

**DEVELOPMENT PERMIT GUIDELINES***Comprehensive Development Permit Area*

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	X		
Are materials in keeping with the character of the region?	X		
Are colours used common in the region's natural landscape?	X		
Does the design provide for a transition between the indoors and outdoors?	X		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	X		
Does interim development consider neighbouring properties designated for more intensive development?	X		
Are façade treatments facing residential areas attractive and context sensitive?	X		
Are architectural elements aligned from one building to the next?			X
For exterior changes, is the original character of the building respected and enhanced?			X
Is the design unique without visually dominating neighbouring buildings?	X		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			X
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	X		
Are parkade entrances located at grade?			X
For buildings with multiple street frontages, is equal emphasis given to each frontage?			X
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	X		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	X		
Human Scale			
Are architectural elements scaled for pedestrians?	X		
Are façades articulated with indentations and projections?	X		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	X		
Do proposed buildings have an identifiable base, middle and top?	X		
Are building facades designed with a balance of vertical and horizontal proportions?	X		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?			X
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	X		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			X
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	X		
Are entrances visually prominent, accessible and recognizable?	X		
Are higher quality materials continued around building corners or edges that are visible to the public?	X		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	X		
Are elements other than colour used as the dominant feature of a building?	X		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	X		
Are public and private open spaces oriented to take advantage of and protect from the elements?	X		
Is there an appropriate transition between public and private open spaces?	X		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?			X
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	X		
Are alternative and active modes of transportation supported through the site design?	X		
Are identifiable and well-lit pathways provided to front entrances?	X		
Do paved surfaces provide visual interest?	X		
Is parking located behind or inside buildings, or below grade?	X		
Are large expanses of parking separated by landscaping or buildings?			X
Are vehicle and service accesses from lower order roads or lanes?	X		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?	X		
Is visible and secure bicycle parking provided in new parking structures and parking lots?			X
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	X		
Are green walls or shade trees incorporated in the design?	X		
Does the site layout minimize stormwater runoff?	X		
Are sustainable construction methods and materials used in the project?	X		
Are green building strategies incorporated into the design?		X	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	X		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	X		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			X
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	X		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	X		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	X		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	X		
• Enhance the pedestrian environment and the sense of personal safety?	X		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	X		
• Respect required sightlines from roadways and enhance public views?	X		
• Retain existing healthy mature trees and vegetation?		X	
• Use native plants that are drought tolerant?	X		
• Define distinct private outdoor space for all ground-level dwellings?	X		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	X		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do parking lots have one shade tree per four parking stalls?	X		
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	X		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	X		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	X		
Does at least 25% of the total landscaped area require no irrigation / watering?		X	
Does at least 25% of the total landscaped area require low water use?	X		
Does at most 50% of the total landscaped area require medium or high water use?	X		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	X		
Do water features such as pools and fountains use recirculated water systems?			X
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	X		
Are the required written declarations signed by a qualified Landscape Architect?	X		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	X		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	X		
Is drip or low volume irrigation used?	X		
Are the required written declarations signed by a qualified Certified Irrigation Designer?	X		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	X		
Are building materials vandalism resistant?		X	
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	X		
Are the site layout, services and amenities easy to understand and navigate?	X		
Lighting			
Does lighting enhance public safety?	X		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is "light trespass" onto adjacent residential areas minimized?	X		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	X		
Is suitably scaled pedestrian lighting provided?	X		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	X		

Development Permit & Development Variance Permit DP19-0031/DVP19-0032



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

1049 Clement Avenue

and legally known as

Lot 3, District Lot 138 and of section 30 Township 26 ODYD, Plan 3763

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

8 unit Townhome

USE as per Zoning Bylaw

Townhouse

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

Date of Council Decision July 30, 2019

Decision By: COUNCIL

Development Permit Area: Comprehensive – Clement Avenue

Existing Zone: RM4 – Transitional Low Density Housing

Future Land Use Designation: MRM – Multiple Unit Residential (Medium Density)

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: Gurpreet Pannu

Applicant: New Town Architecture and Engineering INC.

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

ATTACHMENT		B
This forms part of application		
# DP19-0031 DVP19-0032		
Planner Initials	JR	 City of Kelowna DEVELOPMENT PLANNING

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.
- e) That variances to the following sections of Zoning Bylaw No. 8000 be granted in accordance with Schedule "D":

Section 8.1.9(C): Off-Street Vehicle Parking

To vary the required minimum side yard setback of parking from 1.5 m permitted to 0.36 m proposed.

Section 8.1.11(B): Off-Street Vehicle Parking

To vary the required parking stall size ratio of 50% full size vehicle parking and 50% medium size vehicle parking to 20% full size vehicle parking and 80% medium size vehicle parking.

Section 13.10.6(B): RM4 – Transitional Low Density Housing Development Regulations

To vary the required minimum side yard from 4.5 m permitted to 1.5 m proposed. To vary site coverage of buildings, parking, and driveways from 60% to 67.4%.

This Development Permit and Development Variance Permit is valid for two (2) years from the date of 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) An Irrevocable Letter of Credit in the amount of **\$14,661.25** or
- b) A certified cheque in the amount of **\$14,661.25**

