

Schedule A – Proposed Text Amendments TA20-0001


No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 14.7.2 – C7 – Central Business Commercial – Principal Uses	n/a.	(xx) Short-term rental accommodation only for Lot A, District Lot 139, ODYD, Plan 22722, known as 166o Water Street but must be operator as a single real estate entity.	To permit short term rentals as a principal use for this property.

SCHEDULE A

This forms part of application
TA20-0001

Planner
Initials

AC



City of
Kelowna

DEVELOPMENT PLANNING



HDR Architecture Associates Inc.
210 Hastings Avenue
Penticton, BC
V2A 2V6

ATTACHMENT		A
This forms part of application		
# TA20-0001		
Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING

December 20, 2019 (**March 30, 2020 Update**) (**July 15 2020 Update**)

City of Kelowna Planning and Development Services
1435 Water Street
Kelowna BC, V1Y 1J4

RE: WATER STREET by the Park, 234-278 Leon Ave & 1620-1630 Water Street
Design Rationale: Development Permit Submission
Replacement Sheets Issued March 30, 2020
Replacement Sheets Issued July 15, 2020 (Cover Sheet, A08, A11, A23, A24, A25, A26.1)

To whom it may concern,

Anthony Beyrouti has commissioned our firm, HDR Architecture Associates, Inc., to provide architectural design services for the development permit application (development variance permit and text amendment) for a new purpose built mixed use development (**732 suites total; 534 market residential units, 198 short term rental units** + CRU) at 234-278 Leon Ave & 1620-1630 Water Street in Kelowna.

A new mass timber pedestrian bridge is proposed to connect both sites across Leon Avenue; providing joint access to parking and a new gateway to Kelowna City Park. Parking (**749 stalls + additional 20 Bonus compact stalls**) is provided for both sites on the north side of Leon Ave with one level underground and the remaining above grade. The parking structure is concealed by a double height CRU space and a gently curving mass timber (glulam) and polycarbonate external screen. The open parking structure will allow light to wash through the mass timber supporting structure and polycarbonate screen; providing a warm glow to the streetscape below (refer to cover sheet).

The CRU space at grade will help rejuvenate and enliven the streetscape; the public realm modifications allow for soft and hard landscaping treatments (refer to L1). Angled parking on the north side of Leon Avenue is replaced with parallel parking (similar to the south side of the street); this allows a more generous pedestrian oriented streetscape with an additional bike lane. Greening of the street will act as a natural gateway to one of Kelowna's most precious resources (City Park and the waterfront). A continuous CLT (cross laminated timber) canopy at street level provides protection from the elements; activities within the building are visible through the glazed façade to activate the street (eyes on the street for security).

hdrinc.com/ca

500 – 1500 West Georgia Street, Vancouver, BC, CA V6G 2Z6
T (604) 687-1898

Registered Architects: Jim Aalders, Arch. AIBC, MRAIC, LEED AP, NCARB Mark Hentze, Arch. AIBC, NLAA, MRAIC, NCARB, IAKS Troy Ransdell, Arch. AIBC, MBA John Scott, Arch. AIBC, AAA, MRAIC, NCARB, AIA Rod Windjack, Arch. AIBC, MRAIC, LEED AP



There are many good reasons to explore the full potential of wood, as a viable option to steel and concrete, but as architects, our primary interest is in the fact that wood sequesters carbon dioxide at a rate of 1-1.2 tons/m³ of wood. In a world where the construction industry is responsible for 40-50% of CO₂ emissions, renewable materials, such as wood, can mitigate the rate of global warming. With massive human migration occurring in developing countries, such as Asia and South America, triggering a massive building boom, new forms of construction for housing must be explored that are viable solutions to the traditional multi storey, concrete, apartment block that are commonly constructed in these areas. This development is proposing to use wood in strategic locations to maximize the benefits.

The current C7 (Central Business Commercial) zoning will accommodate the scheme presented except for the following variances (3) and text amendment:

1 - HEIGHT VARIANCE: THE DEVELOPMENT IS 58.2 M HIGHER THAN THE ZONE ALLOWS (76.5 M), HOWEVER THE TOWERS MATCH THE CITY'S VISION FOR THE FUTURE OF THIS ZONE (OCP), THE FAR IS COMPLIANT WITH THE ZONING BYLAW.

Tower A	82.9 M	(6.4 M variance)
Tower B	134.72 M	(58.20 M variance)
Tower C	92.04 M	(15.54 M variance)

2 - PARKING VARIANCE: THE PARKING PROVIDED MEETS THE REQUIRED **743 STALLS** WITH THE USE OF **10 CAR SHARE COMPACT STALLS** (IN ADDITION **20 BONUS COMPACT STALLS** ARE PROVIDED IN THE DEVELOPMENT WHICH ARE NON COMPLIANT UNDER THE NEW PARKING BYLAW). WE FEEL THAT LESS CARS WILL BE REQUIRED; THE BUILDING IS IN A CENTRAL LOCATION IN THE CITY CORE WITH ACCESS TO PUBLIC TRANSIT AND BIKE ROUTES. Refer to sheet A08

3 - SHORT TERM BIKE PARKING: THE CALCULATIONS PROVIDED IN THE BYLAW ARE MEANT FOR SMALLER DEVELOPMENTS; THE **166** REQUIRED PER THE CURRENT BYLAW EXCEEDS ANY TEMPORARY USE IN THIS DEVELOPMENT. THUS A SHORTFALL OF **137**.

LONG TERM BIKE PARKING: RATIO OF FLOOR MOUNTED BIKE SPACES; SHORTFALL OF **39**. Wall mounted spaces are in excess of **71**. TOTAL 598 STALLS PROVIDED (EXCESS OF **33**). Refer to sheet A08.

4 - TEXT AMENDMENT; ALLOW FOR **SHORT TERM RENTALS for Tower C** (198 units over 22 storeys). Confining the short term rentals to Rental tower C allows for the rental accommodation to be managed by one entity.

Tower A	(25 storey total / 19 storey market housing)
Tower B	(42 storey total / 36 storey market housing)
Tower C	(28 storey total / 22 storey short term rental)

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DEVELOPMENT PLANNING



Towers A and B are oriented East West with a slight v shaped deck articulation to accentuate the slender form as seen from Harvey Avenue. The translucent glass guards on the tower balconies provide a sculptural aesthetic while minimizing the visual impact of ones possessions. This proposal will be a positive contribution to our community by allowing more housing and commercial opportunities and allowing densification in an area which is within the downtown core and its associated amenities. This project is in close proximity to bike and walking trails and a viable alternative to urban sprawl and hope for a reduction in vehicular reliance. The developer would like to work with the City of Kelowna to provide a public contribution for community benefit; to help combat the housing crisis.

Sincerely,
HDR Architecture, Inc.

Robert Cesnik ARCHITECT AIBC, MRAIC, LEED AP BD+C
Associate

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Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING



WATER STREET BY THE PARK

Client: Anthony Beyrouti

Project No. 10141492

Project Address : 234-278 Leon Ave & 1620-1630 Water st,
Kelowna, BC

DEVELOPMENT PERMIT

Issue Date: 20/12/2019

DEVELOPMENT PERMIT - REPLACEMENT SHEETS

Issue Date: 30/03/2020

DEVELOPMENT PERMIT - REPLACEMENT SHEETS

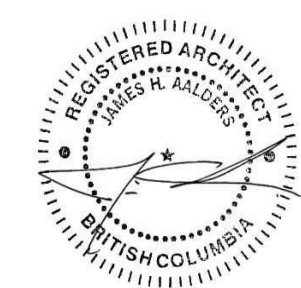
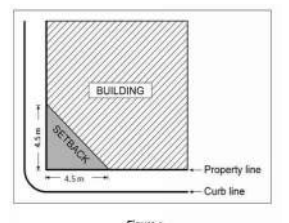
ISSUE DATE : 15/07/2020



ARCHITECTURE DRAWINGS LIST		DP REPLACEMENT
A01	SITE ANALYSIS	
A02	CONTEXT PHOTOS	
A03	CONTEXT PHOTOS	
A04	CONTEXT PHOTOS	
A05	SITE ANALYSIS	
A06	FUTURE DEVELOPMENT	
A07	EXISTING DEVELOPMENT	
A08	SITE PLAN	Yes
A09	SITE SURVEY	
A10	PLAN - UNDERGROUND PARKING P0	
A11	PLAN - MAIN FLOOR CRU + PARKING P1	Yes
A12	PLAN - MAIN FLOOR CRU + PARKING P1	
A13	PLAN - SECOND FLOOR + PARKING P2	
A14	PLAN - SECOND FLOOR + PARKING P2	
A15	PLAN - THIRD FLOOR + PARKING P3	
A16	PLAN - THIRD FLOOR + PARKING P3	
A17	PLAN - FOURTH FLOOR + PARKING P4	
A18	PLAN - FOURTH FLOOR + PARKING P4	
A19	PLAN - FIFTH FLOOR + PARKING P5	
A20	PLAN - FIFTH FLOOR + PARKING P5	
A21	PLAN - SIXTH FLOOR - RESIDENTIAL AMENITY R1	
A22	PLAN - SIXTH FLOOR - RESIDENTIAL AMENITY	
A23	PLAN - SEVENTH FLOOR - RESIDENTIAL LIVING R2	Yes
A24	PLAN - SEVENTH FLOOR TOWER A - RESIDENTIAL R2A	Yes
A25	PLAN - SEVENTH FLOOR TOWER B - RESIDENTIAL R2B	Yes
A26	PLAN - SEVENTH FLOOR TOWER C - R2	
A26.1	PLAN - PENTHOUSE FLOOR TOWER A + B - RESIDENTIAL R2A	Yes
A27	ELEVATIONS	
A28	ELEVATIONS	
A29	ELEVATIONS	
A30	SECTION	
A31	FUTURE CONTEXT	
A32	SOLAR ANALYSIS	
A33	SHADOW ANALYSIS	
A34	MATERIALS & FINISHES	
A35	PERSPECTIVE	
A36	PERSPECTIVE	

LANDSCAPE DRAWINGS LIST	
L14	CONCEPTUAL LANDSCAPE PLAN
L24	WATER CONSERVATION/IRRIGATION PLAN
L34	OFFSITE LANDSCAPE PLAN
L44	OFFSITE IRRIGATION PLAN

PROJECT DATA AND ZONING BYLAW SUMMARY			
SITE	LEGAL DESCRIPTION	CIVIC ADDRESS	ZONING
PROJECT LOT	LOTS 1-8, BLOCK 10, PLAN 462 & LOT A, PLAN 22722	234 - 278 LEON AVE & 1620-1630 WATER ST., KELOWNA, BC	C7 - CENTRAL BUSINESS COMMERCIAL
LOT AREA	4,573.9 sm (49,233 SF) / 1,748.9 sm (12,366.4 SF)		
PROJECT DESCRIPTION:		BICYCLE PARKING:	
CONSTRUCTION OF A MIXED USE DEVELOPMENT WITH RESIDENTIAL, COMMERCIAL AND PARKING COMPONENTS		PROPOSED:	LONG TERM = 598 SHORT TERM = 29
SITE AREA:		REQUIRED:	LONG TERM: 0.75 PER 2 BEDROOM OR LESS + 1.0 PER 3 BEDROOM OR MORE + 1 PER 500sm GFA (COMMERCIAL) SHORT TERM: 6 PER ENTRANCE + 1/5 OVER 70 UNITS + 2 PER ENTRANCE (COMMERCIAL)
49233SF + 12366SF = 61600SF TOTAL			
MAX BUILDING HEIGHT:		SETBACKS:	
PROPOSED: APPROX. 134.72m (442'-0")		ALLOWABLE:	PROPOSED
ALLOWABLE: 76.5m (250'-11 3/4")		0 TO 16m:	
DIFFERENCE: 58.2m (191'-0")		MINIMUM FRONT YARD:	0.0m
		MINIMUM SIDE YARD:	0.0m
		MINIMUM REAR YARD:	0.0m
		FIRST STOREY ONLY, TRIANGULAR SETBACK (SEE FIGURE 1):	4.5m
		MAXIMUM FLOOR PLATE	4.5m
		16m AND ABOVE:	0000
PARKING:		MINIMUM FROM ABUTTING STREET:	3.0m
PROPOSED: 749 PARKING STALLS + 20 BONUS NON-COMPLIANT COMPACT STALLS		MINIMUM FROM ANY PROPERTY LINE	4.0m
REQUIRED: RESIDENTIAL: 0.8 PER STUDIO UNIT, 0.9 PER 1 BR UNIT, 1.0 PER 2-3 BR UNIT, 0.14 PER UNIT AS VISITOR, 20% REDUCTION PER SHORT TERM RENTAL COMMERCIAL: 0.9 PER 100 SM GFA		ABUTTING ANOTHER PROPERTY:	4.0m
		MAXIMUM FLOOR PLATE (PER TOWER):	1,221sm
			693-693-617sm



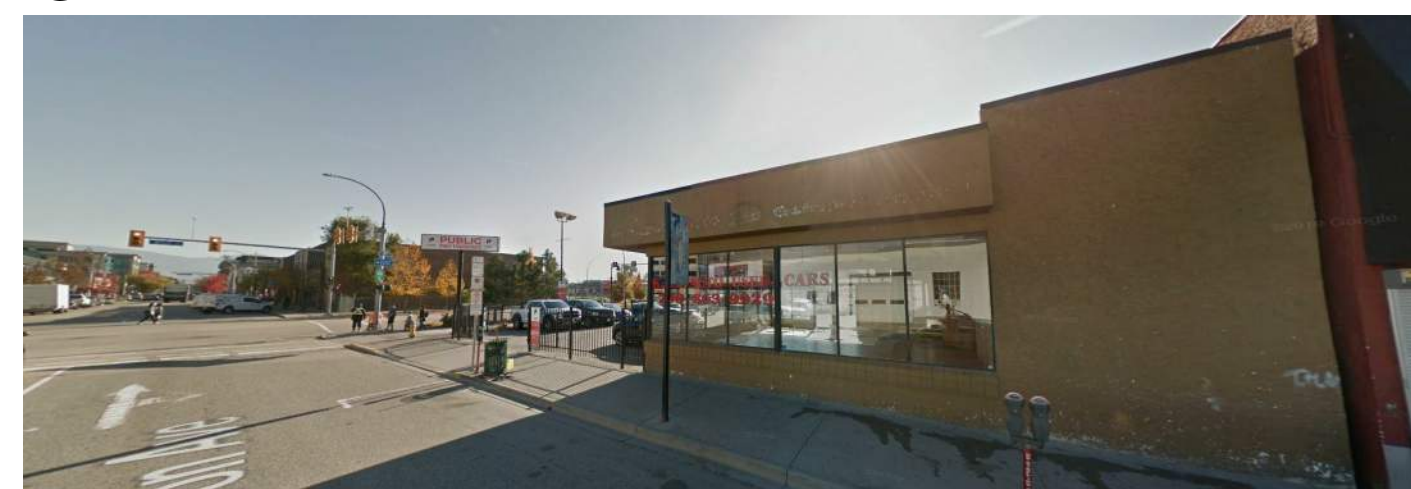
- ① PROPOSED MIXED USE DEVELOPMENT
- ② DOWNTOWN MARINA
- ③ KELOWNA CITY HALL
- ④ KELOWNA CITY PARK
- ⑤ OKANAGAN LAKE
- ⑥ LEON & WATER INTERSECTION
- ⑦ LEON AVE & SERVICE ROAD LOOKING EAST
- ⑧ WATER ST LOOKING NORTH
- ⑨ LEON AVE LOOKING SOUTH



⑥



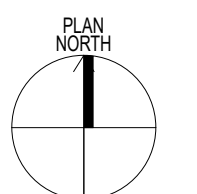
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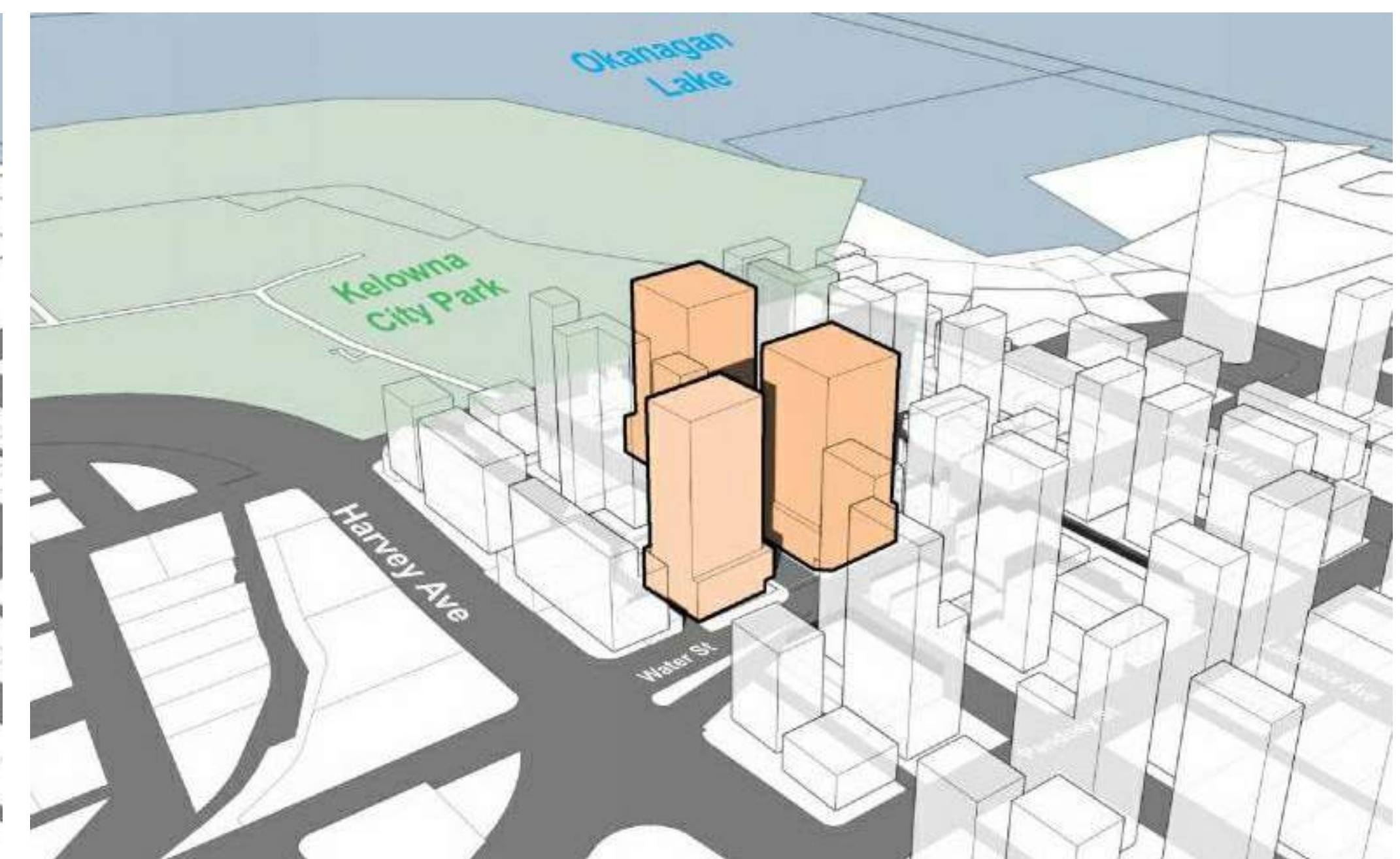
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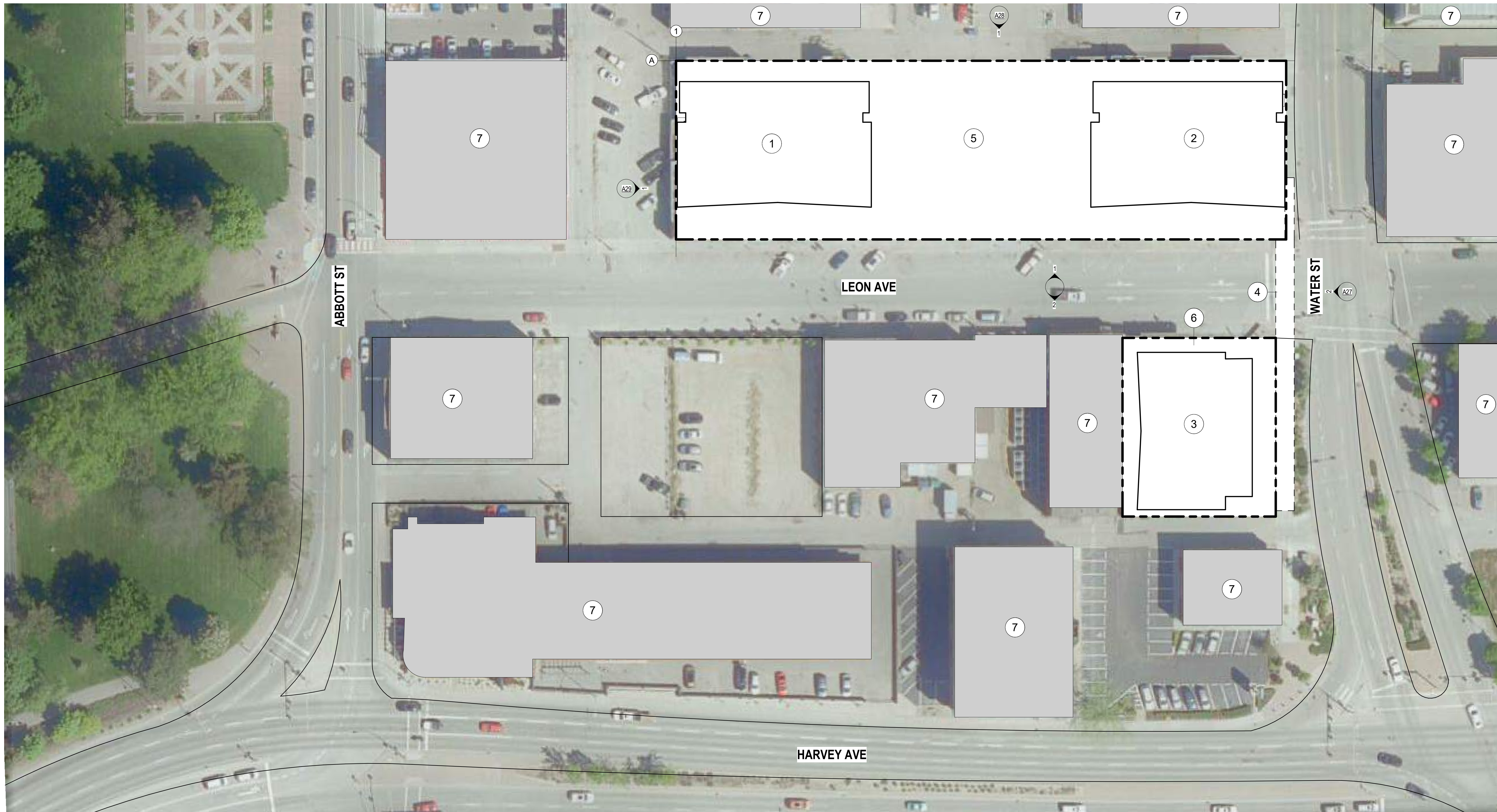


ALLOWABLE ZONING

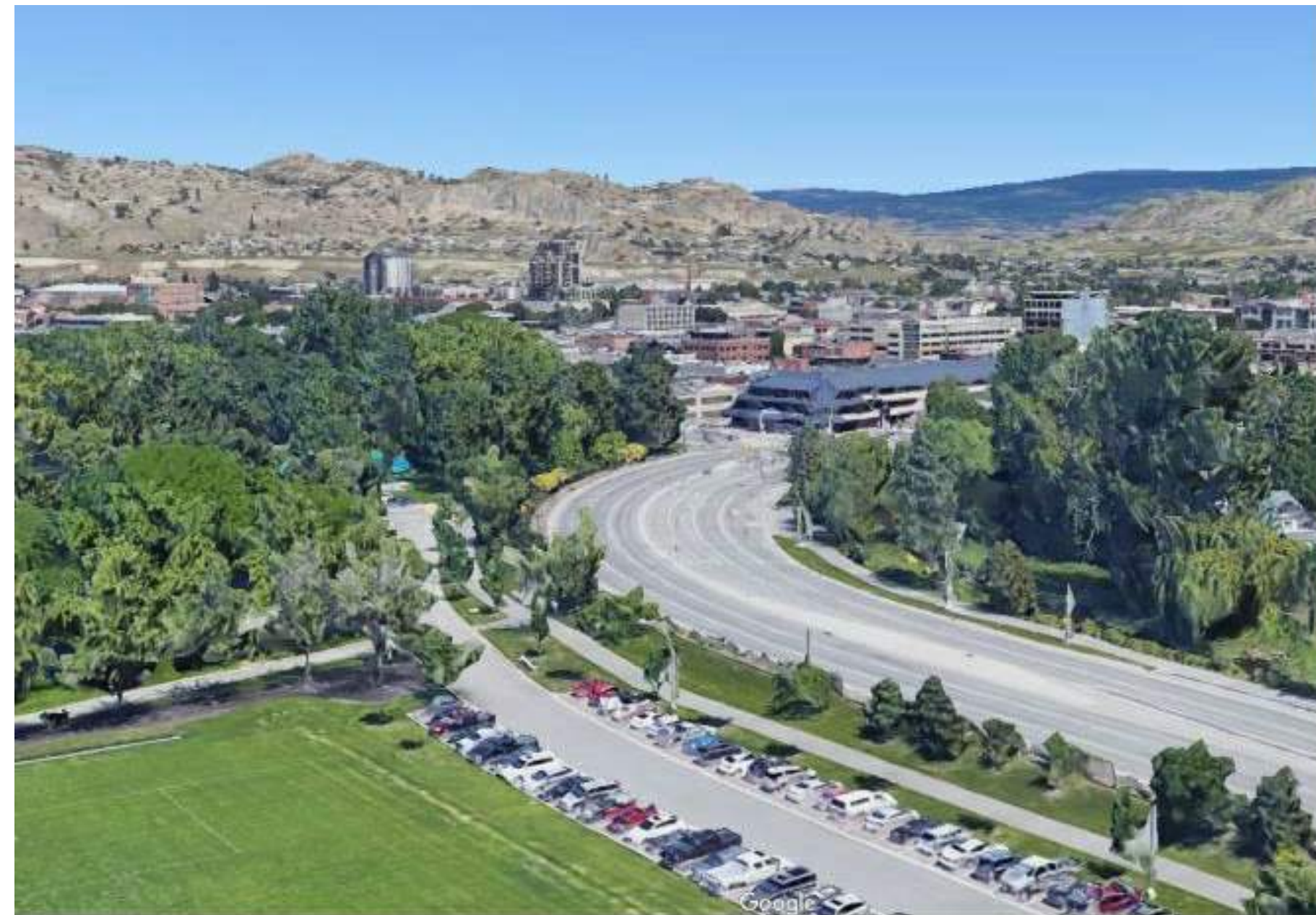


FUTURE ZONING

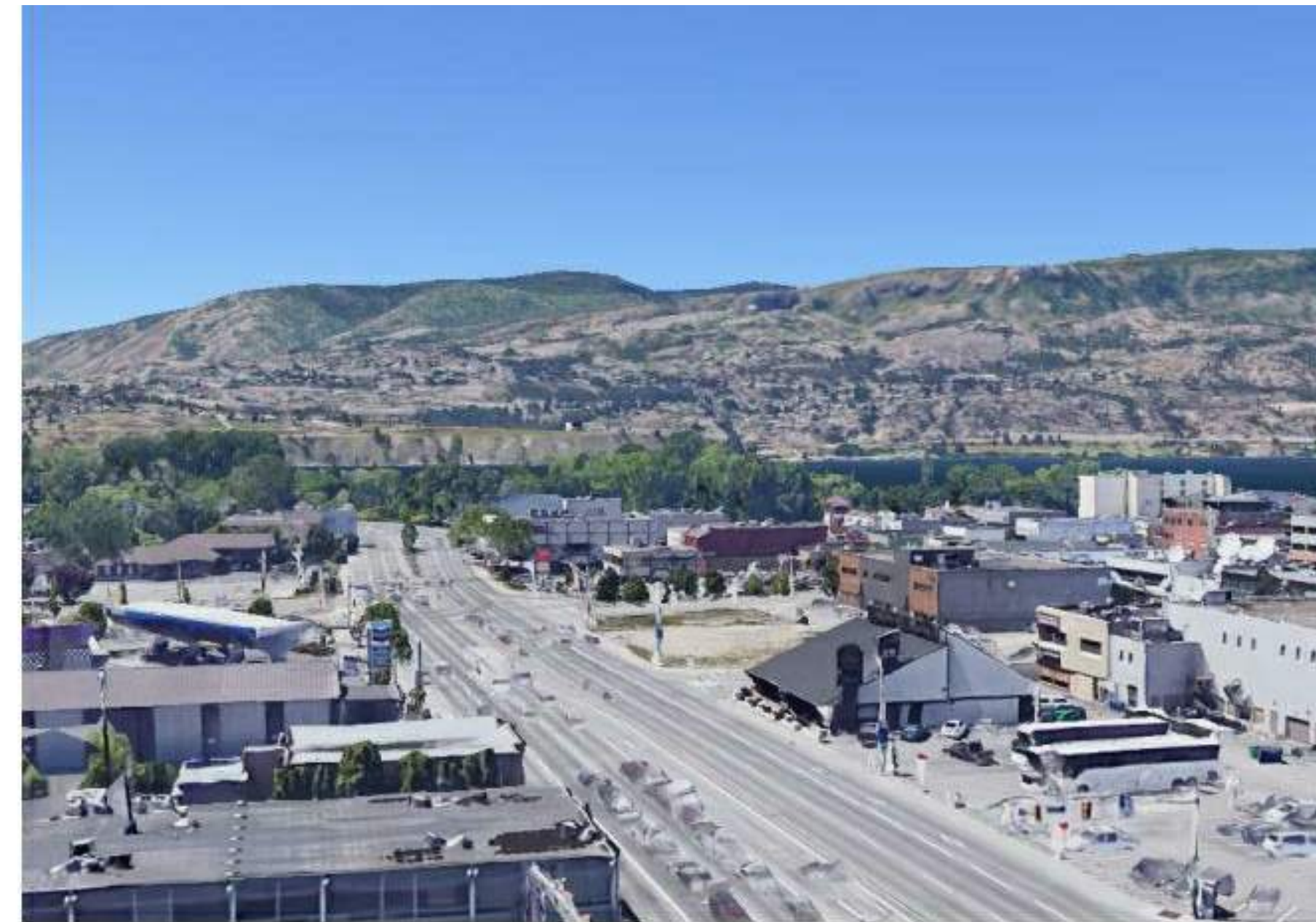
ATTACHMENT A
 This forms part of application # TA20-0001
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials: AC



