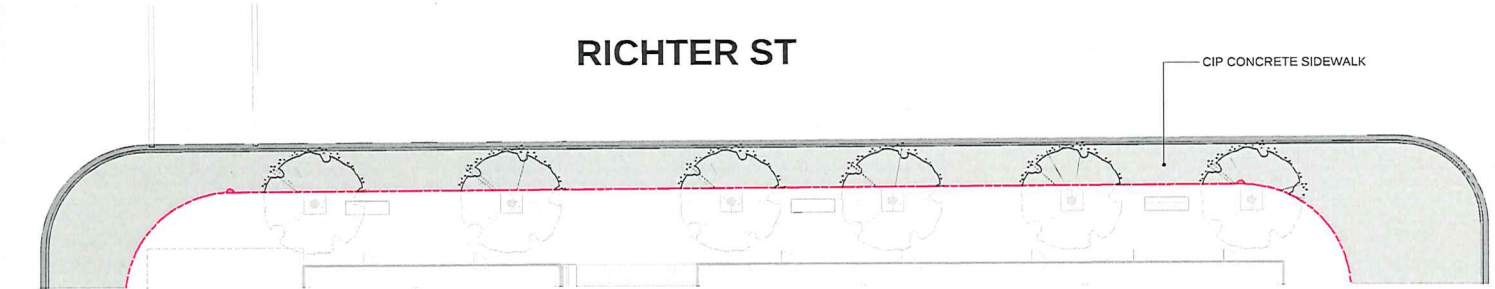
NOTES & LEGENDS





**RICHTER ST**

CIP CONCRETE SIDEWALK



LAYOUT PLAN  
1:125

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1 ISSUED FOR CLIENT REVIEW 18-07-17  
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**Clement Avenue and Richter Street Mixed-Use**

726 Clement Avenue  
Kelowna, British Columbia  
Scale: AS SHOWN  
Drawn: KW  
Reviewed: DS  
Project No. 06-545

**RICHTER AVENUE LAYOUT & PLANTING**

City of Kelowna/© 2017 Kelowna



CONNECT LANDSCAPE ARCHITECTURE P.L.C. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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1 ISSUED FOR CLIENT REVIEW 18-07-17  
REVISIONS

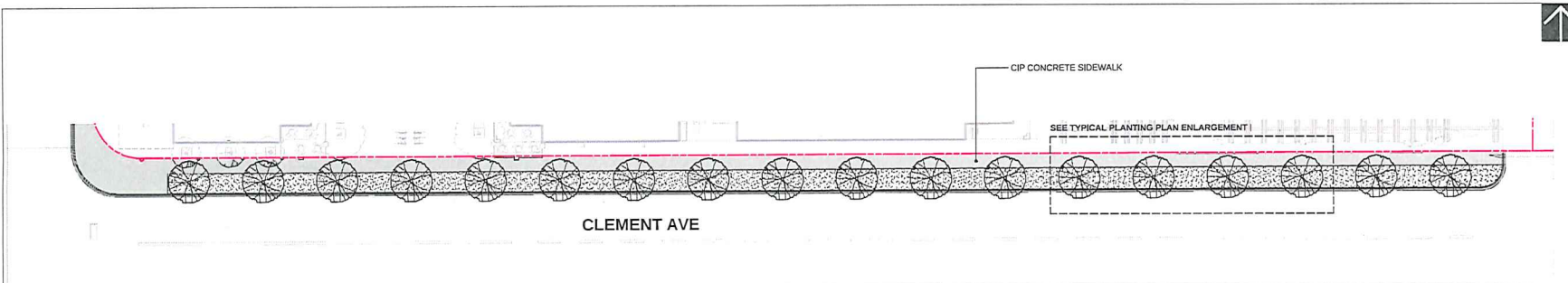


**Clement Avenue and Richter Street Mixed-Use**

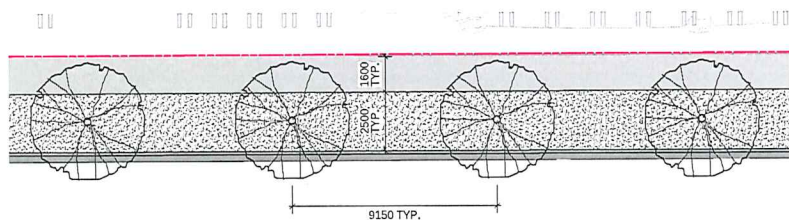
726 Clement Avenue  
Kelowna, British Columbia

Scale: AS SHOWN  
Drawn: KW  
Reviewed: DS  
Project No. 06-545

**CLEMENT AVENUE  
LAYOUT & PLANTING**



0 8 15 M  
**LAYOUT PLAN**  
1:250

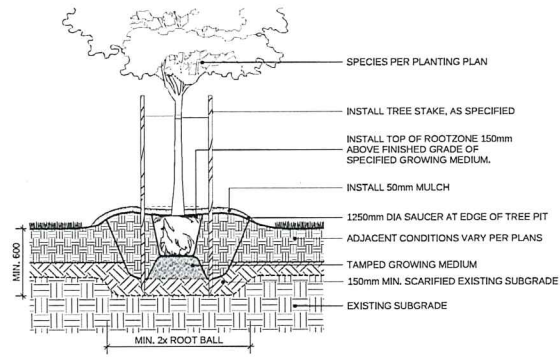


0 8 15 M  
**TYPICAL PLANTING PLAN ENLARGEMENT**  
1:100

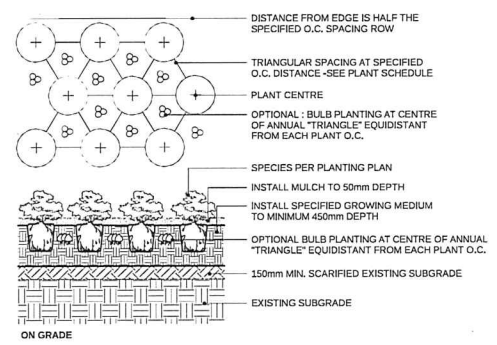
**NOTE:**  
1. SEE PAGE 2 OF 7 FOR PLANT LIST AND COUNT.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

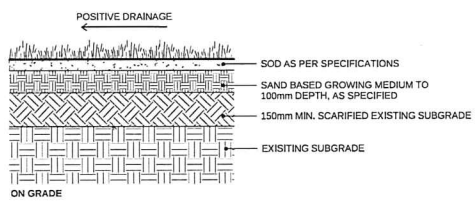
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**1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)**  
Scale: 1:20



**2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)**  
Scale: 1:25



**3 SOD LAWN (TYPICAL)**  
Scale: 1:10

**SCHEDULE C**  
This forms part of application  
# DP17-02112 / DV17-0213  
City of Kelowna  
Paper Index AC

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1 ISSUED FOR CLIENT REVIEW 18-07-17  
REVISIONS

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Clement Avenue and  
Richter Street Mixed-Use

726 Clement Avenue  
Kelowna, British Columbia

Scale: AS SHOWN  
Drawn: KW/DS  
Reviewed: DS  
Project No. 06-545

OFFSITE DETAILS  
SOFTSCAPE

# Clement Avenue and Richter Street Mixed-Use

LANDSCAPE ARCHITECTURAL SET - ISSUED FOR REVIEW - 6 JULY 2018



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND FOR CONCEALED STRUCTURES AT THE PROJECT SITE.

