

CITY OF KELOWNA

MEMORANDUM

ATTACHMENT		A
This forms part of application		
# Z19-0037		
Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING

Date: January 10, 2019 (*Revised Oct.-24-19*)

File No.: Z19-0037

To: Community Planning (AC)

From: Development Engineering Manager (JK)

Subject: 757 Harvey Ave

RU6 to RM4

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus

1. Domestic Water and Fire Protection

- a) Property 757 Harvey Ave is currently serviced with a 19mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.
- b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

Our records indicate that these properties are currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

3. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision

Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems

4. Road Improvements

- (a) Harvey Ave has been upgraded to a urban standard however, the existing driveway let-down will need to be removed and new sidewalk and BLVD will be constructed. Due to the likelihood of larger services for this development, the entire sidewalk fronting this development will need to be re-constructed.
- (b) The Laneway fronting this development will need to be constructed to a SS-C7 standard.

4. Road Dedication and Subdivision Requirements

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.
- (c) Laneway dedication is needed for this development. Due to safety reasons and access issue to this property, a minimum of 3.0m will need to be dedicated as laneway right-of-way.

5. Development Permit and Site Related Issues


- a) Direct the roof drains into on-site rock pits or splash pads.
- b) The vehicle access to this site must be from a fully constructed 6.0m laneway. MOTI will not allow access to Harvey for this development.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

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- (d) A “Consulting Engineering Confirmation Letter” (City document ‘C’) must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City’s Works & Utilities Department. The design drawings must first be “Issued for Construction” by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

8. Servicing Agreement for Works and Services

- (a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant’s Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, “Security for Works and Services”, of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

9. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).


9. Survey, Monument and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

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- (e) Additional geotechnical survey may be necessary for building foundations, etc.

11. **Bonding and Levy Summary**

- (a) Bonding

- (i) Offsite improvements

TBD

James Kay, P. Eng.
Development Engineering Manager
JA

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Proposal for Rezoning, Development Permit, and Development Variance Permit 757 Harvey Avenue, Kelowna BC

Introduction

This application is for rezoning, DP, and DVP to accommodate an 8-unit infill townhome enclave located at 757 Harvey Avenue, Kelowna BC.



Site Context

The subject site consists of a single lot that is currently zoned RU6. The property is within the Medium Density Residential Land Use Designation as prescribed by the City of Kelowna Official Community Plan. The lot is currently occupied by a single-family home that was built in the 1940's.



Site Location



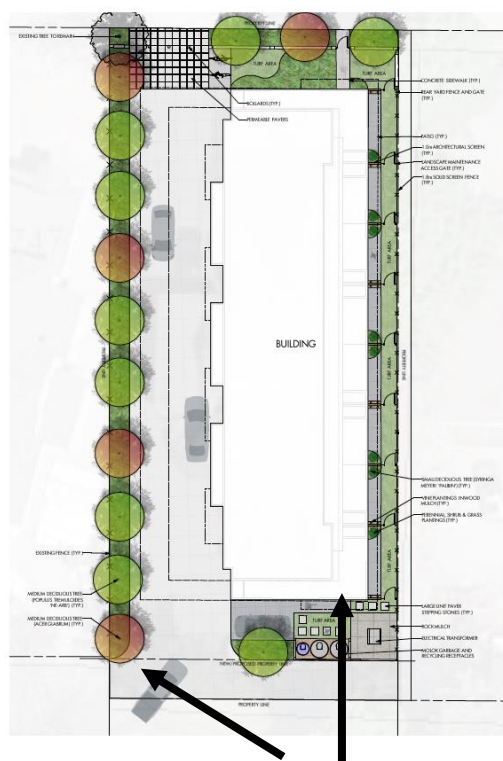
Existing Home and Street Interface

Overview

This application for Development Permit is for a single building consisting of 8 ground-oriented 2-bedroom townhome units. The building itself is 3 storeys (9.73m) in height and is oriented towards Harvey Ave. The existing driveway from the highway will be only accessible for emergency vehicles. There will be bollards placed at the existing driveway to prevent regular traffic from entering and exiting the proposed development from Harvey Ave. Access to the proposed development will be from the rear lane. Parking is provided within garages (2 stalls/unit) with a visitor spot allocated as a surface stall.



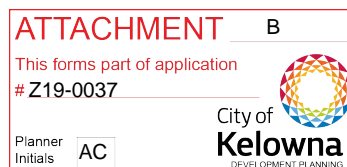
Existing home and highway access to be removed



Proposed building and access through dedicated rear lane

Rezoning to RM4

The subject site is located near the corner of Harvey Ave and Richter St. The proposed project requires a rezoning to *RM4 – Transitional Low Density Housing* from *RU6 – Two Dwelling Housing*. Rezoning this property to allow for higher density is consistent with the OCP.



Form and Character

Simple yet strong geometry of this modern 8 unit development offers 2 bedroom units on two types of floorplans nested within compact efficient building.

Both end units provide double garage on first level with generous entry interacting with Harvey Ave on the north side or facing the treed yard on the south side. The second level is an open-plan concept housing the kitchen, dining and living spaces with a full bathroom and secondary bedroom. The third level has a generous master opening into a large corner sun deck with large walk-in closet and en suite.

The inner units with tandem garages on the main level have as well open-plan concept kitchen, dining and living spaces on second level and tucked away secondary bedroom and bathroom. The third level offers large master with walk-in closet and en-suite leading to a large exterior sun deck.


Large focus was given to private open space belonging to the residents. All units come with a ground floor back yard with architectural and landscape screening to assure privacy and all units are equipped with large sun decks facing east catching the morning sun and making the most of the Okanagan climate.

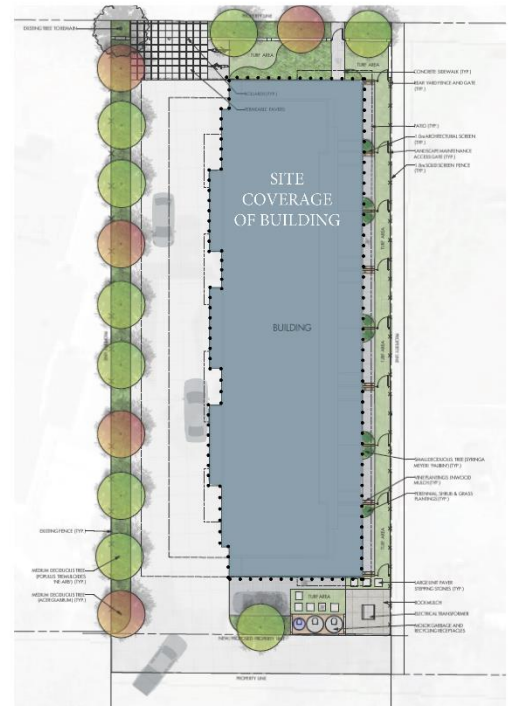
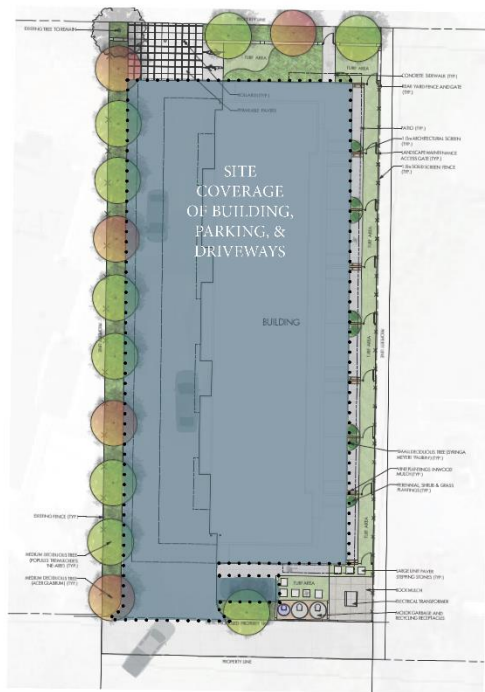
Durable materials like textured Ceraclad Cast Stripe Panel or custom color Hardi panels were selected for this centrally located development. The subtle color combination of grey, white and black will be accented by cultured stone veneer in color shades reminiscent of arid earth tones.



Site Coverage – Variance

A single variance is requested to vary site coverage of buildings, parking, and driveways from 60% to 69.1%. Although the site coverage of the building alone is within the RM4 allowance (37.1%), the combined site coverage of building/parking/driveways is above the 60% limit. To help mitigate this coverage, robust landscape plantings will be provided with a total of 16 medium sized deciduous trees. Various shrubs, perennials, grasses and vines will round out the planting treatment for the remainder of the ground level and rooftop patio level.

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Rocky Mountain Maple
(7 Provided)



Prairie Gold Aspen
(9 Provided)



Dwarf Korean Lilac
(8 Provided)

Summary

The proposed development is consistent with the City's goal for increasing density in existing neighborhoods and complies with the Official Community Plan. The applicant kindly requests support from Staff and Council for this infill housing project.

HARVEY TOWNHOUSES

RE-ISSUED FOR DEVELOPEMENT PERMIT, OCTOBER 22, 2019



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Z19-0037

Planner
Initials

AC



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This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.

Seal

Revision

No	Date	Description
1	18-12-18	ISSUED FOR DP
2	19-06-21	RE-ISSUED FOR DP
3	19-09-30	RE-ISSUED FOR DP
4	19-10-22	RE-ISSUED FOR DP

ARCHITECTURAL DRAWING LIST:

NEW TOWN ARCHITECTURE & ENGINEERING INC.
1464 St. Paul Street Kelowna, B.C., V1Y 2E6
Keith Funk, MCP, PIBC, RPP
ph: 250 860 8185, fax: 250 860 0985
keith@newtownservices.net

NEW TOWN ARCHITECTURE & ENGINEERING INC.
1464 St. Paul Street Kelowna, B.C., V1Y 2E6
Lenka Nguyen, Building Design Technologist
ph: 250 860 8185, fax: 250 860 0985
lenka@newtownservices.net

A0.00	COVER SHEET & DRAWING LIST
A1.00	ZONING & CODE ANALYSIS
A1.01	RENDERINGS
A1.02	RENDERINGS
A2.00	SITE PLAN
A3.01	LEVEL 1
A3.02	LEVEL 2 & 3
A4.00	MATERIALS
A4.01	BUILDING ELEVATIONS
A5.01	BUILDING SECTIONS

CIVIL DRAWING LIST:

NEW TOWN ARCHITECTURE & ENGINEERING INC.
1464 St. Paul Street Kelowna, B.C., V1Y 2E6
Jacob Paul, EIT
ph: 250 860 8185, fax: 250 860 0985
jacob@newtownservices.net

STORMWATER MANAGEMENT STRATEGY

LANDSCAPE DRAWING LIST:

OUTLAND DESIGN LANDSCAPE ARCHITECTURE
303-590 KLO Road Kelowna BC V1Y 7S2
Fiona Barton MB/CSLA CSLA
ph: 250 868 9270
fiona@outlanddesign.ca

L1/2	CONCEPTUAL LANDSCAPE PLAN
L2/2	WATER CONSERVATION / IRRIGATION PLAN



project title
HARVEY TOWNHOUSES

project address
757 HARVEY AVE,
KELOWNA, BC

project no. 4074

file no.

drawing title

COVER SHEET
& DRAWING
LIST

designed

L.A.

scale

drawn

L.A.

checked

K.F.

drawing no.