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

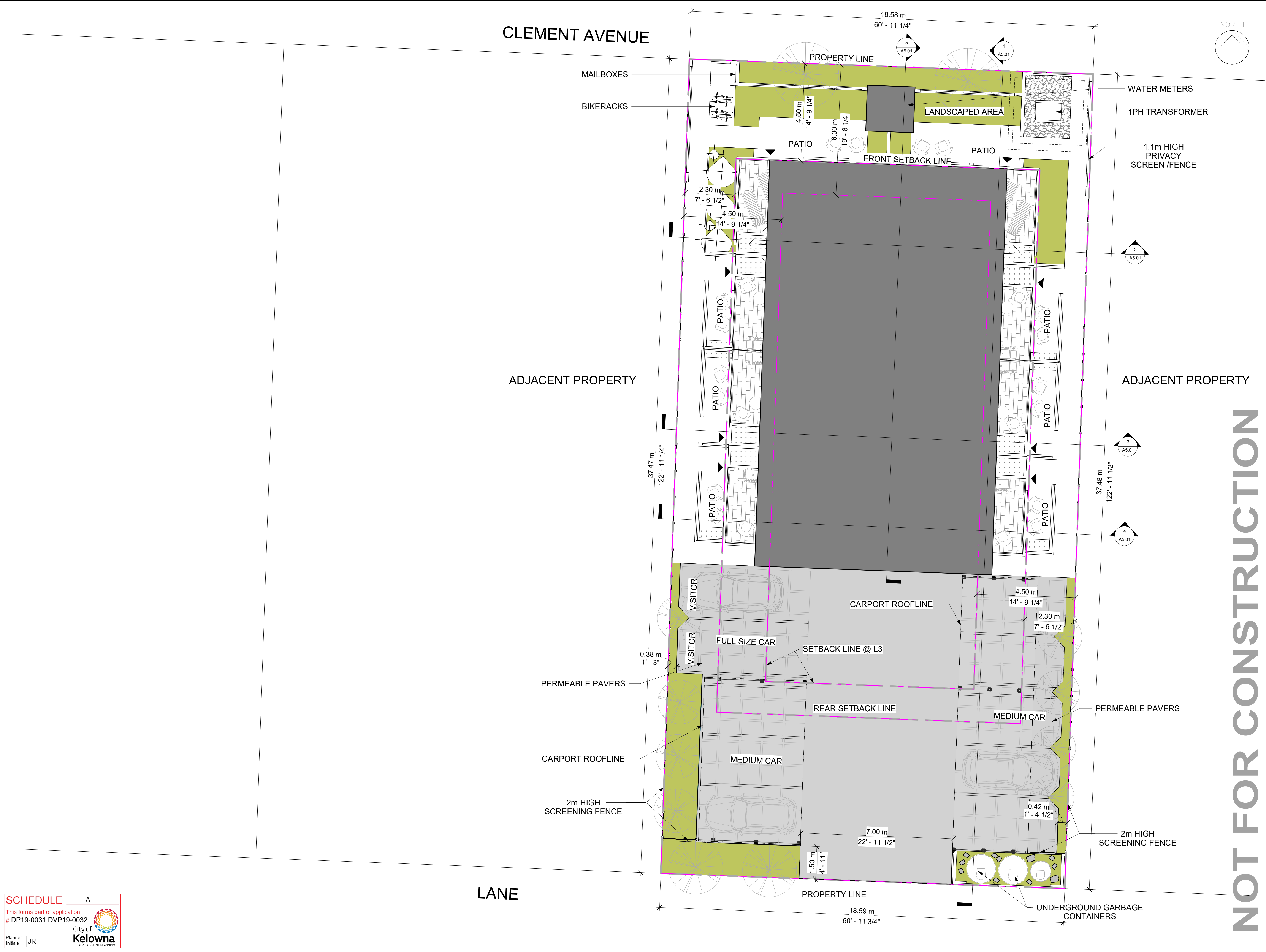
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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.**

DRAFT



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

Seal

Revision

No	Date	Description
1	18-12-18	ISSUED FOR DP
2	19-03-29	RE-ISSUED FOR DP
3	19-06-10	RE-ISSUED FOR DP

project title

CLEMENT TOWNHOUSES

project address

CLEMENT AVENUE,
KELOWNA, BC

project no. 4075

file no.

drawing title

SITE PLAN

designed

L.A.

scale

1 : 75

drawn

L.A.

checked

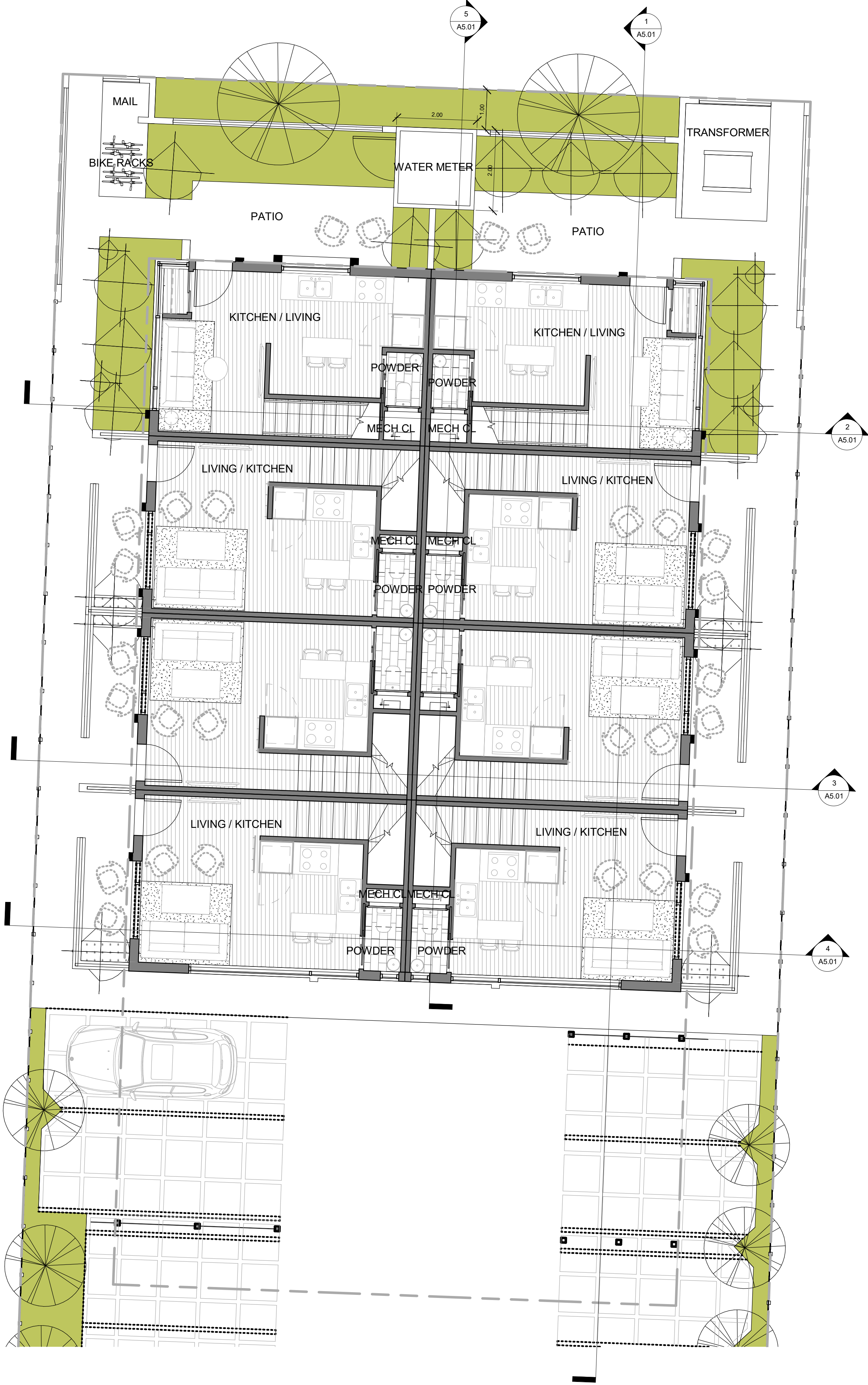
K.F.