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## LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME
L1.0	COVER SHEET AND CONTEXT PLAN
L1.1	CONCEPT PLAN - WEST SIDE
L1.2	CONCEPT PLAN - EAST SIDE
L1.3	LANDSCAPE CONCEPT WEST PLAZA
L1.4	LANDSCAPE CONCEPT EAST PLAZA
L2.0	PRECEDENT MATERIALS
L2.1	PLANT MATERIALS AND SCHEDULE
L2.2	PLANTING PLAN - WEST SIDE
L2.3	PLANTING PLAN - EAST SIDE
L3.0	IRRIGATION PLAN
L3.1	FEATURE TRELLIS DETAILS
L3.2	FEATURE TRELLIS DETAILS

## GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF KELOWNA.

ALL PUBLIC REALM DETAILS TO CITY OF KELOWNA STANDARDS



NO.	DESCRIPTION	DATE
5	REISSUED FOR REVISED DP	18-02-02
4	ISSUED FOR CLIENT REVIEW	17-09-18
3	ISSUED FOR CLIENT REVIEW	17-06-27
2	ISSUED FOR CLIENT REVIEW	17-05-31
1	ISSUED FOR CLIENT REVIEW	17-05-24

### REVISIONS



Clement Avenue and Richter Street Mixed-Use

726 Clement Avenue  
Kelowna, British Columbia

Scale:	1/16"=1'-0"
Drawn:	KD
Reviewed:	DS
Project No.	06-545

LANDSCAPE COVER PAGE  
AND CONTEXT PLAN



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LAYOUT AND MATERIALS LEGEND

DESCRIPTION	SYMBOL
1 PROPOSED LAWN	[Green hatched symbol]
2 PROPOSED PLANTING SHRUB AND GROUNDCOVERS	[Green circle symbol]
3 DECIDUOUS TREES PER PLAN	[Green tree symbol]
4 PEDESTRIAN FEATURE PAVERS BARRAM BRIDGEWOOD PAVING SLABS	[Patterned square symbol]
5 SIDEWALK PAVING, CIP CONCRETE PER PLANS AND CITY STANDARDS	[Grey square symbol]
6 RIVER COBBLE LOCAL RIVER COBBLE AND BOULDERS	[Patterned square symbol]
7 LOW PATIO RAILING METAL WITH WOOD ACCENTS	[Line symbol]
8 WEATHERED STEEL BOLLARD SPECIFICATION TBD	[Circle symbol]
9 BICYCLE PARKING POST AND RING STYLE, SPECIFICATION TBD	[Circle symbol]
10 PATIO FURNISHINGS BY PERMIT	[Furniture symbol]
11 PROJECT SIGN	[Sign symbol]
12 CUSTOM SEAT ELEMENTS BOARD FORM CONCRETE	[Square symbol]
13 WEATHERED STEEL ART ELEMENTS	[Square symbol]



**SCHEDULE C**  
This form part of application # DP17-0212 / DVP17-0213  
City of Kelowna  
Planner Initials: AC

REVISIONS	
5	REVISED FOR REVISED DP 18-02-02
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2	ISSUED FOR CLIENT REVIEW 17-05-31
1	ISSUED FOR CLIENT REVIEW 17-05-21

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Clement Avenue and Richter Street Mixed-Use

726 Clement Avenue  
Kelowna, British Columbia  
Scale: 1:200  
Drawn: KD  
Reviewed: DS  
Project No. 06-545

LANDSCAPE CONCEPT  
WEST SIDE



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City of Kelowna

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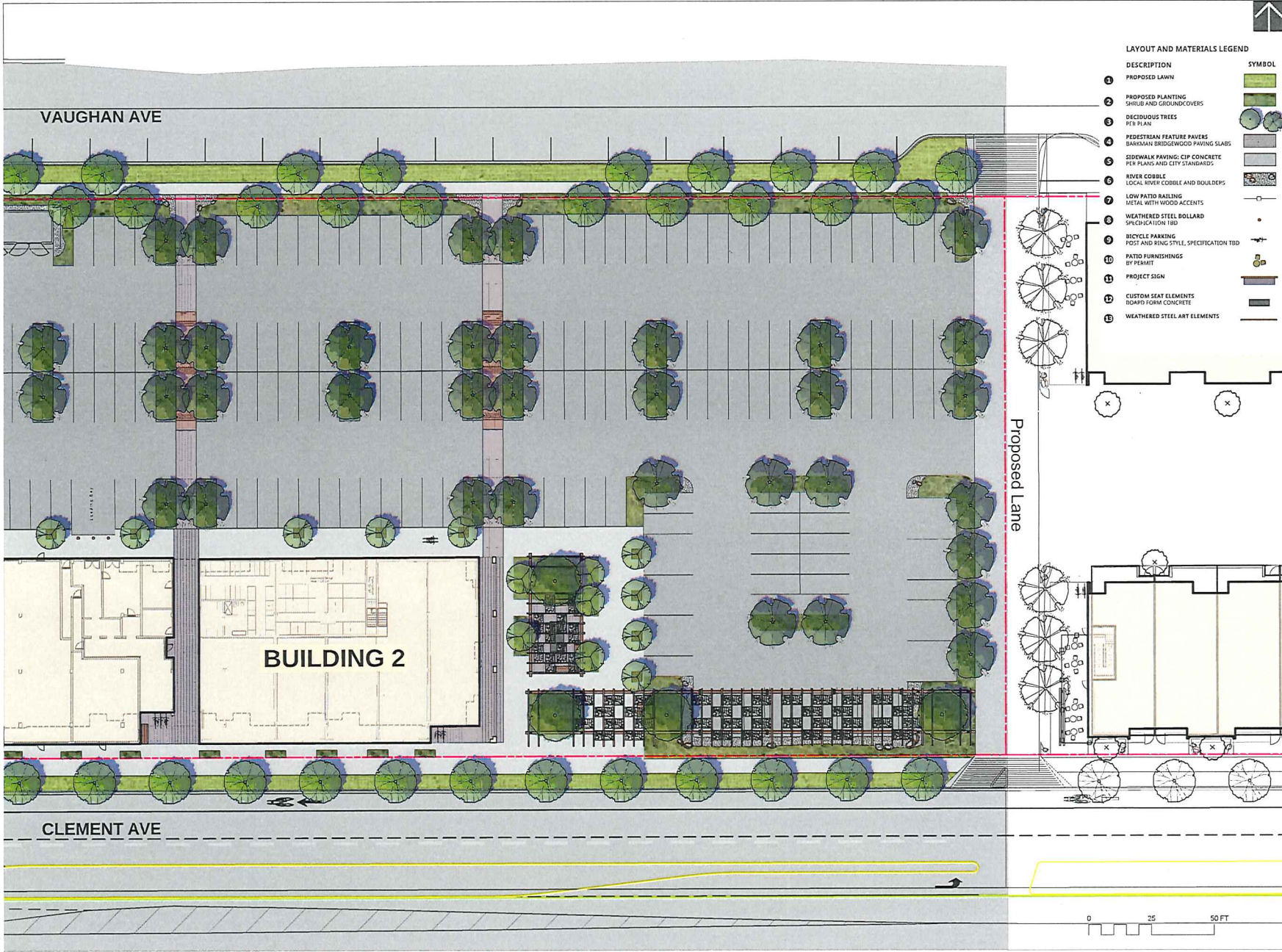
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Clement Avenue and Richter Street Mixed-Use