- ① PROPOSED TOWER A (19 STOREYS)
- ② PROPOSED TOWER B (36 STOREYS)
- ③ PROPOSED TOWER C (22 STOREYS)
- ④ PROPOSED PEDISTRIAN BRIDGE
- ⑤ PROPOSED PODIUM (TOWER A & B)
- ⑥ PROPOSED PODIUM (TOWER C)
- ⑦ EXISTING STRUCTURE



1 - VIEW FROM BRIDGE / VIEW FROM NORTH OF WATER STREET



2 - VIEW FROM EAST HARVEY AVE



3 - VIEW LOOKING SOUTH ALONG WATER ST



4 - VIEW FROM NORTH OF OKANAGAN LAKE / VIEW FROM SOUTH OF WATER ST



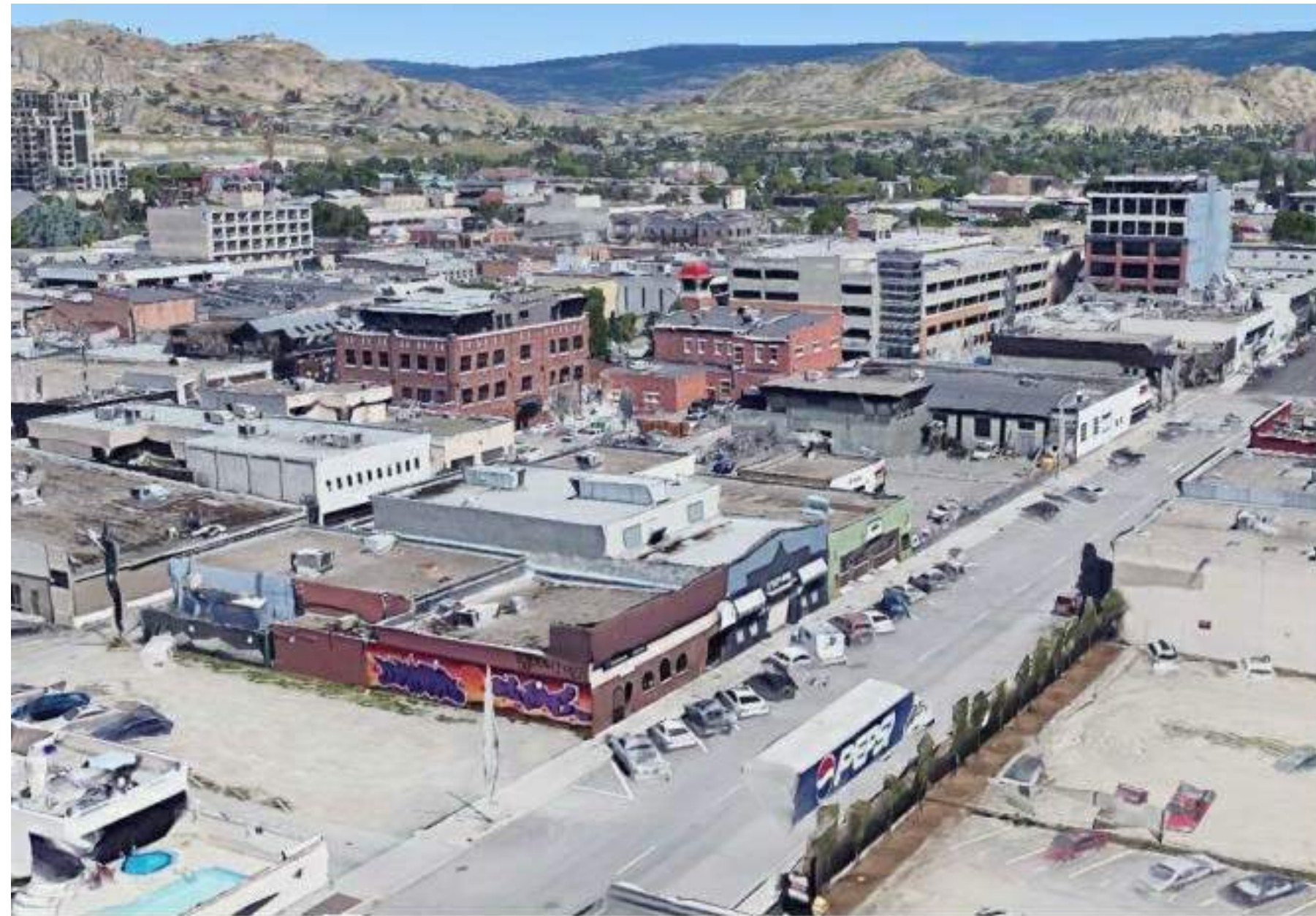
5 - VIEW FROM WEST OF OKANAGAN LAKE



6 - VIEW LOOKING NORTH ALONG PANDOSY ST



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1 - VIEW FROM SOUTH WEST LEON AVE / VIEW FROM EAST LEON AVE



2 - VIEW FROM EAST LEON AVE / VIEW FROM CITY PARK TOWARDS LEON AVE



3 - VIEW FROM NORTH WEST WATER ST / VIEW FROM WEST WATER ST



4 - VIEW FROM SOUTH WEST WATER ST / VIEW FROM WATER ST AT SOUTH TOWER

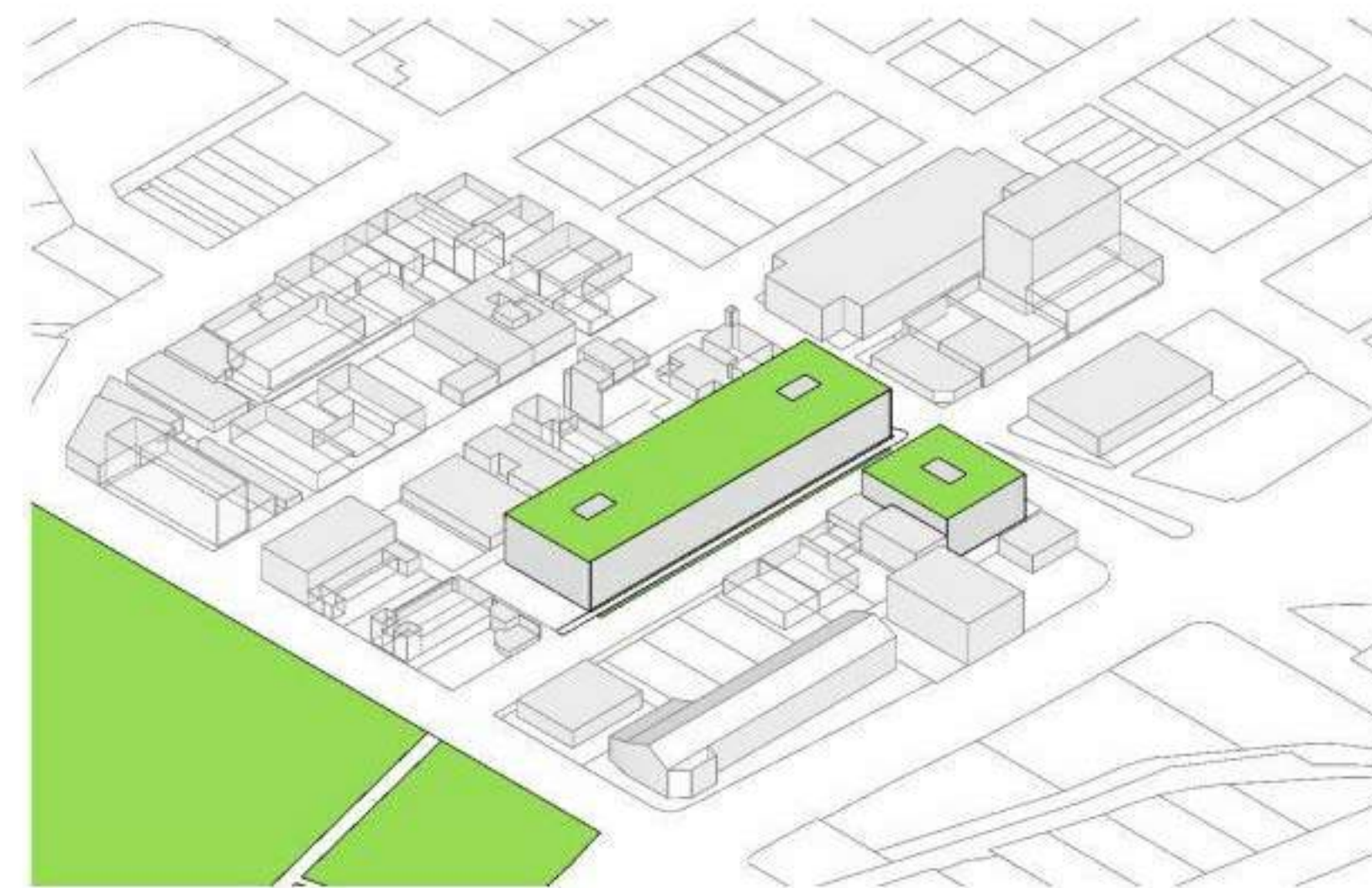
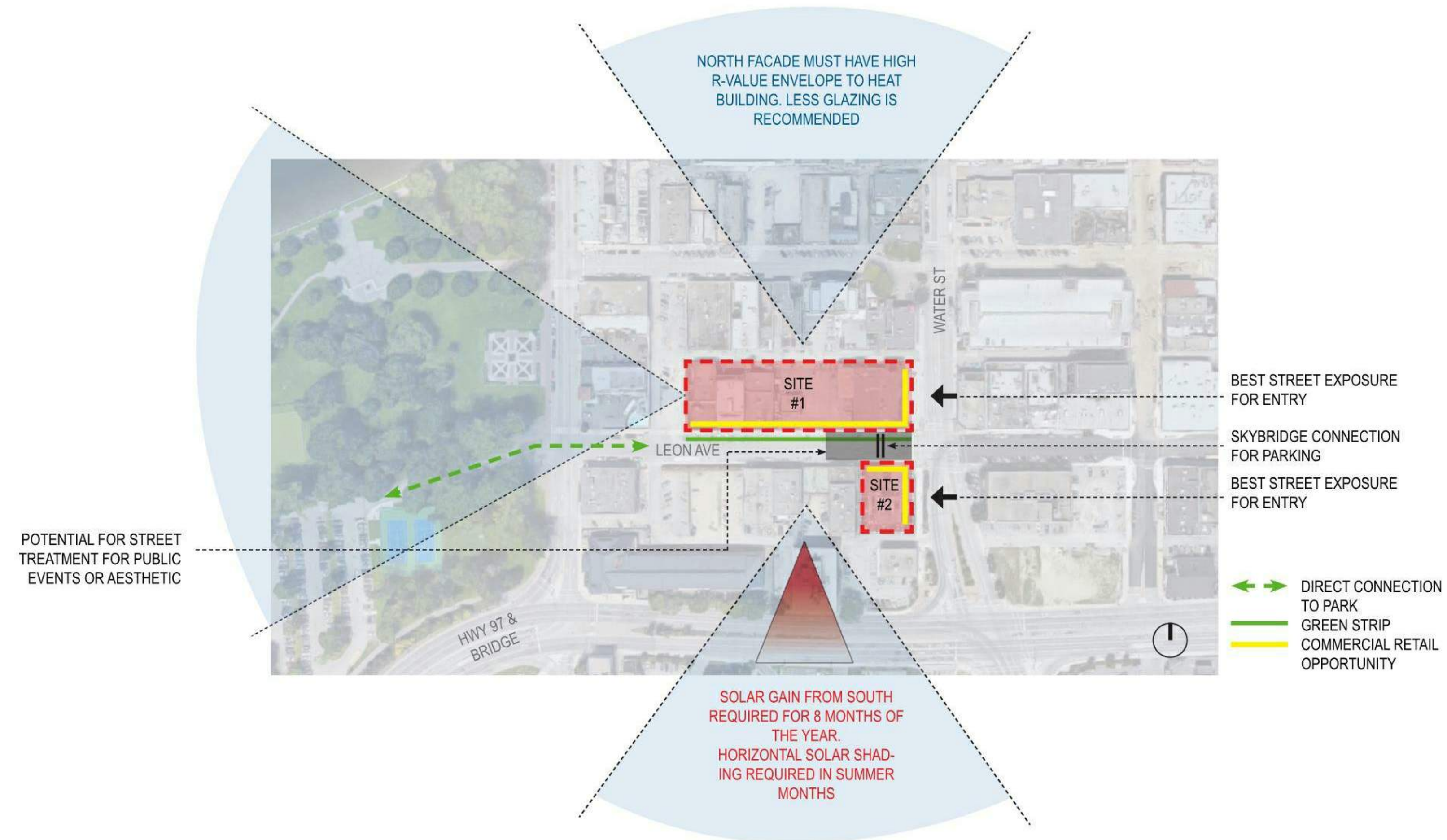


5 - VIEW FROM CITY PARK

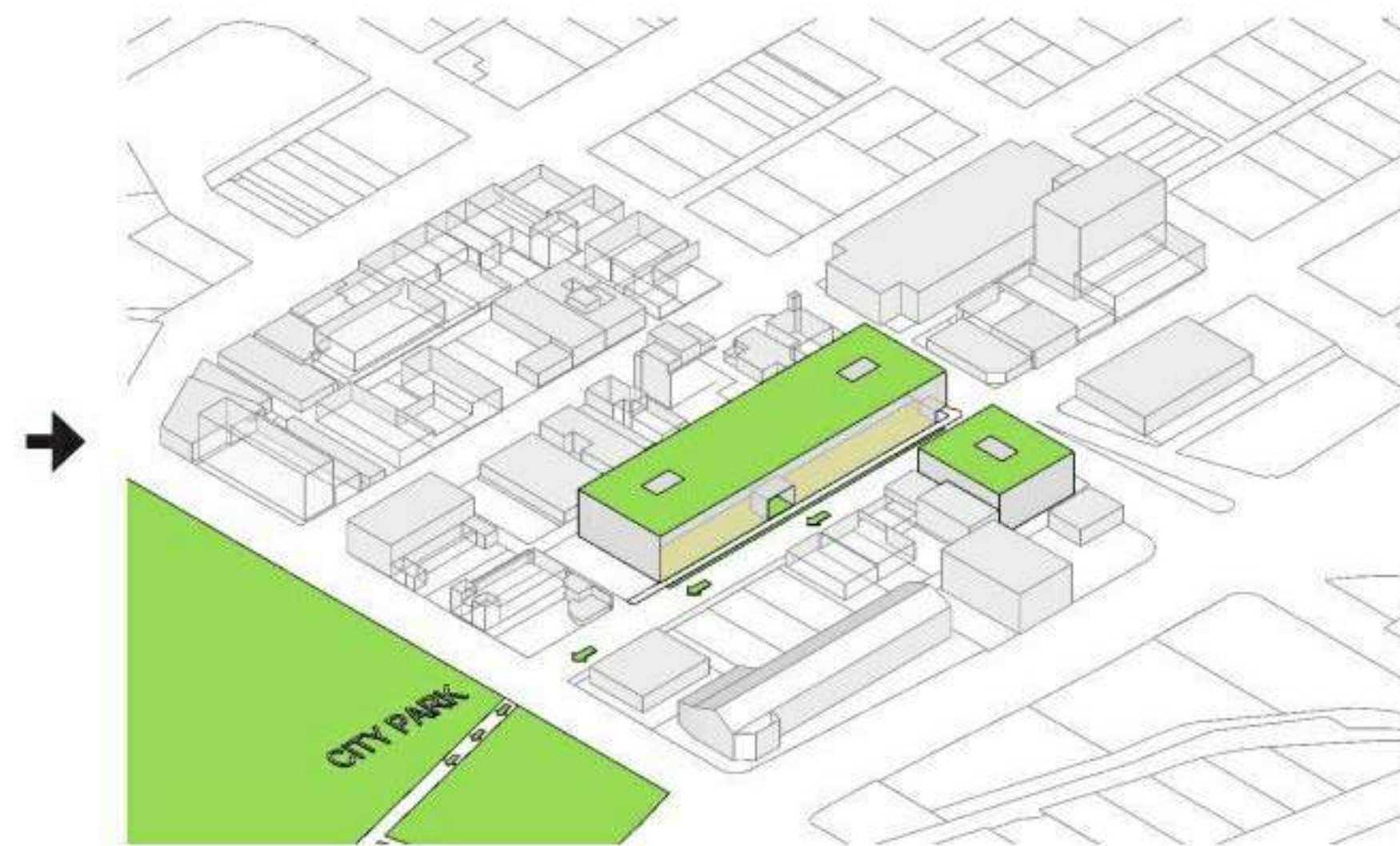


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PROVIDING **AMENITIES** ON TOP OF THE PODIUM PROVIDES OUTDOOR SPACE FOR USERS OF THE BUILDING. BY BRINGING THE GROUND PLANE UP, IT TAKES ADVANTAGE OF PARK AND MOUNTAIN VIEWS.



PROVIDING **COMMERCIAL RETAIL UNITS** AND A **GREEN STRIP** ALONG SIDEWALK INVITES PUBLIC FROM CITY PARK TO THE SITE.



One Water Street - 36 & 29 Storeys



Westcorp - 33 Storeys



Brooklyn - 25 Storeys



Ella - 20 Storeys



Prospera Towers - 37 & 27 Storeys

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Landmark VI - 17 Storeys



Skye - 26 Storeys



Discovery Point Resort - 22 Storeys



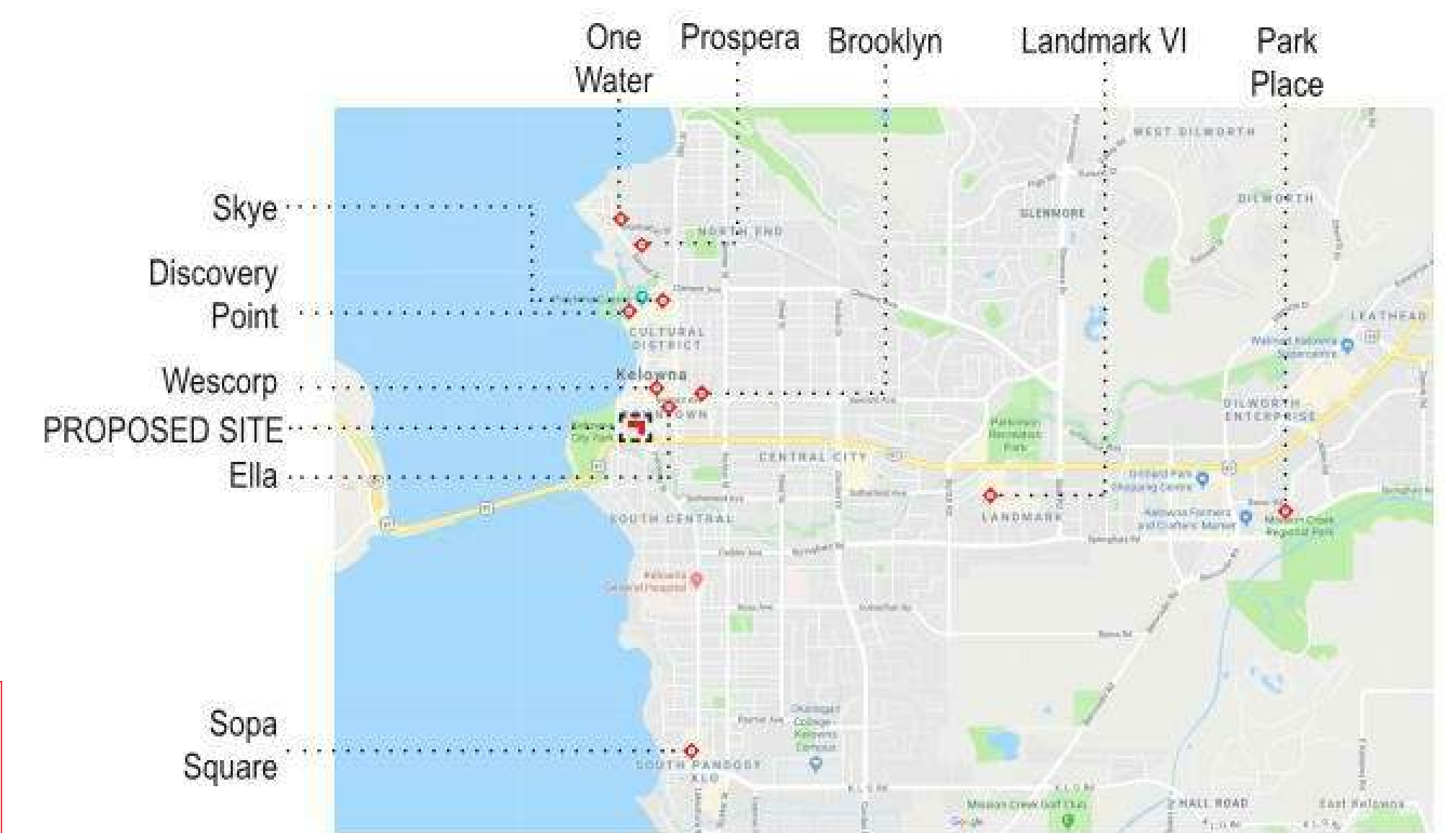
Park Place - 17 Storeys



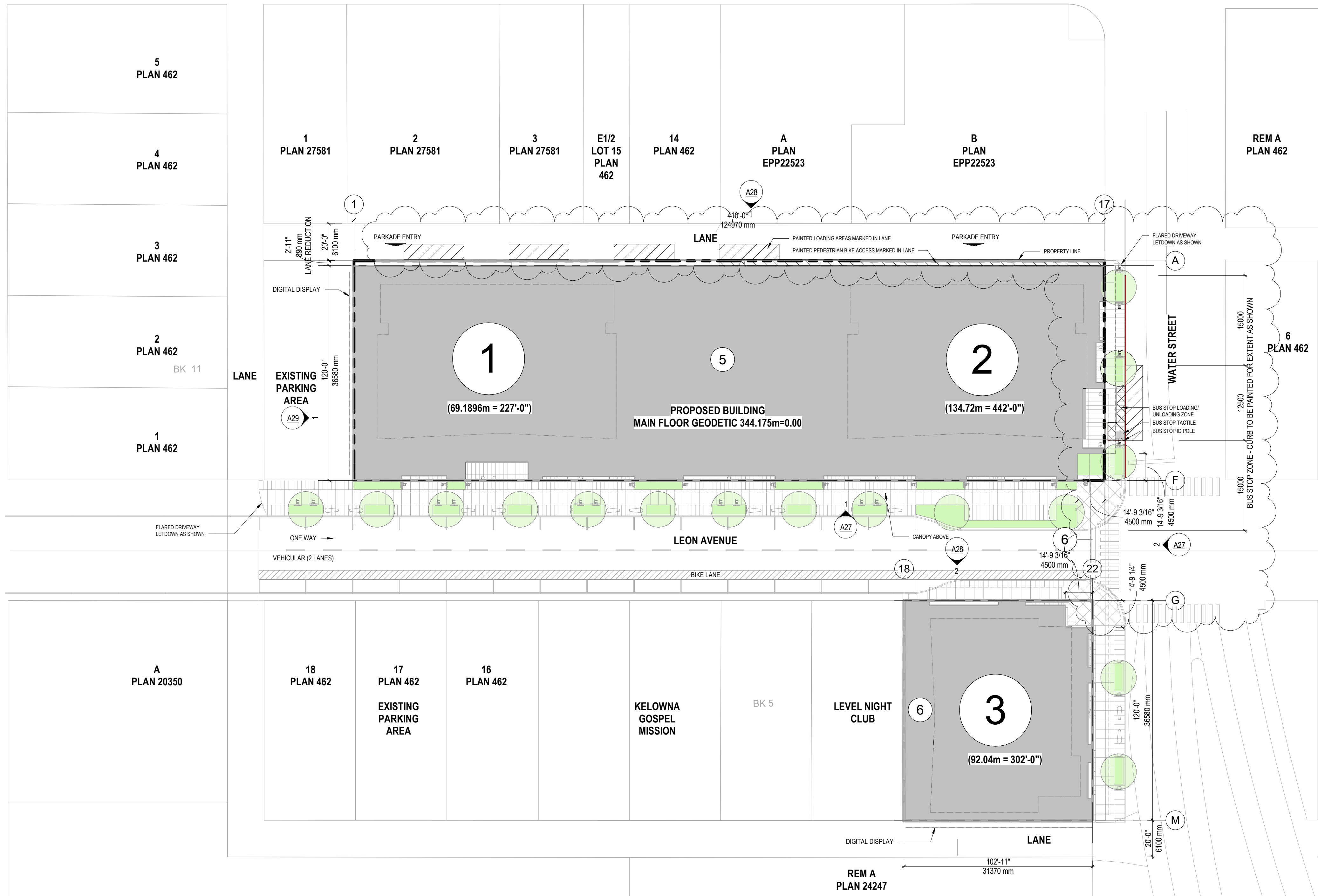
Sopa Square - 14 Storeys



Name:	Landmark VI	Skye	Discovery Pointe Resort	Park Place	The Lagoons	The Dolphins	Landmark II	Kiwanis Tower	Sandman Hotel
Status:	Built 2013	Built 2010	Built 2005	Built 2005	Built 2000	Built 1994	Built 1994	Built 1976	Built 2009
Floors:	17	26	22	17	17	17	11	12	12
Use:	Office	Residential	Mixed-Use	Residential	Residential	Residential	Office	Residential	Hotel
Roof:	81m		70.1m		56.1m	56.1m			



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ZONING BYLAW SUMMARY			
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LOT AREA	4,573.9 sm (49,233 SF) / 1,748.9 sm (12,366.4 SF)		

CRITERIA	ZONING ANALYSIS TABLE	
	C7 ZONE REQUIREMENTS	PROPOSAL
DEVELOPMENT REGULATIONS		
	PRINCIPLE BLDGS	PRINCIPLE BLDGS
HEIGHT	76.5m (250'-11 3/4")	TOWER A = 82.9m (272'-0") = 6.4m VARIANCE TOWER B = 134.7m (442'-0") = 58.2m VARIANCE TOWER C = 92.04m (302'-0") = 15.54m VARIANCE
FRONT YARD	0m	0m
FRONT YARD	0m	0m
SIDE YARD	0m	0m
SETBACKS FOR PORTIONS OF HEIGHT >16 m ABUTTING A STREET	3m	3m
SETBACK FOR PORTIONS OF HEIGHT >16 m ABUTTING A PROPERTY	4m	4m
SITE COVERAGE	N/A	100%
LOT AREA	N/A	5722.8m2 (61600sf)
NET AREA	N/A	51953.9m2 (559227sf)
FAR	9.0	9.0