A0.00

plotted

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NOT FOR
CONSTRUCTION

HARVEY TOWNHOUSES

ADDRESS:	
757 Harvey Avenue, Kelowna, BC, V1Y 6E2	
LEGAL DESCRIPTION:	
PLAN KAP7117 LOT 1 BLOCK 1 DISTRICT LOT 138	
GRADES:	
EXISTING AVERAGE - FLAT	PROPOSED AVERAGE - FLAT
NUMBER OF BUILDINGS:	
1 BUILDING (8 UNITS)	

ZONING ANALYSIS:

EXISTING	PROPOSED
ZONING:	
RU6	RM4

RM4 ZONING REQUIREMENTS:

REQUIRED	PROPOSED
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SITE DETAILS

SITE AREA (m²)	
900 m²	1112.7m²
SITE WIDTH (m)	
30.0 m	21.79 m
SITE DEPTH (m)	
30.0 m	50.78 m
MAX SITE COVERAGE FOR BUILDINGS (%):	
50%	37.6%
MAX SITE COVERAGE INCL. PARKING & DRIVEWAYS (%):	
60%	72.7% (VARIANCE REQ'D)

DEVELOPMENT REGULATIONS

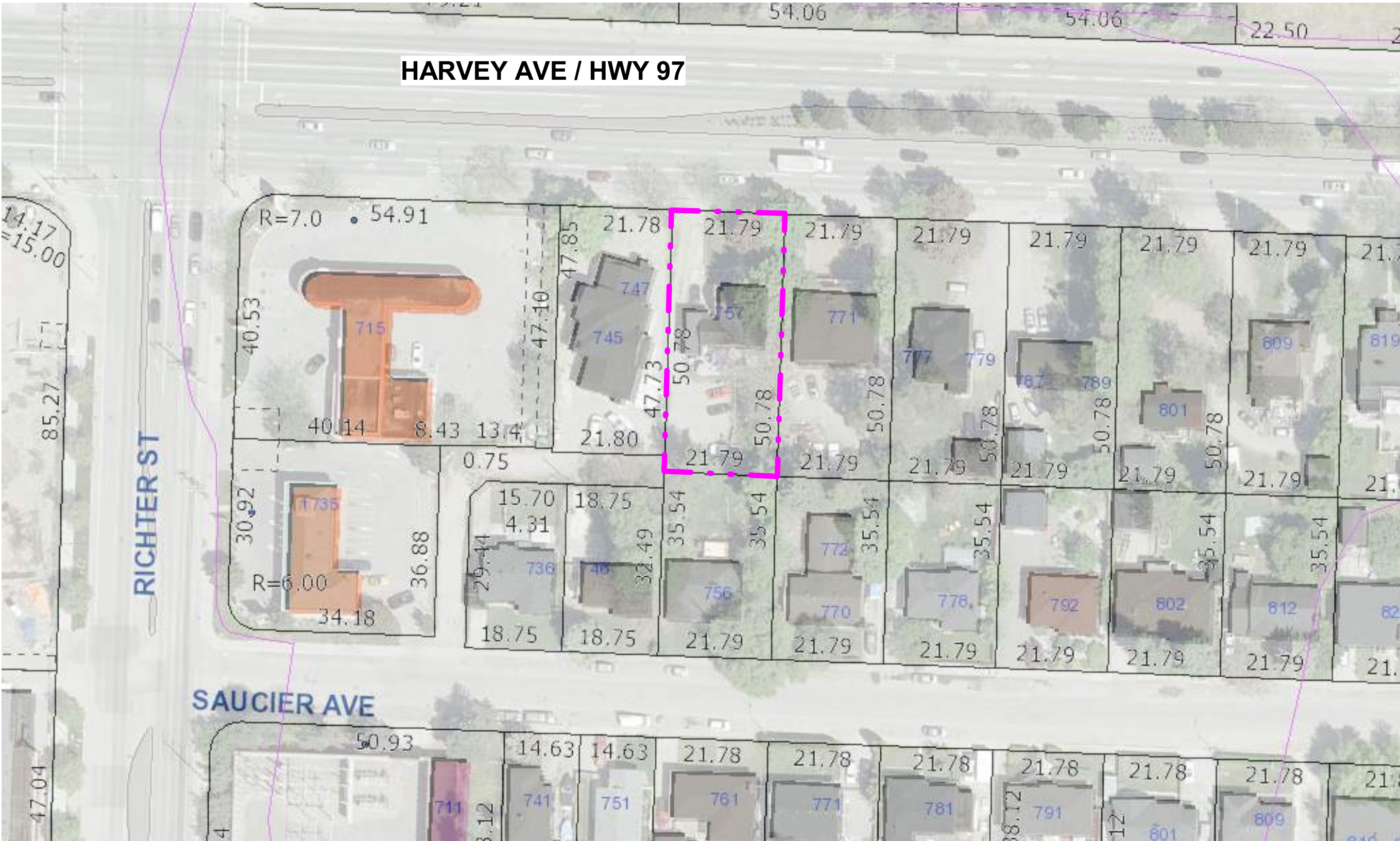
TOTAL NUMBER & TYPES OF UNITS:	
8 UNITS	8x 2BR UNITS
FLOOR AREA (GFA/NFA):	
MAX 934.7m² BASED ON 0.84 FAR	L1 GFA FOR SITE COVERAGE = 412.8 m² NFA FOR FAR = 759 m²
FLOOR AREA RATIO (FAR):	
0.65 + 0.19 FOR COVERED PARKING SPACES	0.68
BUILDING HEIGHT:	
3 STOREYS OR 13m	3 STOREYS / 9.73m
SETBACKS:	
FRONT NORTH: 4.5m (6.0m over 2 storeys)	4.5m (6.0m)
SIDE EAST: 2.3m (4.5m over 2 storeys)	7.7m
SIDE WEST: 2.3m (4.5m over 2 storeys)	2.3m (4.5m)
REAR SOUTH: 7.5m (9.0m over 2 storeys)	7.5m (9.0m)
NUMBER OF PARKING STALLS / LOADING SPACES:	
ROW STACKED HOUSING - 1.5 / 2BR / 8 UNITS	17 STALLS
12 STALLS	
+ 1 VISITOR PARKING STALL / 8 UNITS	
13 PARKING SPACES	
PRIVATE OPEN SPACE AREA:	
25.0 m² per home w/ more than 1 bedroom x 8 = 200 m²	ROOF DECKS 138.8 m² OPEN SPACE 300.2 m²

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City of Kelowna
DEVELOPMENT PLANNING



KEY PLAN

NOT FOR CONSTRUCTION

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Seal

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project title

HARVEY TOWNHOUSES

project address

757 HARVEY AVE,
KELOWNA, BC

project no. 4074

file no.

drawing title

ZONING &
CODE
ANALYSIS

designed L.A. scale

drawn L.A.

checked K.F.

drawing no.

A1.00



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757 HARVEY AVE,
KELOWNA, BC

project no. 4074

file no.
drawing title
RENDERINGS

designed	L.A.	scale
drawn	L.A.	
checked	K.F.	
drawing no.		

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AC

City of Kelowna

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project no. 4074

file no.

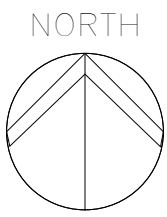
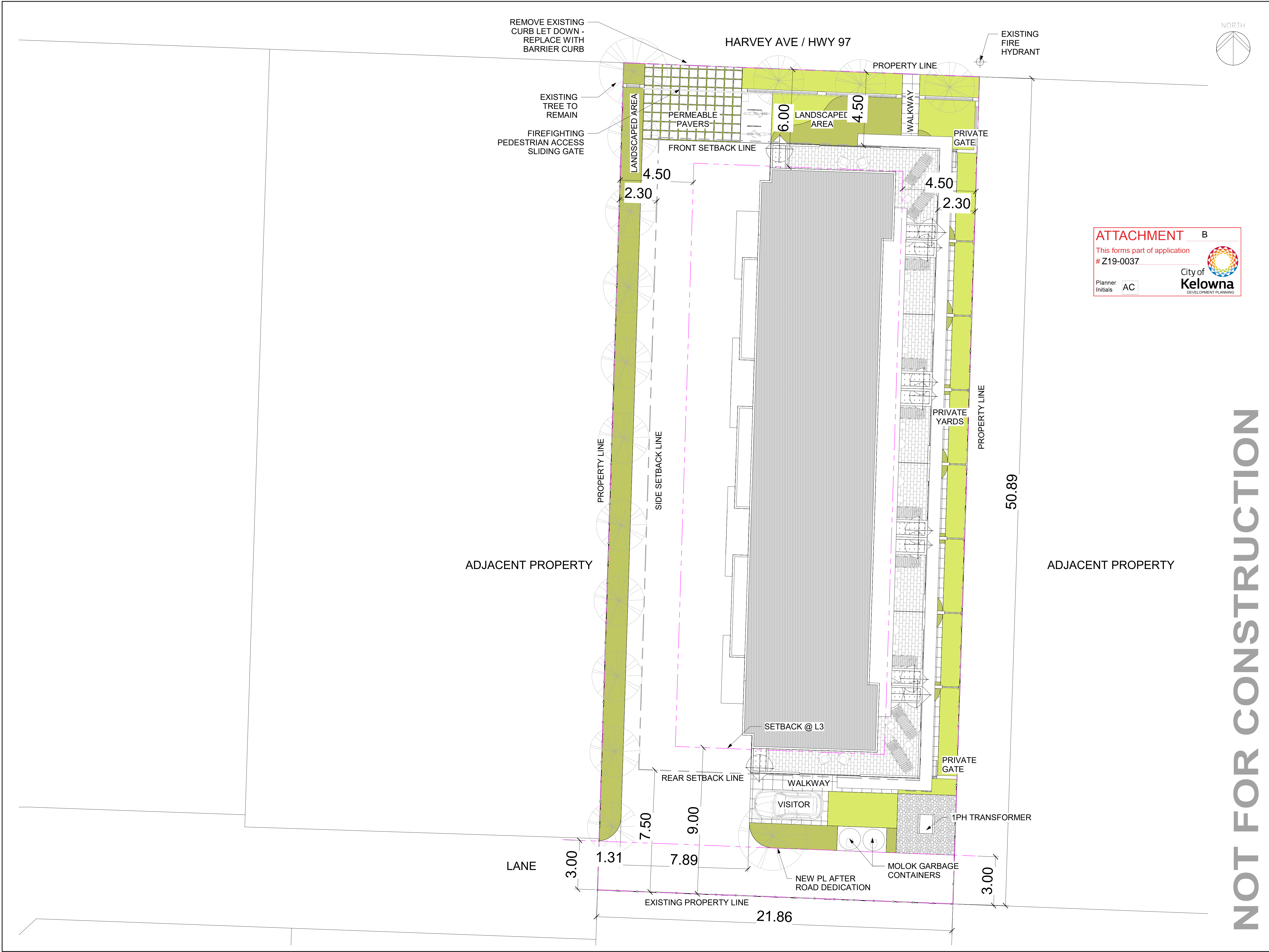
drawing title

RENDERINGS

designed	L.A.	scale
drawn	L.A.	
checked	K.F.	
drawing no.		