726 Clement Avenue  
Kelowna, British Columbia  
Scale: 1:200  
Drawn: KD  
Reviewed: DS  
Project No. 06-545

LANDSCAPE CONCEPT  
EAST SIDE

L1.2



L1.2 - 06-545 - 18-02-02

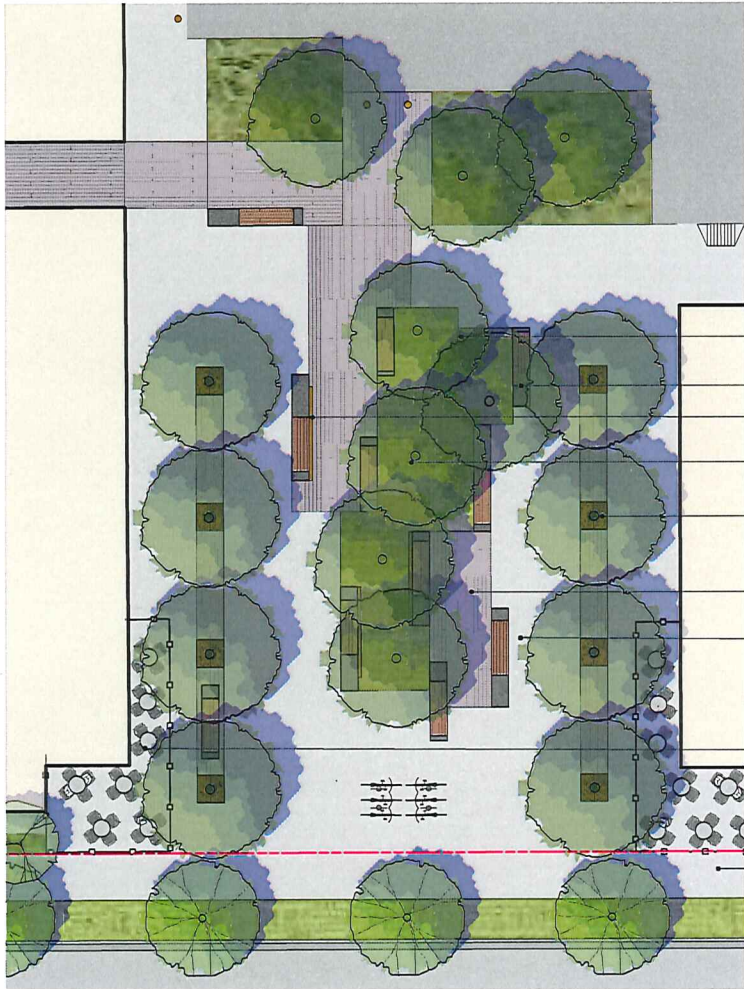




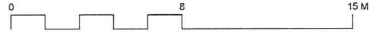
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REVISIONS		



- SHADE TREES
- CUSTOM SEATING
- POTENTIAL ART PANEL LOCATIONS
- CENTRAL PLANTING AREA WITH SHADE TREES
- TREES IN TREE GRATES
- SPECIAL PAVING DEFINES SEATING ZONES
- CIRCULATION ZONE
- POSSIBLE RESTAURANT PATIO
- SIDEWALK



DETAILED WEST COURTYARD PLAN - 1:100



LANDSCAPE CHARACTER AND PRECEDENTS

Clement Avenue and Richter Street Mixed-Use

726 Clement Avenue  
Kelowna, British Columbia

Scale:	1:100
Drawn:	KD
Reviewed:	DS
Project No.	06-545

LANDSCAPE CONCEPT WEST PLAZA





CONNECT LANDSCAPE ARCHITECTURE B.C. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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- SHADE TREE AND PLANTING BED BELOW
- TREE WITH LAYERED PLANTING BED
- TABLE
- BENCH SEATING
- SHADE TREE AND PLANTING BED BELOW
- FEATURE METAL PANELS ON TOP OF TIMBER TRELLIS



DETAILED EAST COURTYARD PLAN - 1:100



LANDSCAPE CHARACTER AND PRECEDENTS

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**Clement Avenue and Richter Street Mixed-Use**

726 Clement Avenue  
Kelowna, British Columbia  
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**LANDSCAPE CONCEPT EAST PLAZA**