OTHER REGULATIONS		
NUMBER OF RESIDENTIAL UNITS	N/A	732 UNITS
CRU AREA	N/A	4106 m2 (44201 sf)
MINIMUM PARKING REQUIREMENTS	RESIDENTIAL BASE PARKING REQUIRED: 0.8 PER STUDIO UNIT (66 STUDIOS) = 53 0.9 PER 1 BR UNIT (372 UNITS) = 335 1.0 PER 2 BR OR MORE UNIT (294 UNITS) = 294 0.14 PER UNIT VISITOR (732 UNITS) = 102 SUB-TOTAL RESIDENTIAL REQUIRED = 784 (TOWER A = 381, TOWER B = 197, TOWER C = 206) 20% REDUCTION PER SHORT TERM RENTAL (206 STALLS*0.2) = 41 COMMERCIAL: 0.9 PER 100 SM GFA = 37 STALLS. HOWEVER, THESE STALLS GROUPED WITH VISITOR, THEREFORE NOT ADDED TOTAL PARKING REQUIRED = 784-41 = 743 STALLS	TOTAL PARKING PROVIDED REGULAR: 349 STALLS @ 6.0m X 2.5m or 6.0m X 2.7m next to columns "REGULAR REDUCED": 35 STALLS @ 5.2m X 2.5m or 5.2m X 2.7m next to columns HC ACCESSIBLE STALLS: 15 STALLS @ 2.5m X 1.5m access X 6.0m HC ACCESSIBLE VANS: 2 STALLS @ 3.3m X 1.5m access X 6.0m SMALL CAR: 298 STALLS @ 4.8m X 2.3m or 4.8m X 2.5m next to columns COMPACT (CAR SHARE): 10 STALLS @ 3.4m X 2.0m COMPACT (BONUS NON-COMPLIANT): 20 STALLS @ 3.4m X 2.0m TOTAL: 349+35+15+2+298+10+20 = 729 STALLS CAR SHARE BONUS @ 5:1 RATIO = 10x5 = 50 GRAND TOTAL: 349+35+15+2+298+50 = 749 STALLS TOTAL PROVIDED + 20 Bonus compact non-compliance stalls
MINIMUM BICYCLE PARKING REQUIREMENTS	LONG TERM RESIDENTIAL: 0.75 PER 2 BEDROOM OR LESS UNITS: 702*0.75 = 527 1.0 PER 3 BEDROOM OR MORE UNITS: 30 LONG TERM COMMERCIAL: 1 PER 500SM GFA = 4106SM/500SM = 8 THEREFORE: 527+30+8 = 565 LONG TERM STALLS REQUIRED SHORT TERM RESIDENTIAL: 6/ENTRY+1/5 UNITS ABOVE 70 = 6*3 = 18 + 732*0 = 6626+132 = 150 SHORT TERM COMMERCIAL: 2/ENTRY (GREATER VALUE THAN 1/750SM) = 2*8 = 16 THEREFORE: 150+16 = 166 SHORT TERM STALLS REQUIRED	LONG TERM BIKE PARKING PROVIDED FLOOR MOUNTED: 122 STALLS (2 PER) = 244 WALL MOUNTED: 177 STALLS (2 PER) = 354 244+354 = 598 LONG TERM STALLS PROVIDED SHORTFALL OF 39 FLOOR MOUNTED FOR 56:50 RATIO SHORT TERM BIKE PARKING PROVIDED FLOOR MOUNTED: 29 SHORTFALL OF 137 SHORT TERM BIKE PARKING
PRIVATE OPEN SPACE	6.0 m ² / BACHELOR DWELLING, 10.0 m ² / 1BR DWELLING, AND 15.0 m ² / 2BR+ (6x66)+(10x372)+15(294) = 8526m ² TOTAL REQ'D	16142.83m2 (173760sf)
SHARED AMENITY SPACE	N/A	4493.72m2 (48370sf)

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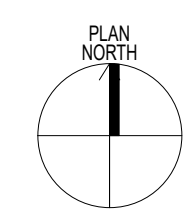
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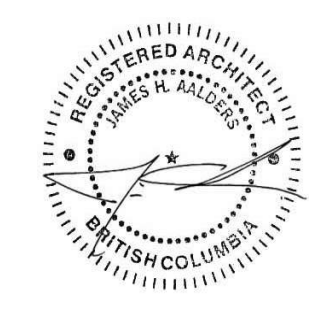
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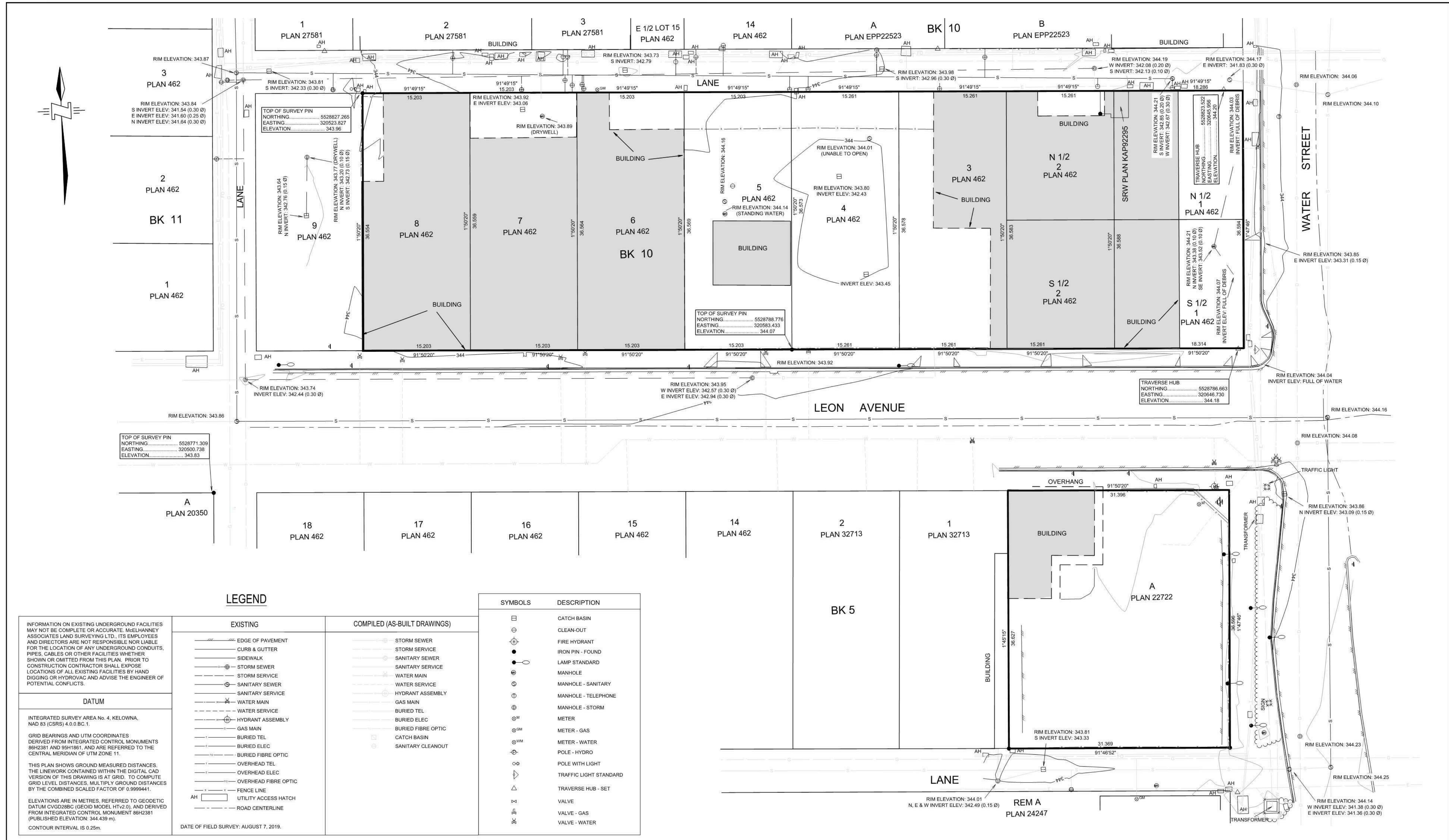
01-A-FLOOR PLAN - TOWERS A+B
 1:400

- 1 PROPOSED TOWER A (25 STOREYS) (19 STOREYS MARKET RESIDENTIAL)
- 2 PROPOSED TOWER B (42 STOREYS) (36 STOREYS MARKET RESIDENTIAL)
- 3 PROPOSED TOWER C (28 STOREYS) (22 STOREYS SHORT TERM RENTAL)
- 4 PROPOSED CROSS OVER BRIDGE
- 5 PROPOSED PODIUM (TOWER A & B)
- 6 PROPOSED PODIUM (TOWER C)



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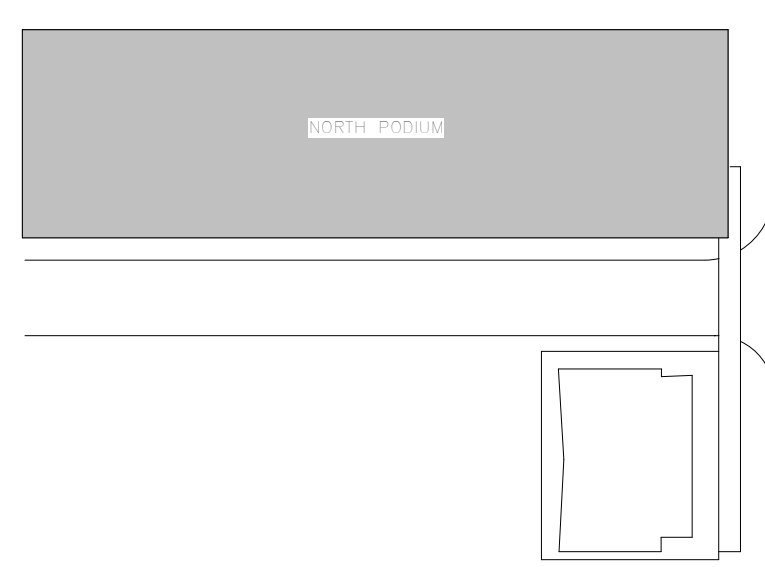




LEGEND

EXISTING	COMPILED (AS-BUILT DRAWINGS)	SYMBOLS	DESCRIPTION
—	—	□	CATCH BASIN
—	—	○	CLEAN-OUT
—	—	⊕	FIRE HYDRANT
—	—	●	IRON PIN - FOUND
—	—	⊙	LAMP STANDARD
—	—	⊙	MANHOLE
—	—	⊙	MANHOLE - SANITARY
—	—	⊙	MANHOLE - TELEPHONE
—	—	⊙	MANHOLE - STORM
—	—	⊙	METER
—	—	⊙	METER - GAS
—	—	⊙	METER - WATER
—	—	⊙	POLE - HYDRO
—	—	⊙	POLE WITH LIGHT
—	—	⊙	TRAFFIC LIGHT STANDARD
—	—	⊙	TRAVERSE HUB - SET
—	—	⊙	VALVE
—	—	⊙	VALVE - GAS
—	—	⊙	VALVE - WATER

<p>INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY ASSOCIATES LAND SURVEYING LTD., ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.</p> <p>DATUM</p> <p>INTEGRATED SURVEY AREA No. 4, KELOWNA, NAD 83 (CGRS) 4.0.0 BC.1</p> <p>GRID BEARINGS AND UTM COORDINATES DERIVED FROM INTEGRATED CONTROL MONUMENTS 86H2381 AND 86H1861, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11.</p> <p>THIS PLAN SHOWS GROUND MEASURED DISTANCES. THE LINEWORK CONTAINED WITHIN THE DIGITAL CAD VERSION OF THIS DRAWING IS AT GRID. TO COMPUTE GRID LEVEL DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINED SCALED FACTOR OF 0.9999441.</p> <p>ELEVATIONS ARE IN METRES, REFERRED TO GEODETIC DATUM CVGD2883 (GEOID MODEL HTv2.0), AND DERIVED FROM INTEGRATED CONTROL MONUMENT 86H2381 (PUBLISHED ELEVATION: 344.439 m).</p> <p>CONTOUR INTERVAL IS 0.25m.</p>	<p>DATE OF FIELD SURVEY: AUGUST 7, 2019.</p>	<p>THIS DOCUMENT WAS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McELHANNEY ASSOCIATES LAND SURVEYING LTD. AND OUR CLIENT. THIS DOCUMENT IS BASED ON LAND TITLE & SURVEY AUTHORITY RECORDS AND FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.</p> <p>© 2019 McELHANNEY ASSOCIATES LAND SURVEYING LTD. ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF McELHANNEY ASSOCIATES LAND SURVEYING LTD. McELHANNEY ASSOCIATES LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.</p>	<p>SCALE 1 : 250</p> <p>ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF</p>	<p>McElhanney McElhanney Associates Land Surveying Ltd.</p> <p>290 Nanaimo Ave. W Pentlton BC Canada V2A 1N5 Tel 250 492 7399</p>	<p>VENUE KINGS KELOWNA MIXED USE DEVELOPMENT - 234-278 LEON AVE & 1620-1630 WATER ST, KELOWNA</p> <p>TOPOGRAPHIC SURVEY OVER Nth 1/2 & Sth 1/2 LOT 1, Nth 1/2 & Sth 1/2 LOT 2, AND LOTS 3-8 BIK 10 DL 139 ODYD PLAN 462, AND LOT A DL 139 ODYD PLAN 22722</p>	<p>Drawing No. 3697-00-V-TOPO.DWG</p> <p>Project Number 3697-00</p> <p>Rev. 0</p>
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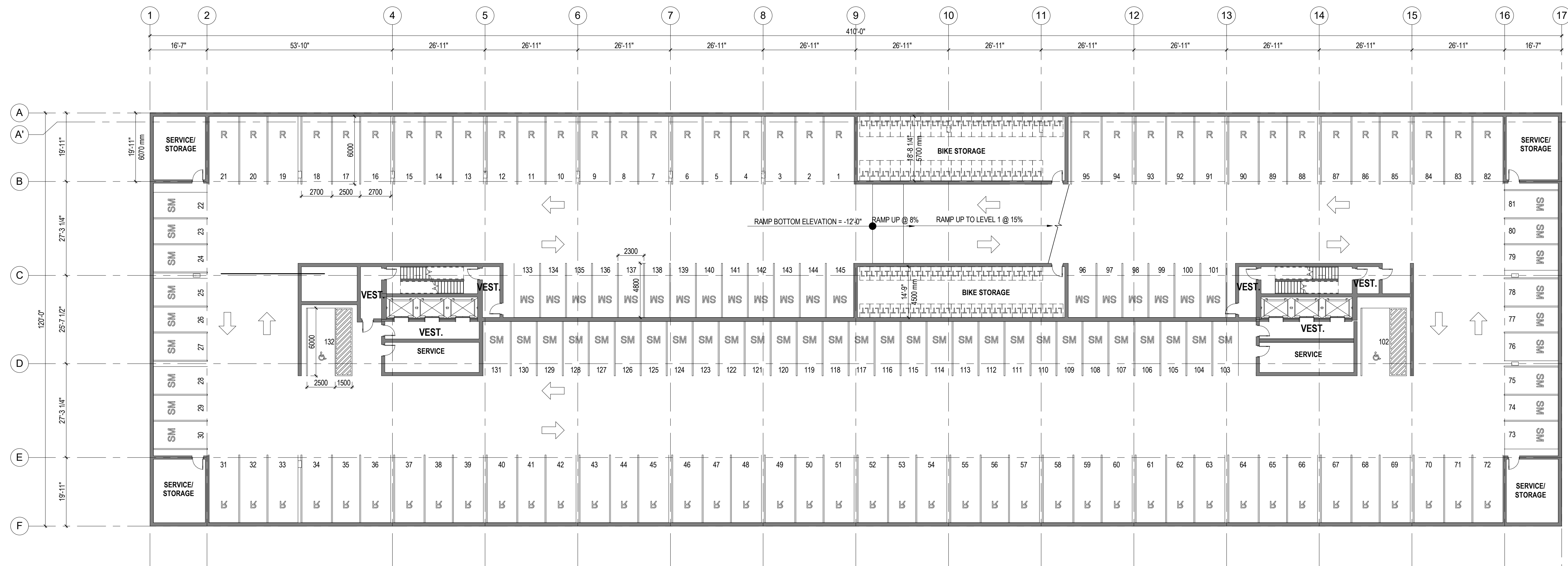


KEY PLAN

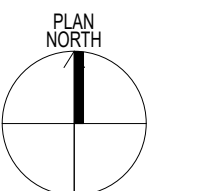
OVERALL PARKING SCHEDULE	
PARKING STALL TYPE	COUNT
Compact - 3.4m x 2.0m (BONUS non-compliant)	20
Compact Car Share - 3.4m x 2.0m	10
HC Parking Space - 2.5m x 6.0m or 3.3m x 6.0m (Van) + 1.5m access	17
Regular - 6.0m x 2.5m or 6.0m x 2.7m at columns	384
Small - 4.8m x 2.3m or 4.8m x 2.5m at columns	298
Grand total:	729

PARKING SCHEDULE - LEVEL 0		
PARKING STALL TYPE	LEVEL	COUNT
HC Parking Space - 2.5m x 6.0m or 3.3m x 6.0m (Van) + 1.5m access	LEVEL 0	2
Regular - 6.0m x 2.5m or 6.0m x 2.7m at columns	LEVEL 0	77
Small - 4.8m x 2.3m or 4.8m x 2.5m at columns	LEVEL 0	66
Grand total:		145

ATTACHMENT A
 This forms part of application
 # TA20-0001
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials AC

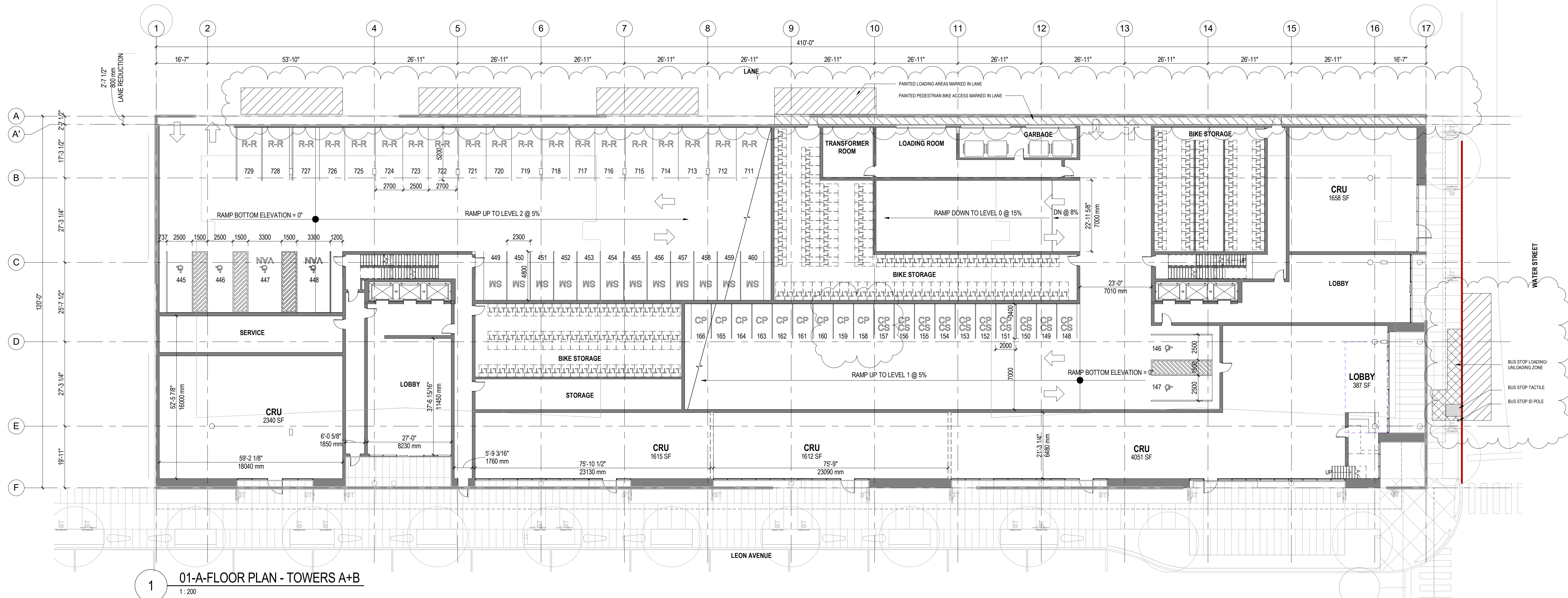


1 00-A-BASEMENT PLAN - TOWERS A+B
1:200

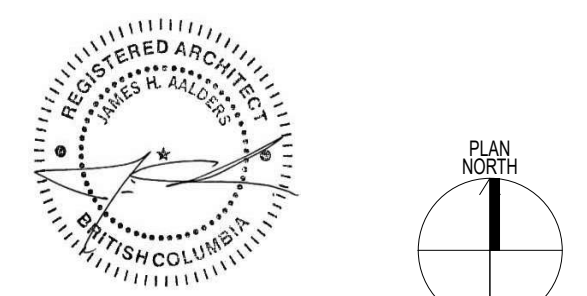


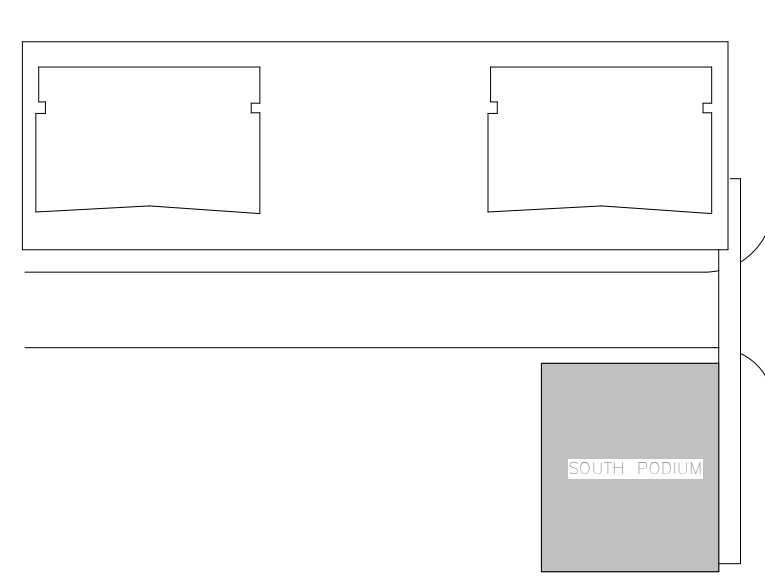
PARKING SCHEDULE - LEVEL 1		
PARKING STALL TYPE	LEVEL	COUNT
Compact - 3.4m x 2.0m (BONUS non-compliant)	LEVEL 1	20
Compact Car Share - 3.4m x 2.0m	LEVEL 1	10
HC Parking Space - 2.5m x 6.0m or 3.3m x 6.0m (Van) + 1.5m access	LEVEL 1	7
Regular - 6.0m x 2.5m or 6.0m x 2.7m at columns	LEVEL 1	34
Small - 4.8m x 2.3m or 4.8m x 2.5m at columns	LEVEL 1	27
Grand total:		98

KEY PLAN

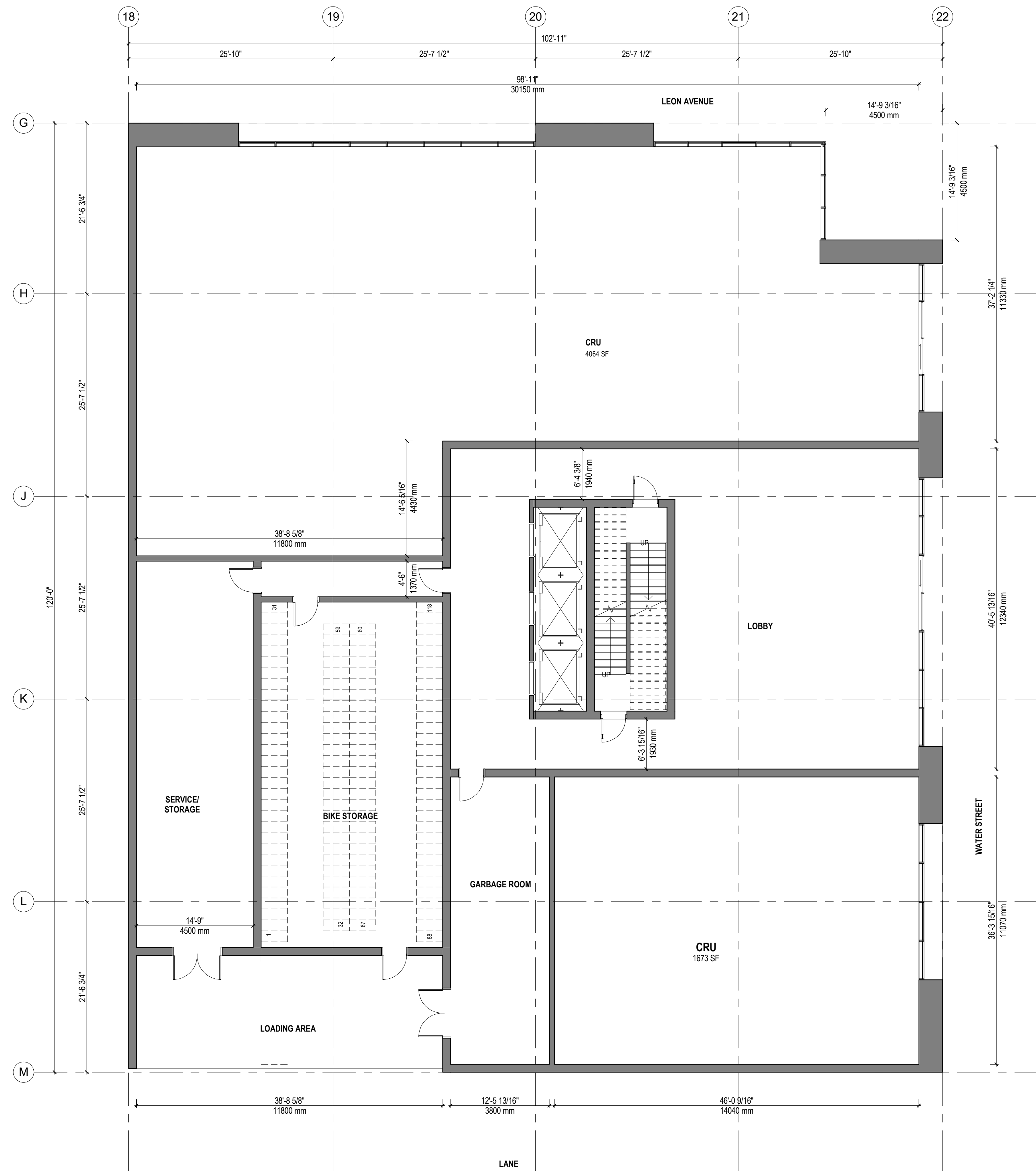


1 01-A-FLOOR PLAN - TOWERS A+B
 1:200



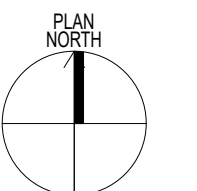


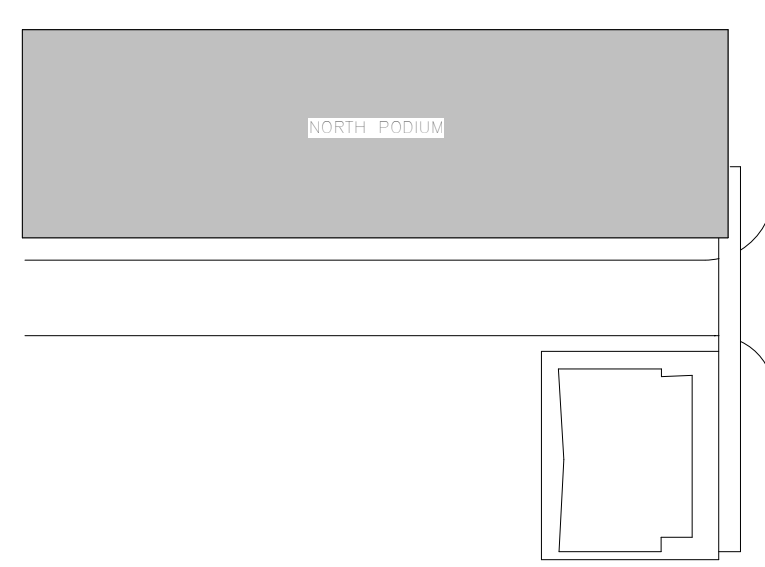
KEY PLAN



ATTACHMENT A
 This forms part of application # TA20-0001
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials AC

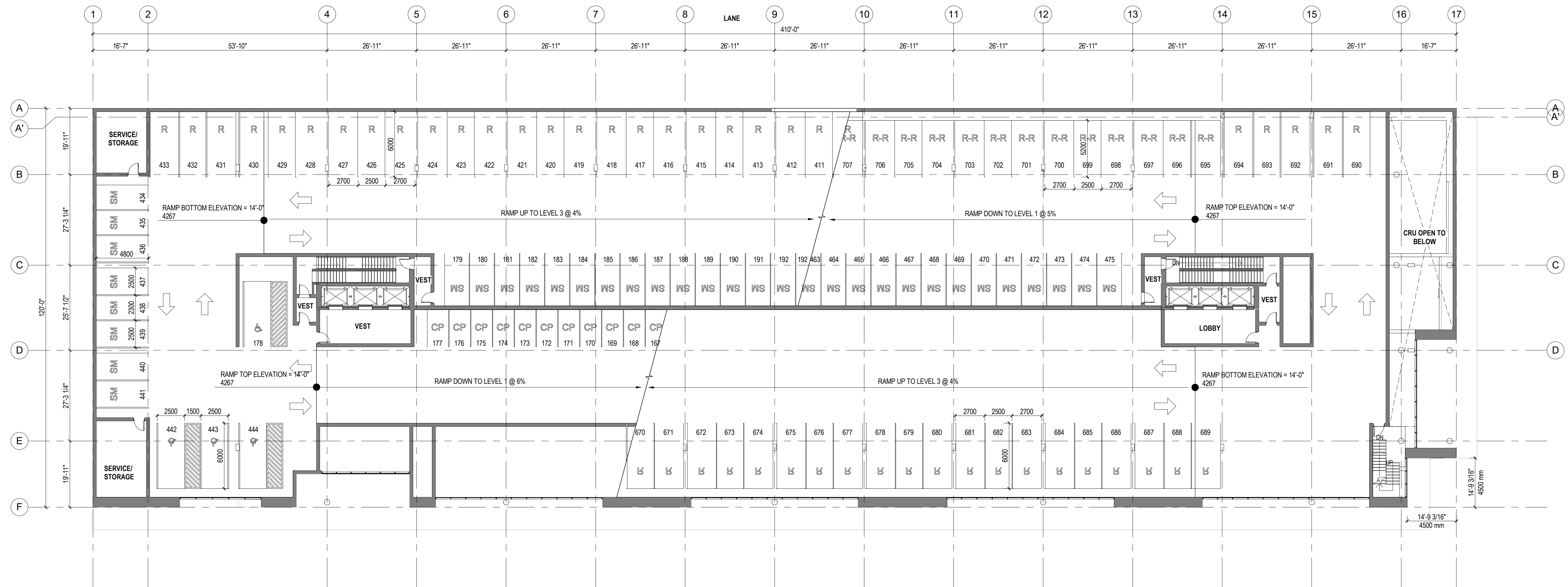
1 01-A-FLOOR PLAN - TOWER C
 1:100





KEY PLAN

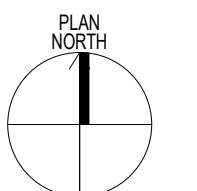
PARKING SCHEDULE - LEVEL 2			
PARKING STALL TYPE	LEVEL	COUNT	
HC Parking Space - 2.5m x 6.0m or 3.3m x 6.0m (Van) + 1.5m access	LEVEL 2	4	
		4	
Regular - 6.0m x 2.5m or 6.0m x 2.7m at columns	LEVEL 2	71	
		71	
Small - 4.8m x 2.3m or 4.8m x 2.5m at columns	LEVEL 2	35	
		35	
Grand total:		110	