A1.02

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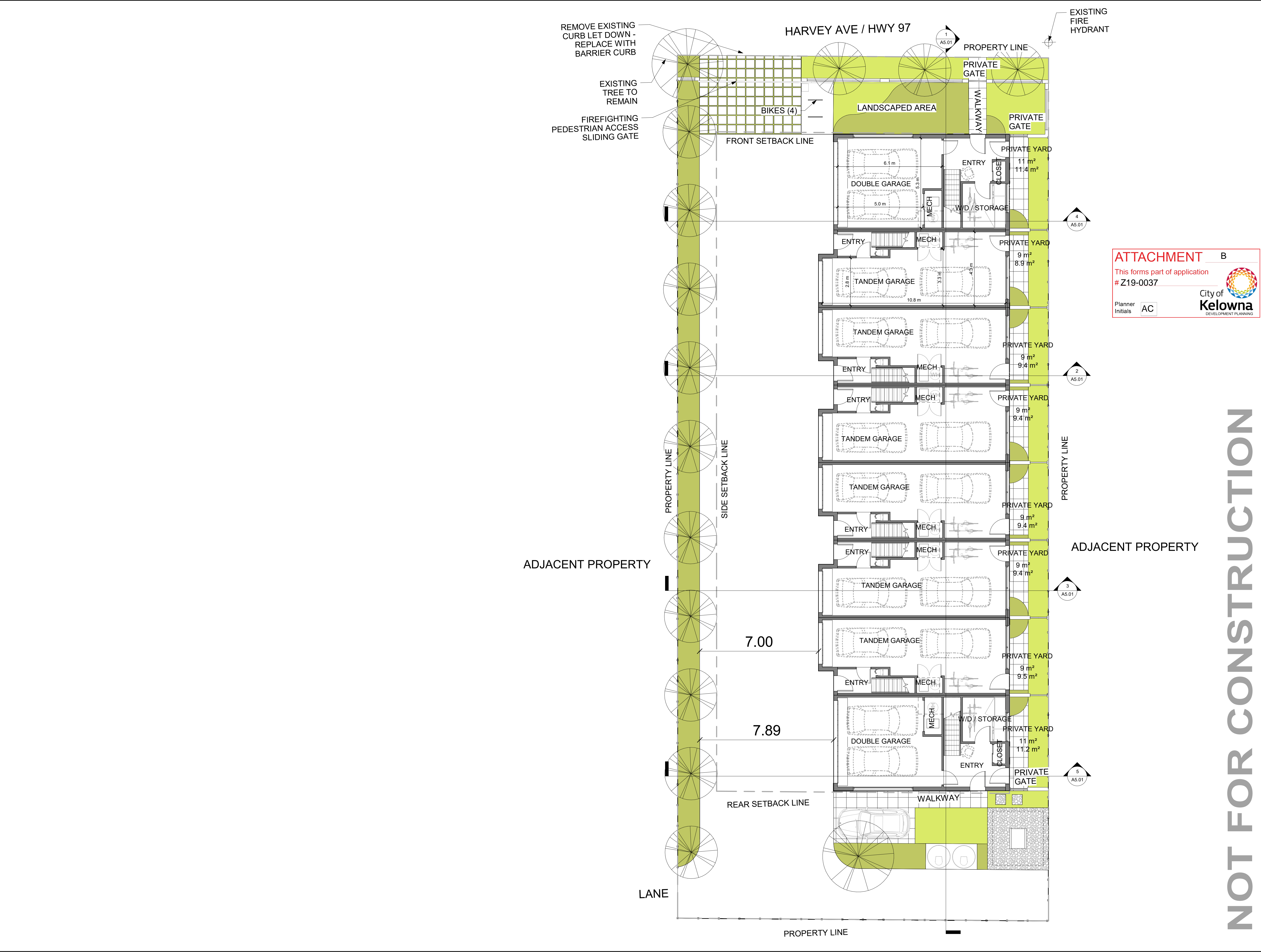
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drawing title
SITE PLAN

designed	L.A.	scale	1 : 100
drawn	L.A.		
checked	K.F.		
drawing no.			

A2.00

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

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project title

HARVEY TOWNHOUSES

project address

**757 HARVEY AVE,
KELOWNA, BC**

project no. **4074**

file no.

drawing title

LEVEL 1

designed

L.A.

scale

1/8" = 1'-0"

drawn

L.A.

checked

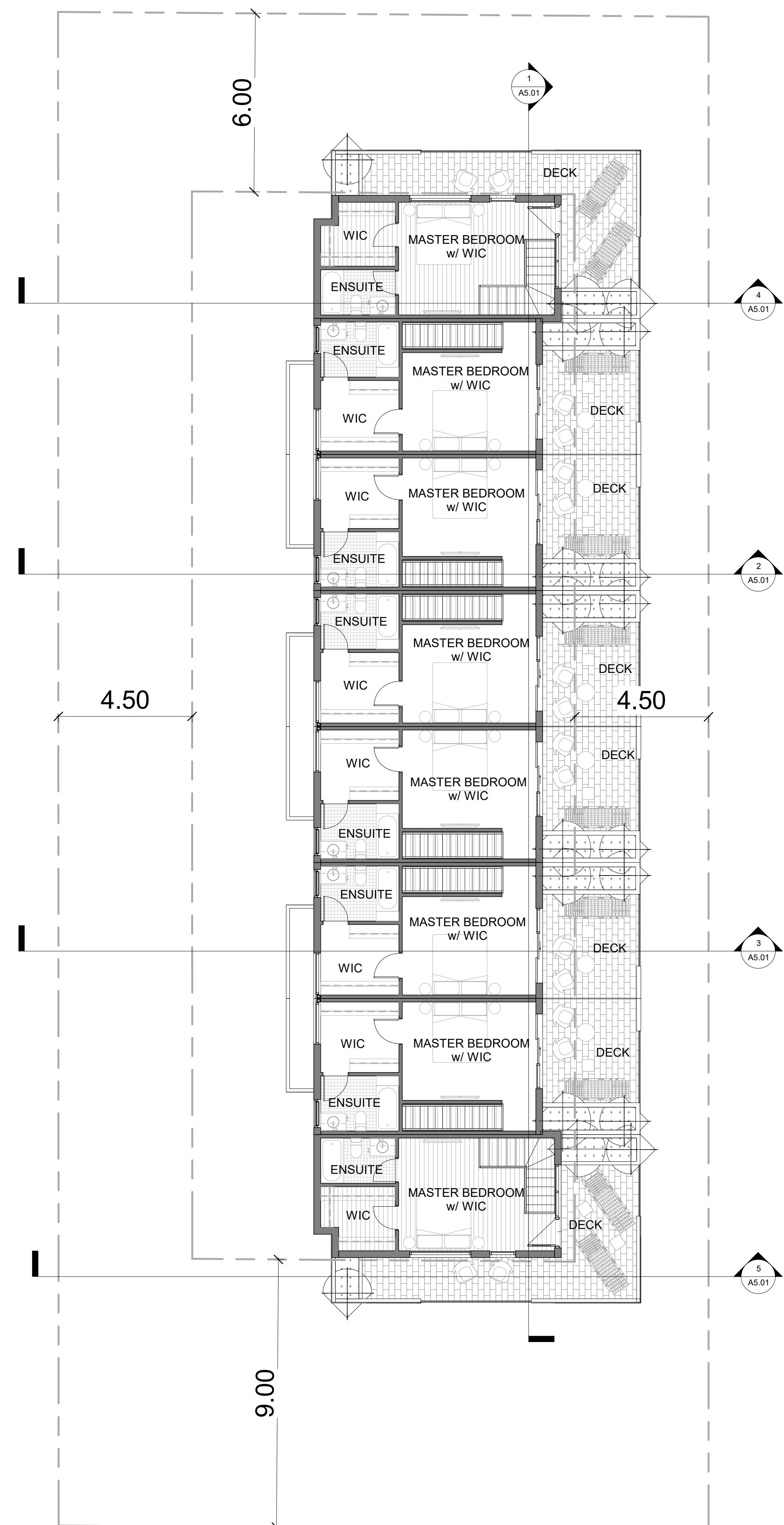
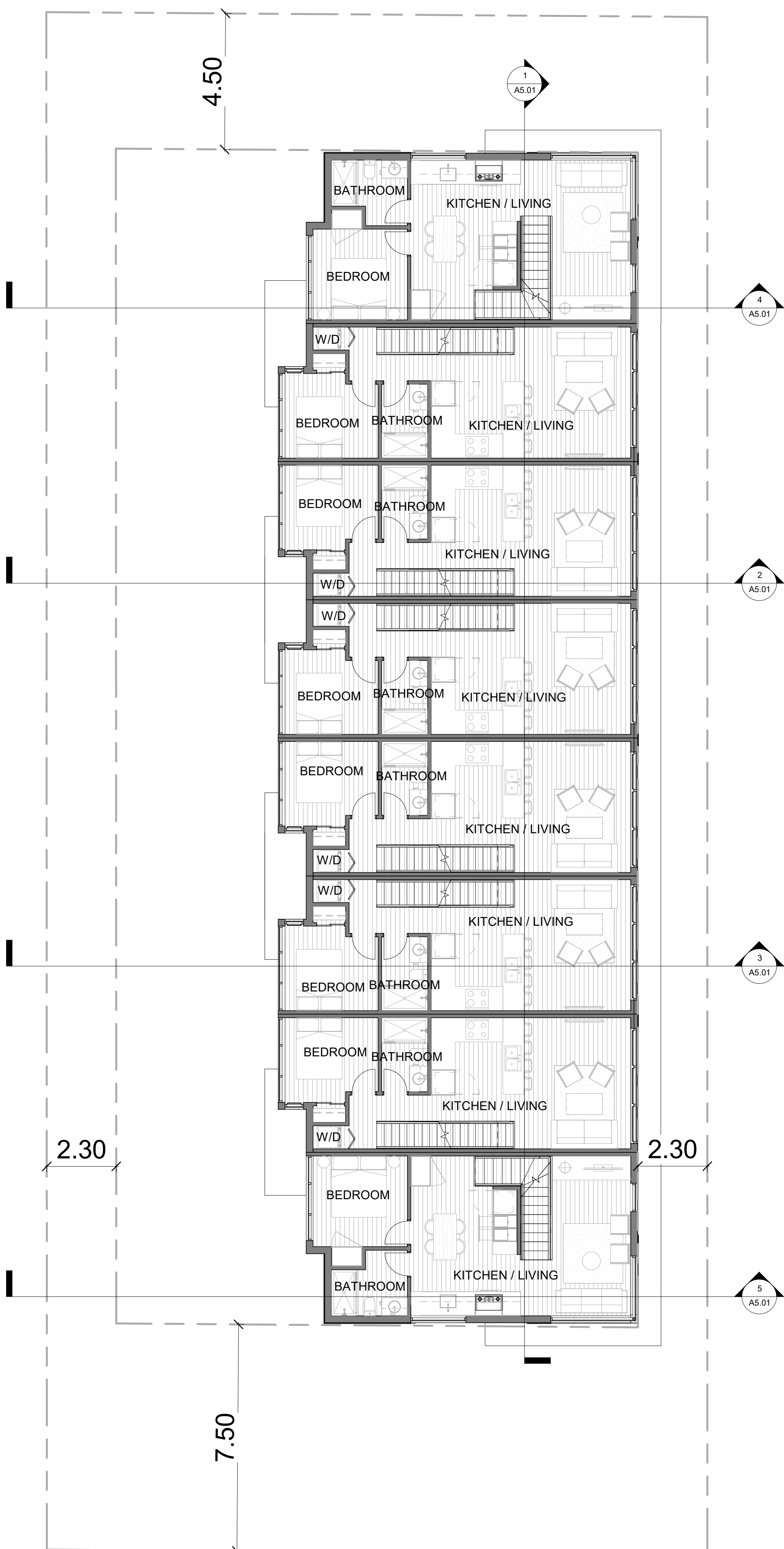
K.F.