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Partner  
Version AC



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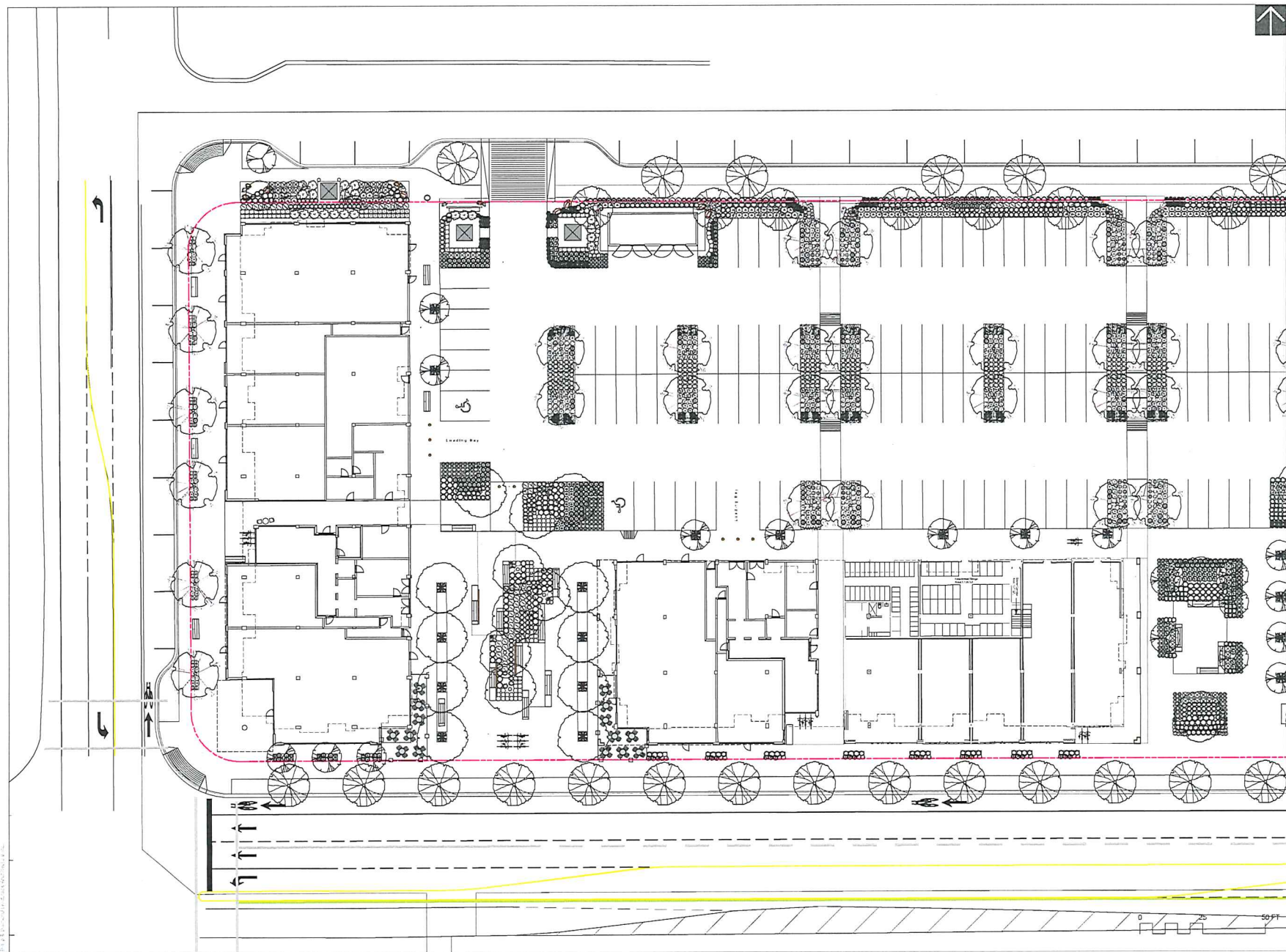


**Clement Avenue and Richter Street Mixed-Use**

726 Clement Avenue  
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Scale: 1:200  
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Reviewed: DS  
Project No. 06-545

**LANDSCAPE PLANTING PLAN WEST SIDE**





## LANDSCAPE CHARACTER

- RUSTIC MATERIALS COMBINED WITH DROUGHT-TOLERANT PLANTS.
- ATTRACTIVE ORNAMENTAL GRASSES.
- LOCAL MATERIALS, RIVER COBBLE, BOULDERS, TIMBERS.



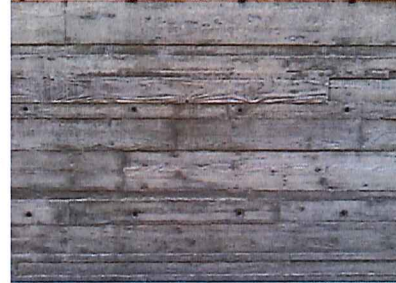
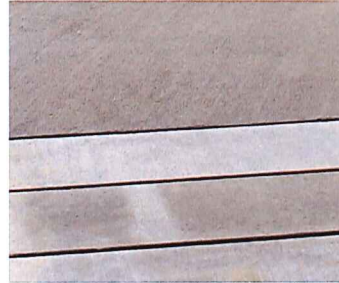
## SEATING AND WALLS

- LARGE AND SIMPLE FORMS.
- COLOURS THAT CONTRAST WITH THE PLANTING MATERIALS.
- BOARD-FORM CONCRETE FOR CUSTOM SEATS AND WALLS, TO RELATE TO PACKING BOX THEME.
- POTENTIAL FOR TIMBERS INTEGRATED AS SEAT TOPS



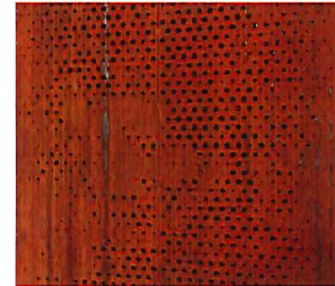
## MATERIALS

- TEXTURED CONCRETE PAVING - MIX OF BROOMED AND SAND-BLASTED FINISHES.
- BOARD-FORM CONCRETE FOR WALLS, PLANTERS, SEAT ELEMENTS.
- WOOD-LOOK CONCRETE PAVERS IN FEATURE AREAS TO ADD TO TEXTURE AND CHARACTER.



## MATERIALS

- WEATHERED STEEL (CORE-TEN) TO BRING COLOUR AND TEXTURE.
- PATTERNS OR SIMPLE CUT-OUTS FOR IMAGES AND LOGOS.
- TREE GRATES AND OTHER ELEMENTS TO MATCH STEEL AND BRING COLOUR TO DIFFERENT SURFACES.