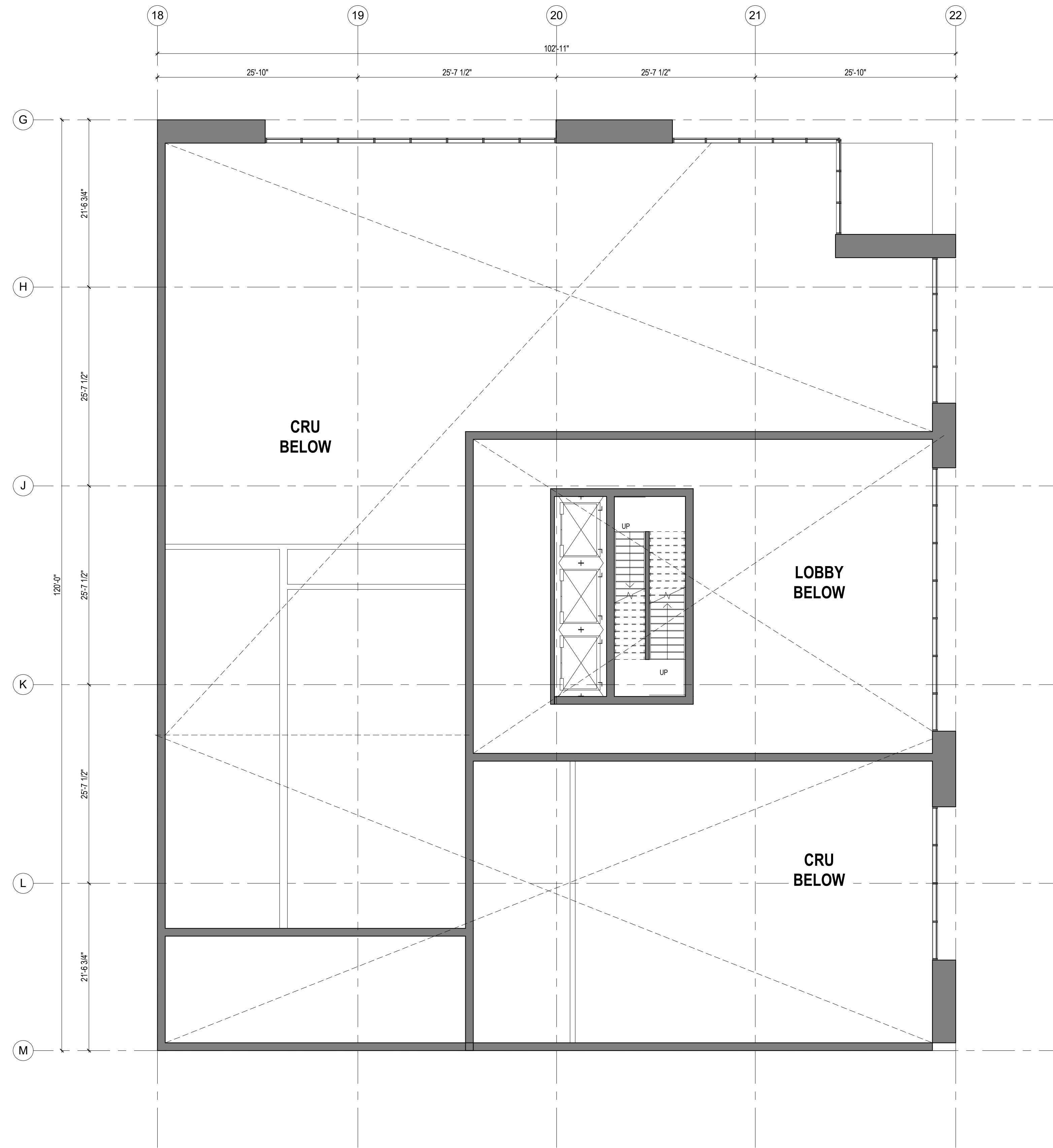
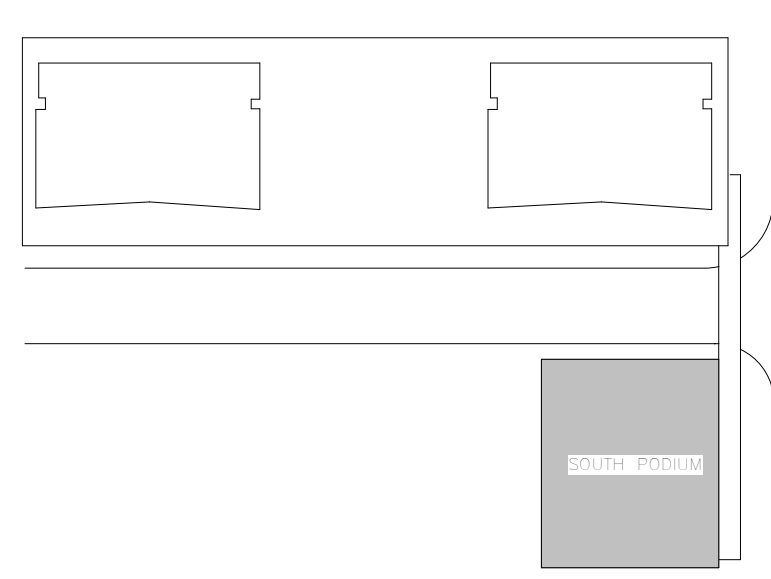


1 02-A-FLOOR PLAN
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ATTACHMENT A
This forms part of application
TA20-0001

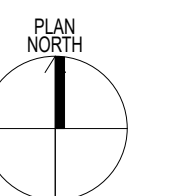
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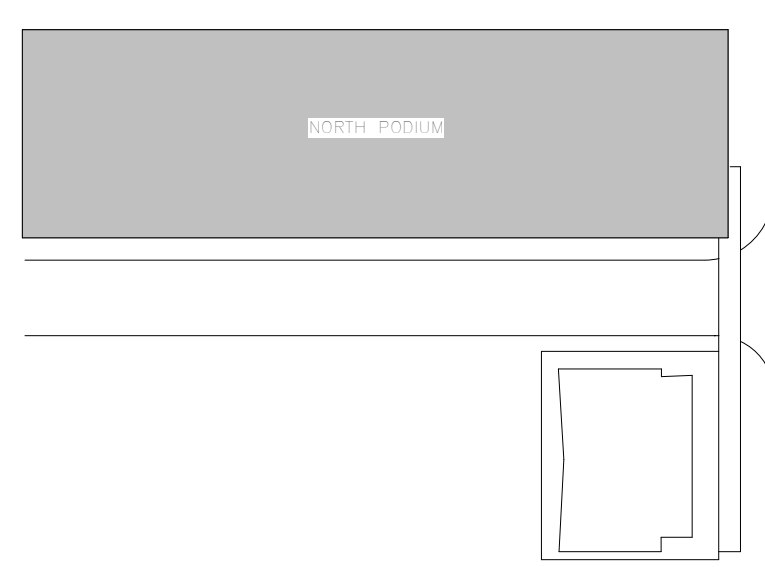




1 02-A-FLOOR PLAN - TOWER C
1:100

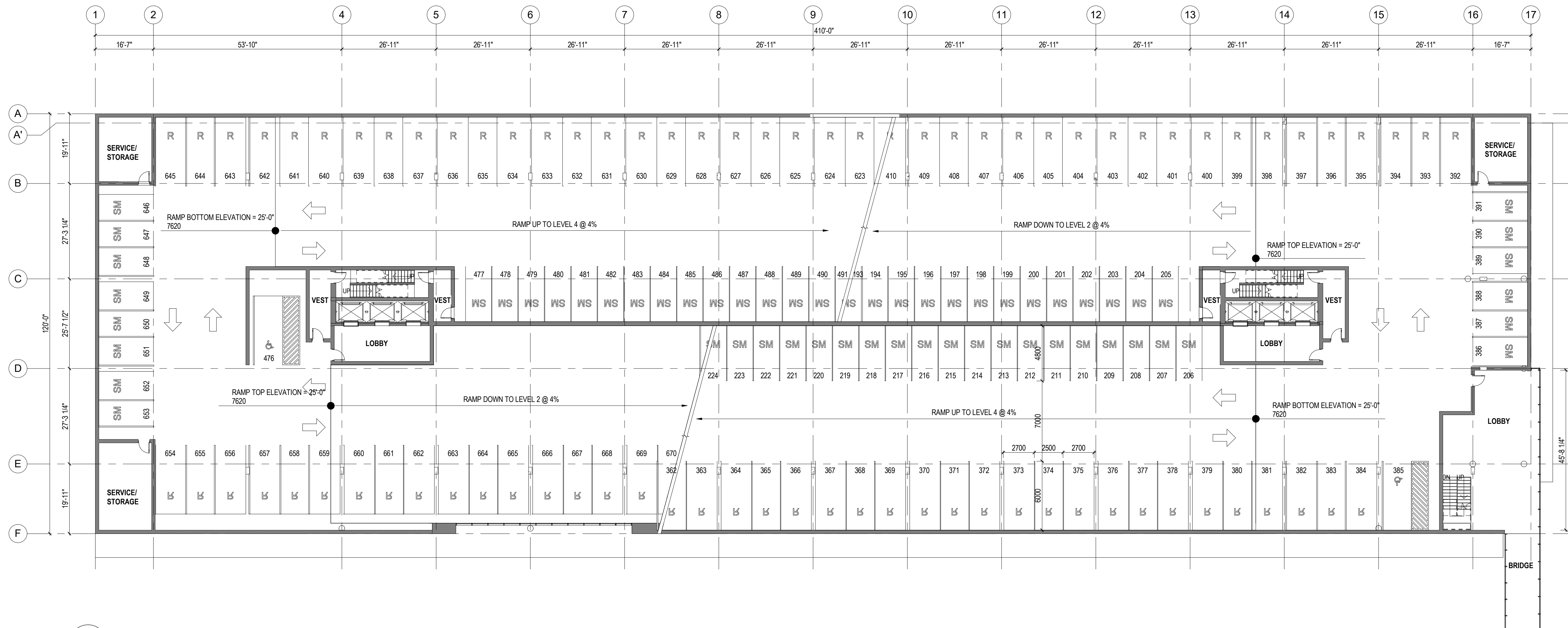
ATTACHMENT A
This forms part of application
TA20-0001
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING





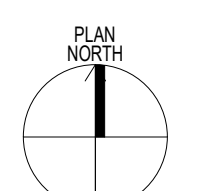
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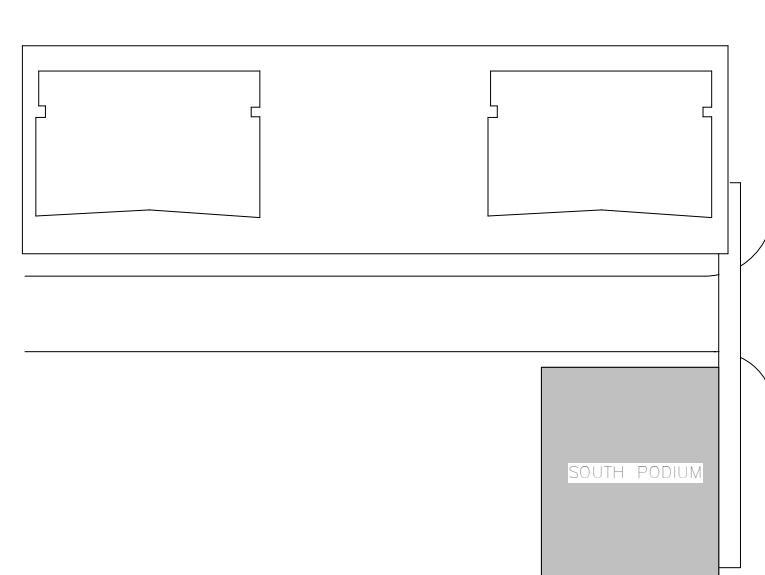
PARKING SCHEDULE - LEVEL 3		
PARKING STALL TYPE	LEVEL	COUNT
HC Parking Space - 2.5m x 6.0m or 3.3m x 6.0m (Van) + 1.5m access	LEVEL 3	2
Regular - 6.0m x 2.5m or 6.0m x 2.7m at columns	LEVEL 3	83
Small - 4.8m x 2.3m or 4.8m x 2.5m at columns	LEVEL 3	70
Grand total:		155



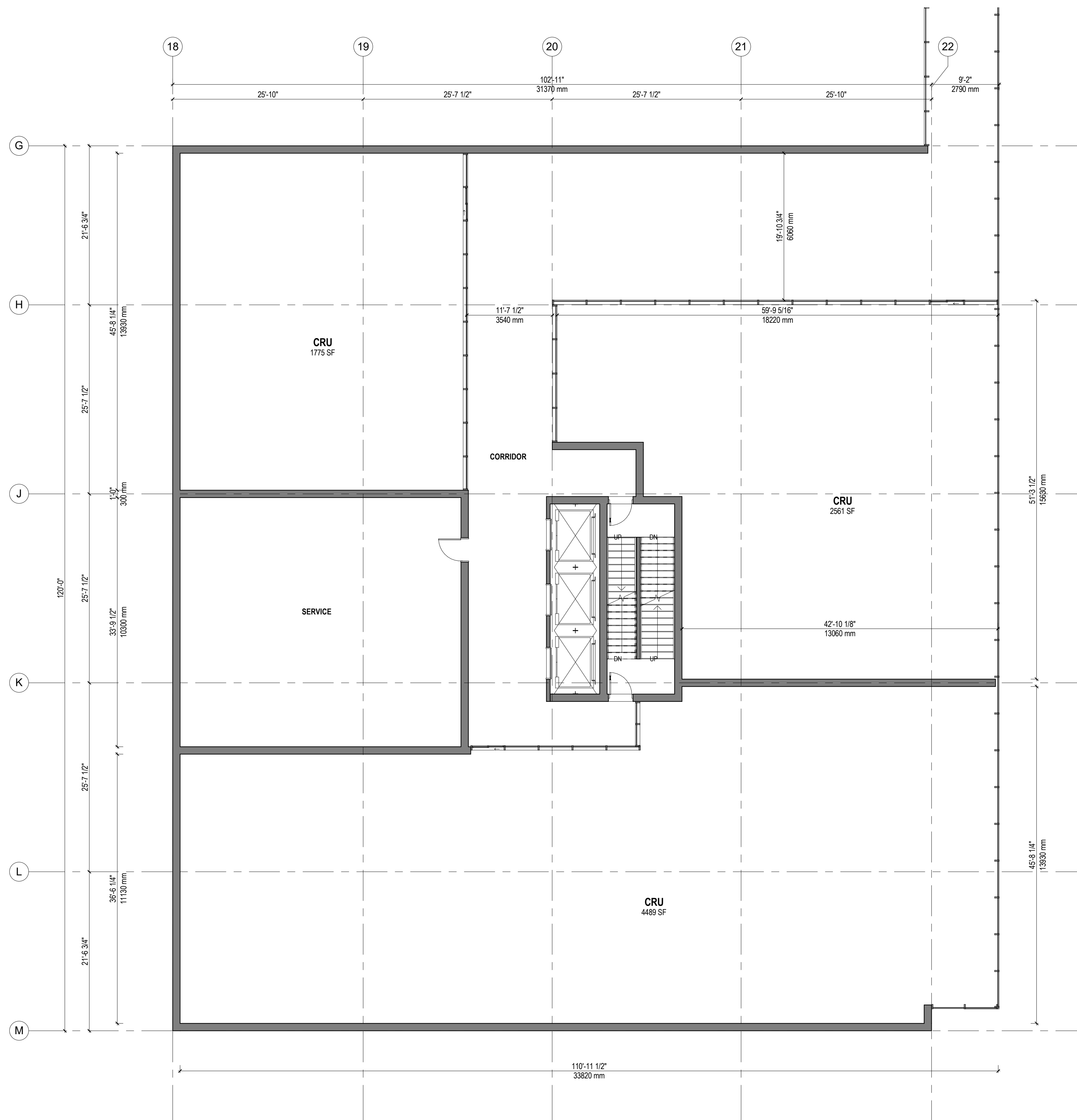
1 03-A-FLOOR PLAN
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ATTACHMENT A
This forms part of application # TA20-0001
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING



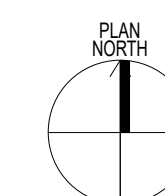


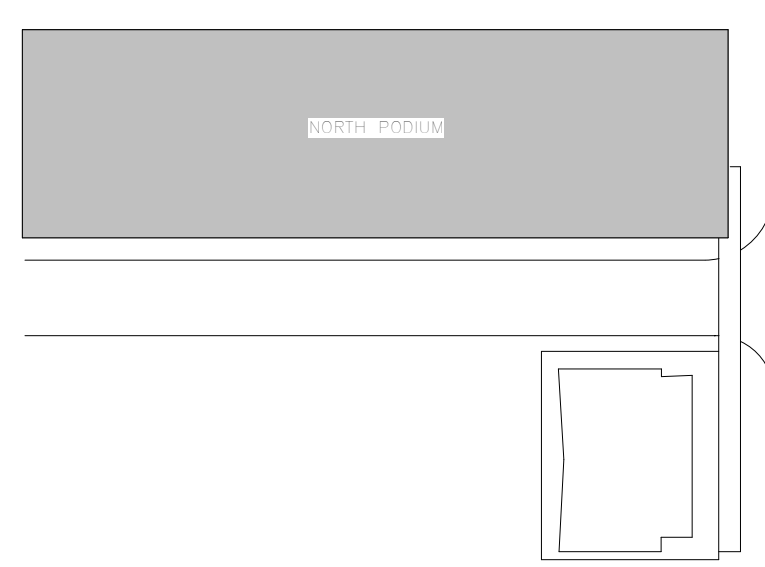
KEY PLAN



ATTACHMENT A
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 # TA20-0001
 Planner Initials AC
 City of Kelowna
 DEVELOPMENT PLANNING

1 03-A-FLOOR PLAN - TOWER C
 1:100





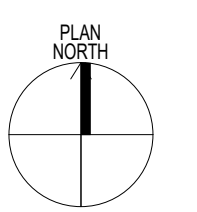
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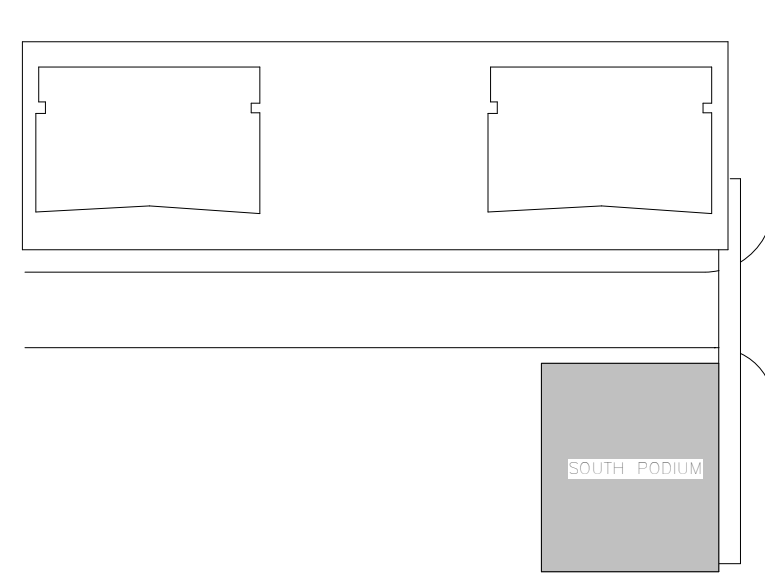
PARKING SCHEDULE - LEVEL 4		
PARKING STALL TYPE	LEVEL	COUNT
HC Parking Space - 2.5m x 6.0m or 3.3m x 6.0m (Van) + 1.5m access	LEVEL 4	2
Regular - 6.0m x 2.5m or 6.0m x 2.7m at columns	LEVEL 4	81
Small - 4.8m x 2.3m or 4.8m x 2.5m at columns	LEVEL 4	71
Grand total:		154



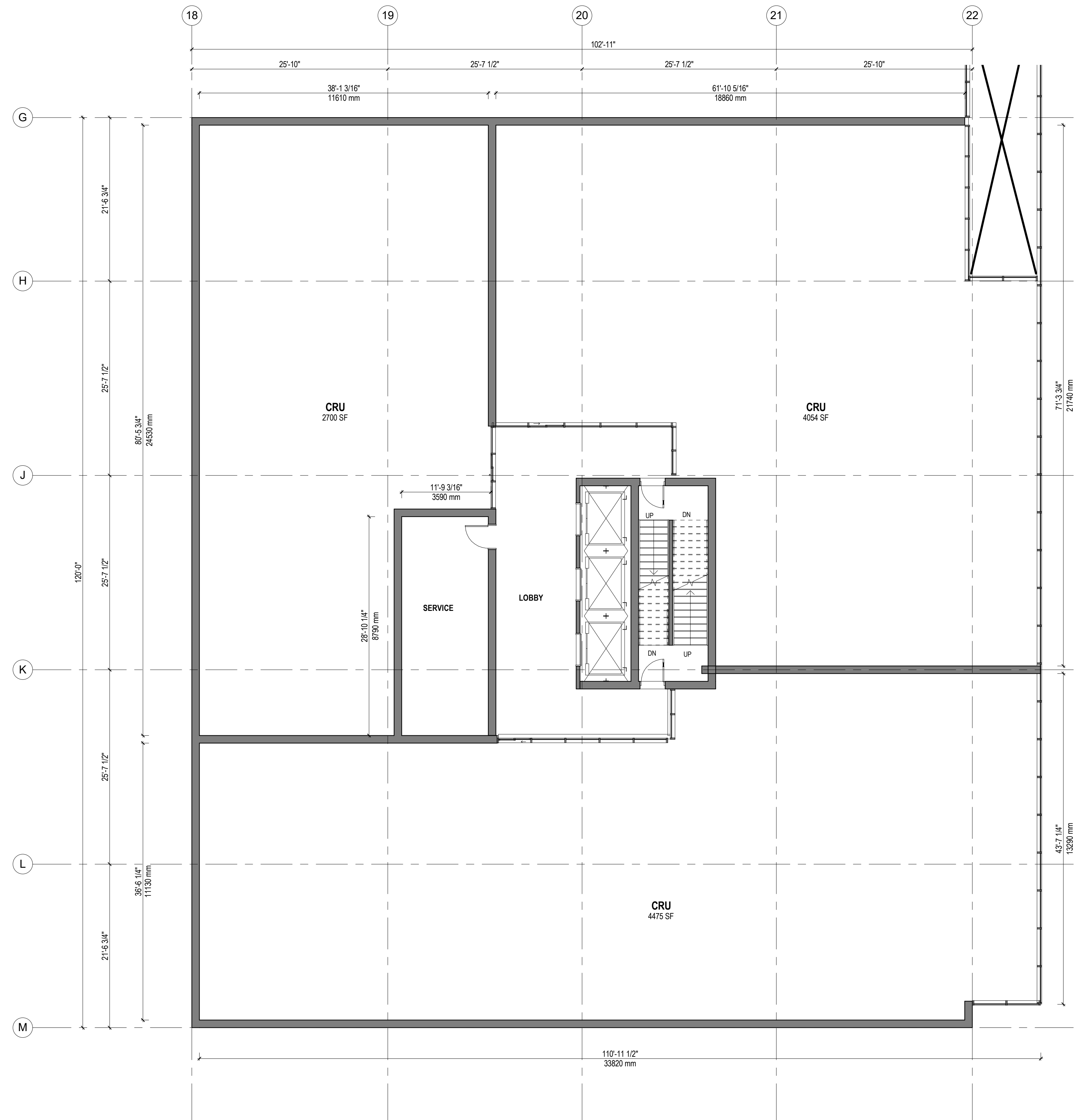
1 04-A-FLOOR PLAN
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ATTACHMENT A
 This forms part of application
 # TA20-0001
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials AC





KEY PLAN

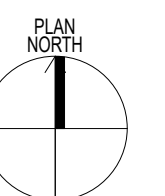


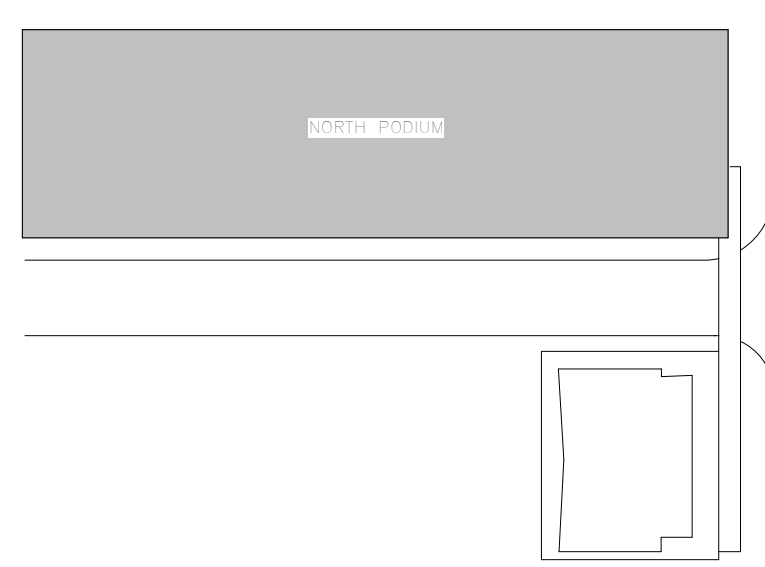
1 04-A-FLOOR PLAN - TOWER C
1:100

ATTACHMENT A
 This forms part of application
 # TA20-0001

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING





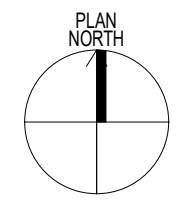
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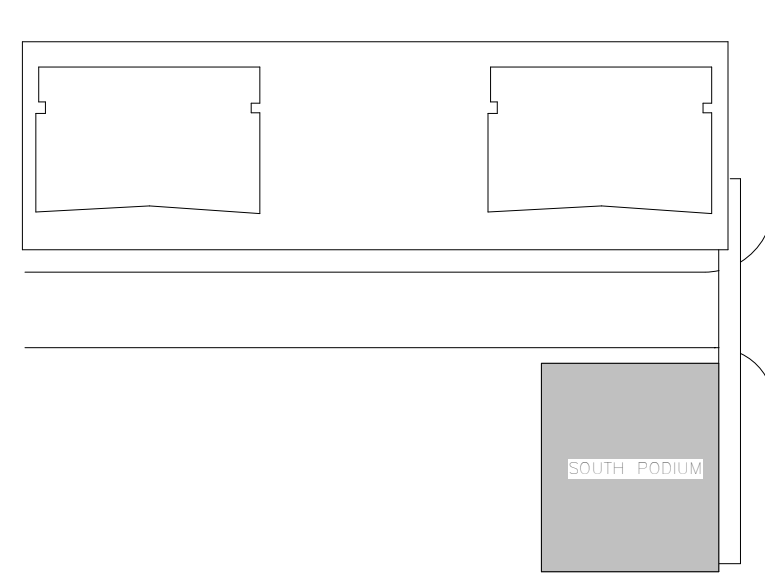
PARKING SCHEDULE - LEVEL 5		
PARKING STALL TYPE	LEVEL	COUNT
HC Parking Space - 2.5m x 6.0m or 3.3m x 6.0m (Van) + 1.5m access	LEVEL 5	1
Regular - 6.0m x 2.5m or 6.0m x 2.7m at columns	LEVEL 5	38
Small - 4.8m x 2.3m or 4.8m x 2.5m at columns	LEVEL 5	29
Grand total:		68



1 05-A-FLOOR PLAN
1:200

ATTACHMENT A
This forms part of application #TA20-0001
City of Kelowna
Planner Initials AC