drawing no.

A3.01

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1 LEVEL 2
1/8" = 1'-0"

2 LEVEL 3
1/8" = 1'-0"

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KELOWNA, BC

project no. 4074

file no.

drawing title
LEVEL 2 & 3

designed L.A. scale 1/8" = 1'-0"

drawn L.A.

checked K.F.

drawing no.

A3.02

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HARDIE REVEAL PANEL (SMOOTH) W/ PREFIN. ALU BREAK SHAPE (COLOR TO MATCH) & PAINTED EXP. FASTENERS; **COLOR CAVIAR SW 6990 (#1)**



SW 6990
Caviar
Interior / Exterior
Locator Number: 251-C2

SAMPLE
(FOR COLOR PURPOSES ONLY)

CULTURED STONE VENEER (#3)



PRE-FINISHED ALU PANEL;
COLOR BLACK (#5)

BLACK

HARDIE REVEAL PANEL (SMOOTH) W/ EASY TRIM REVEAL & PAINTED EXP. FASTENERS; **COLOR PURE WHITE SW 7005 (#2)**



SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

SAMPLE
(FOR COLOR PURPOSES ONLY)

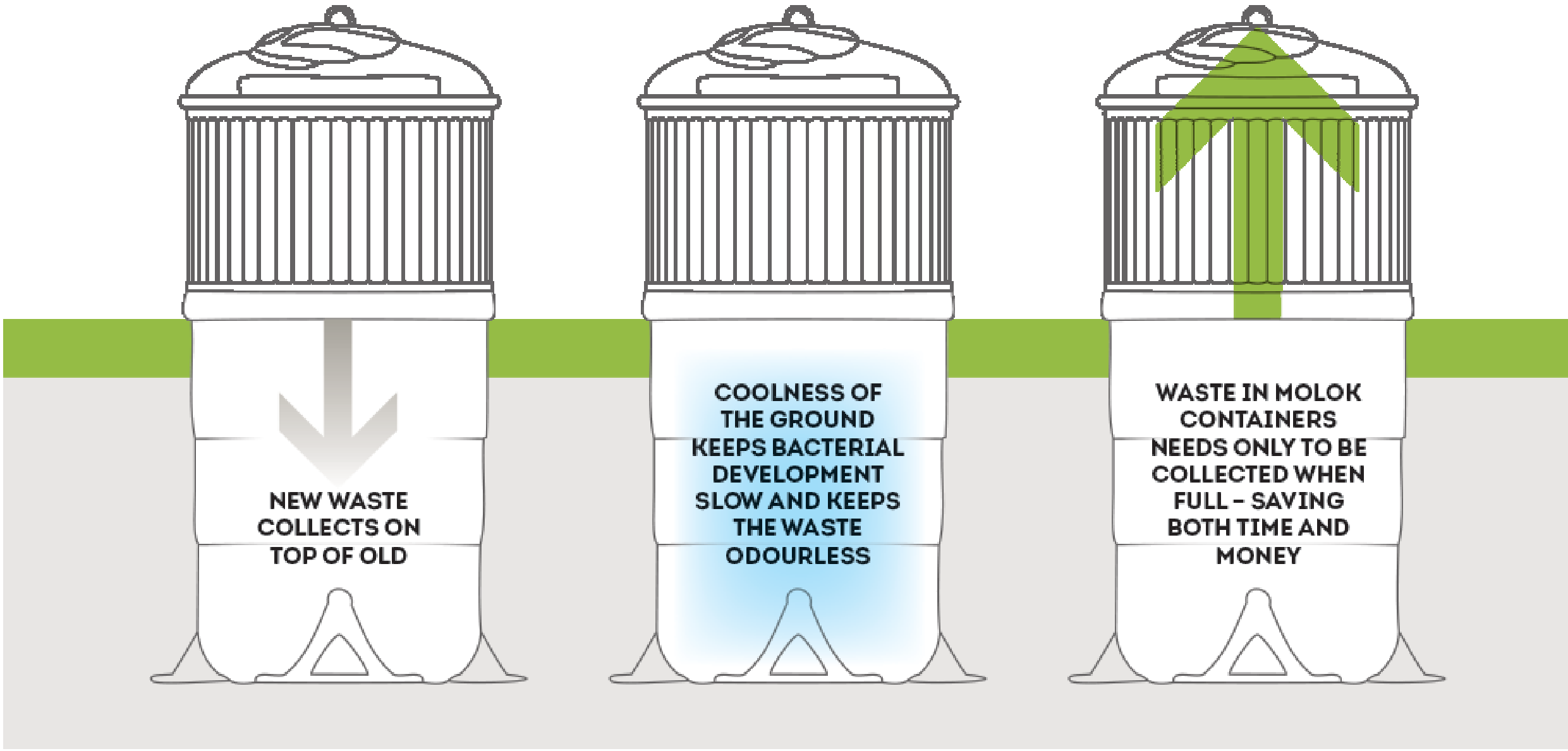
CERACLAD CAST STRIPE PANEL;
COLOR CHARCOAL NH31215U (#4)



WINDOWS - CLEAR VISION GLASS
W/ BLACK FRAME (#6)



MOLOK GARBAGE CONTAINERS (#14)



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2	19-06-21	RE-ISSUED FOR DP
3	19-09-30	RE-ISSUED FOR DP
4	19-10-22	RE-ISSUED FOR DP

ATTACHMENT B

This forms part of application
Z19-0037

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

project title
HARVEY TOWNHOUSES

project address
757 HARVEY AVE,
KELOWNA, BC

project no. 4074

file no.

drawing title

MATERIALS

designed L.A. scale

drawn L.A.

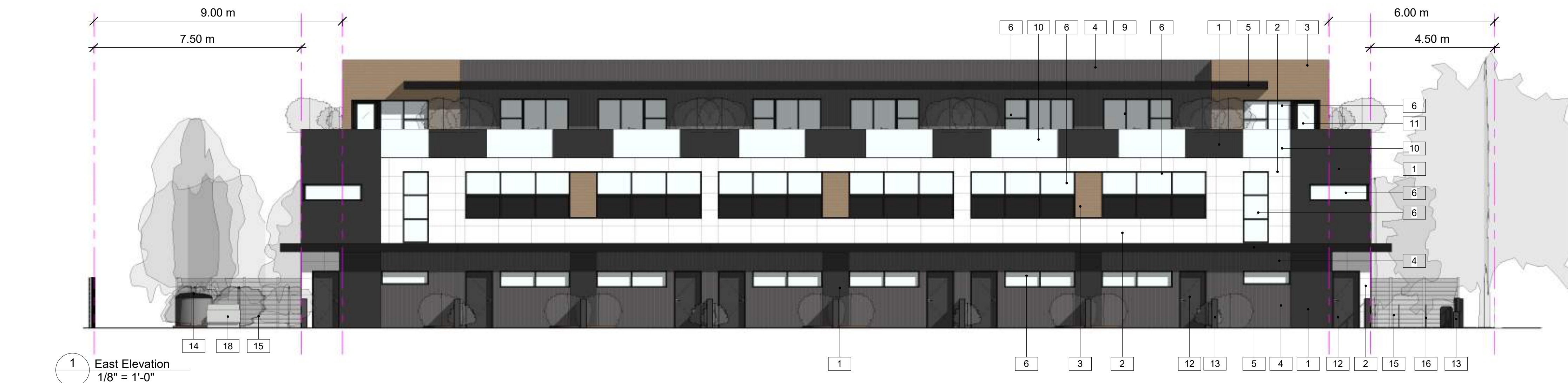
checked K.F.

drawing no.