drawing no.

A2.00

plotted

10/06/2019 1:56:24 PM



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project title
CLEMENT TOWNHOUSES

project address
CLEMENT AVENUE,
KELOWNA, BC

project no. 4075

file no.

drawing title
LEVEL 1

designed L.A. scale 3/16" = 1'-0"

drawn L.A.

checked K.F.

drawing no.

A3.01

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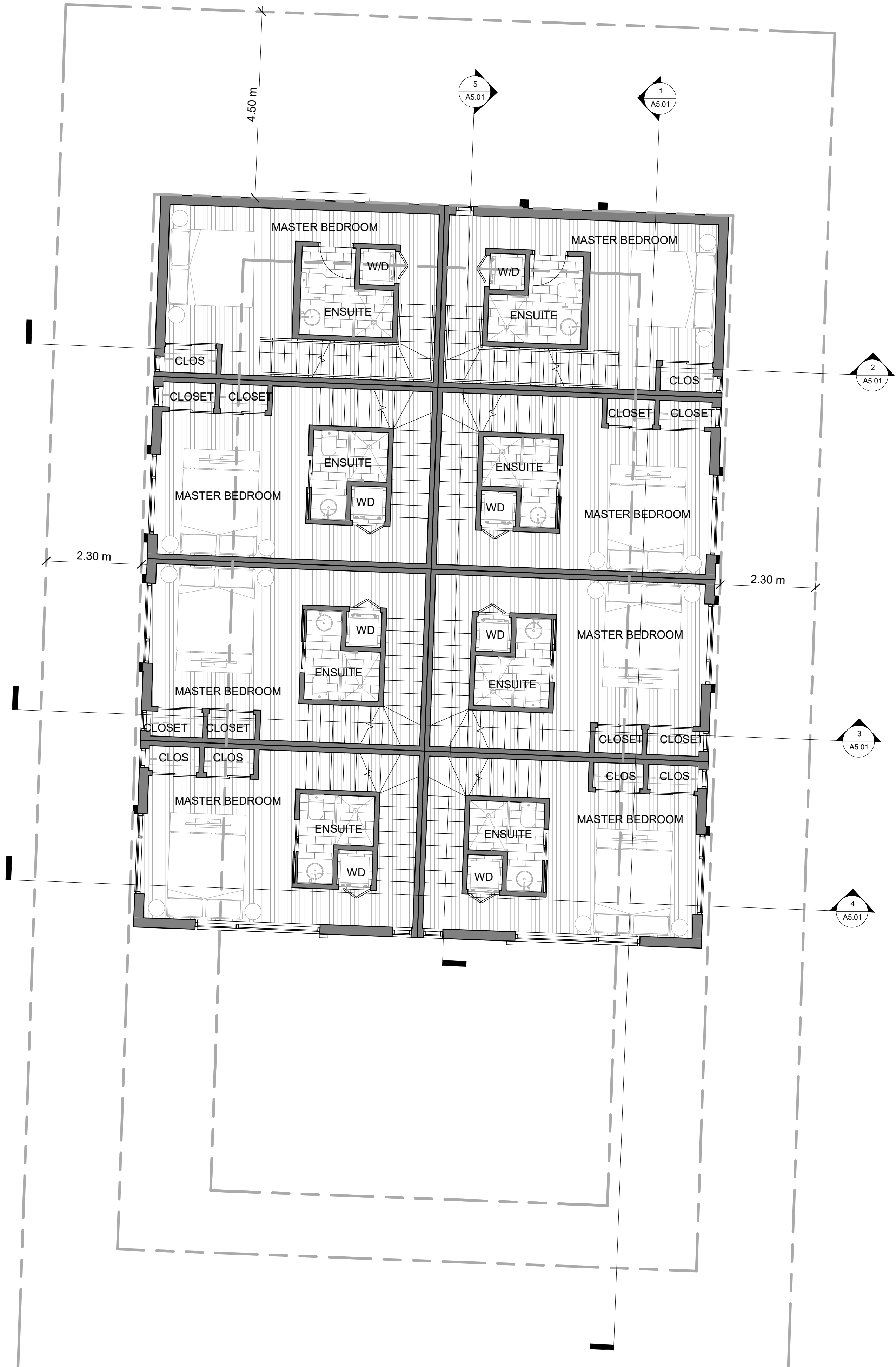
project address
CLEMENT AVENUE,
KELOWNA, BC

project no. 4075

file no.
drawing title
LEVEL 2

designed	L.A.	scale	3/16" = 1'-0"
drawn	L.A.		
checked	K.F.		
drawing no.	A3.02		

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project address
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KELOWNA, BC