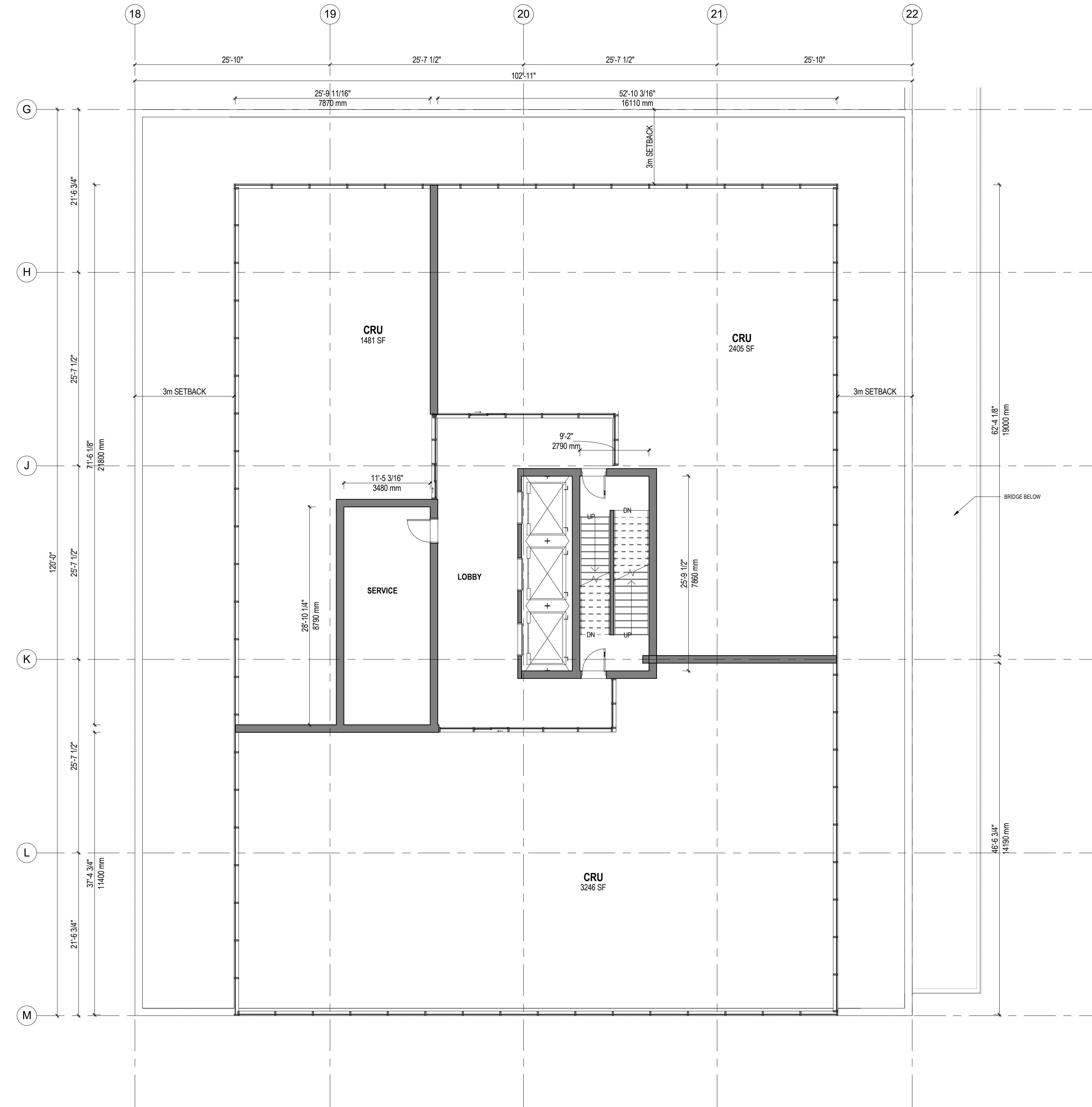




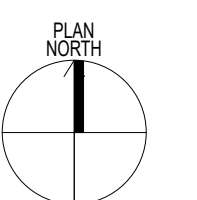
ATTACHMENT A
 This forms part of application
 # TA20-0001

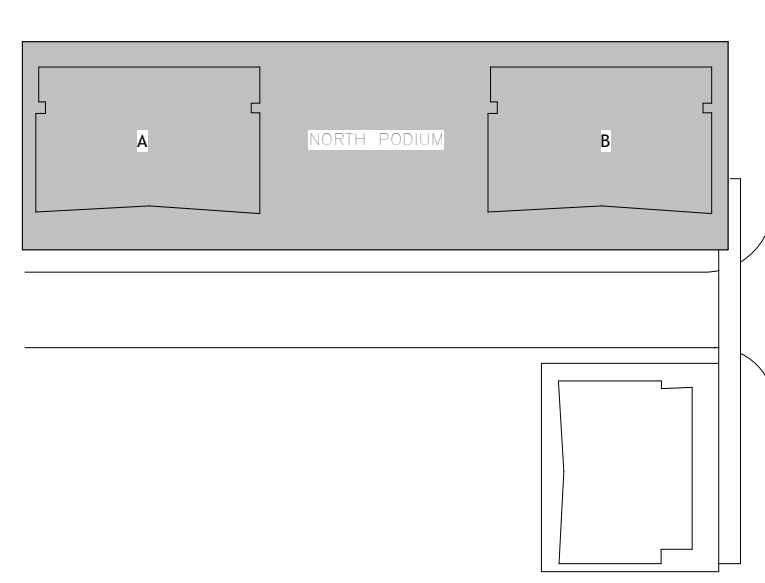
Planner Initials **AC**

City of Kelowna
 DEVELOPMENT PLANNING

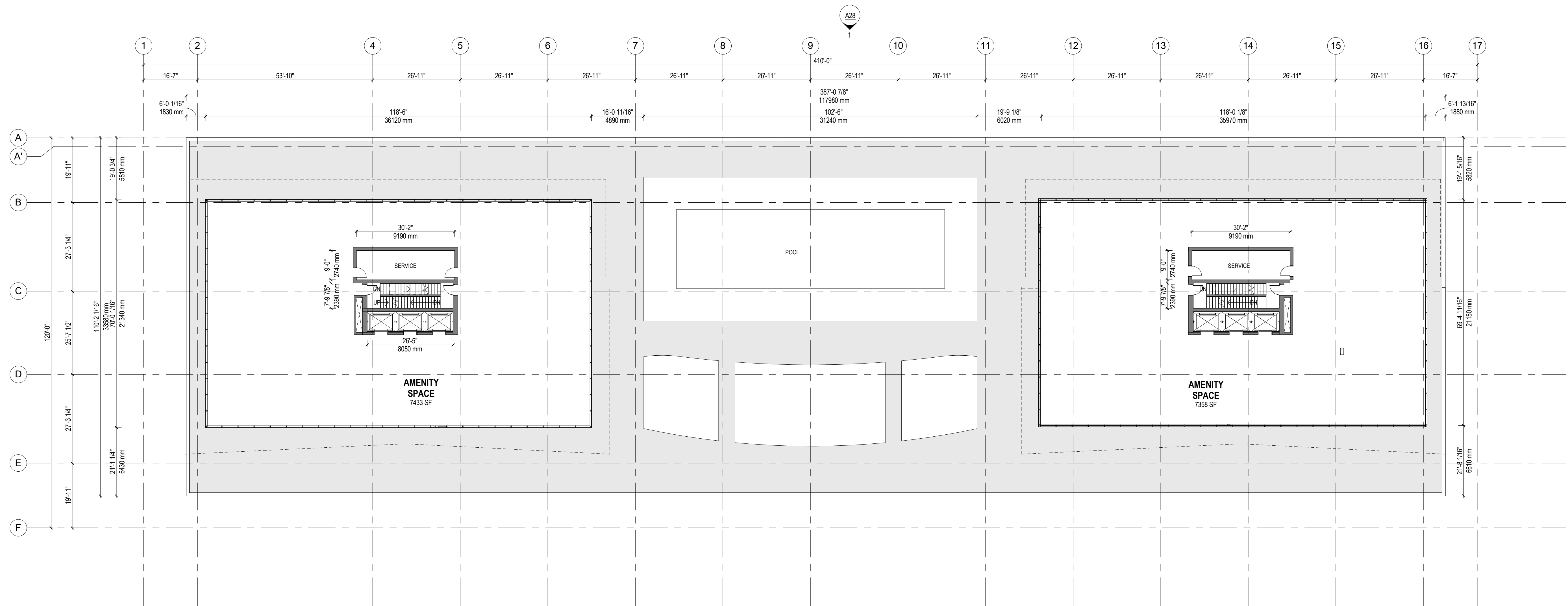


1 05-A-FLOOR PLAN - TOWER C
 1:100





KEY PLAN

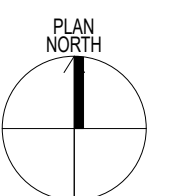


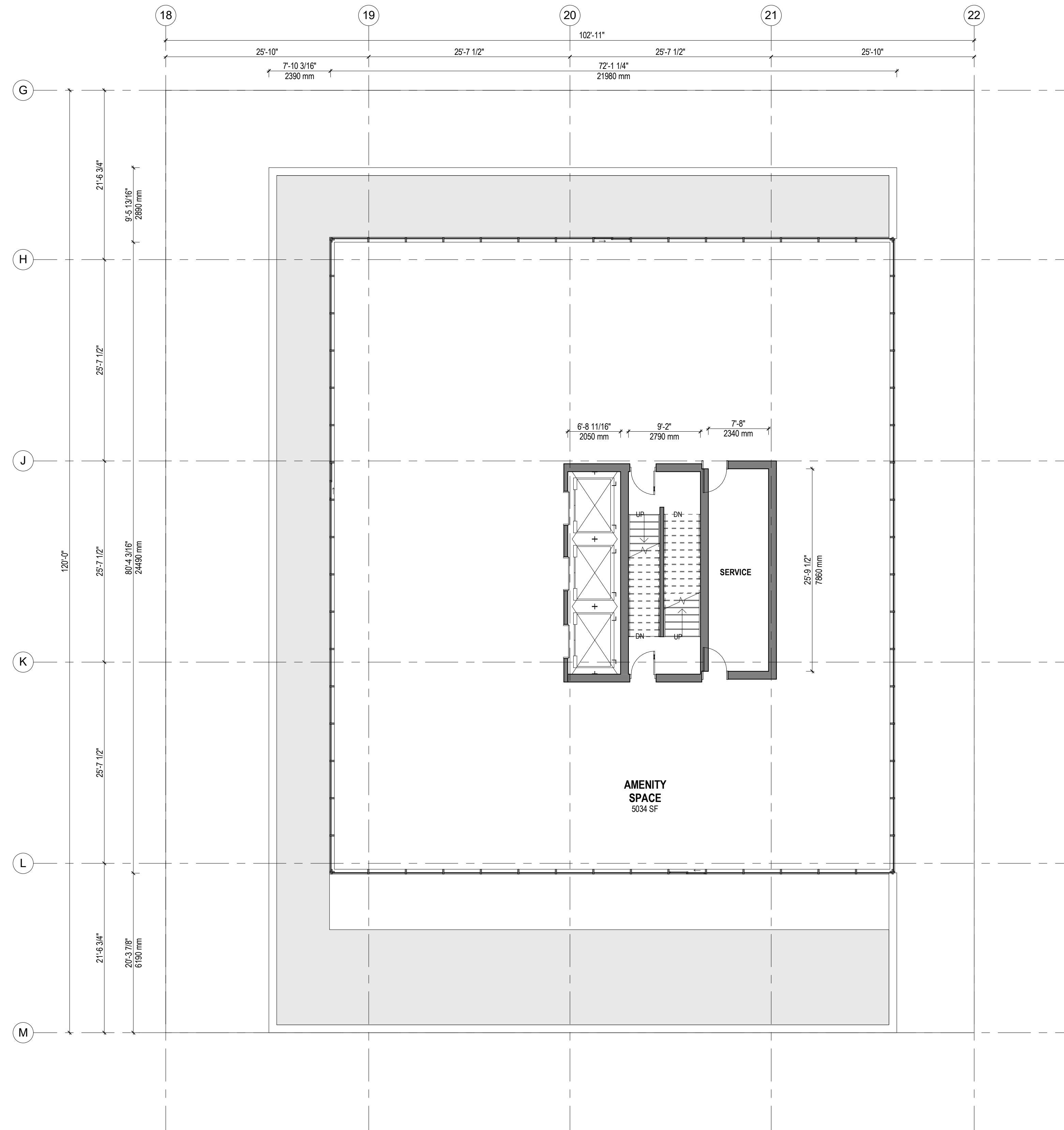
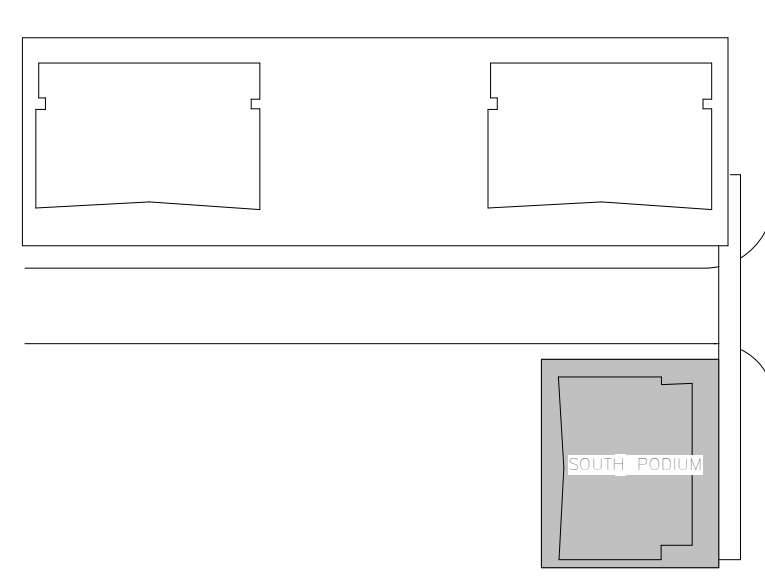
1 06-A-FLOOR PLAN
1:200

ATTACHMENT A
This forms part of application
TA20-0001

Planner Initials AC

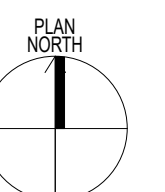
City of Kelowna
LOCAL GOVERNMENT PLANNING

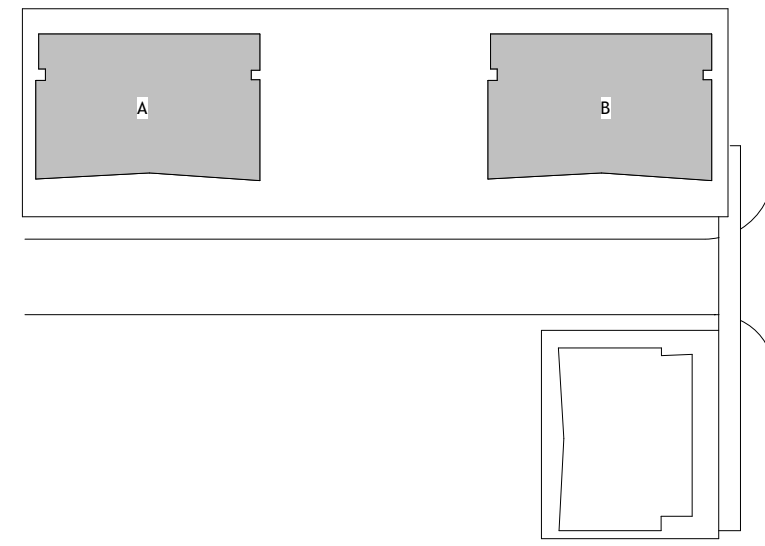




1 06-A-FLOOR PLAN - TOWER C
1:100

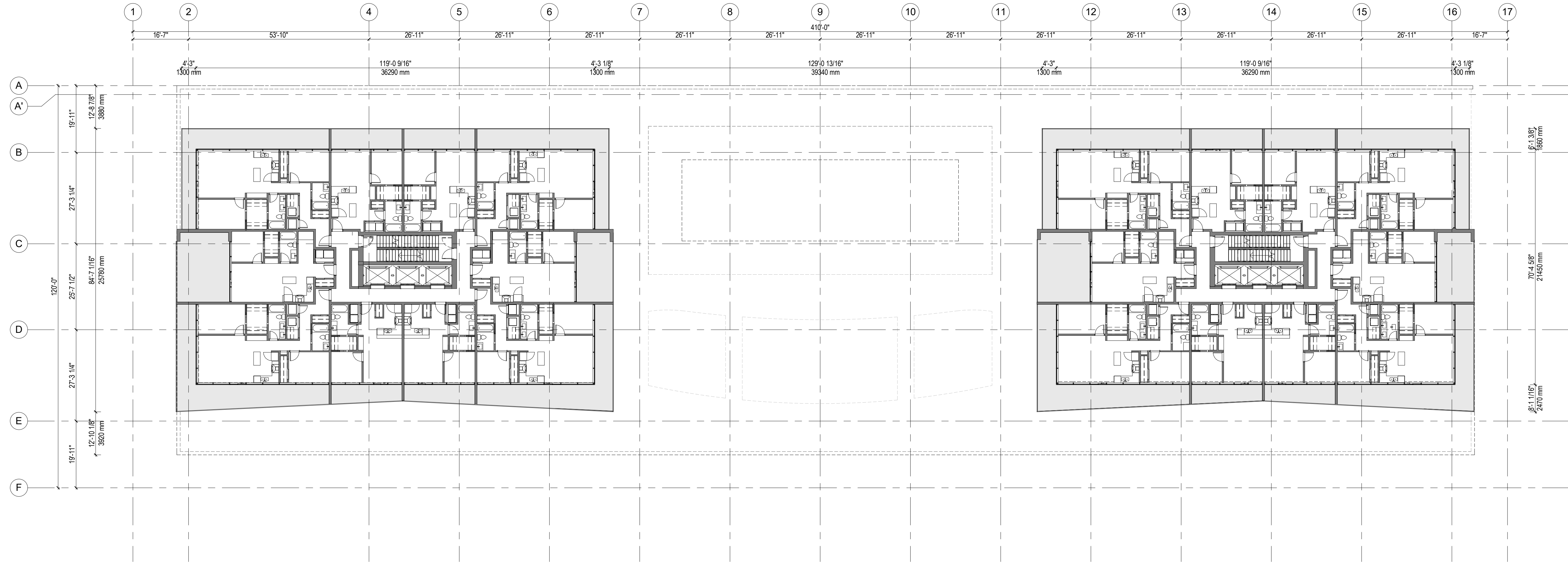
ATTACHMENT A
This forms part of application
TA20-0001
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING





KEY PLAN

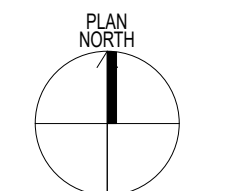
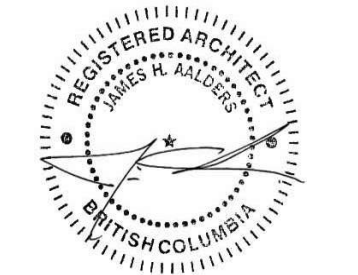
UNIT TYPE SUMMARY			
UNIT TYPE	TOWER A (25 STOREYS) MARKET HOUSING	TOWER B (42 STOREYS) MARKET HOUSING	TOWER C (27 STOREYS) SHORT TERM RENTAL
STUDIO A (360SF)	N/A	N/A	44
STUDIO B (360SF)	N/A	N/A	22
1 BEDROOM A (510SF)	N/A	N/A	44
1 BEDROOM B (530SF)	38	72	N/A
1 BEDROOM C (535SF)	38	72	N/A
1 BEDROOM D (600SF)	N/A	N/A	22
1 BEDROOM E (620SF)	38	72	N/A
2 BEDROOM A (815SF)	N/A	N/A	44
2 BEDROOM B (885SF)	38	72	N/A
2 BEDROOM C (975SF)	38	72	N/A
2 BEDROOM D (1075SF)	2	2	N/A
2 BEDROOM E (1090SF)	2	2	N/A
2 BEDROOM F (1260SF)	4	4	N/A
3 BEDROOM A (960SF)	N/A	N/A	22
3 BEDROOM B (1420SF)	4	4	N/A
TOTAL UNIT TYPES	182	352	198
TOTAL UNITS		732	



1 07-A-FLOOR PLAN
1:200

A27

ATTACHMENT A
This forms part of application
TA20-0001
City of Kelowna
Planner Initials AC



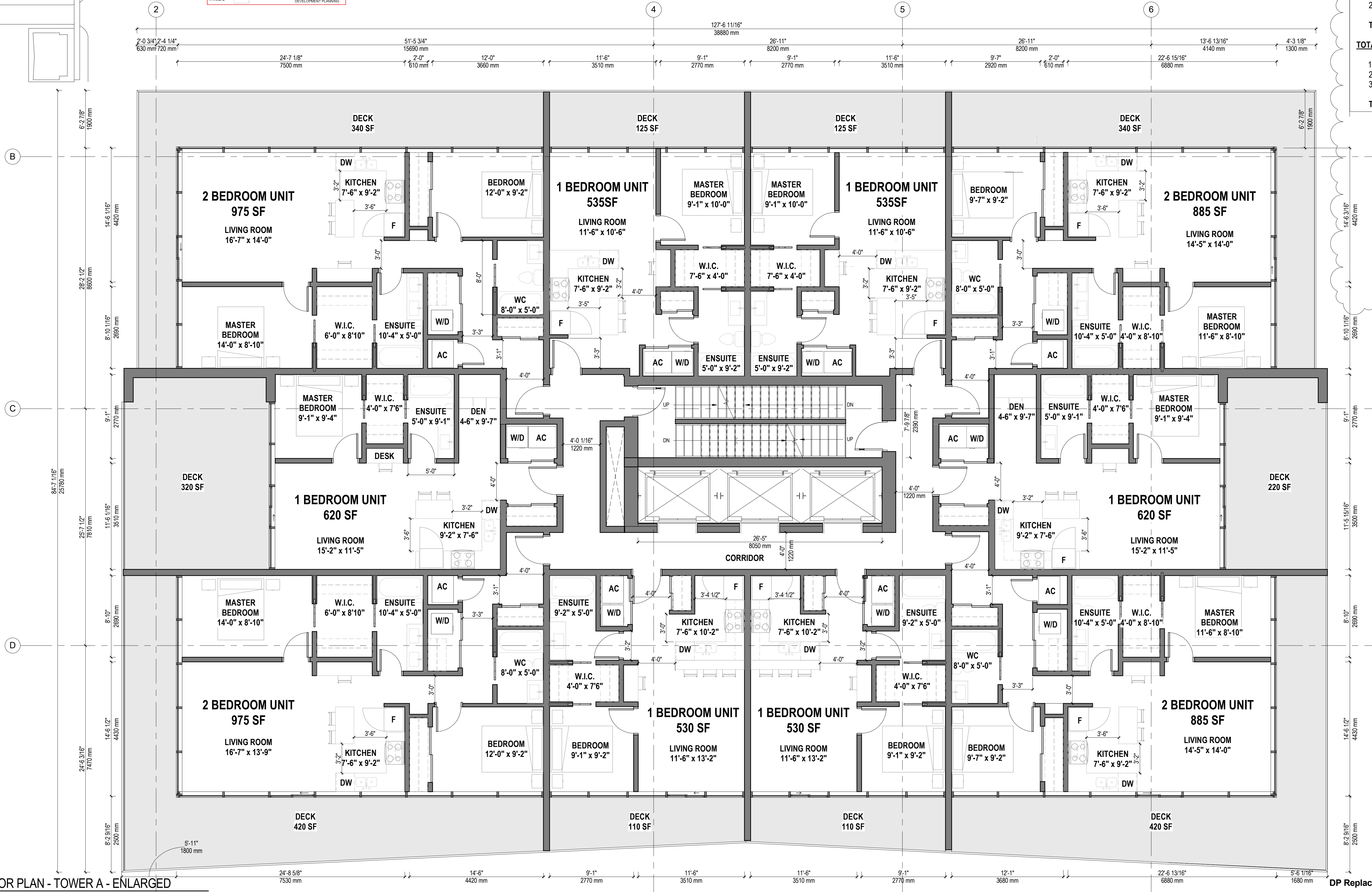
DP Replacement Sheets 15/07/2020
Development Permit 20/12/2019



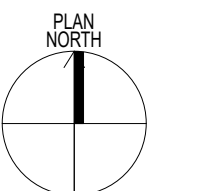
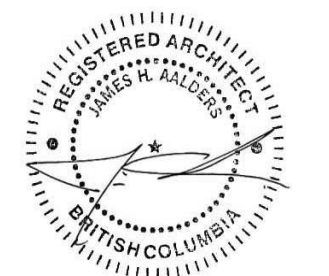
NUMBER OF UNITS/FLOOR	
1 BEDROOM:	6 UNITS
2 BEDROOM:	4 UNITS
TOTAL:	10 UNITS
TOTAL NUMBER OF UNITS (36 FLOORS)	
1 BEDROOM:	102 UNITS
2 BEDROOM:	76 UNITS
3 BEDROOM:	4 UNITS
TOTAL:	182 UNITS

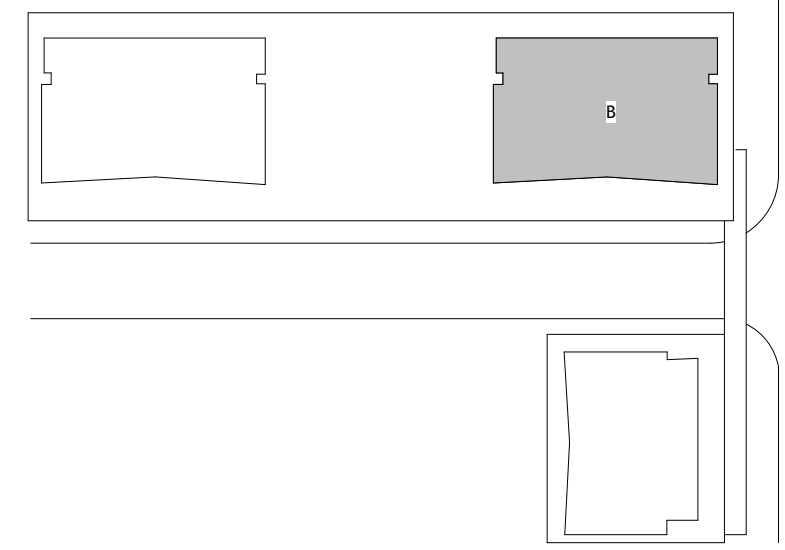
SUITE MATRIX	
1 BEDROOM:	530 SF
1 BEDROOM:	535 SF
1 BEDROOM:	620 SF
2 BEDROOM:	885 SF
2 BEDROOM:	975 SF
PH 2 BEDROOM + DEN:	1075 SF
PH 2 BEDROOM + DEN:	1090 SF
PH 2 BEDROOM + DEN:	1260 SF
PH 3 BEDROOM:	1420 SF

KEY PLAN



07-A-FLOOR PLAN - TOWER A - ENLARGED
 1/316" = 1'-0"





NUMBER OF UNITS/FLOOR

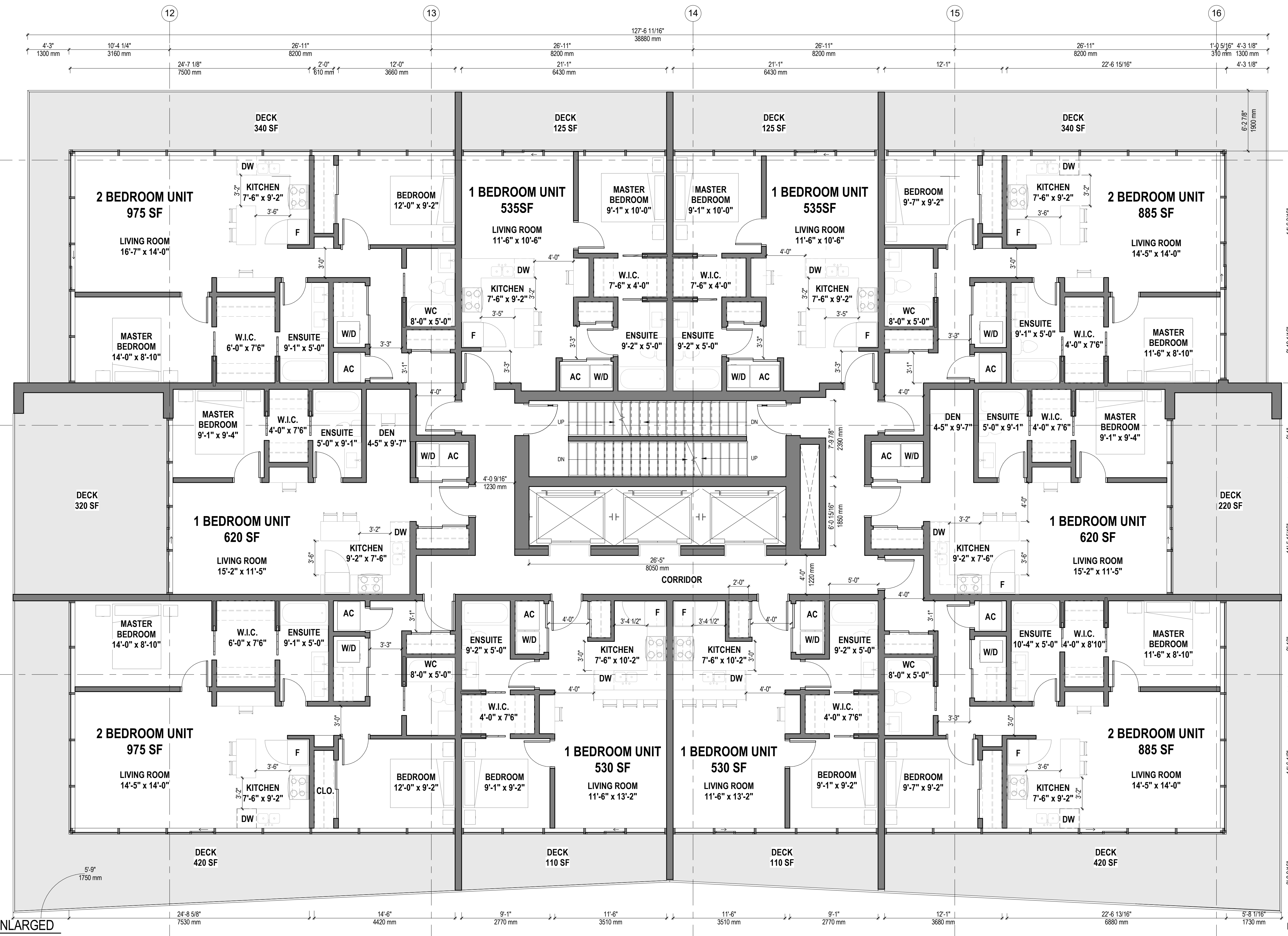
1 BEDROOM:	6 UNITS
2 BEDROOM:	4 UNITS
TOTAL:	10 UNITS