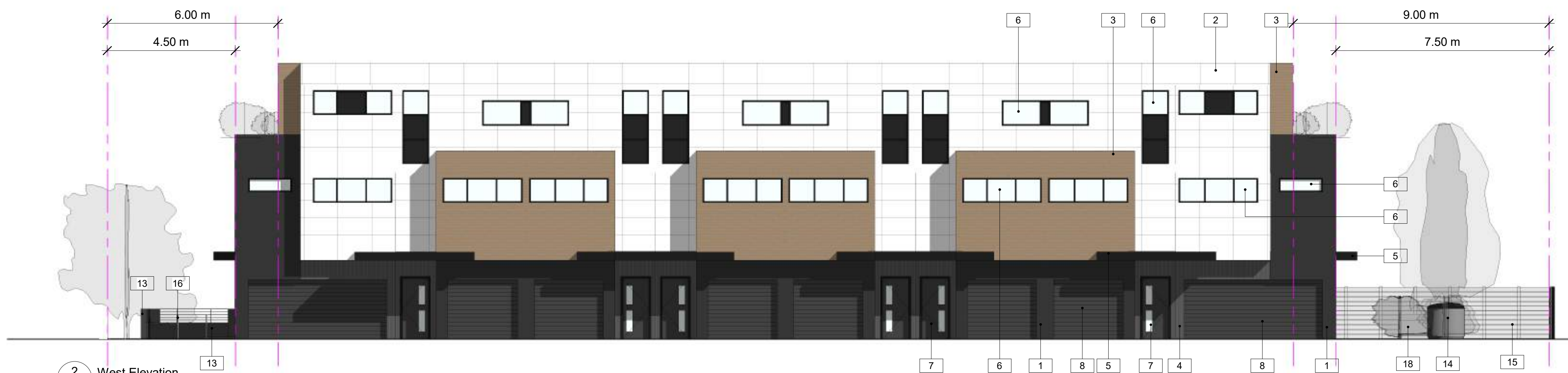
A4.00

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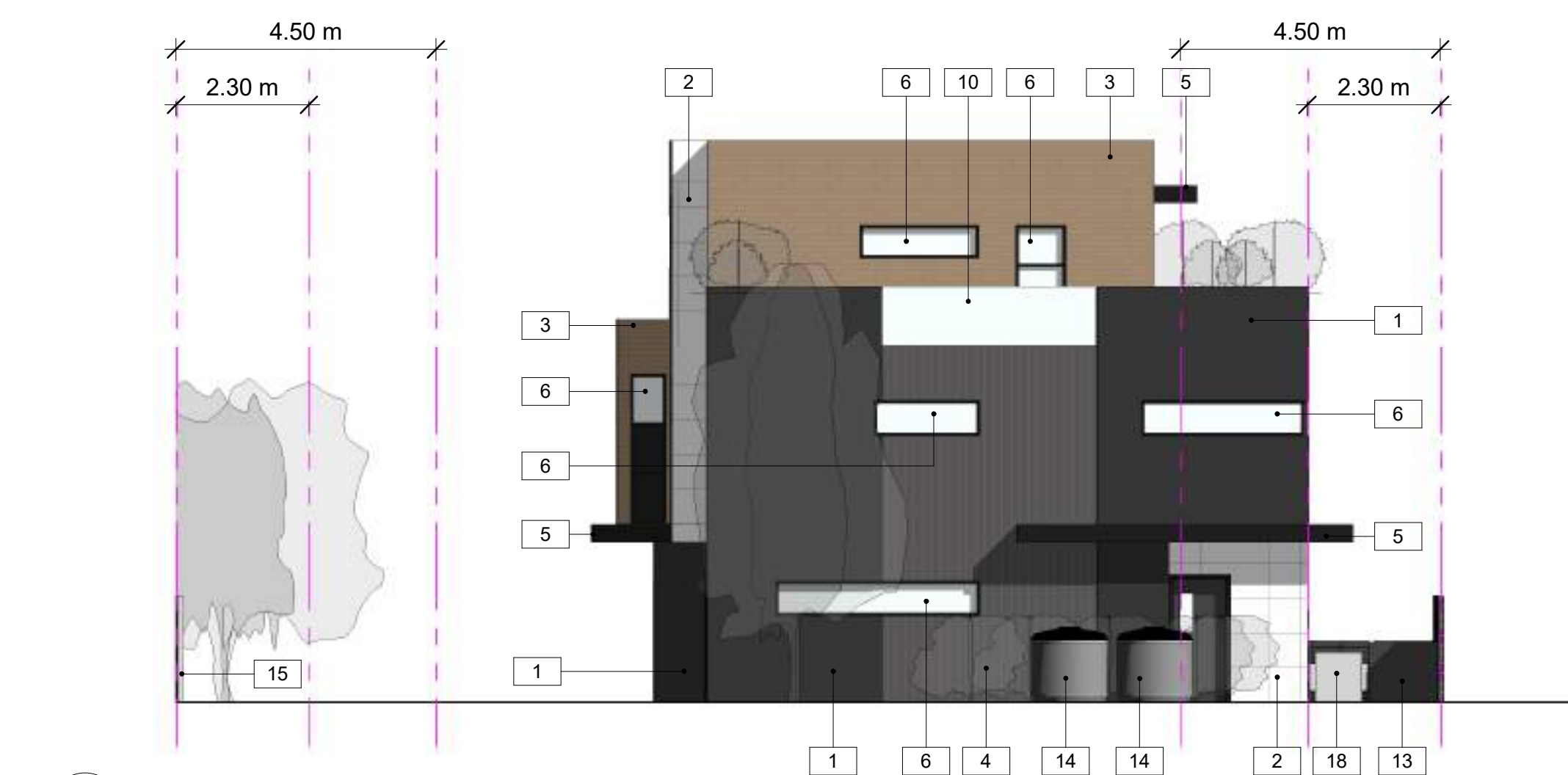
NOT FOR CONSTRUCTION



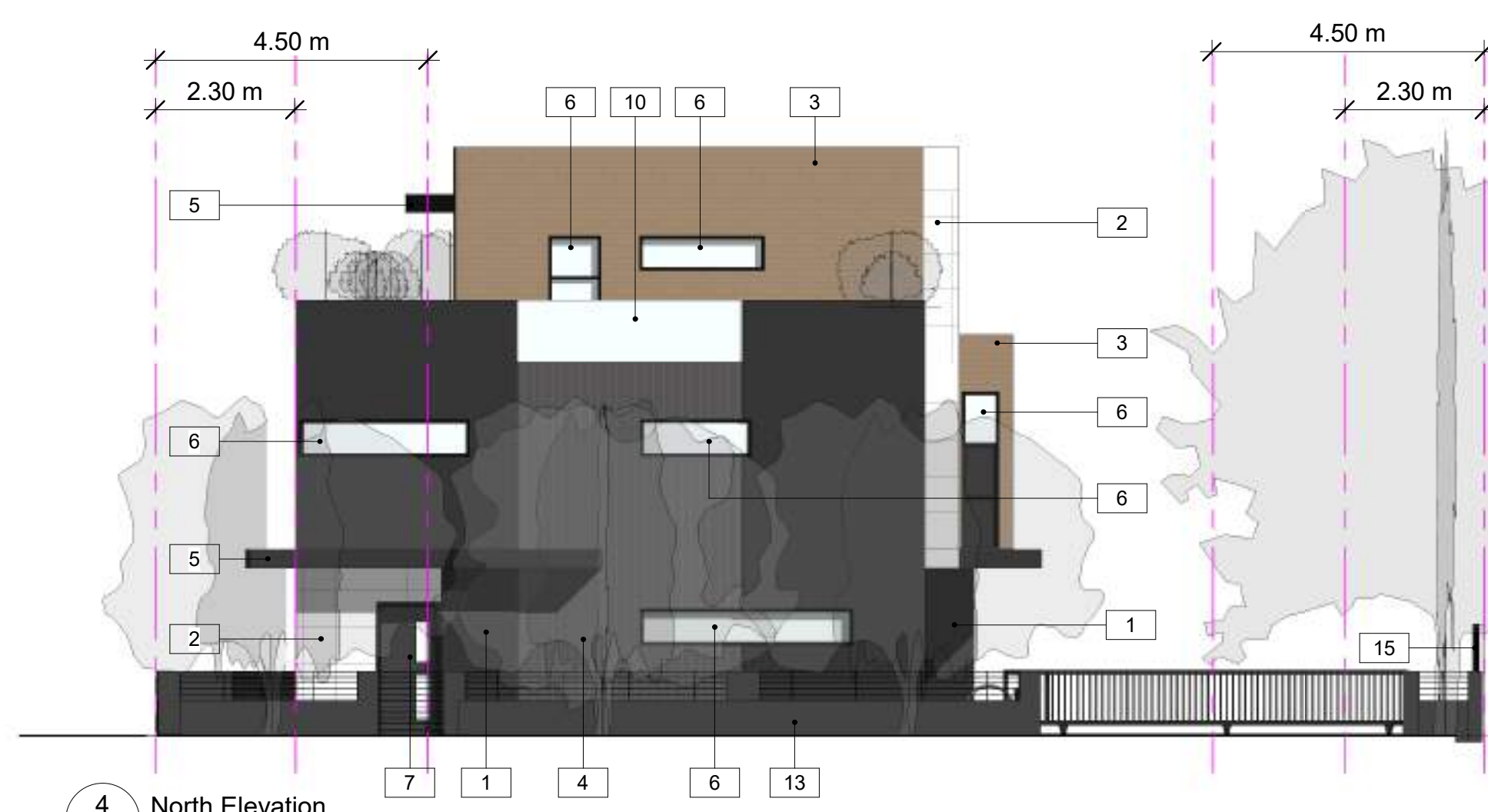
1 East Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 North Elevation
1/8" = 1'-0"

MATERIAL KEYNOTE LEGEND

- HARDIE REVEAL PANEL (SMOOTH) W/ PREFIN. ALU BREAK SHAPE (COLOR TO MATCH) & PAINTED EXP. FASTENERS; **COLOR CAVIAR SW 6990**
- HARDIE REVEAL PANEL (SMOOTH) W/ EASY TRIM REVEAL & PAINTED EXP. FASTENERS; **COLOR PURE WHITE SW 7005**
- CULTURED STONE VENEER
- CERACLAD CAST STRIPE PANEL; **COLOR CHARCOAL NH31215U**
- PRE-FINISHED ALU FLASHING (COLOR BLACK)
- WINDOW W/ BLACK FRAME (W/ SPANDREL PANEL AS PER ELEVATIONS)
- EXTERIOR DOOR W/ BLACK FRAME
- OVERHEAD GARAGE DOOR
- SLIDING PATIO DOOR W/ BLACK FRAME
- GLASS GUARDRAIL
- GLAZED SWING PATIO DOOR
- EXTERIOR BACKYARD DOOR
- ARCHITECTURAL PATIO PRIVACY WALL W/ GATES
- MOLOK GARBAGE CONTAINERS
- 1.8m SOLID SCREEN FENCE
- BIKE RACKS
- SLIDING GATE
- TRANSFORMER

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	19-06-21	RE-ISSUED FOR DP
3	19-09-30	RE-ISSUED FOR DP
4	19-10-22	RE-ISSUED FOR DP

ATTACHMENT B

This forms part of application
Z19-0037

Planner
Initials AC



project title

HARVEY TOWNHOUSES

project address

757 HARVEY AVE,
KELOWNA, BC

project no. 4074

file no.

drawing title

**BUILDING
ELEVATIONS**

designed L.A. scale As indicated

drawn L.A.

checked K.F.

drawing no.