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## Clement Avenue and Richter Street Mixed-Use

726 Clement Avenue  
Kelowna, British Columbia

Scale: As Shown  
Drawn: DS  
Reviewed: DS  
Project No. 06-545

## MATERIALS AND CHARACTER



## LANDSCAPE CHARACTER

- RUSTIC MATERIALS COMBINED WITH DROUGHT-TOLERANT PLANTS.
- ATTRACTIVE ORNAMENTAL GRASSES MIXED WITH NATIVE AND DROUGHT-TOLERANT SHRUBS AND PERENNIALS
- LOCAL MATERIALS, RIVER COBBLE, BOULDERS



## PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SUN EXP.
<b>Trees</b>						
	39	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	7cm cal. 1.8m std. Full braching B&B	As Shown	☉
	24	<i>Acer saccharum</i> 'Apollo'	Apollo Fastigiate Sugar Maple	6cm cal. 1.8m std. Full braching B&B	As Shown	☉
	46	<i>Fraxinus pennsylvanica</i> 'Prairie Spire'	Prairie Spire Ash	7cm cal. 1.8m std. Full braching B&B	As Shown	☉
	20	<i>Robinia pseudoacacia</i> 'Frisia'	Golden Locust	7cm cal. 1.8m std. Full braching B&B	As Shown	☉
	20	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	7cm cal. 1.8m std. Full braching B&B	As Shown	☉
<b>Shrubs</b>						
	4	<i>Artemisia tridentata</i>	Mountain Sage	#2 pot	@600mm O.C.	☉
	694	<i>Berberis</i> 'Ruby Glow'	Dwarf Red Barberry	#3 pot	@600mm O.C.	☉
	33	<i>Clethra alnifolia</i>	Sweet Pepper Bush	#2 pot	@1200mm O.C.	☉ ☉
	105	<i>Cornus sericea</i> 'Arctic Fire'	Dwarf Dogwood	#2 pot	@750mm O.C.	☉ ☉
	793	<i>Cotoneaster dammeri</i>	Little Leaf Cotoneaster	#2 pot	@600mm O.C.	☉ ☉
	120	<i>Ericameria nauseosus</i>	Rabbit Bush	#2 pot	@600mm O.C.	☉ ☉
	352	<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	#2 pot	@600mm O.C.	☉ ☉
	184	<i>Rhus aromatica</i> 'Gro-Low'	Gro/Low Sumac	#2 pot	@750mm O.C.	☉ ☉
	31	<i>Ribes alpinum</i>	Alpine Flowering Current	#3 pot	@900mm O.C.	☉ ☉
	346	<i>Symphoricarpos albus</i>	Snowberry	#3 pot	@600mm O.C.	☉ ☉
	72	<i>Taxus X Media</i> 'Hickslii'	Hick's Yew	1.2m High, B&B	@600mm O.C.	☉ ☉
<b>Ornamental Grasses</b>						
	299	<i>Calamagrostis x Acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#2 pot	@750mm O.C.	☉ ☉
	132	<i>Pennisetum alopecuroides</i> 'Hamel'	Dwarf Fountain Grass	#2 pot	@750mm O.C.	☉ ☉
	560	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#2 pot	@600mm O.C.	☉
<b>Perennials</b>						
	95	<i>Achillea millefolium</i>	Yarrow	10cm pot	@450mm O.C.	☉
	110	<i>Echinacea purpurea</i>	Purple Cone Flower	#1 pot	@600mm O.C.	☉ ☉
	44	<i>Rudbeckia triloba</i>	Brown-eyed Susan	#1 pot	@600mm O.C.	☉
	370	<i>Salvia nemerosa</i> 'Caradonna'	Midnight Salvia	10cm pot	@450mm O.C.	☉
					Full Sun ☉	Part Sun / Shade ☉
						Shade ●



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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5	ISSUED FOR REVISED DP	18-02-02
4	ISSUED FOR CLIENT REVIEW	17-09-18
3	ISSUED FOR CLIENT REVIEW	17-06-27
2	ISSUED FOR CLIENT REVIEW	17-05-31
1	ISSUED FOR CLIENT REVIEW	17-05-24

Clement Avenue and  
Richter Street Mixed-Use

726 Clement Avenue  
Kelowna, British Columbia

Scale:	As Shown
Drawn:	KD
Reviewed:	DS
Project No.	05-545

## PLANT SCHEDULE

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**SCHEDULE C**  
This form part of application # DP17-0212 / DV17-0213  
City of Kelowna  
Project Name: AC

5	ISSUED FOR REVISED DP	18-02-02
4	ISSUED FOR CLIENT REVIEW	17-09-19
3	ISSUED FOR CLIENT REVIEW	17-06-27
2	ISSUED FOR CLIENT REVIEW	17-05-31
1	ISSUED FOR CLIENT REVIEW	17-05-24