TOTAL NUMBER OF UNITS (36 FLOORS)

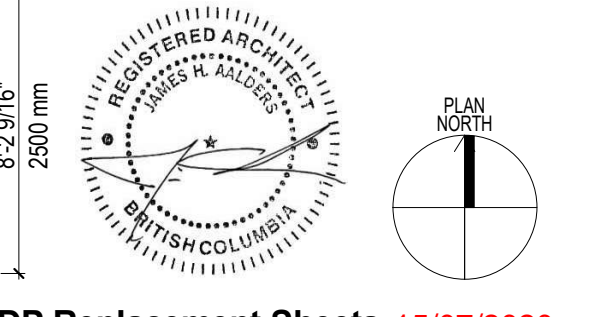
1 BEDROOM:	204 UNITS
2 BEDROOM:	144 UNITS
3 BEDROOM:	4 UNITS
TOTAL:	352 UNITS

SUITE MATRIX

1 BEDROOM:	530 SF
1 BEDROOM:	535 SF
1 BEDROOM:	620 SF
2 BEDROOM:	885 SF
2 BEDROOM:	975 SF
PH 2 BEDROOM + DEN:	1075 SF
PH 2 BEDROOM + DEN:	1090 SF
PH 2 BEDROOM + DEN:	1260 SF
PH 3 BEDROOM:	1420 SF

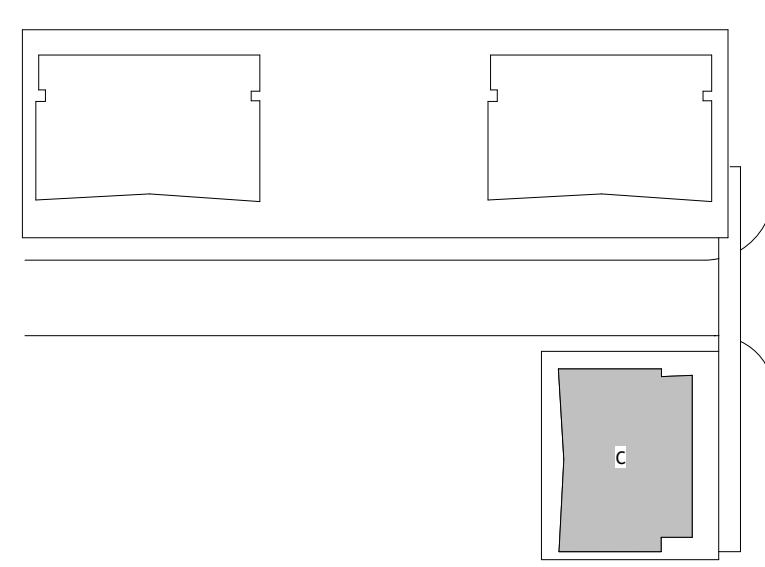


07-A-FLOOR PLAN - TOWER B - ENLARGED
 3/16" = 1'-0"

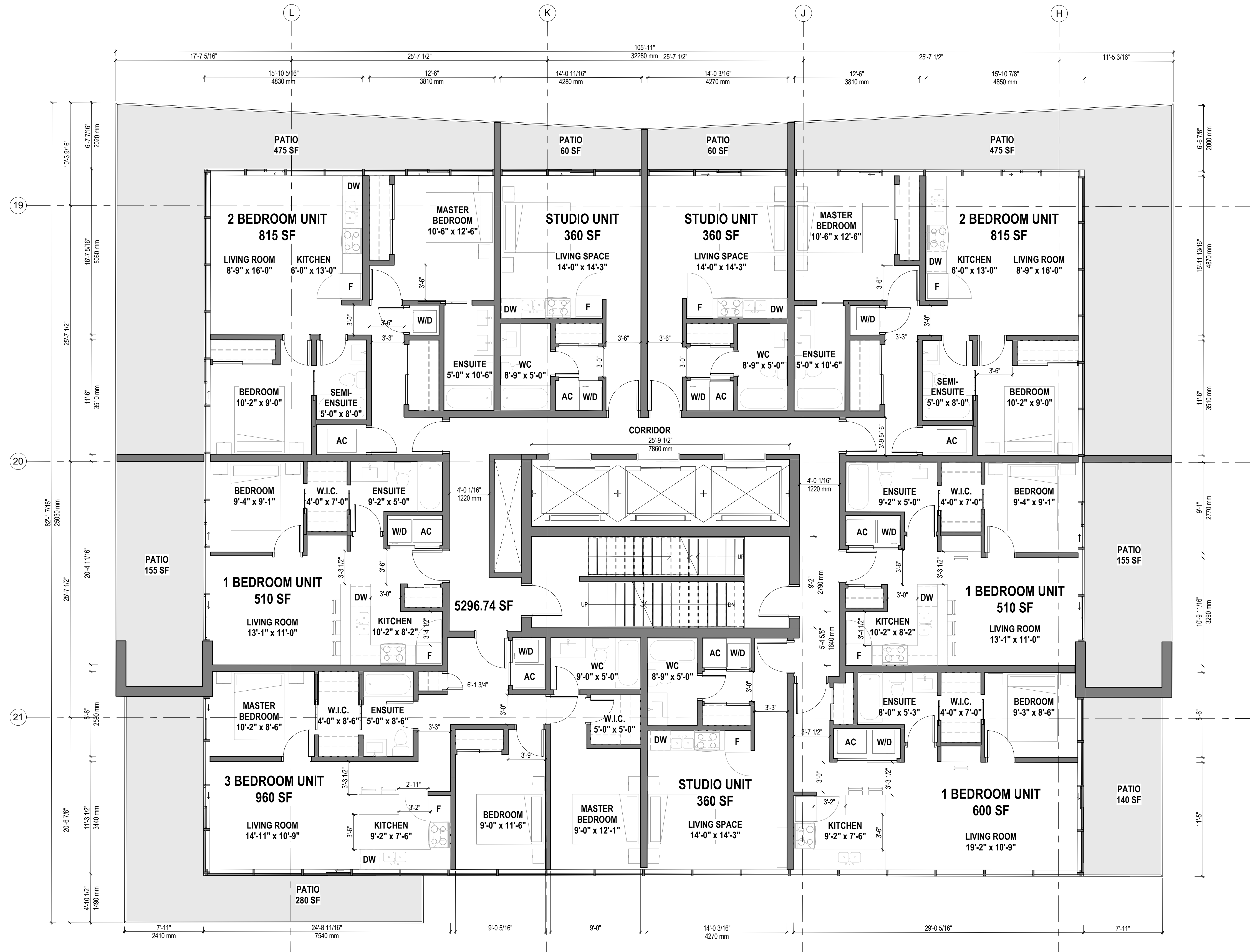


DP Replacement Sheets 15/07/2020
 Development Permit 20/12/2019





KEY PLAN



NUMBER OF UNITS/FLOOR

STUDIO:	3 UNITS
1 BEDROOM:	3 UNITS
2 BEDROOM:	2 UNITS
3 BEDROOM:	1 UNIT
TOTAL:	10 UNITS

TOTAL NUMBER OF UNITS (22 FLOORS)

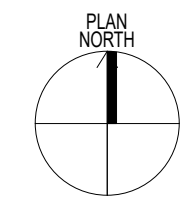
STUDIO:	66 UNITS
1 BEDROOM:	66 UNITS
2 BEDROOM:	44 UNITS
3 BEDROOM:	22 UNITS
TOTAL:	198 UNITS

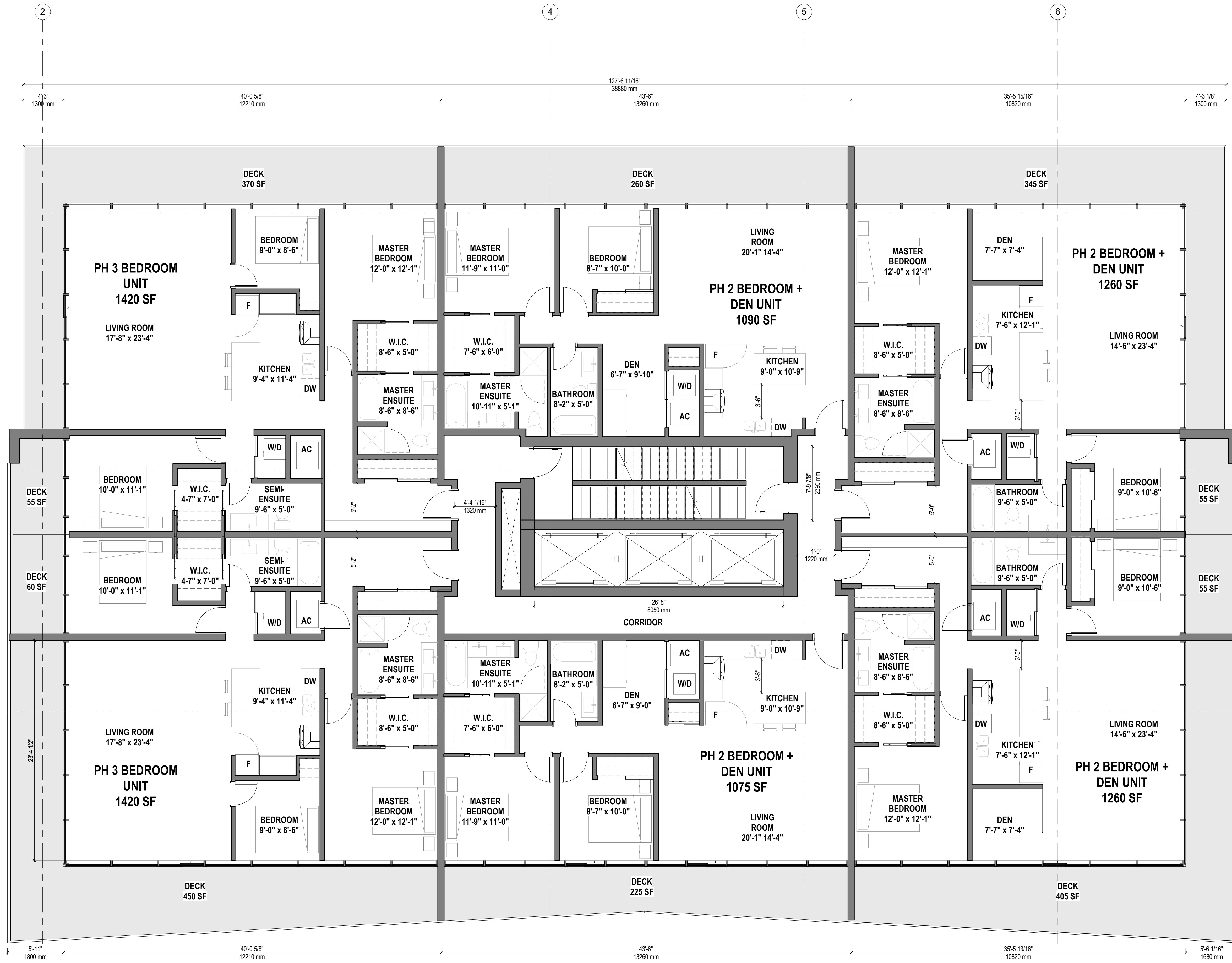
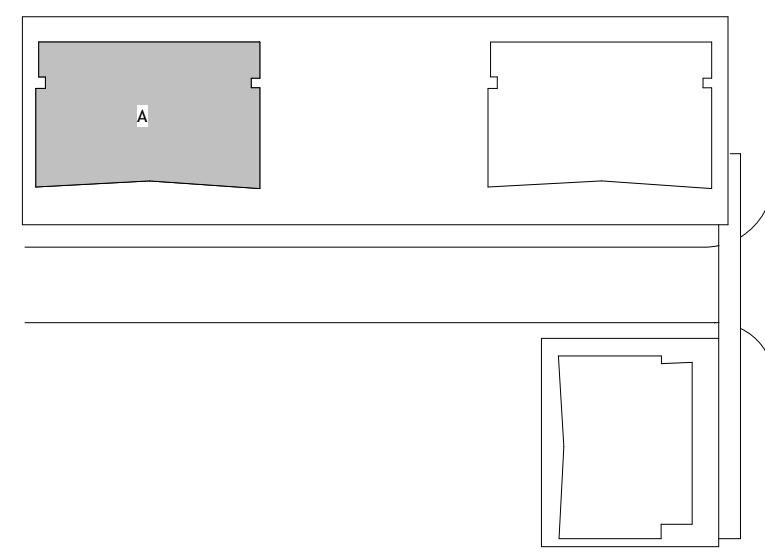
SUITE MATRIX

STUDIO:	360 SF
1 BEDROOM:	510 SF
2 BEDROOM:	815 SF
3 BEDROOM:	960 SF

1 07-A-FLOOR PLAN - TOWER C - ENLARGED
3/16" = 1'-0"

ATTACHMENT A
This forms part of application # TA20-0001
City of Kelowna
Planner Initials AC





NUMBER OF UNITS/FLOOR

1 BEDROOM:	6 UNITS
2 BEDROOM:	4 UNITS
TOTAL:	10 UNITS

TOTAL NUMBER OF UNITS (36 FLOORS)

1 BEDROOM:	102 UNITS
2 BEDROOM:	76 UNITS
3 BEDROOM:	4 UNITS
TOTAL:	182 UNITS

SUITE MATRIX

1 BEDROOM:	530 SF
1 BEDROOM:	535 SF
1 BEDROOM:	620 SF
2 BEDROOM:	885 SF
2 BEDROOM:	975 SF
PH 2 BEDROOM + DEN:	1075 SF
PH 2 BEDROOM + DEN:	1090 SF
PH 2 BEDROOM + DEN:	1260 SF
PH 3 BEDROOM:	1420 SF

ATTACHMENT A

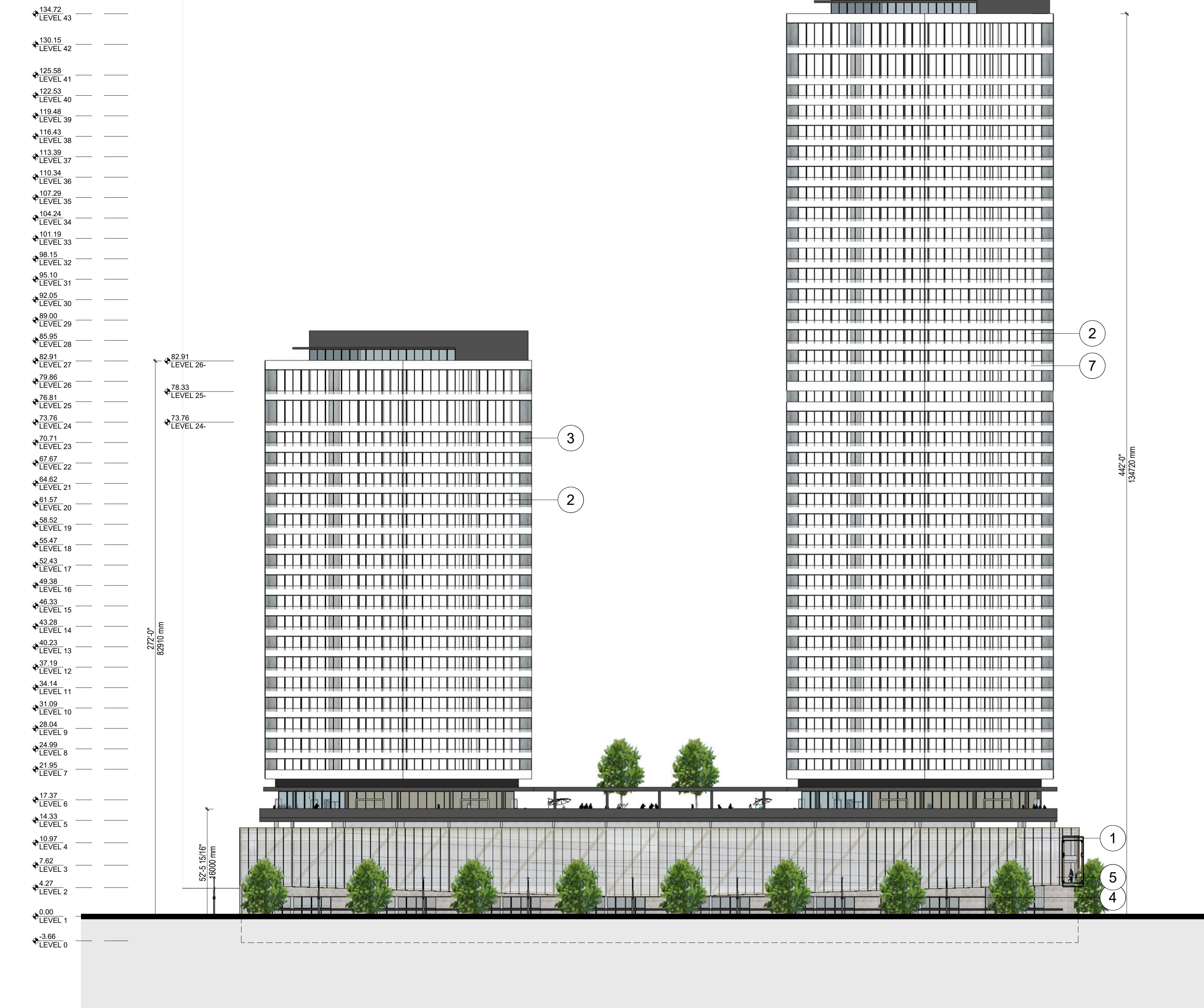
This forms part of application # TA20-0001

Planner Initials AC

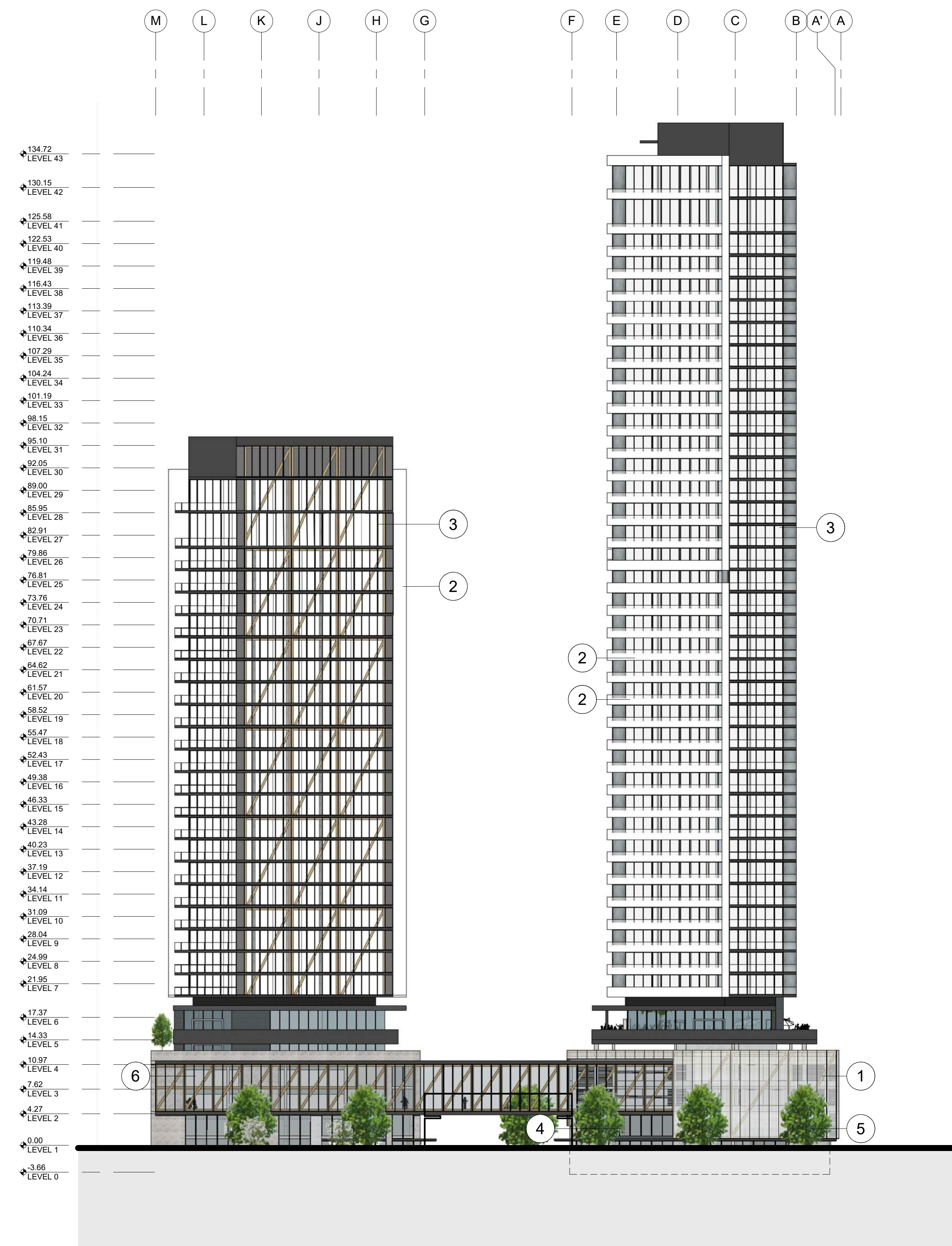


1 45-A-FLOOR PLAN - TOWER A - ENLARGED
3/16" = 1'-0"

- ① POLYCARBONATE TRANSLUCENT PANELS
- ② PREFINISHED WHITE METAL CLADDING
- ③ PREFINISHED GREY METAL CLADDING
- ④ CORTEN
- ⑤ GREY BRICK VENEER
- ⑥ WOOD / CLT
- ⑦ FROSTED GLASS
- ⑧ NATURAL CONCRETE



① LEON AVE SOUTH ELEVATION
1/32" = 1'-0"

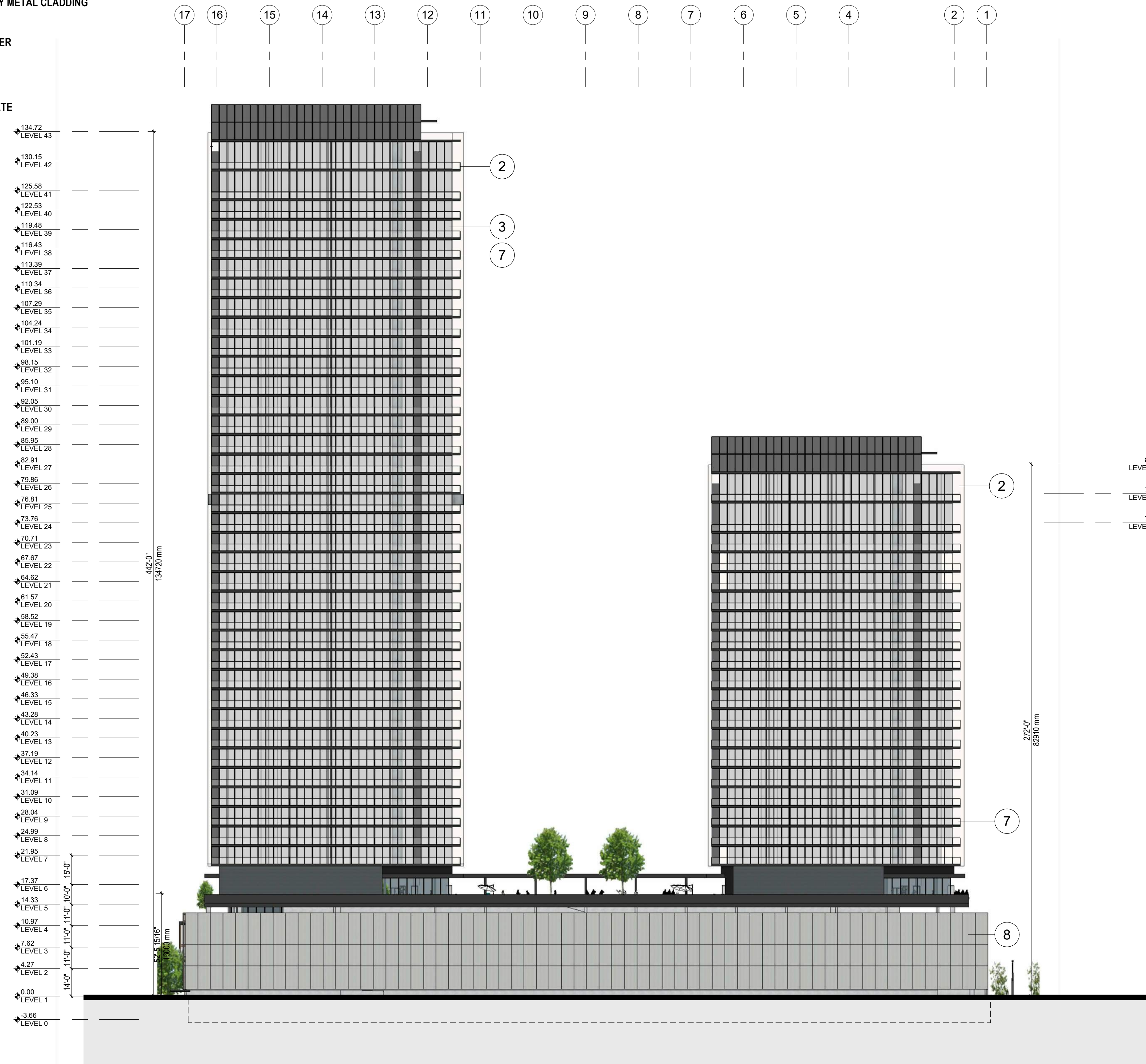


② WATER STREET EAST ELEVATION
1/32" = 1'-0"

ATTACHMENT A
This forms part of application
TA20-0001

Planner Initials AC

- ① POLYCARBONATE TRANSLUCENT PANELS
- ② PREFINISHED WHITE METAL CLADDING
- ③ PREFINISHED GREY METAL CLADDING
- ④ CORTEN
- ⑤ GREY BRICK VENEER
- ⑥ WOOD / CLT
- ⑦ FROSTED GLASS
- ⑧ NATURAL CONCRETE

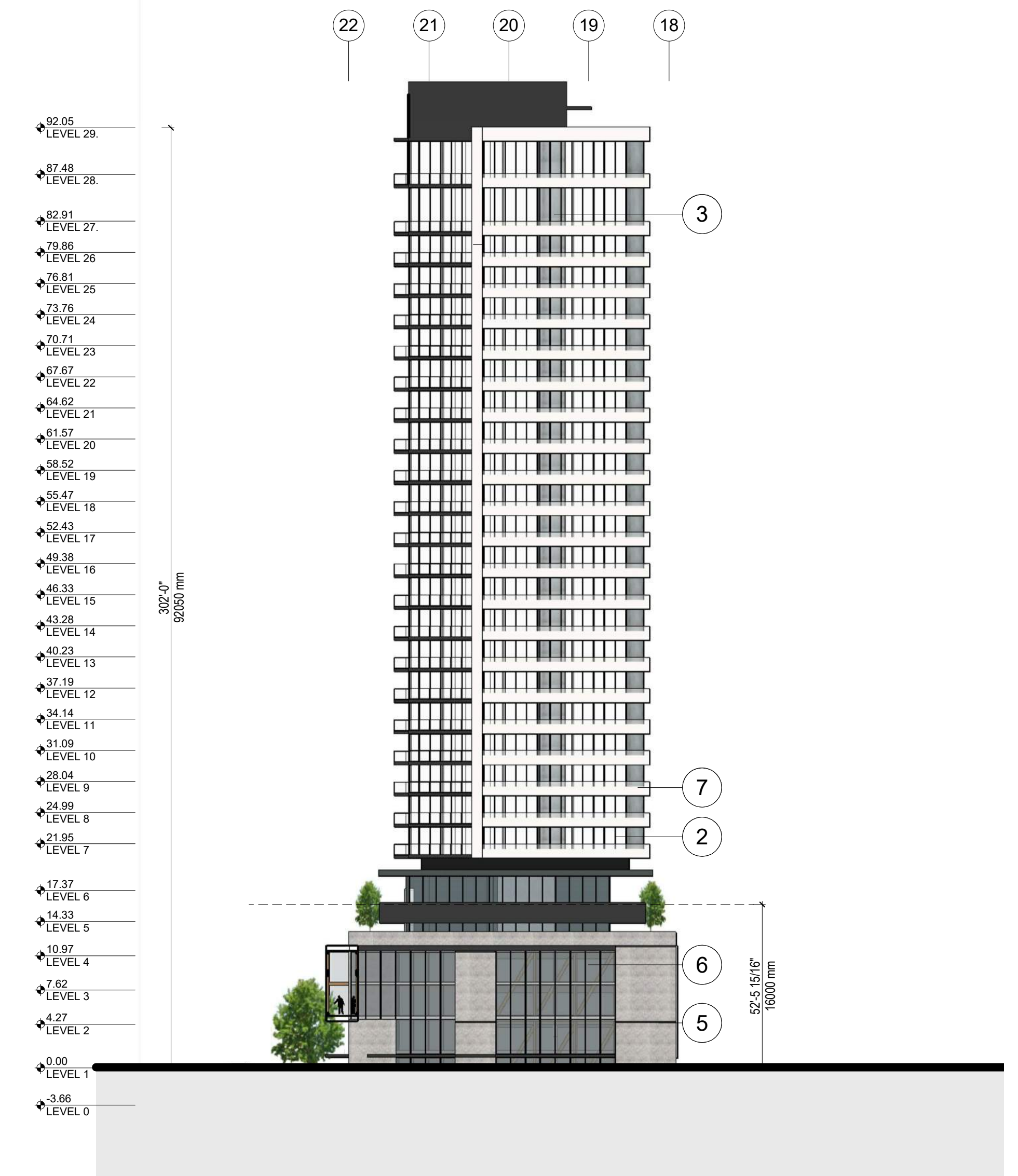


① NORTH ELEVATION
1/32" = 1'-0"