A4.01

plotted 22/10/2019 2:49:28 PM

NOT FOR CONSTRUCTION

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

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Report all errors and omissions to the Architect.



Seal

Revision

No	Date	Description
1	18-12-18	ISSUED FOR DP
2	19-06-21	RE-ISSUED FOR DP
3	19-09-30	RE-ISSUED FOR DP
4	19-10-22	RE-ISSUED FOR DP

ATTACHMENT B

This forms part of application
Z19-0037

Planner
Initials AC



project title

HARVEY TOWNHOUSES

project address

757 HARVEY AVE,
KELOWNA, BC

project no. 4074

file no.

drawing title

BUILDING
SECTIONS

designed

L.A.

scale
1 : 75

drawn

L.A.

checked

K.F.

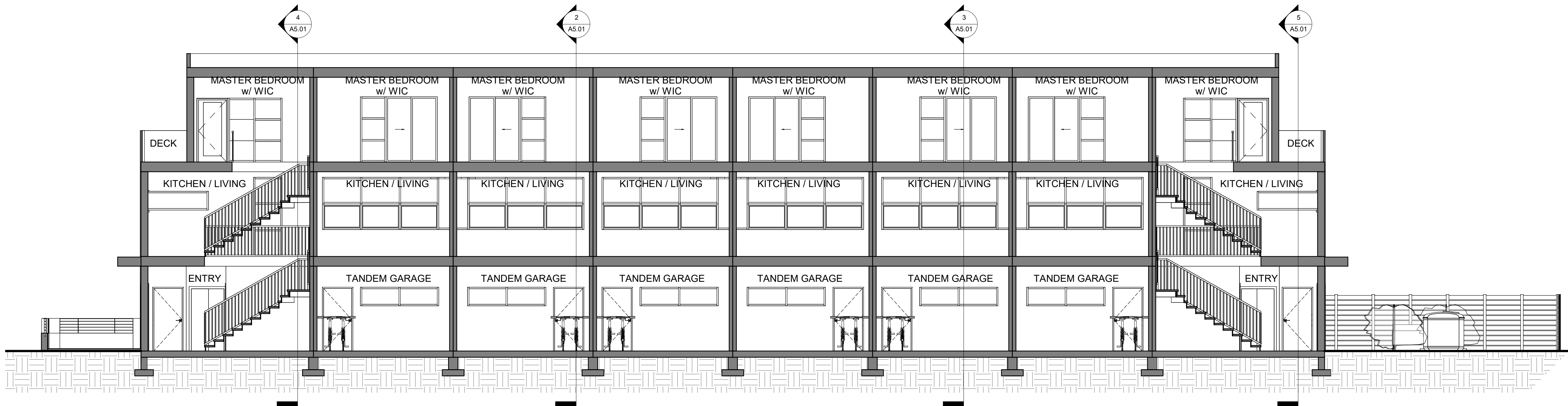
drawing no.

A5.01

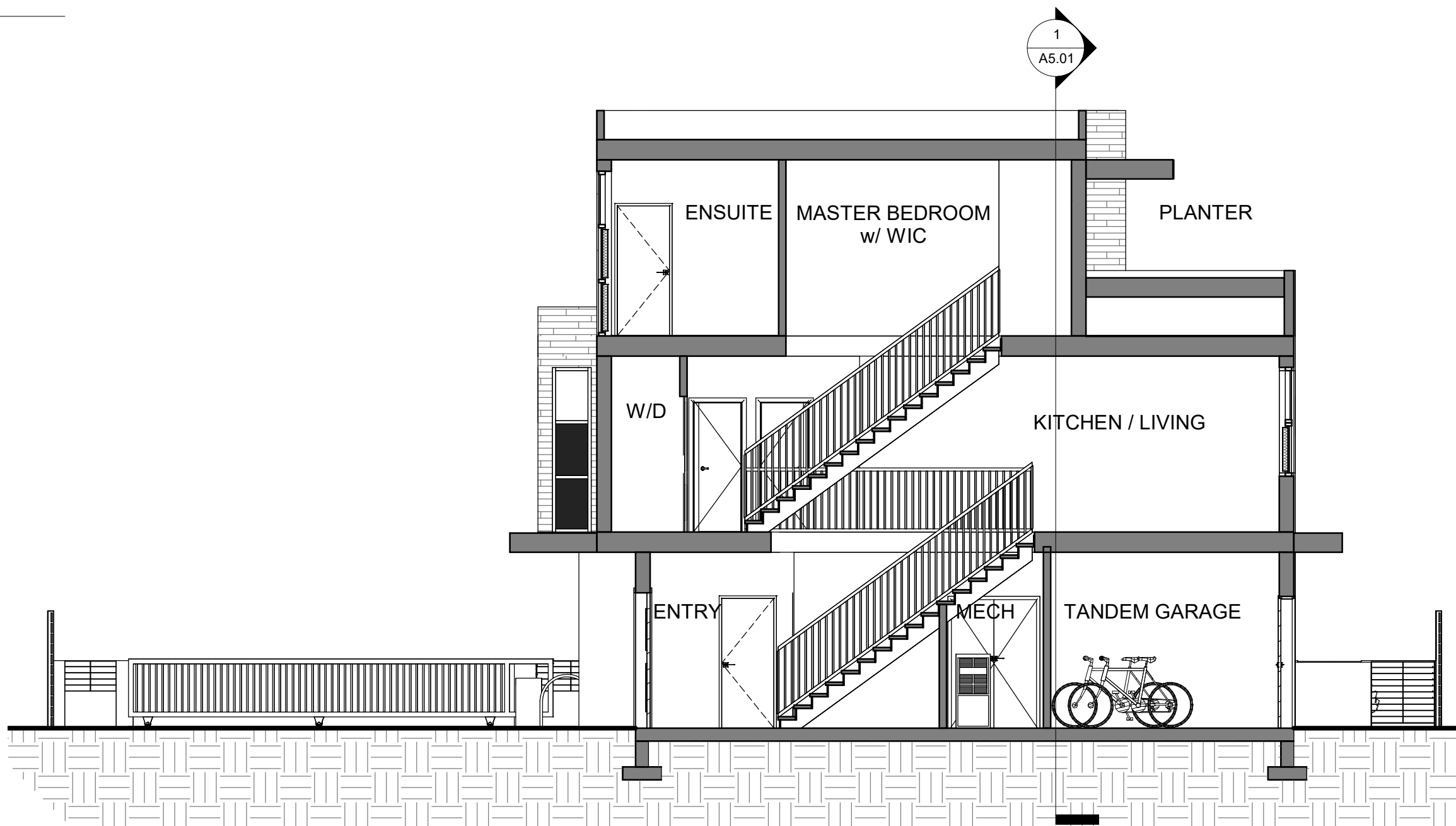
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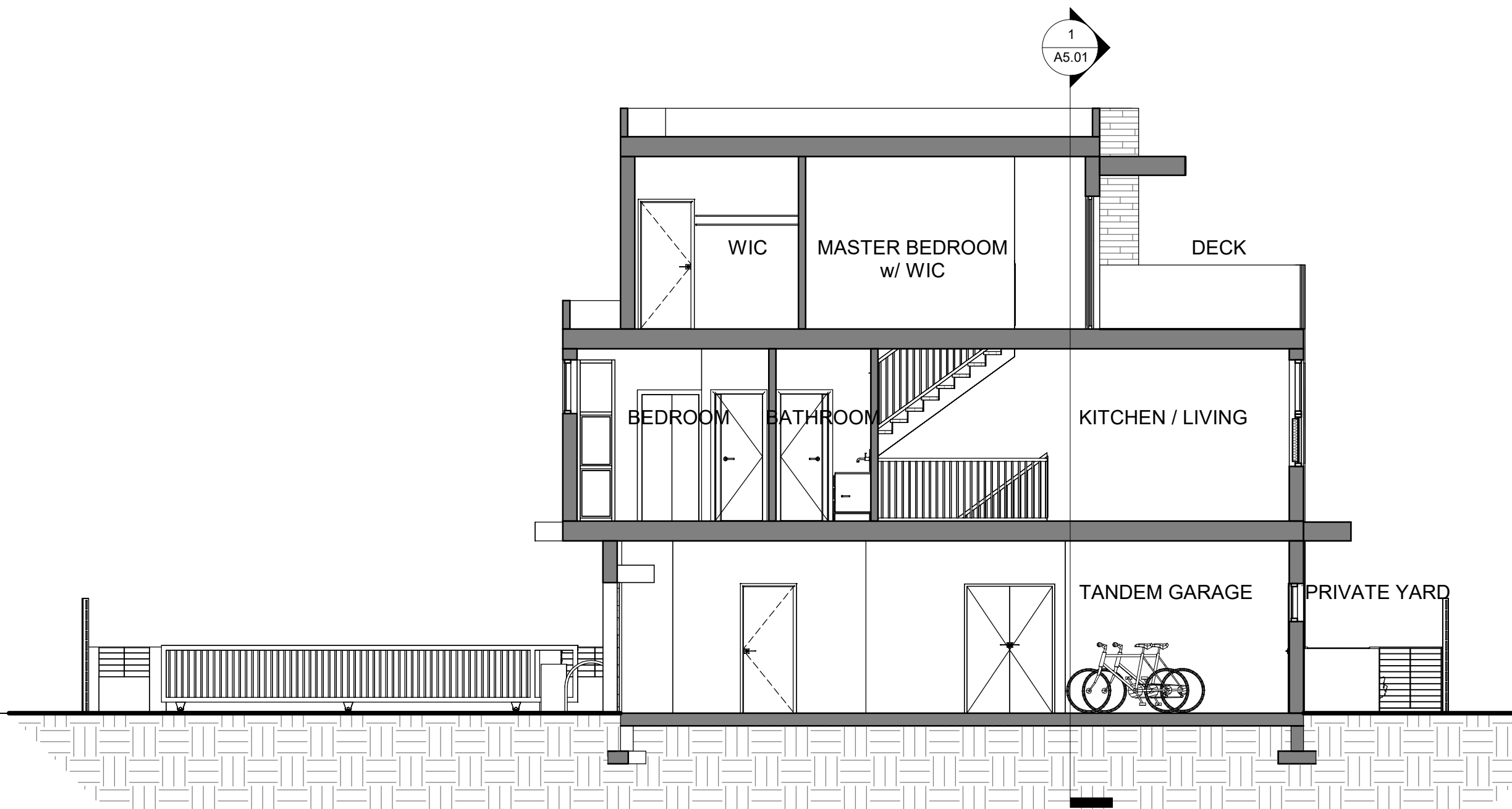
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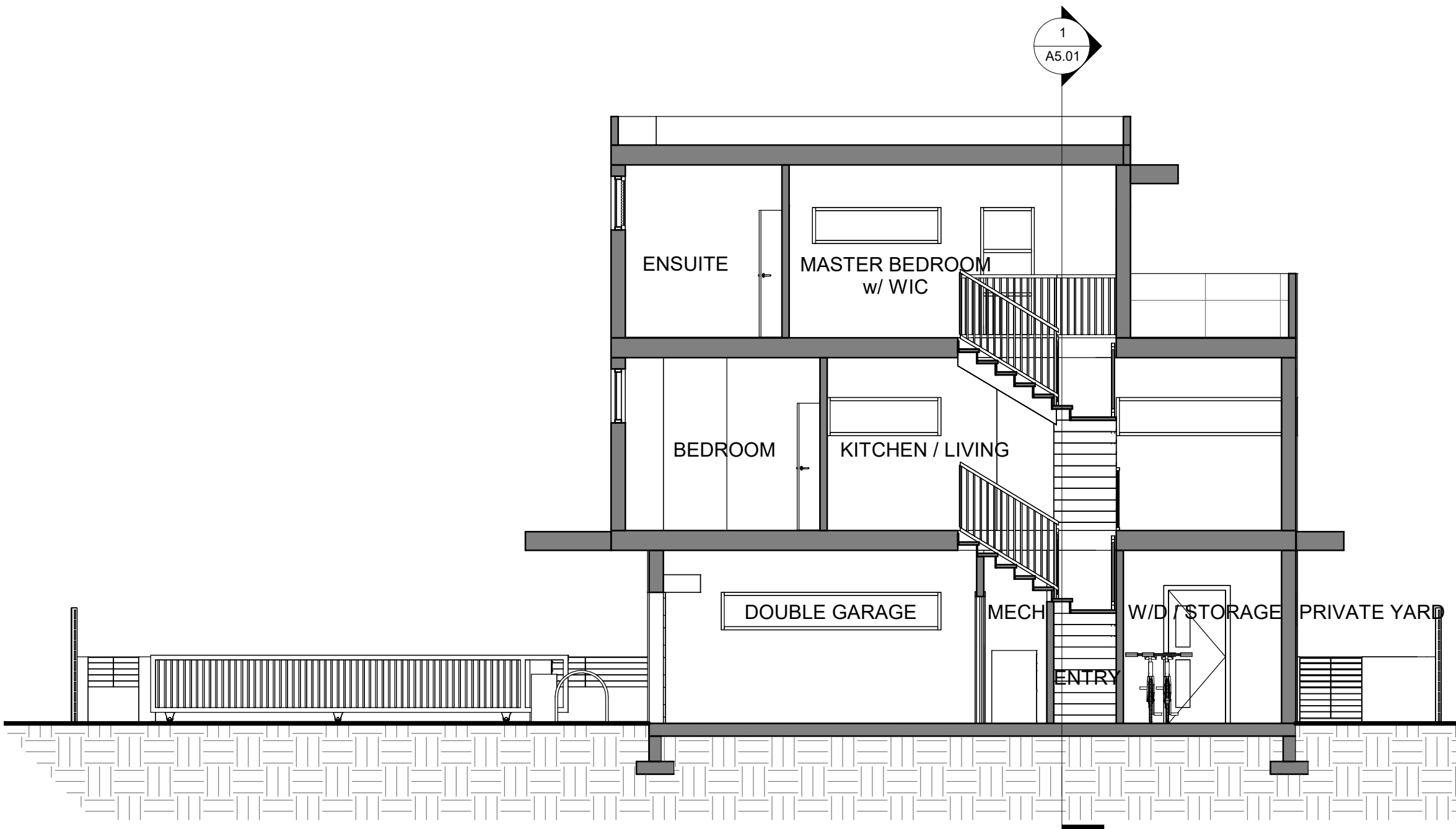
1 Section 1
A3.01 1 : 75