project no. 4075

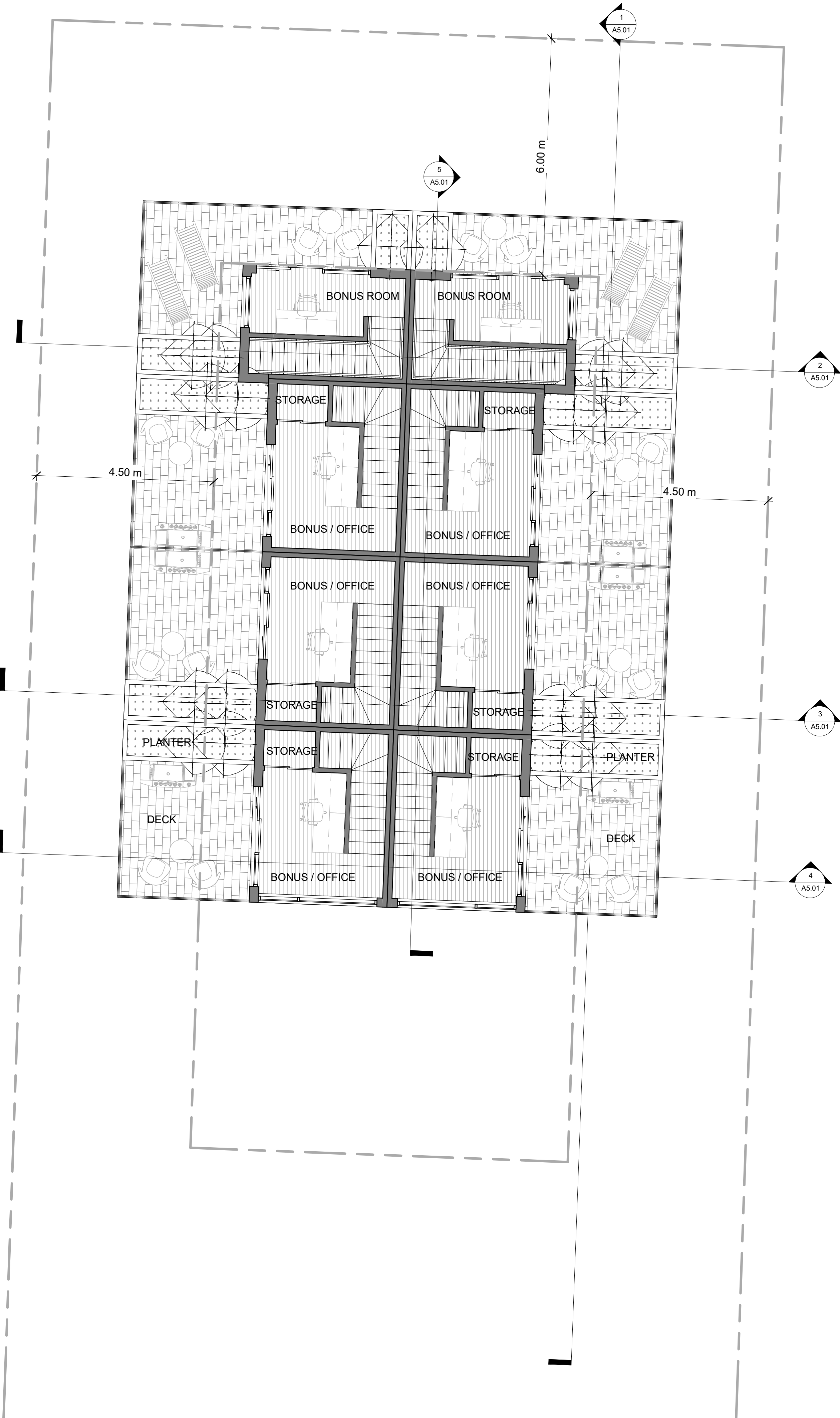
file no.

drawing title
LEVEL 3

designed	L.A.	scale	3/16" = 1'-0"
drawn	L.A.		
checked	K.F.		
drawing no.			