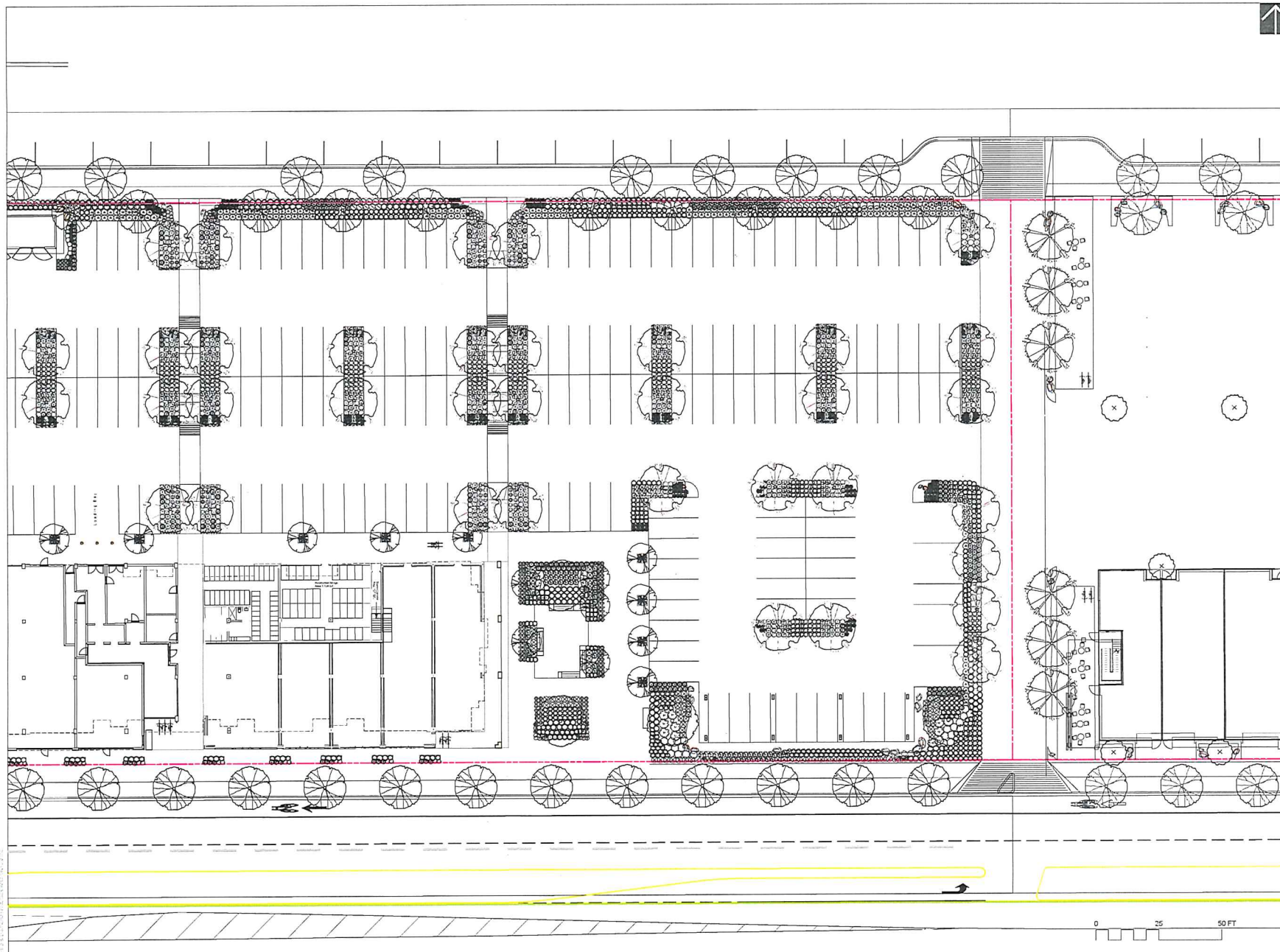
REVISIONS

**pcurban**  
property re-imagined™

Clement Avenue and Richter Street Mixed-Use

726 Clement Avenue  
Kelowna, British Columbia  
Scale: 1:200  
Drawn: KD  
Reviewed: DS  
Project No. 06-545

LANDSCAPE PLANTING  
PLAN EAST SIDE





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**SCHEDULE C**  
This forms part of application  
# DP17-0212 / DVP17-0213



Project: **AC**

5	ISSUED FOR REVISED DP	18-02-02
4	ISSUED FOR CLIENT REVIEW	17-09-18
3	ISSUED FOR CLIENT REVIEW	17-09-27
2	ISSUED FOR CLIENT REVIEW	17-09-21
1	ISSUED FOR CLIENT REVIEW	17-09-21

REVISIONS

**pcurban**  
property re-imagined™

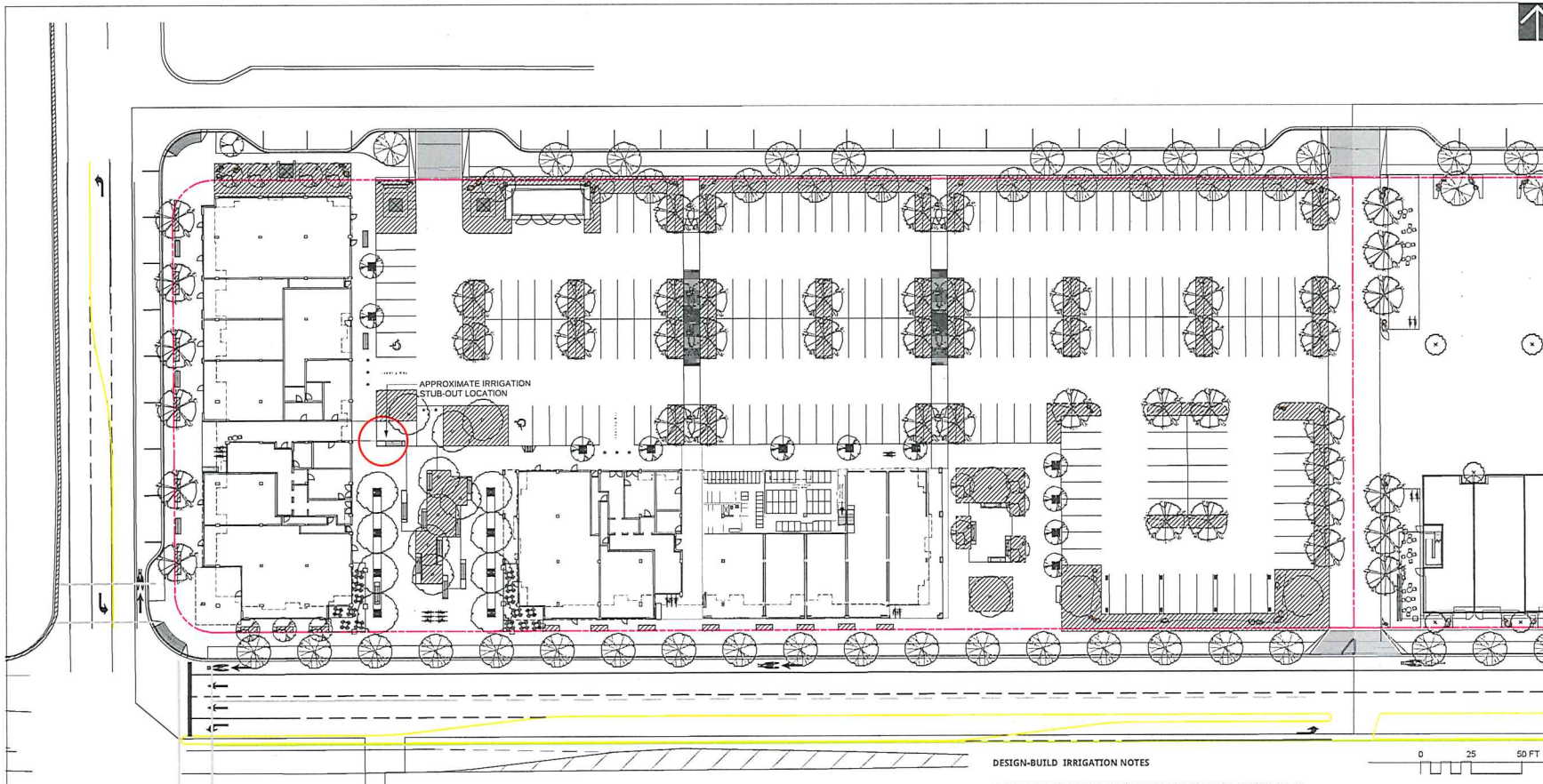
Clement Avenue and  
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**WATER CONSERVATION  
AND IRRIGATION PLAN**