ATTACHMENT A
This forms part of application
TA20-0001

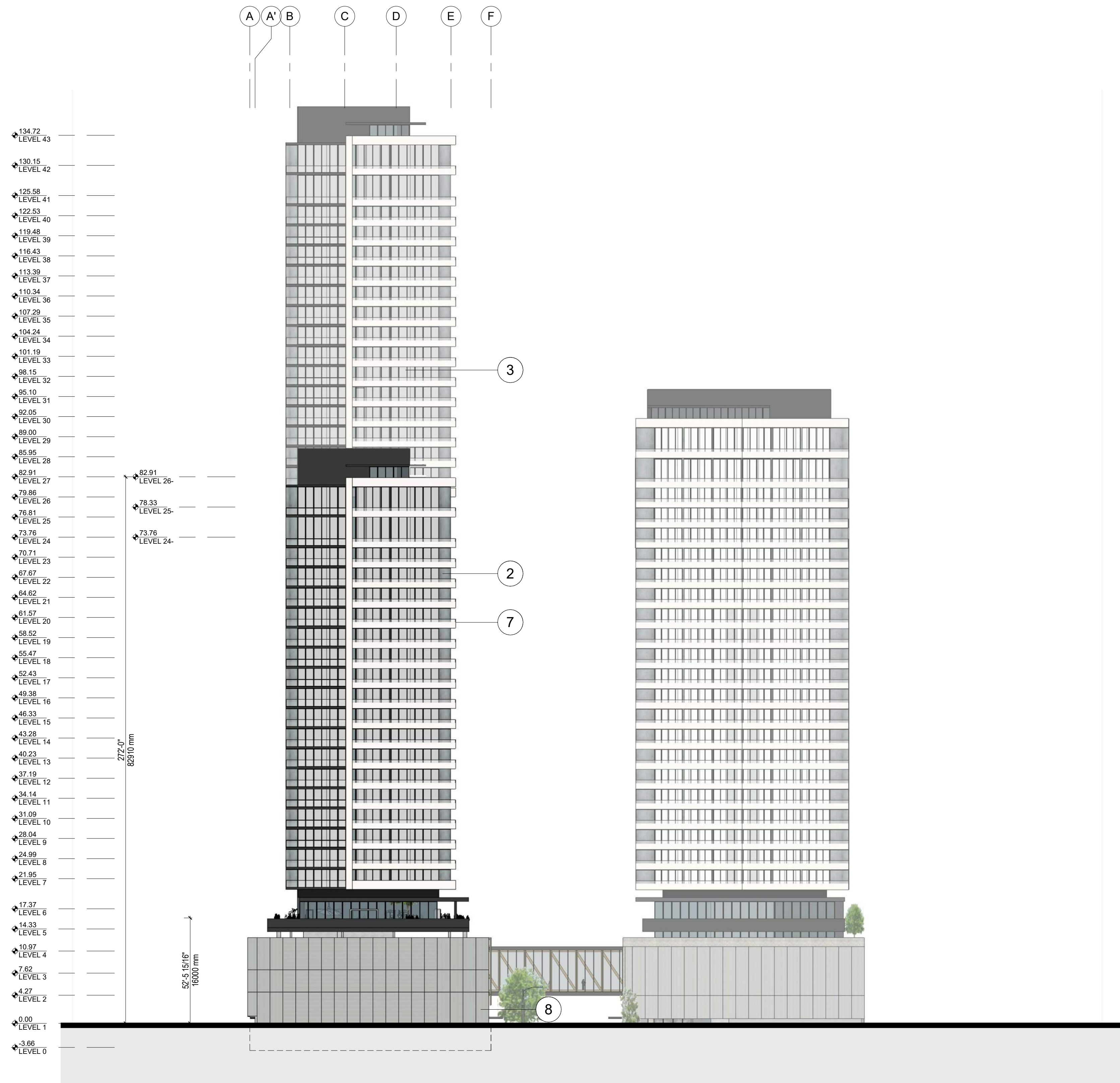
Planner Initials **AC**

City of **Kelowna**
DEVELOPMENT PLANNING

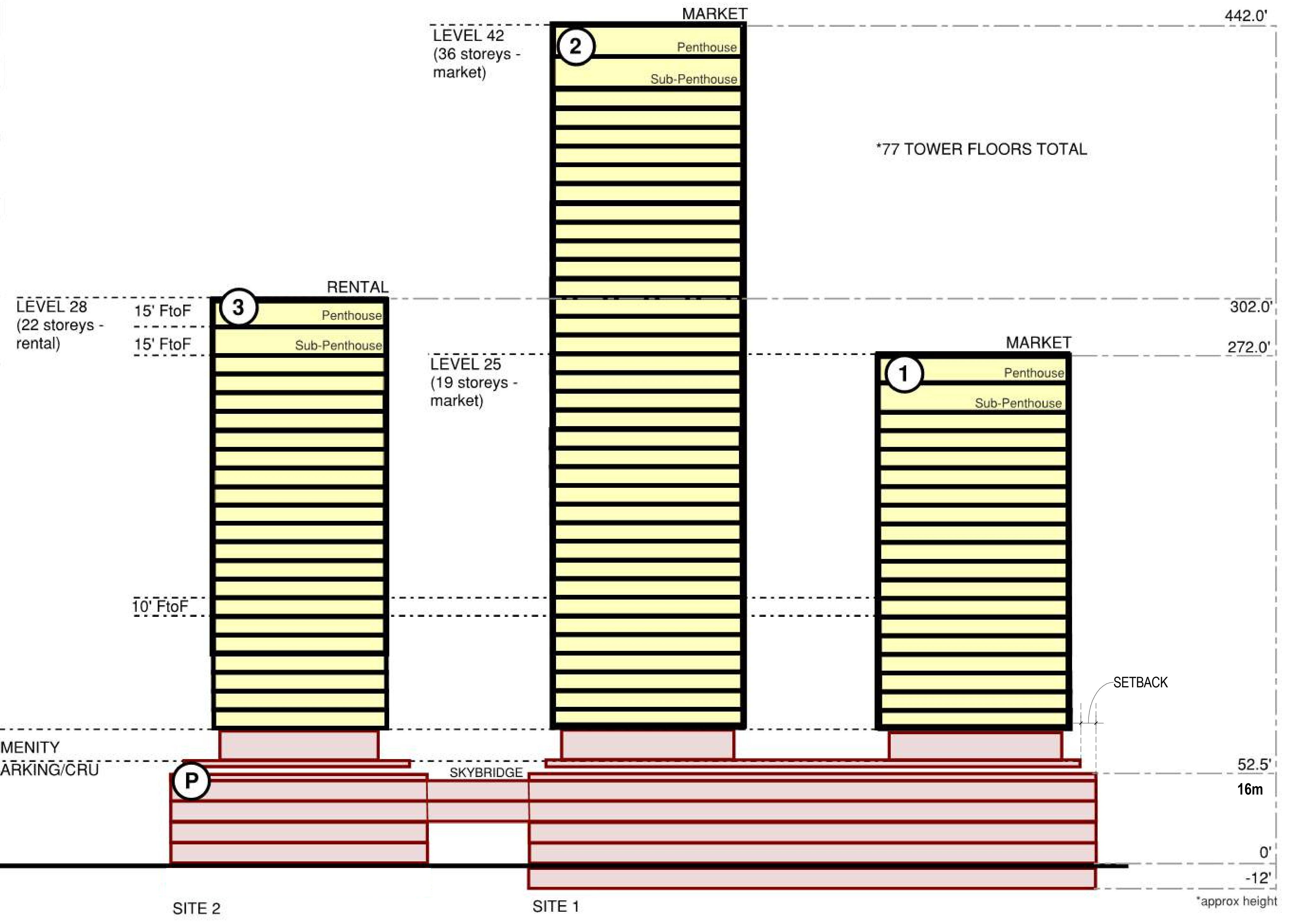
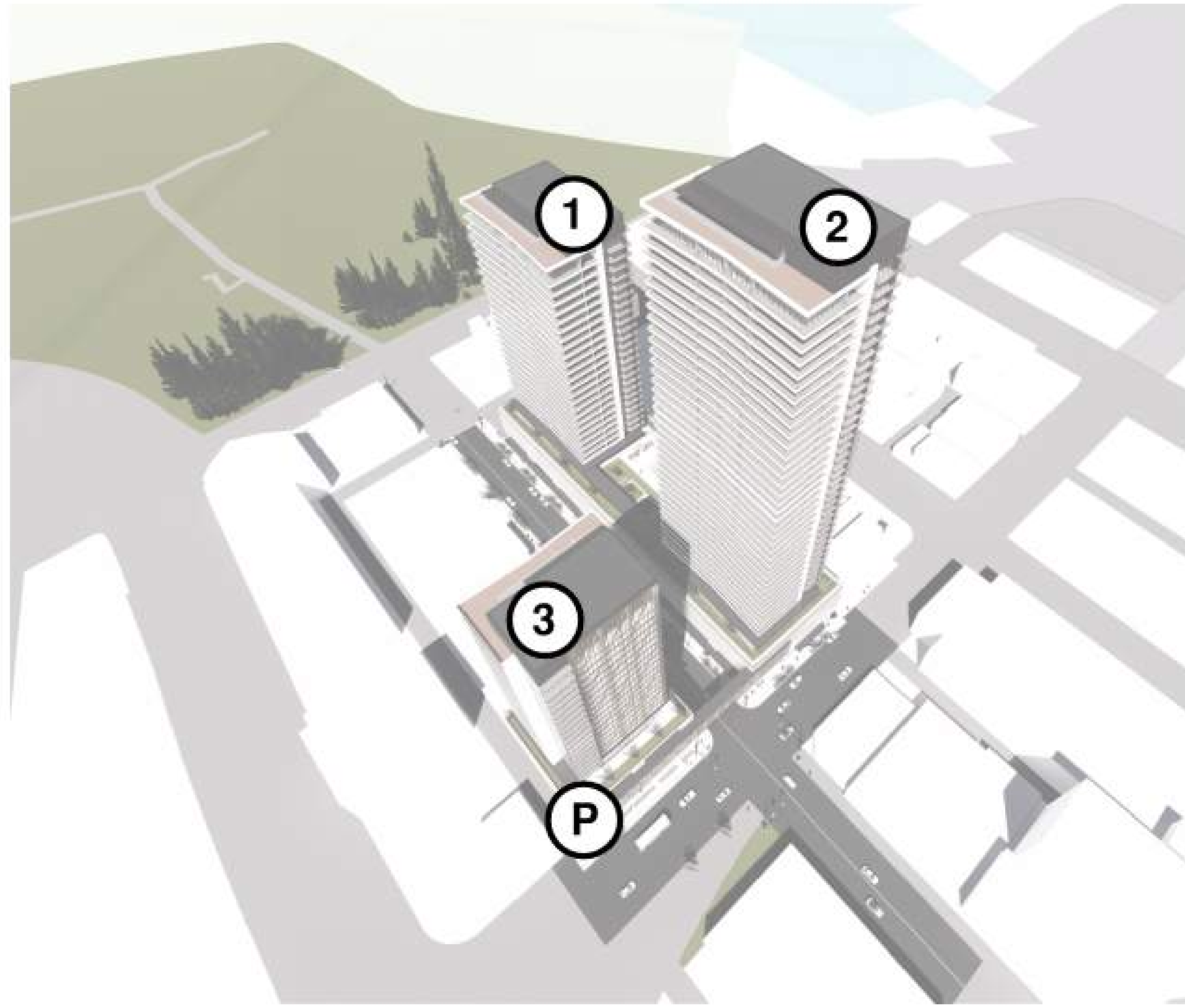


② LEON AVE NORTH ELEVATION
1/32" = 1'-0"

- ① POLYCARBONATE TRANSLUCENT PANELS
- ② PREFINISHED WHITE METAL CLADDING
- ③ PREFINISHED GREY METAL CLADDING
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- ⑤ GREY BRICK VENEER
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- ⑦ FROSTED GLASS
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ATTACHMENT A
 This forms part of application
 # TA20-0001
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials AC



ATTACHMENT A
 This forms part of application
 # TA20-0001
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials AC

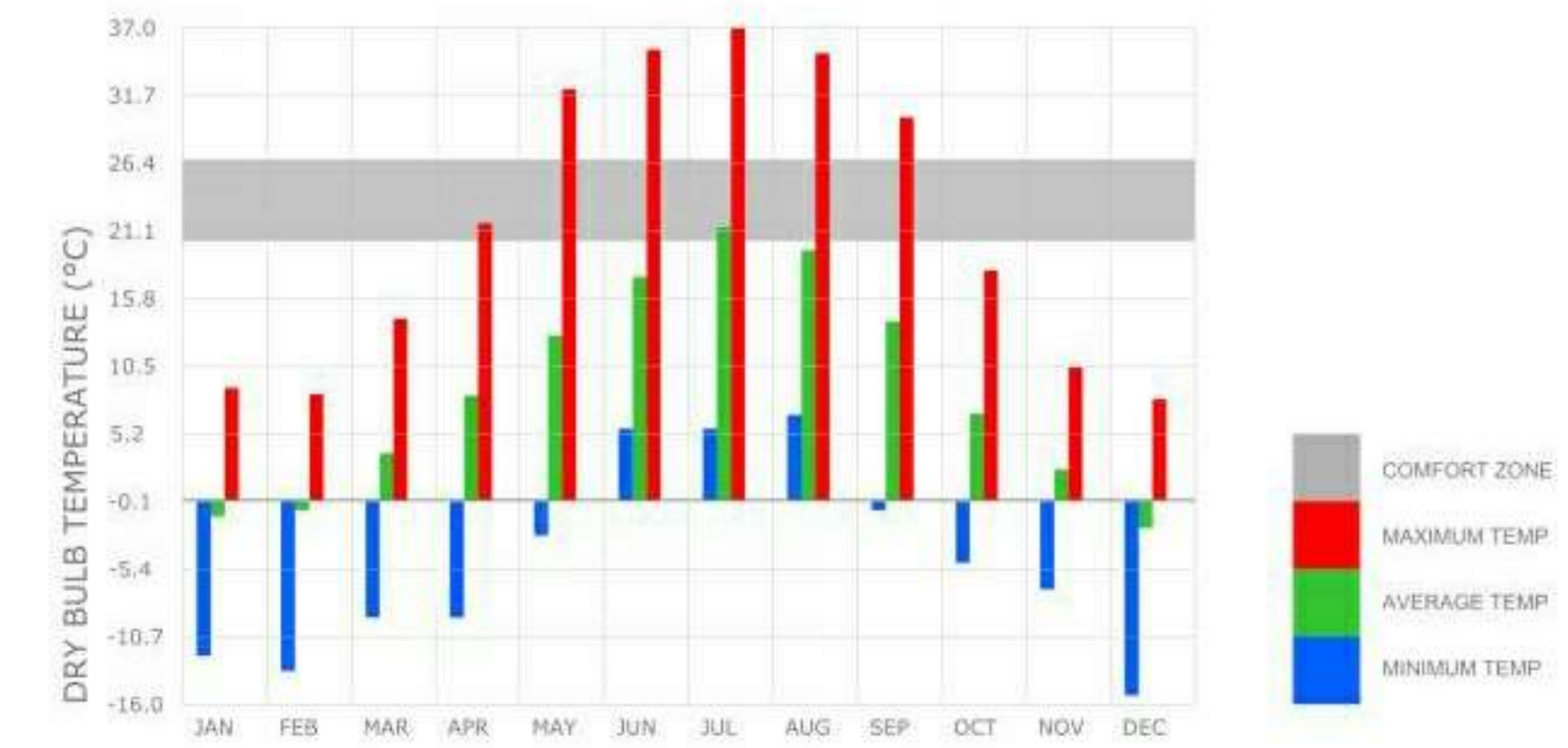
ATTACHMENT A
This forms part of application
TA20-0001
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING



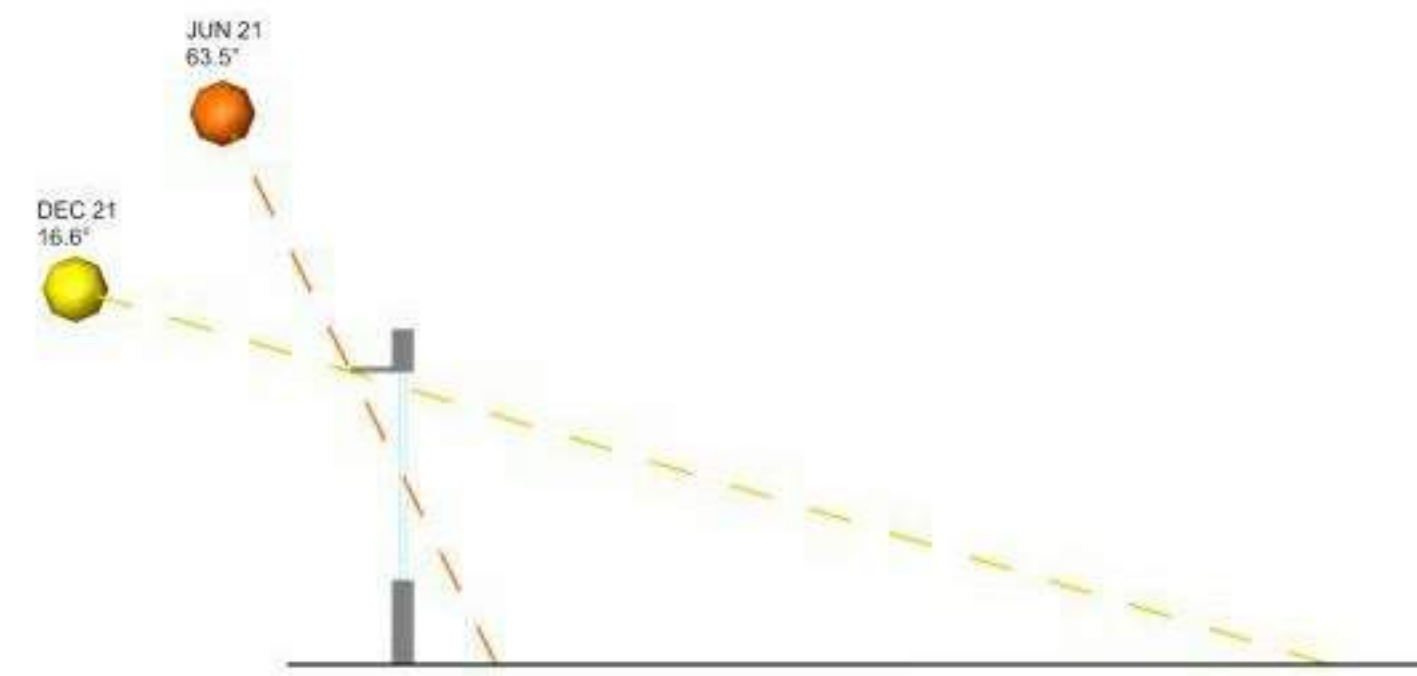
NORTH EAST VIEW (CURRENT)



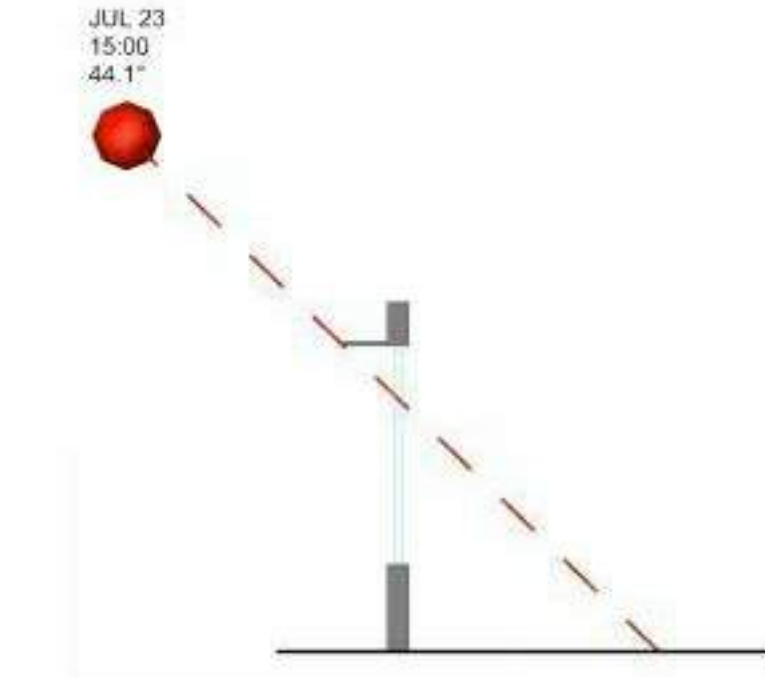
NORTH EAST VIEW (FUTURE)



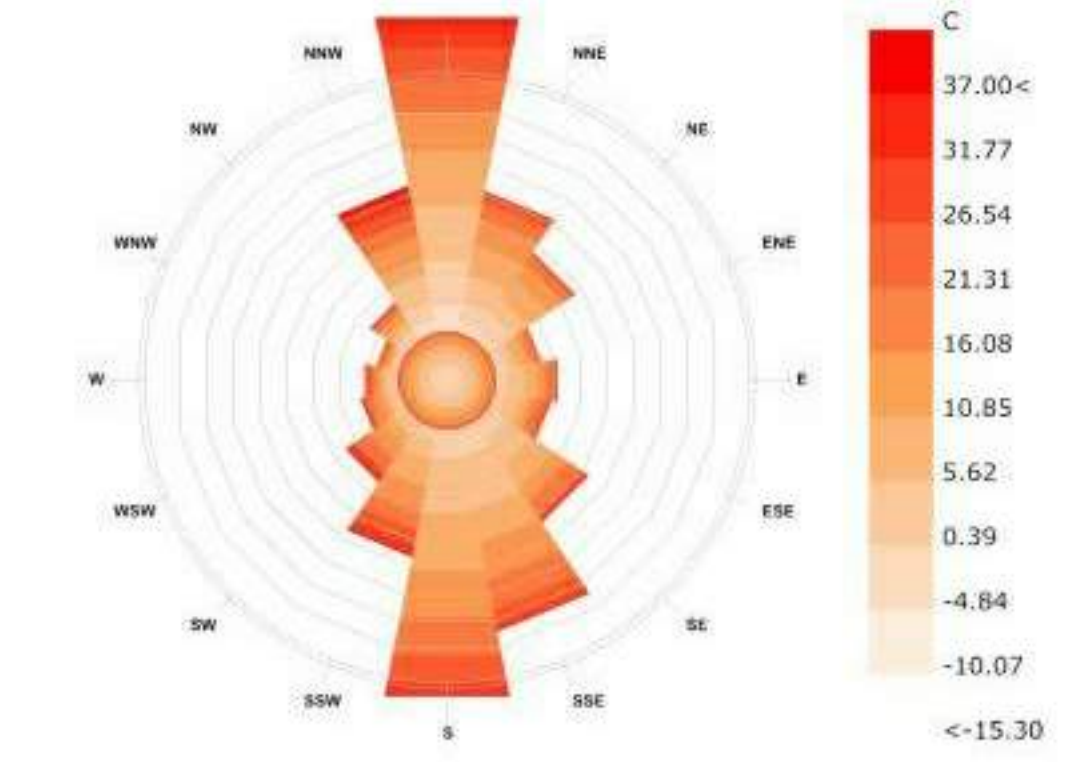
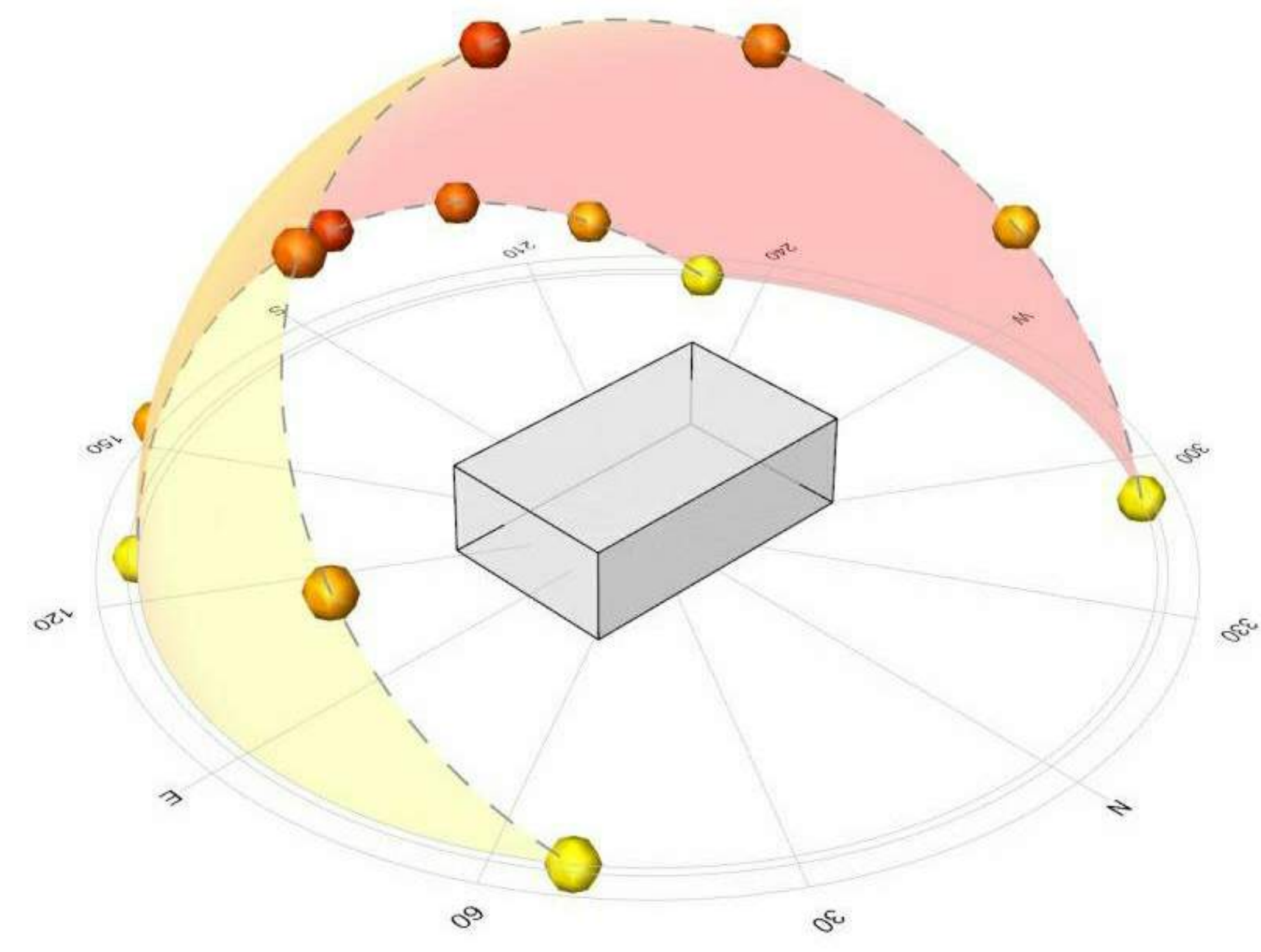
TEMPERATURE + COMFORT