A3.03

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NOT FOR CONSTRUCTION



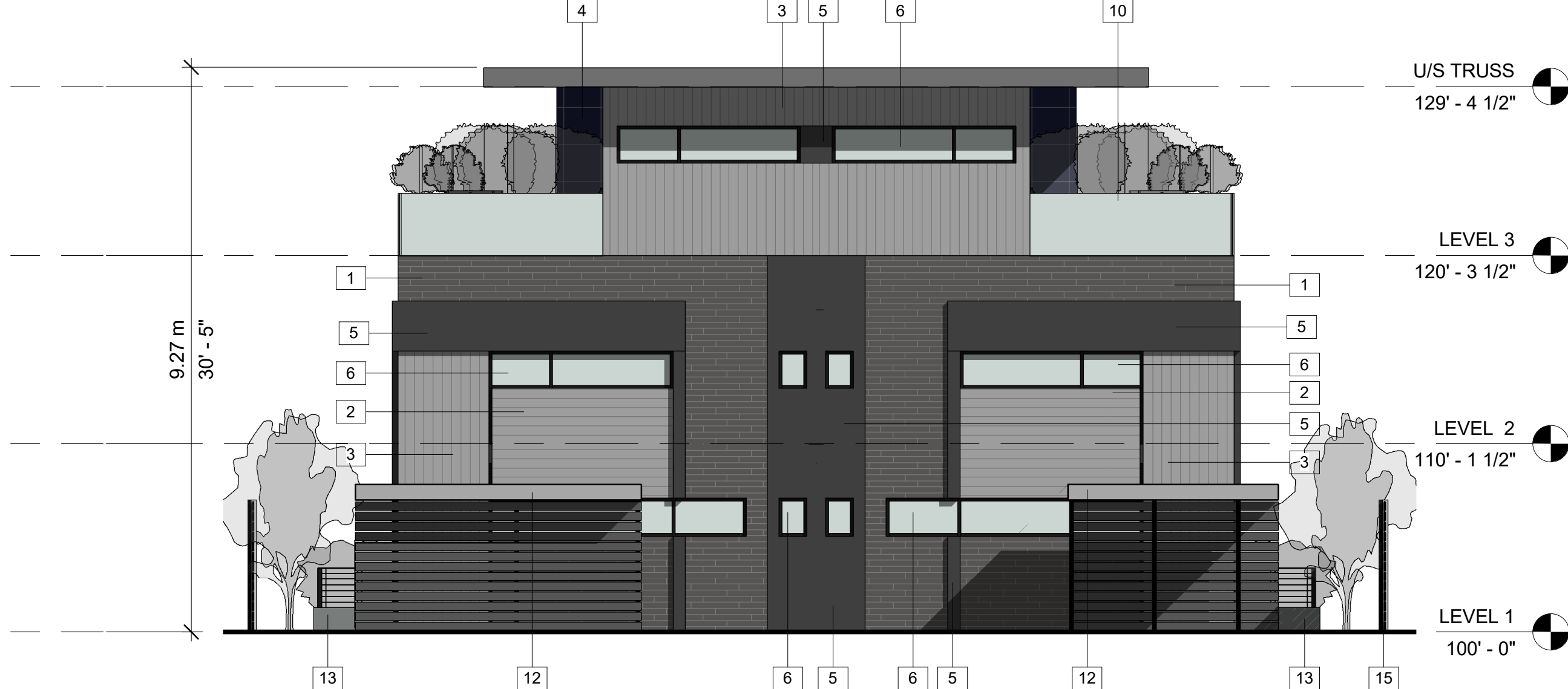
1 East Elevation
1 : 75



2 West Elevation
1 : 75



3 North Elevation
1 : 75



4 South Elevation
1 : 75

MATERIAL KEYNOTE LEGEND

1. CERACLAD BOARD FORMED CONCRETE PANEL;
COLOR SAND GRAY NH5344A
2. HORIZONTAL PROFILED METAL CLADDING - GALVANISED
3. VERTICAL PROFILED METAL CLADDING - GALVANISED
4. GLAZED TILE - STACK BOND - COLOR DARK BLUE
5. HARDIE PANEL (SMOOTH) COLOR CAVIAR W/ PAINTED EXP.
FASTENERS & CORNER TRIMS PAINT TO MATCH
6. WINDOW W/ BLACK FRAME
(W/ SPANDREL PANEL AS PER ELEVATIONS)
7. EXTERIOR ENTRANCE DOOR W/ BLACK FRAME
8. SPANDREL PANEL
9. SLIDING PATIO DOOR W/ BLACK FRAME
10. GLASS GUARDRAIL
11. BIKE RACK
12. CARPORT
13. ARCHITECTURAL PATIO PRIVACY WALL
14. MOLOK GARBAGE CONTAINERS - ENCLOSURE
15. 2.0m SOLID SCREEN FENCE



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project address
CLEMENT AVENUE,
KELOWNA, BC
project no. 4075

file no.
drawing title
**BUILDING
ELEVATIONS**

designed L.A. scale As indicated

drawn L.A.

checked K.F.

drawing no.

A4.01

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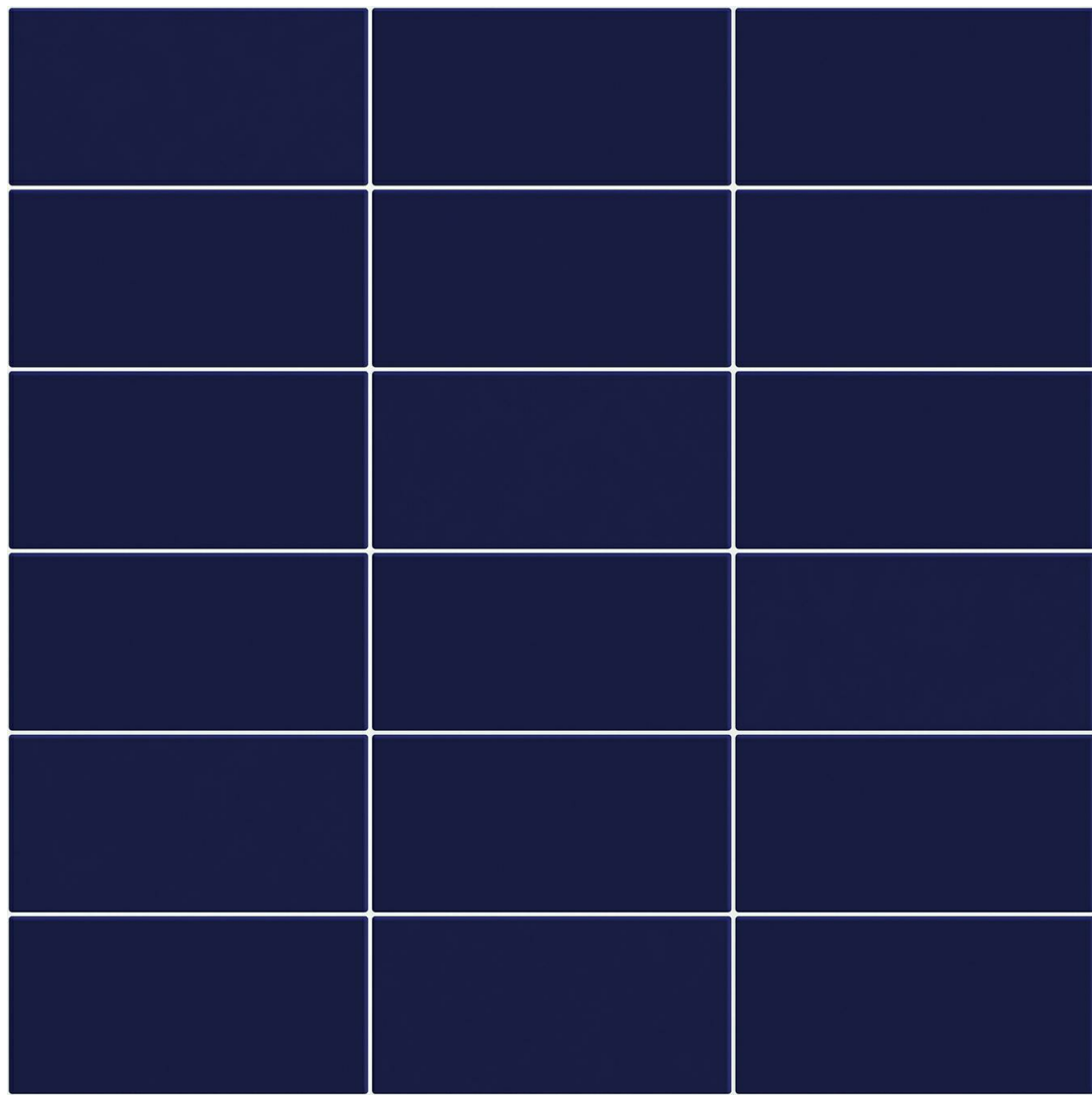
HARDIE PANEL 4'X8' (SMOOTH) **COLOR CAVIAR SW6990** W/ EXP. FASTENERS; CORNER TRIMS & BUTT JOINT PAINT TO MATCH **(#5)**