**L3.0**

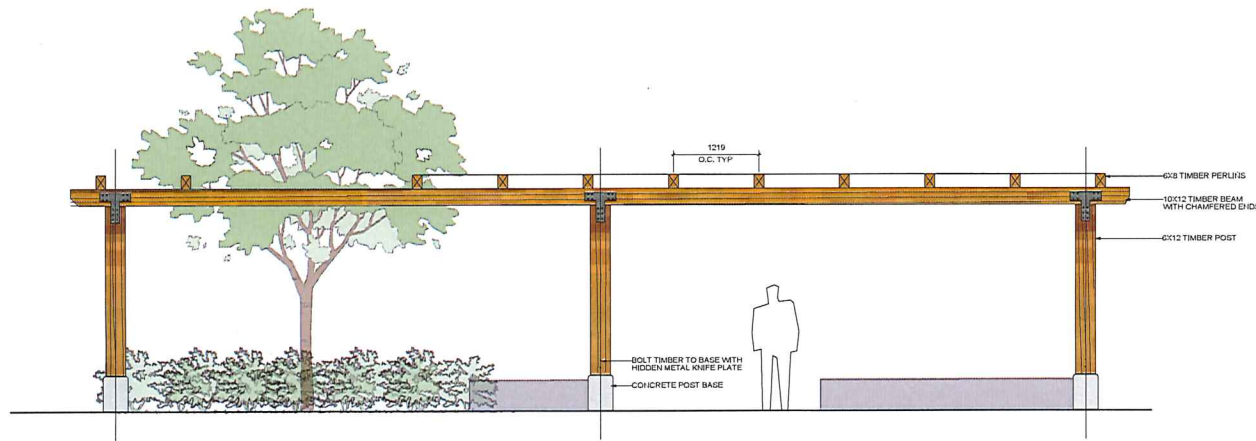


**DESIGN-BUILD IRRIGATION NOTES**

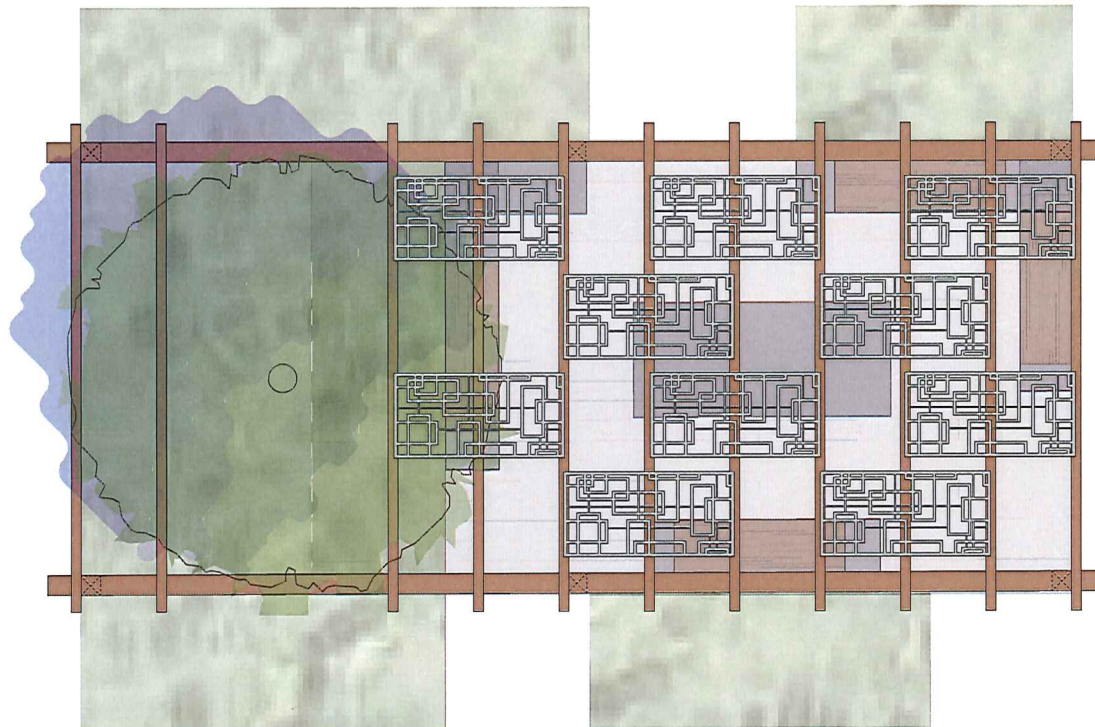
1. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (3) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
4. IRRIGATION TO CONFORM TO ALL IABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
  - a. MATERIALS SECTION 88: ALL PIPE TO BE MINIMUM CLASS 200
  - b. MATERIALS SECTION 56: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL
5. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
7. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
8. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO, CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES AND MOTION SENSOR/RAIN DELAY CONTROLLER
9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI R MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
10. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
11. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
12. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
13. PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
14. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.

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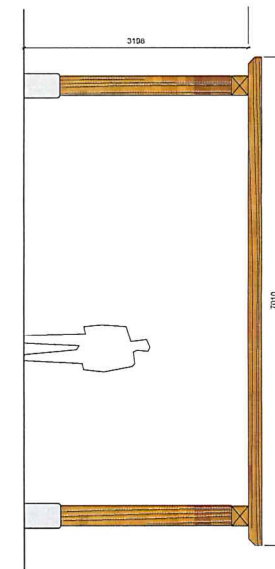
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1 TRELLIS - SIDE ELEVATION  
Scale: 1:32



2 TRELLIS - PLAN  
Scale: 1:32



3 TRELLIS - FRONT ELEVATION  
Scale: 1:32



REVISIONS	
5	RESUBMITTED FOR REVISED DP 18-02-02
4	ISSUED FOR CLIENT REVIEW 17-09-18
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1	ISSUED FOR CLIENT REVIEW 17-05-24

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Clement Avenue and  
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726 Clement Avenue  
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Scale: AS SHOWN  
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LANDSCAPE DETAILS  
FEATURE TRELLIS