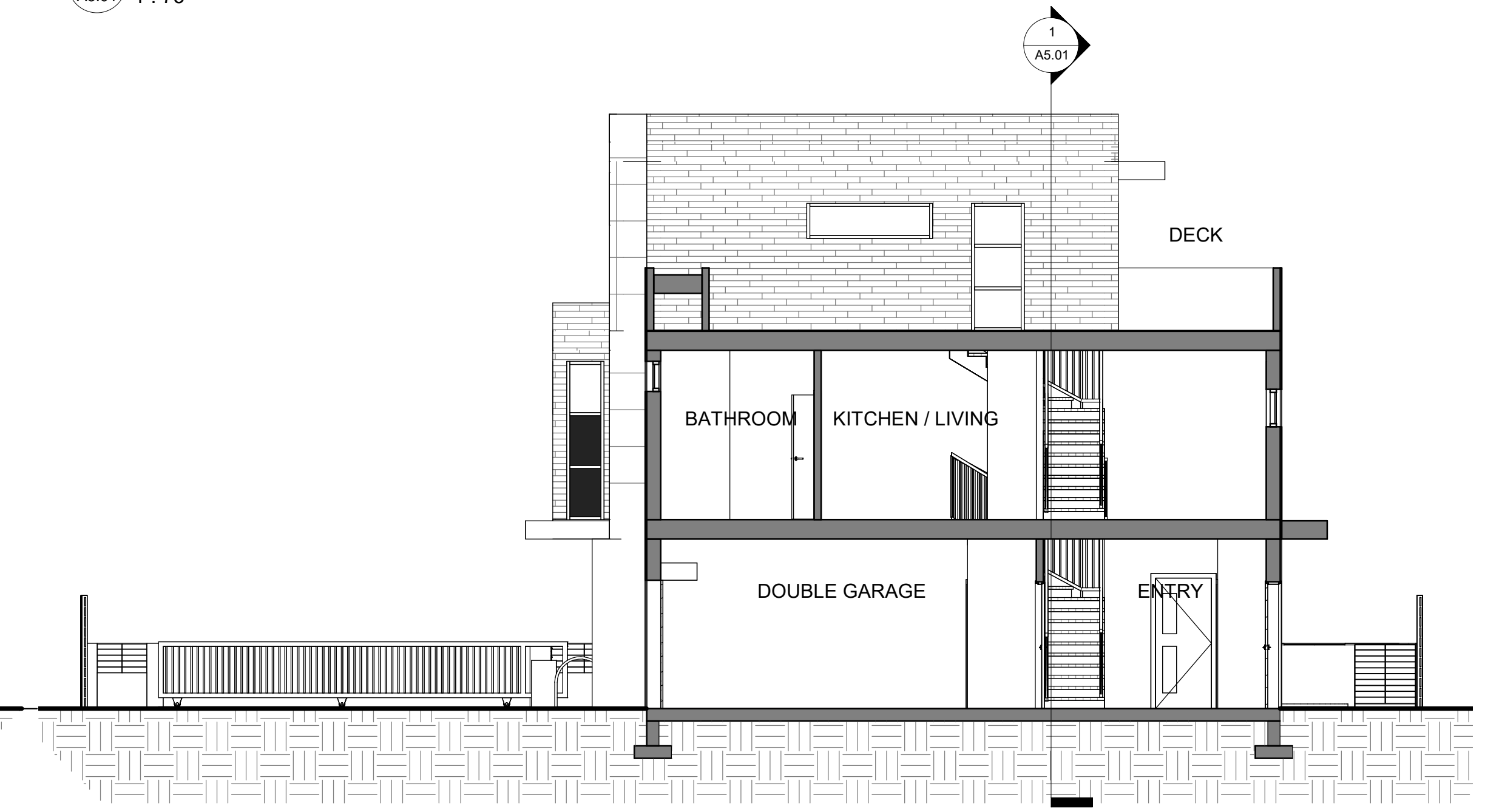
2 Section 2
A3.01 1 : 75



3 Section 3
A3.01 1 : 75



4 Section 4
A3.01 1 : 75



5 Section 5
A3.01 1 : 75



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

Friday July 5, 2019

New Town Architecture & Engineering Inc

1464 St. Paul Street

Kelowna BC V1Y 2E6

Attn: Lenka Aligerova, Building Design Technologist

Tel: (250) 860 8185

Email: lenka@newtownservices.net

Re: Proposed 757 Harvey Avenue, Kelowna, BC Development – Preliminary Cost Estimate for Bonding

Dear Lenka:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Proposed 757 Harvey Avenue conceptual landscape plan dated 19.07.05;

- 209 square metres (2,250 square feet) of improvements = \$ 29,068.00

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil, irrigation, & bike racks.