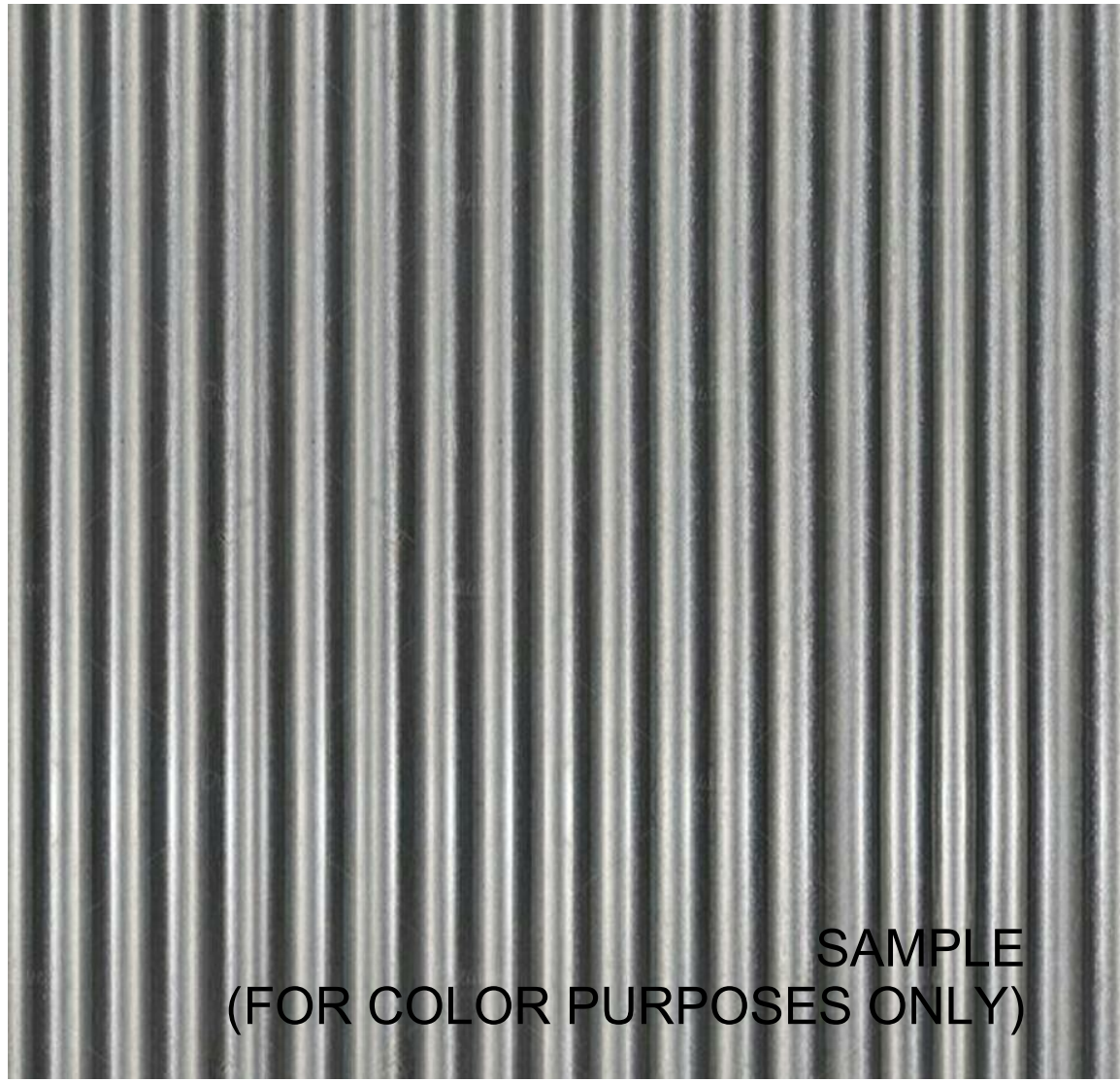
CERACLAD BOARD FORMED CONCRETE PANEL **COLOR SAND GRAY NH5344A (#1)**



GLAZED TILE - STACK BOND **COLOR DARK BLUE (#4)**



HORIZONTAL **(#2)** OR VERTICAL **(#3)** PROFILED METAL CLADDING - GALVANISED



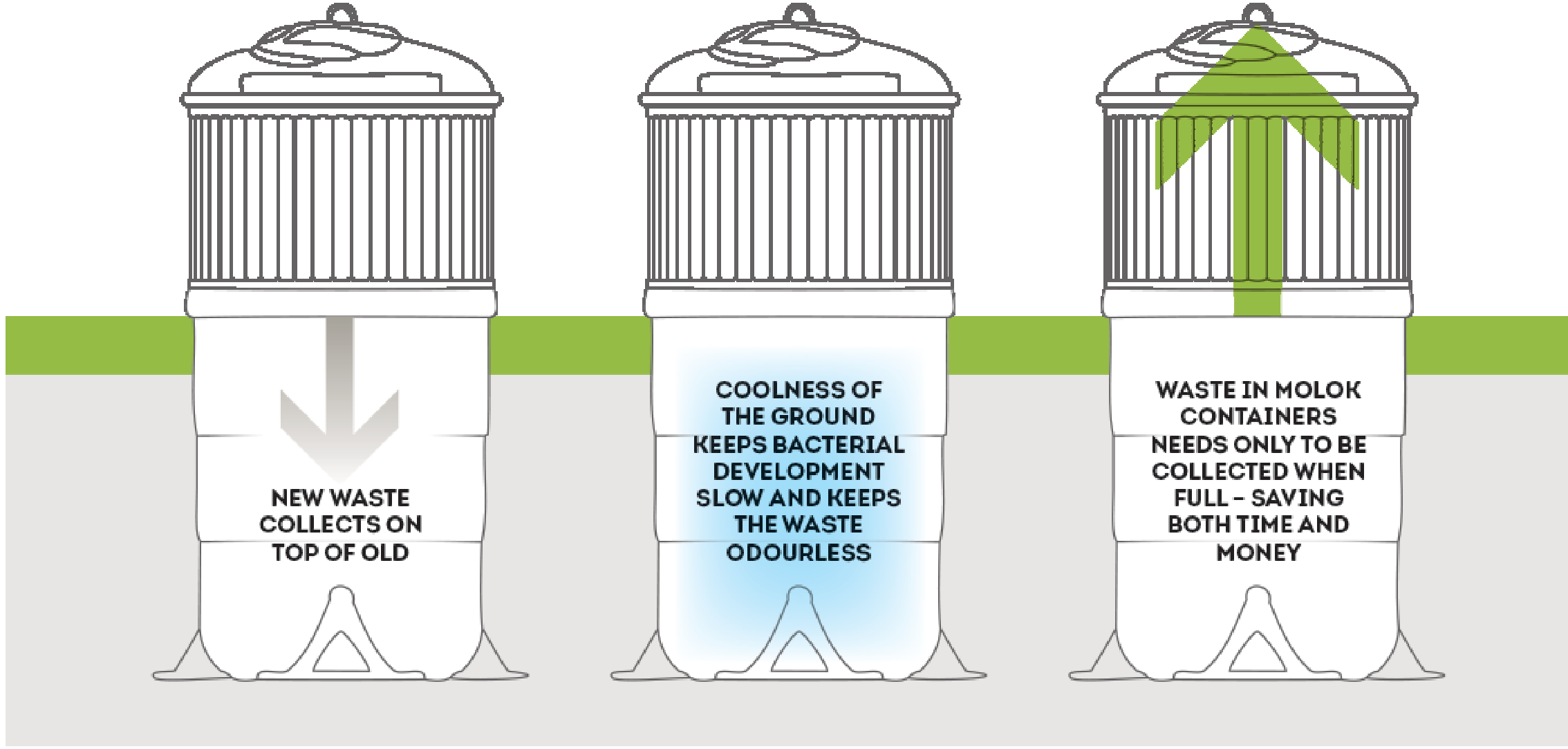
WINDOW W/ BLACK FRAME (W/ SPANDREL PANEL AS PER ELEVATIONS) **(#6)**



BIKE RACK **(#11)**



MOLOK GARBAGE CONTAINERS **(#14)**



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project address
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KELOWNA, BC

project no. 4075

file no.

drawing title

MATERIALS

designed L.A. scale

drawn L.A.

checked K.F.

drawing no.

A4.02

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SCHEDULE

C

This forms part of application

DP19-0031 DVP19-0032

Planner Initials

JR

City of Kelowna

DEVELOPMENT PLANNING

OUTLAND DESIGN

LANDSCAPE ARCHITECTURE

303 - 590 KLO Road

Kelowna, BC V1Y 7S2

T (250) 868-9270

www.outlanddesign.ca

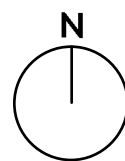


NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE NURSERY STANDARD.
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 DECORATIVE WOOD MULCH UNLESS OTHERWISE SPECIFIED ON THE PLAN. LANDSCAPE FABRIC TO BE PLACED 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.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER TATARICUM 'RUGGED MAPLE'	RUGGED CHARM MAPLE	2	6m CAL
CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	8	6m CAL
GLEDITSIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	2	6m CAL
SHRUBS			