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5. REISSUED FOR REVISED DP	18-02-02
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REVISIONS

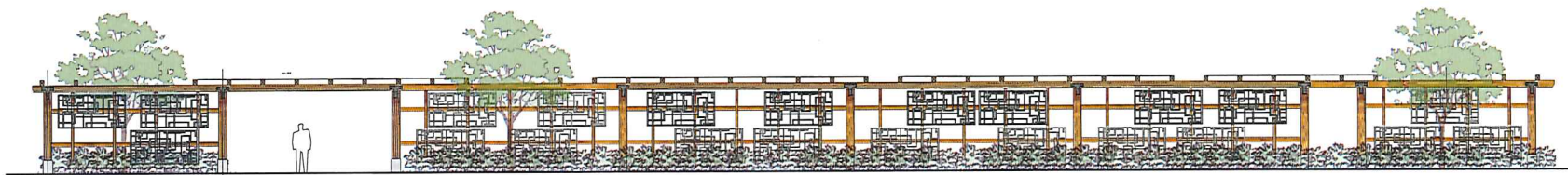


Clement Avenue and Richter Street Mixed-Use

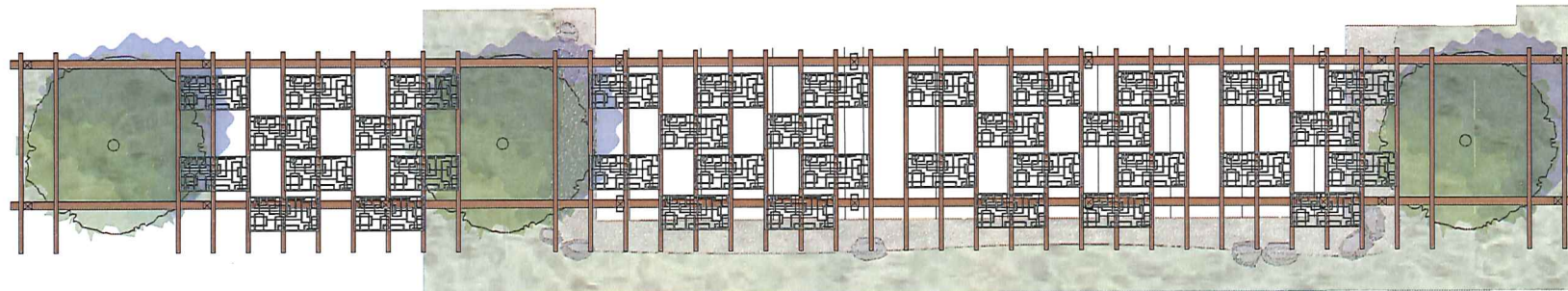
726 Clement Avenue  
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Drawn:	KW/DS
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LANDSCAPE DETAILS  
FEATURE TRELLIS



1 CLEMENT STREET TRELLIS - FRONT ELEVATION  
Scale: 1:7.5



2 CLEMENT STREET TRELLIS - PLAN  
Scale: 1:7.5

ON-SITE LANDSCAPE COST ESTIMATE



PROJECT: Clement Avenue and Richter Street Mixed-Use  
 DATE: August 16, 2018  
 PREPARED BY: Katharine Walker  
 REVIEWED BY: David Stoyko

2305 Hemlock St  
 Vancouver, B.C. V6H 2V1  
 Phone: (604) 681-3303 Fax: 681-3307

LANDSCAPE

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL \$
<b>1</b>	<b>FURNISHINGS</b>				
1.1	BENCHES	EA	8	\$2,000	\$16,000
1.2	PLAZA BENCHES	EA	16	\$2,500	\$40,000
1.3	BIKE RACKS	EA	11	\$2,000	\$22,000
1.4	BOLLARDS	EA	8	\$600	\$4,800
1.5	LOW PATIO RAILING	/M	44	\$120	\$5,280
1.6	ART PANELS	EA	68	\$1,313	\$89,284
1.7	WOOD TRELLIS	ALLOW	1	\$75,000	\$75,000
1.8	EAST PLAZA CONCRETE COFFEE TABLE	EA	1	\$2,000	\$2,000
<b>2</b>	<b>PAVING</b>				
2.1	CIP CONCRETE	/M2	1,650	\$60	\$99,000
2.2	UNIT PAVERS	/M2	686	\$75	\$51,450
2.3	DECORATIVE ROCK AND BOULDERS	/M2	190	\$40	\$7,600
2.4	TREE GRATES	EA	28	\$650	\$18,200
<b>3</b>	<b>PLANTING</b>				
3.1	DECIDUOUS TREES	EA	160	\$750	\$120,000
3.2	PLANTING (INC. GROWING MEDIUM IRRIGATION)	/M2	1,720	\$100	\$172,000
<b>SUB TOTAL</b>					<b>\$722,614</b>
15% Contingency					\$108,392
<b>TOTAL</b>					<b>\$831,006</b>

NOTES:

- CONNECT LANDSCAPE ARCHITECTURE INC., DOES NOT GUARANTEE THE ACCURACY OF THESE ESTIMATES.
- COSTS ARE PRELIMINARY ONLY AND ARE BASED ON CONNECT LANDSCAPE ARCHITECTURE INC., DP DRAWINGS DATED MARCH 2016.
- THE COST OF WORK AND TIME ESTIMATES PROVIDED ARE SUBJECT TO CHANGE IN UNIT PRICES AND THE VOLATILITY OF TRADES AND AS SUCH COSTS ARE CONTINGENT UPON FACTORS WHICH CONNECT LANDSCAPE ARCHITECTURE HAS NO CONTROL.
- EXACT COSTS TO BE DETERMINED ONLY WHEN TENDERS HAVE BEEN RECEIVED FOR THE WORK.
- EXCLUSIONS INCLUDE, BUT NOT LIMITED TO: SITE SERVICING (CIVIL/ELECTRICAL), ROAD AND CURB RENOVATION, DEMOLITION, OFF-SITE DISPOSAL, CONTAMINATED MATERIALS, LIGHTING, MAINTENANCE, ROUGH GRADING AND CONSULTANT FEES.
- COSTS REFLECTS 2016 PRICES AND INCLUDES DELIVERY AND INSTALLATION, UNLESS OTHERWISE NOTED.

SCHEDULE C

This forms part of application  
 # DP17-0212 / DVP17-0213

Planner  
Initials

AC



**City of  
Kelowna**  
COMMUNITY PLANNING