You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

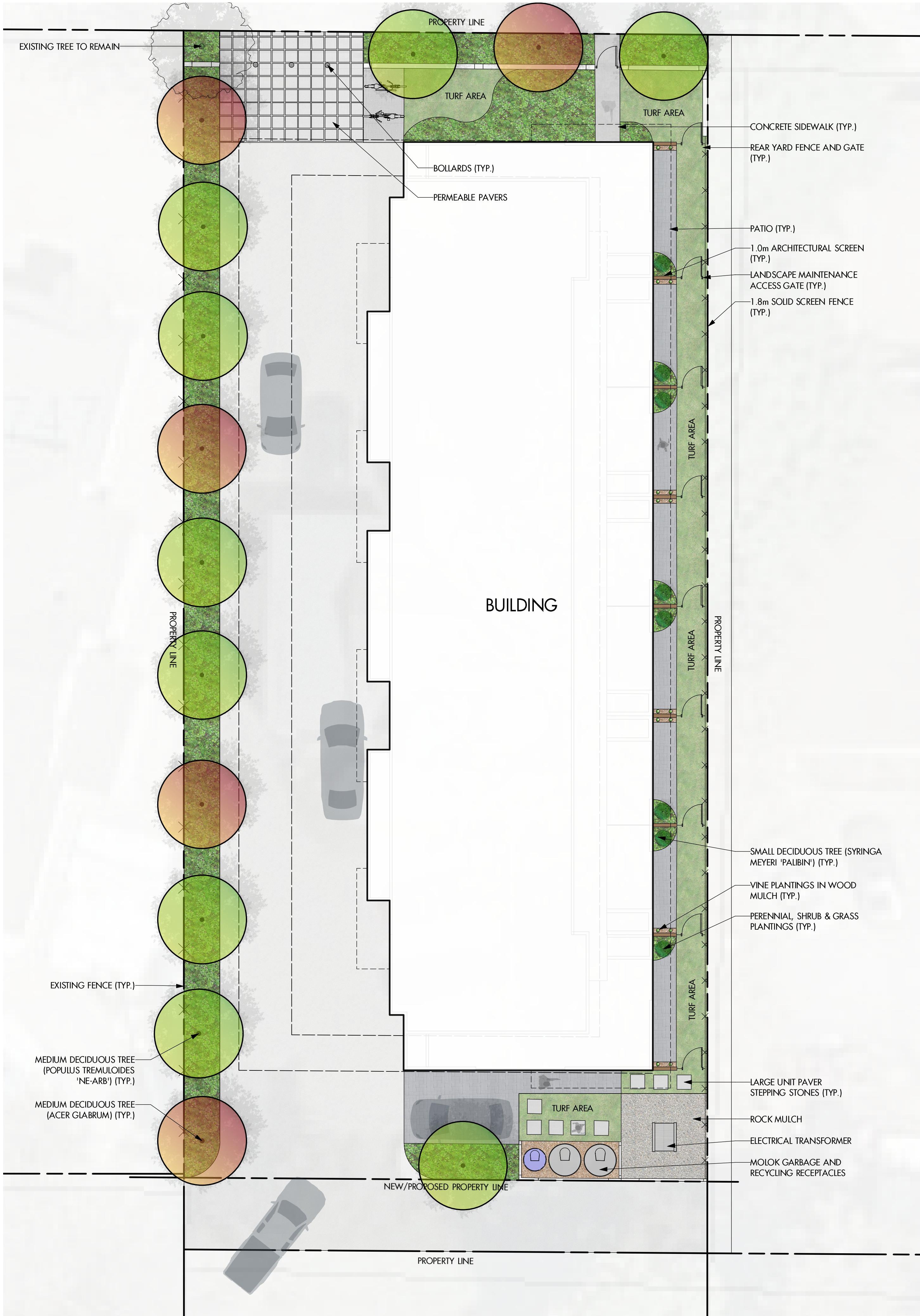
Best regards,

Fiona Barton, MBCSLA, CSLA

as per

Outland Design Landscape Architecture

ATTACHMENT		B
This forms part of application		
# Z19-0037		
Planner Initials	AC	
		City of Kelowna DEVELOPMENT PLANNING



0 5 10 15 20 25 M

ATTACHMENT B

This forms part of application

Z19-0037

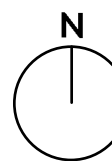
Planner
Initials

AC



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

757 HARVEY AVENUE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	19.07.05	Review
2		
3		
4		
5		

PROJECT NO.

18-121

DESIGN BY

FB

DRAWN BY

MC/WC

CHECKED BY

FB

DATE

JUL 05, 2019

SCALE

1:100

PAGE SIZE

24"x36"

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

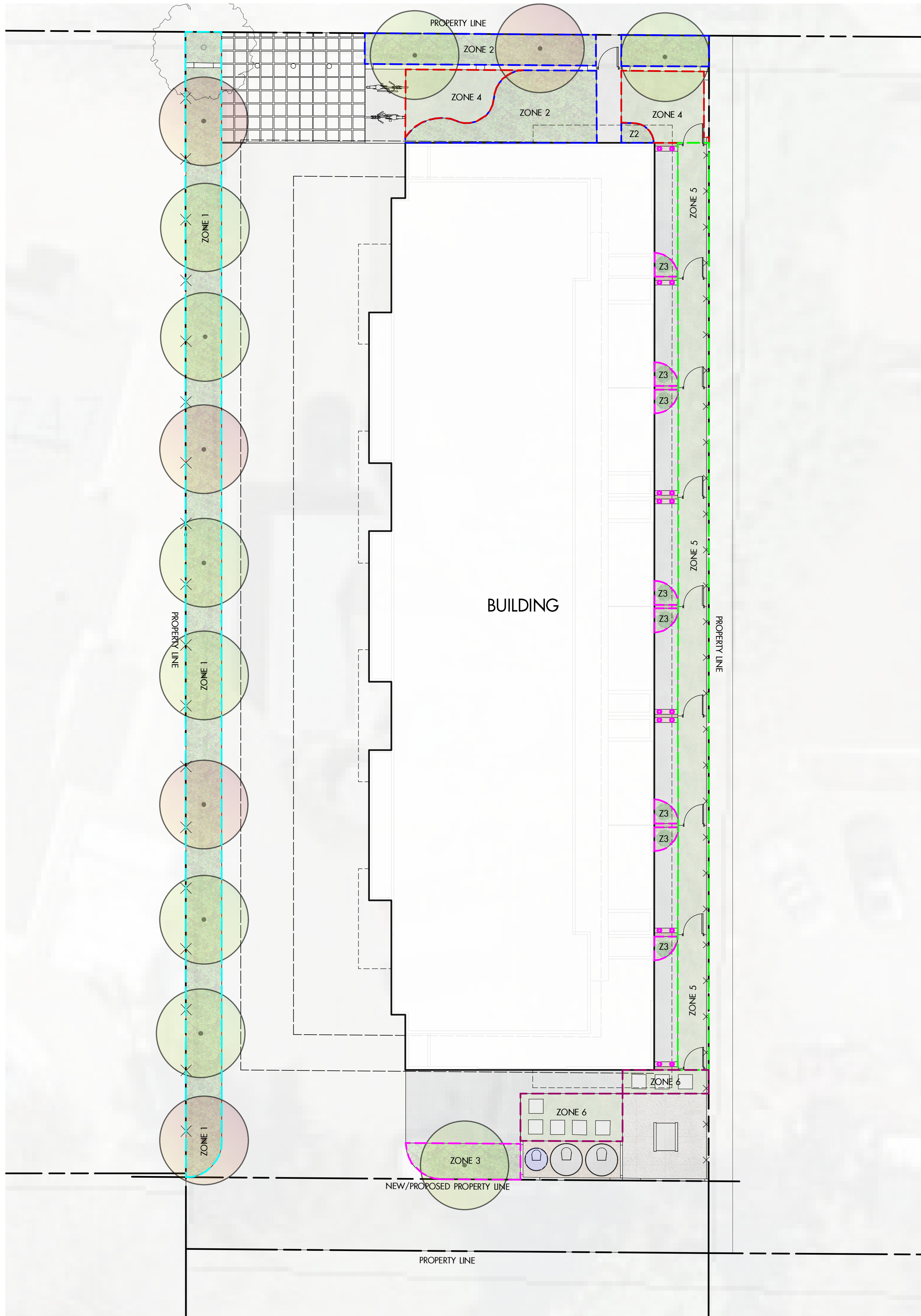
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NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED 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 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

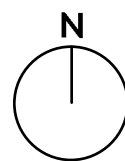
PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER GLABRUM	ROCKY MOUNTAIN MAPLE	5	6cm CAL
POPULUS TREMULOIDES 'NE-ARB'	PRAIRIE GOLD ASPEN	9	6cm CAL
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	8	4cm CAL TOP GRAFTED
SHRUBS			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	18	#02 CONT. / 1.0m O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	18	#02 CONT. / 1.0m O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	35	#02 CONT. / 1.5m O.C. SPACING
HYDRANGEA ARBORESCENS 'ABETWO'	INCREDIBALL HYDRANGEA	18	#01 CONT. / 1.0m O.C. SPACING
PINUS MUGO 'MOPS'	MOPS MUGO PINE	35	#02 CONT. / 1.5m O.C. SPACING
RIBES ALPINUM	ALPINE CURRANT	18	#01 CONT. / 1.0m O.C. SPACING
PERENNIALS, GRASSES & VINES			
ARTEMISIA STELLERANA 'SILVER BROCADE'	SILVER BROCADE ARTEMISIA	15	#01 CONT. / 0.6m O.C. SPACING
ASTER FRIKARTII 'MONCH'	FRIKART'S ASTER	10	#01 CONT. / 0.75m O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	5	#01 CONT. / 1.0m O.C. SPACING
ERYNGIUM PLANUM 'BLUE DIAMOND'	BLUE DIAMOND SEA HOLLY	10	#01 CONT. / 0.75m O.C. SPACING
LONICERA BROWNII 'DROPMORE SCARLET'	DROPMORE SCARLET HONEYSUCKLE	16	#01 CONT. / AS PER DRAWINGS
PANICUM VIRGATUM 'HANSE HERMS'	RED SWITCH GRASS	15	#01 CONT. / 0.6m O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA 'LONGIN'	LONGIN RUSSIAN SAGE	5	#01 CONT. / 1.0m O.C. SPACING
PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	10	#01 CONT. / 0.75m O.C. SPACING
SALVIA NEMEROSA 'SENSATION ROSE'	SENSATION ROSE SALVIA	15	#01 CONT. / 0.6m O.C. SPACING
THYMUS PSEUDOLANGINOSUS	WOOLY THYME	15	#01 CONT. / 0.6m O.C. SPACING



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

757 HARVEY AVENUE

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION /
IRRIGATION PLAN

ISSUED FOR / REVISION

1	19.07.05	Review
2		
3		
4		
5		

PROJECT NO. 18-121

DESIGN BY FB

DRAWN BY MC/WC

CHECKED BY FB

DATE JUL 05, 2019

SCALE 1:100

PAGE SIZE 24"x36"

SEAL



DRAWING NUMBER

L2/2

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WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 210 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 210 cu.m. / year

WATER BALANCE = 30 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.

IRRIGATION LEGEND

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 71 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 39 cu.m.

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 34 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 19 cu.m.

ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 13 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 7 cu.m.

ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 18 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 26 cu.m.

ZONE #5: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 50 sq.m.
MICROCLIMATE: EAST EXPOSURE
ESTIMATED ANNUAL WATER USE: 71 cu.m.

ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 12 sq.m.
MICROCLIMATE: SOUTH EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 17 cu.m.