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	15	#05 CONT. /1.5M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	7	#05 CONT. /1.5M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ASTILBE 'BRESSINGHAM BEAUTY'	BRESSINGHAM BEAUTY ASTILBE	8	#01 CONT. /0.75M O.C. SPACING
CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	10	#01 CONT. /0.6M O.C. SPACING
DICENTRA SPECTABILIS	BLEEDING HEART	4	#01 CONT. /0.9M O.C. SPACING
EUPHORBIA POLYCHROMA	CUSHION SPURGE	7	#01 CONT. /0.75M O.C. SPACING
FESTUCA IDAHOENSIS	IDAHO FESCUE	34	#01 CONT. /0.3M O.C. SPACING
HERMEROCALLIS 'FRANS HALS'	FRANS HALS DAYLILY	10	#01 CONT. /0.75M O.C. SPACING
HEUCHERA 'PLUM PUDDING'	PLUM PUDDING CORAL BELLS	6	#01 CONT. /0.75M O.C. SPACING
HOSTA FORTUNEI 'AUREOMARGINATA'	GOLD STANDARD HOSTA	12	#02 CONT. /0.6M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE SPURGE	8	#01 CONT. /0.6M O.C. SPACING
PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	12	#01 CONT. /2.0M O.C. SPACING



PROJECT TITLE

1000 BLOCK CLEMENT AVENUE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	18.12.17	Review
2	19.05.09	Review
3		
4		
5		

PROJECT NO.	18-120
DESIGN BY	FB
DRAWN BY	KF
CHECKED BY	FB
DATE	MAY 9, 2019
SCALE	1:100
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY
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SCHEDULE

C

This forms part of application

DP19-0031 DVP19-0032

Planner

Initials

JR

City of

Kelowna

DEVELOPMENT PLANNING



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303 - 590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca



IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

TOTAL AREA: 30 sq.m.

MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING

ESTIMATED ANNUAL WATER USE: 17 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

TOTAL AREA: 18 sq.m.

MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING

ESTIMATED ANNUAL WATER USE: 10 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

TOTAL AREA: 15 sq.m.

MICROCLIMATE: PARTIALLY SHADED BY TREES

ESTIMATED ANNUAL WATER USE: 8 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

TOTAL AREA: 14 sq.m.

MICROCLIMATE: SOUTH, PARTIALLY SHADED BY TREES

ESTIMATED ANNUAL WATER USE: 8 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 77 cu.m. / year

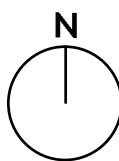
ESTIMATED LANDSCAPE WATER USE (WU) = 43 cu.m. / year

WATER BALANCE = 34 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. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, 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.



PROJECT TITLE

1000 BLOCK CLEMENT
AVENUE

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION
PLAN

ISSUED FOR / REVISION

1	18.12.17	Review
2	19.05.09	Review
3		
4		
5		

PROJECT NO. 18-120

DESIGN BY FB

DRAWN BY KF

CHECKED BY FB

DATE MAY 9, 2019

SCALE 1:100

PAGE SIZE 24"x36"

SEAL

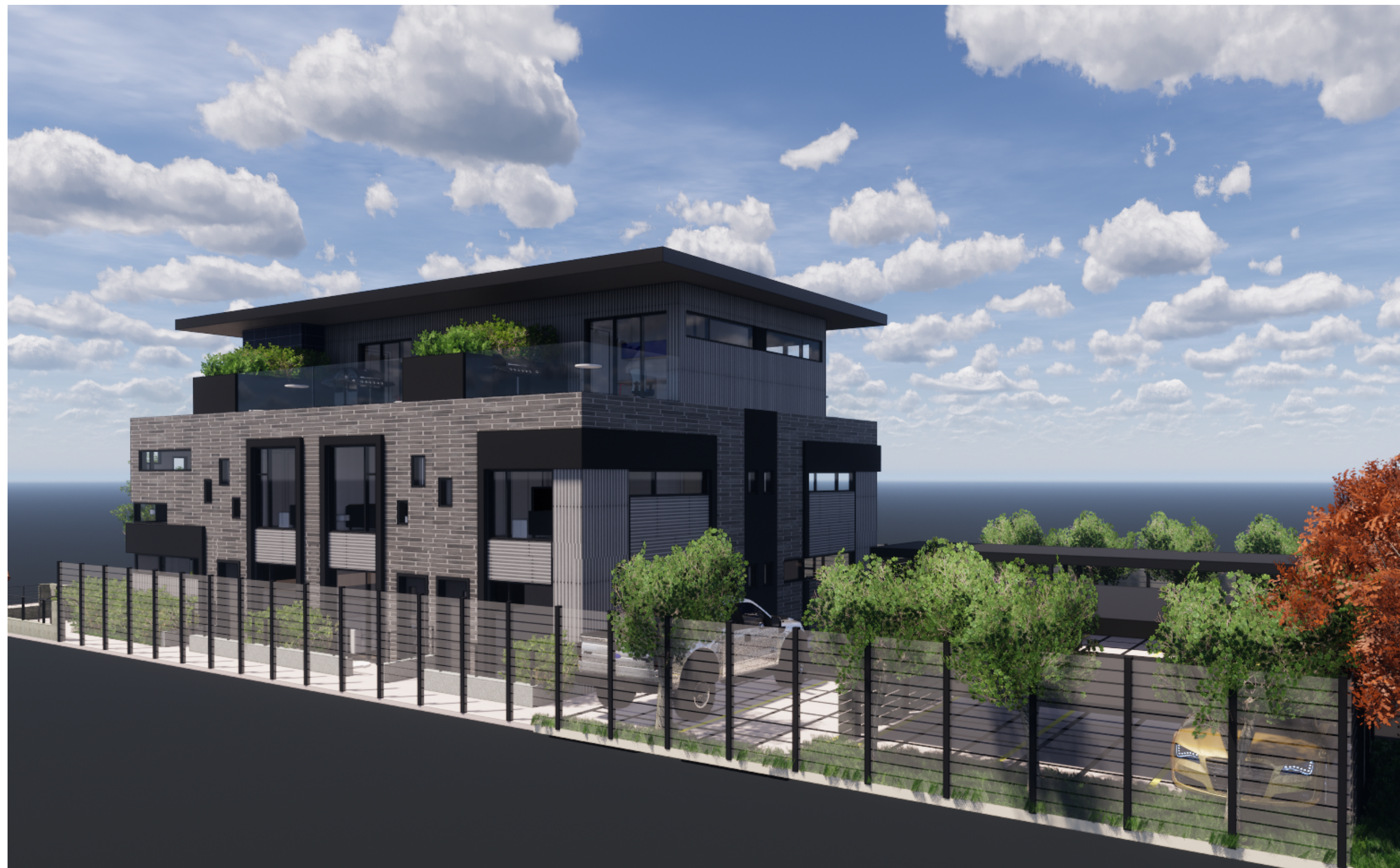


DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY

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Revision

No	Date	Description
1	18-12-18	ISSUED FOR DP
2	19-03-29	RE-ISSUED FOR DP
3	19-06-10	RE-ISSUED FOR DP

NOT FOR CONSTRUCTION

project title
CLEMENT TOWNHOUSES

project address
CLEMENT AVENUE,
KELOWNA, BC
project no. 4075
file no.
drawing title
RENDERINGS

designed L.A. scale
drawn L.A.
checked K.F.
drawing no.
A1.01
plotted 10/06/2019 1:56:17 PM