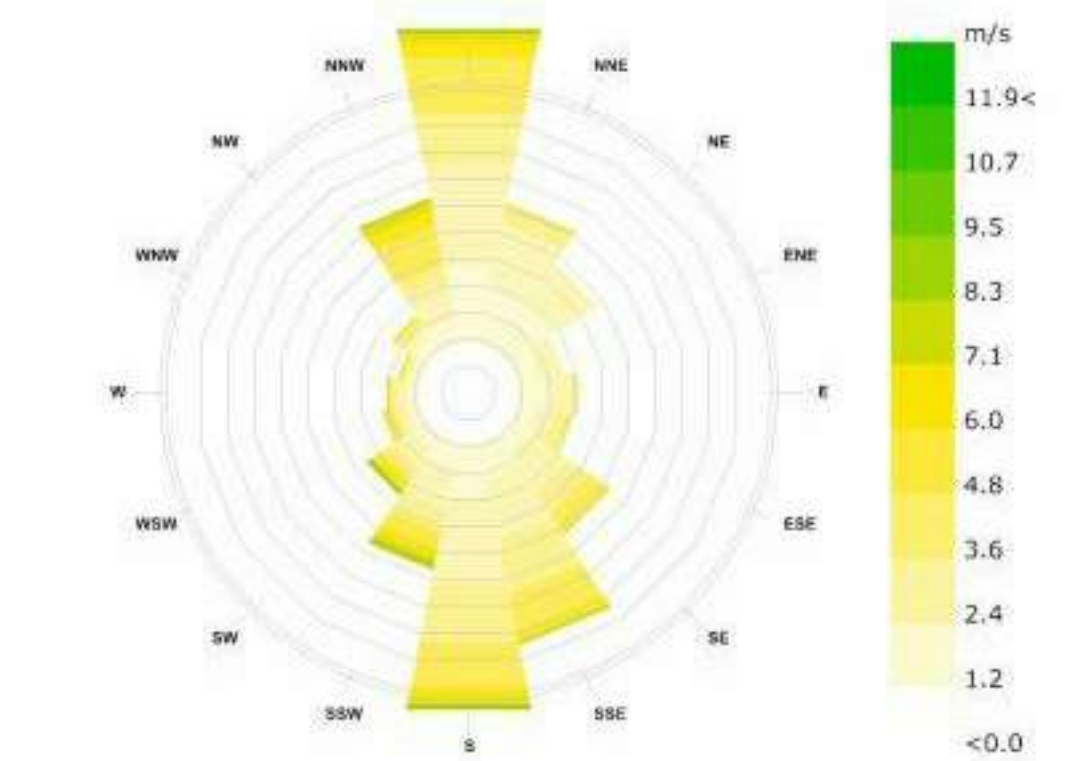
SUN ANGLES AT NOON ON WINTER AND SUMMER SOLSTICES (2' OVERHANG SHOWN)



SUNG ANGLE DURING HOTTEST TIME OF YEAR (2' OVERHANG SHOWN)



ANNUAL WIND ROSE - DRY BULB TEMPERATURE



ANNUAL WIND ROSE - WIND SPEED
 (Most Frequent Wind from the South for 10.37% of the Year)



MARCH 21 - 9:00AM



MARCH 21 - 12:00PM



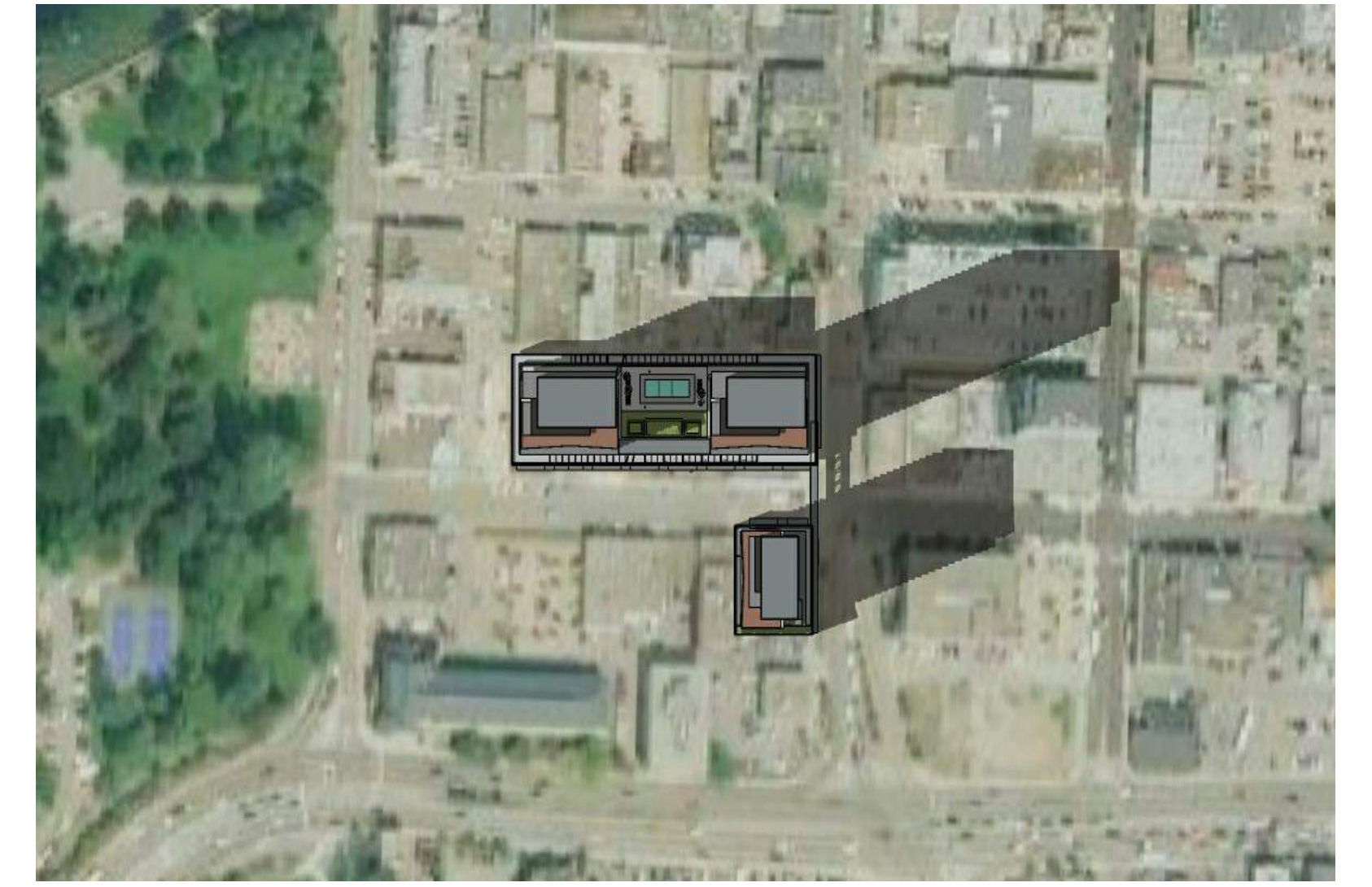
MARCH 21 - 3:00PM



JUNE 21 - 9:00AM



JUNE 21 - 12:00PM



JUNE 21 - 3:00PM



DECEMBER 21 - 9:00AM

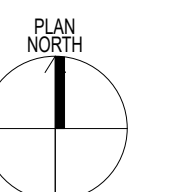


DECEMBER 21 - 12:00PM

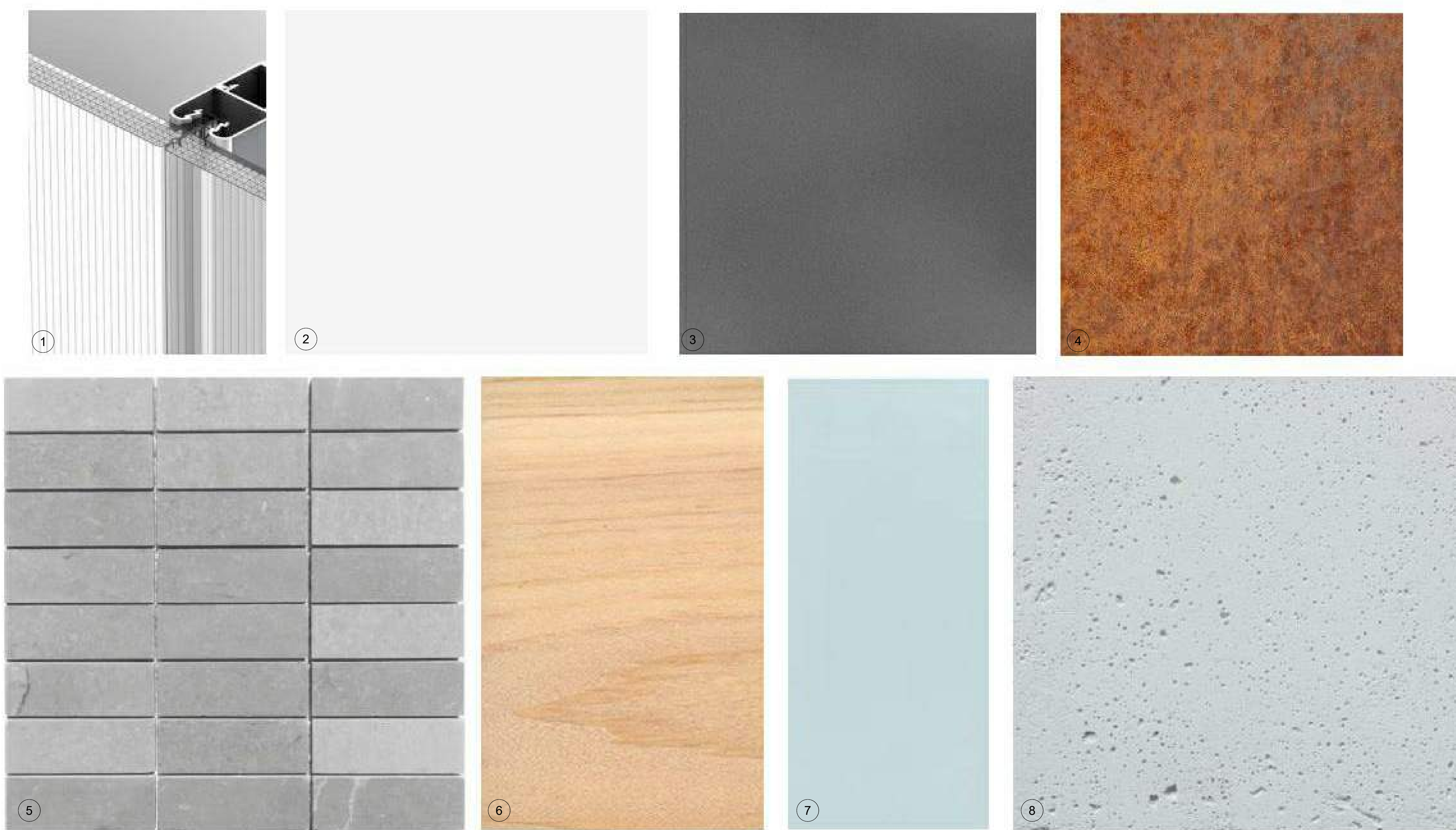


DECEMBER 21 - 3:00PM

ATTACHMENT A
This forms part of application
TA20-0001
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

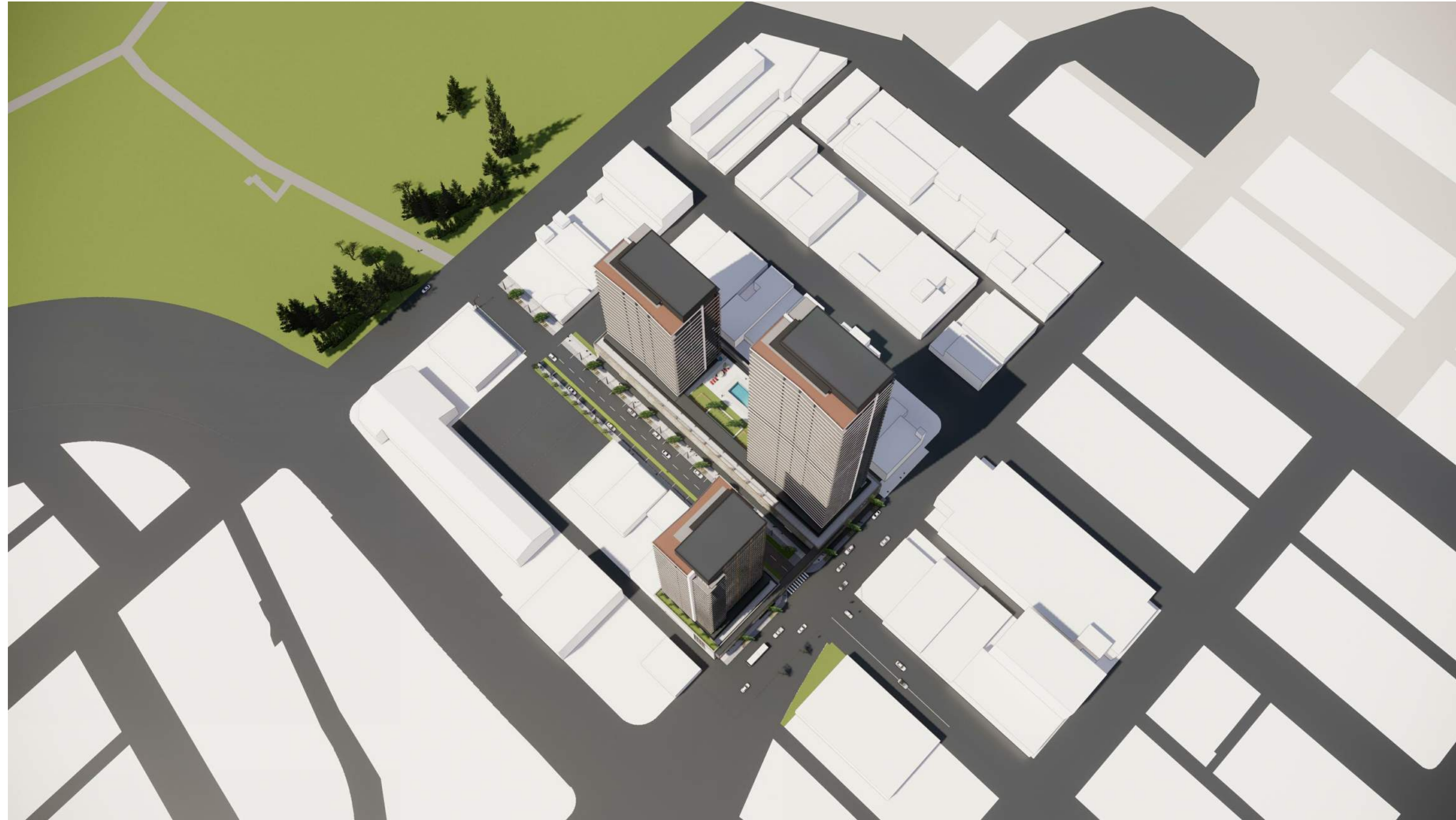


DP Replacement Sheets 30/03/2020
Development Permit 20/12/2019



- ① POLYCARBONATE TRANSLUCENT PANELS
- ② PREFINISHED WHITE METAL CLADDING
- ③ PREFINISHED GREY METAL CLADDING
- ④ CORTEN
- ⑤ GREY BRICK VENEER
- ⑥ WOOD / CLT
- ⑦ FROSTED GLASS
- ⑧ NATURAL CONCRETE

ATTACHMENT A
 This forms part of application
 # TA20-0001
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials AC



BIRDS' EYE VIEW LOOKING NORTH WEST



BIRDS' EYE VIEW LOOKING SOUTH WEST



BIRDS' EYE VIEW LOOKING SOUTH EAST



BIRDS' EYE VIEW LOOKING NORTH

DP Replacement Sheets 30/03/2020
 Development Permit 20/12/2019



LEON AVE VIEW LOOKING WEST



WATER STREET VIEW LOOKING NORTH WEST



KELOWNA PARK VIEW LOOKING EAST



BIRDS' EYE VIEW LOOKING NORTH EAST

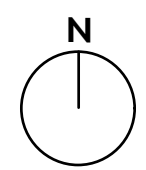
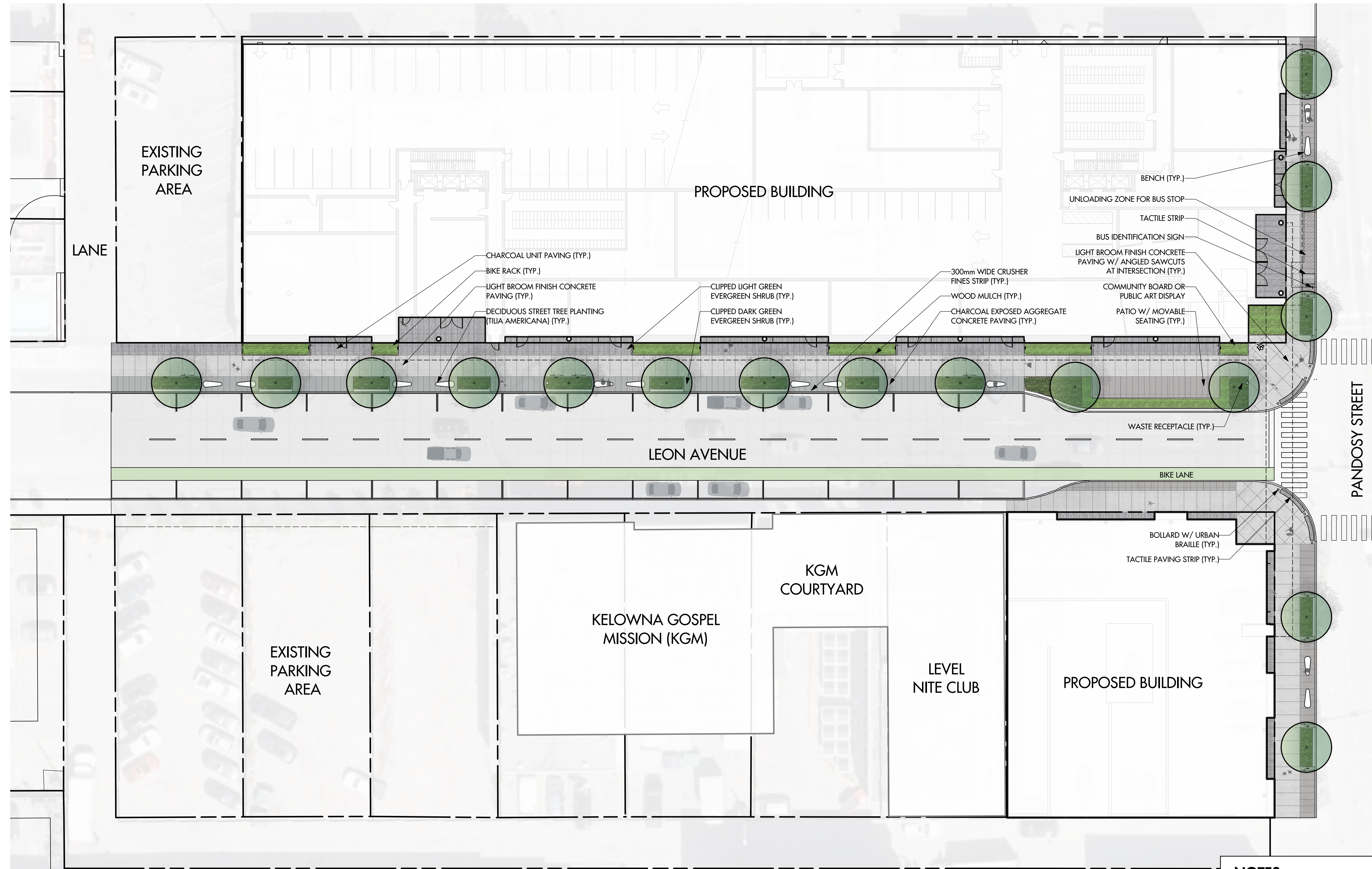
DP Replacement Sheets 30/03/2020
Development Permit 20/12/2019

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OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

WATER STREET BY THE PARK

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	19.12.18	Development Permit
2	20.06.12	Development Permit
3		
4		
5		

PROJECT NO. 19-077

DESIGN BY FB

DRAWN BY KM

CHECKED BY FB

DATE JUNE 12, 2020

SCALE 1:100

PAGE SIZE 24"x36"

SEAL



DRAWING NUMBER

L1/4

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ATTACHMENT A
This forms part of application # TA20-0001
Planner Initials AC
City of Kelowna DEVELOPMENT PLANNING

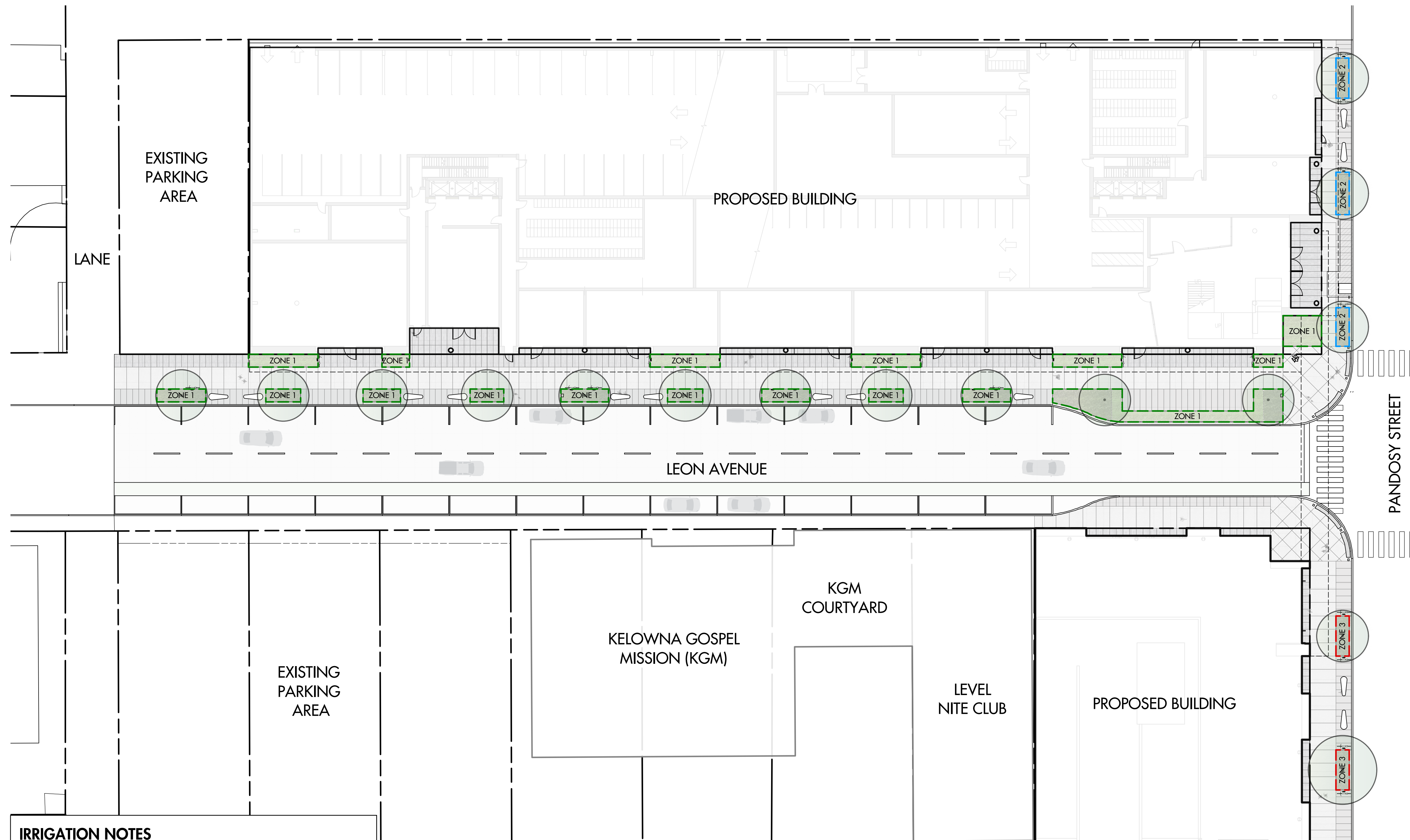
PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
TILIA AMERICANA	AMERICAN LINDEN	16	6cm CAL.
SHRUBS			
BUXUS 'NORTH STAR'	NORTH STAR BOXWOOD	214	#02 CONT. /0.75M O.C. SPACING
LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	61	#02 CONT. /1.2M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN NURSERY LANDSCAPE ASSOCIATION 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 DOUGLAS RED FIR MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS IN WOOD MULCH AREAS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. 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.



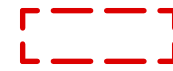
0 5 10 15 20 25 M



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: 195 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 108 cu.m.
- 
ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 21 sq.m.
 MICROCLIMATE: EAST EXPOSURE, HEAVILY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 12 cu.m.
- 
ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 14 sq.m.
 MICROCLIMATE: EAST EXPOSURE, HEAVILY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 8 cu.m.

WATER CONSERVATION CALCULATIONS

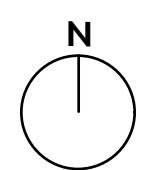
LANDSCAPE MAXIMUM WATER BUDGET (WB) = 258 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 128 cu.m. / year
 WATER BALANCE = 130 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

ATTACHMENT A
 This forms part of application # TA20-0001
 Planner Initials AC
 City of Kelowna DEVELOPMENT PLANNING



OUTLAND DESIGN
 LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

WATER STREET BY THE PARK

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/
 IRRIGATION PLAN**

ISSUED FOR / REVISION

1	19.12.18	Development Permit
2	20.06.12	Development Permit
3		
4		
5		

PROJECT NO 19-077

DESIGN BY FB

DRAWN BY KM

CHECKED BY FB

DATE JUNE 12, 2020

SCALE 1:100

PAGE SIZE 24"x36"

SEAL



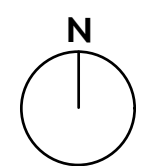
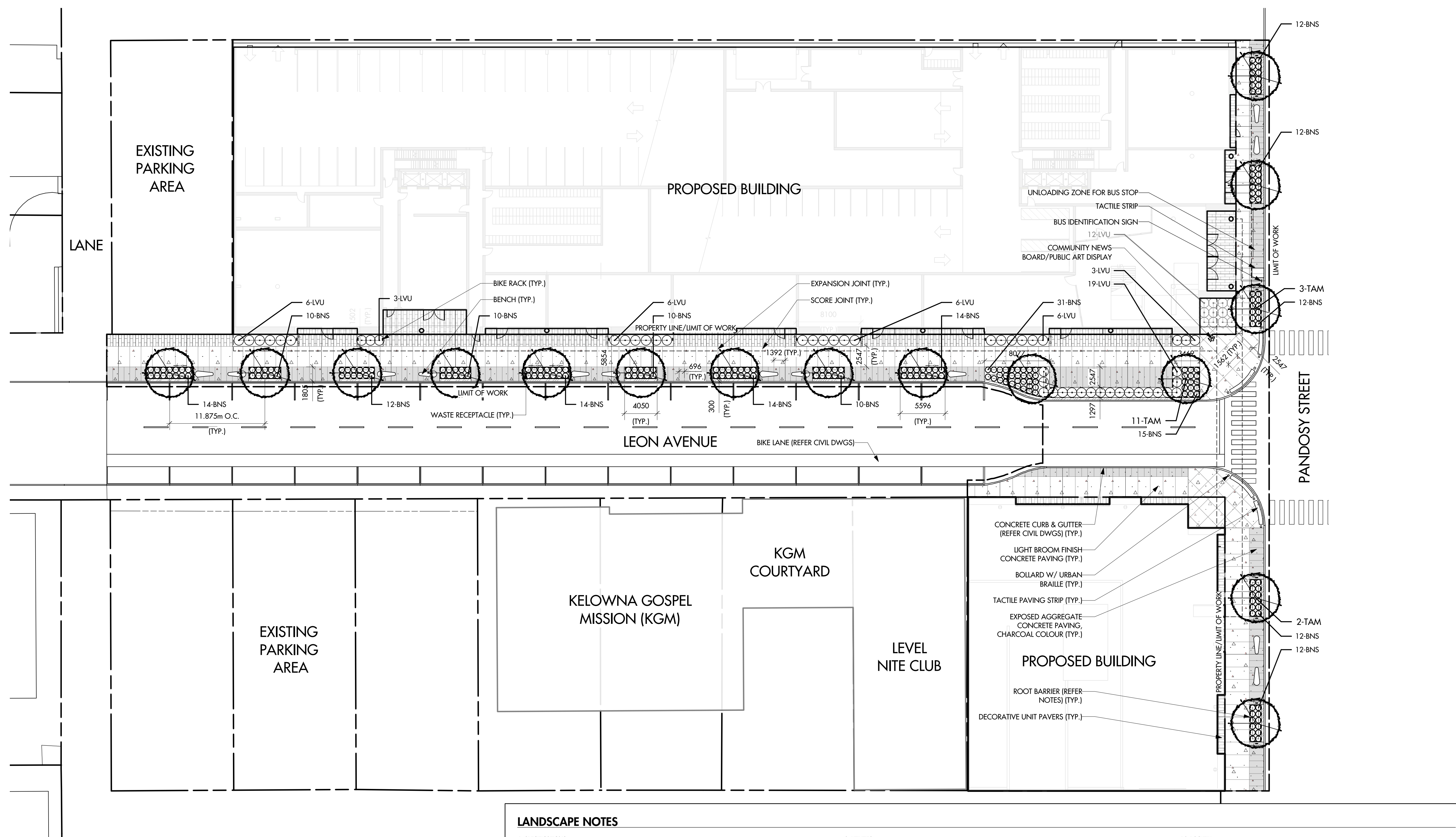
DRAWING NUMBER

L2/4

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PROJECT TITLE

WATER STREET BY THE PARK

Kelowna, BC

DRAWING TITLE

OFFSITE LANDSCAPE PLAN

ISSUED FOR / REVISION

1	19.12.18	Development Permit
2	20.06.12	Development Permit
3		
4		
5		

PROJECT NO: 19-077

DESIGN BY: FB

DRAWN BY: KM

CHECKED BY: FB

DATE: JUNE 12, 2020

SCALE: 1:100

PAGE SIZE: 24"x36"

SEAL



DRAWING NUMBER

L3/4

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ATTACHMENT A
This forms part of application # TA20-0001
Planner Initials: AC
City of Kelowna Development Planning

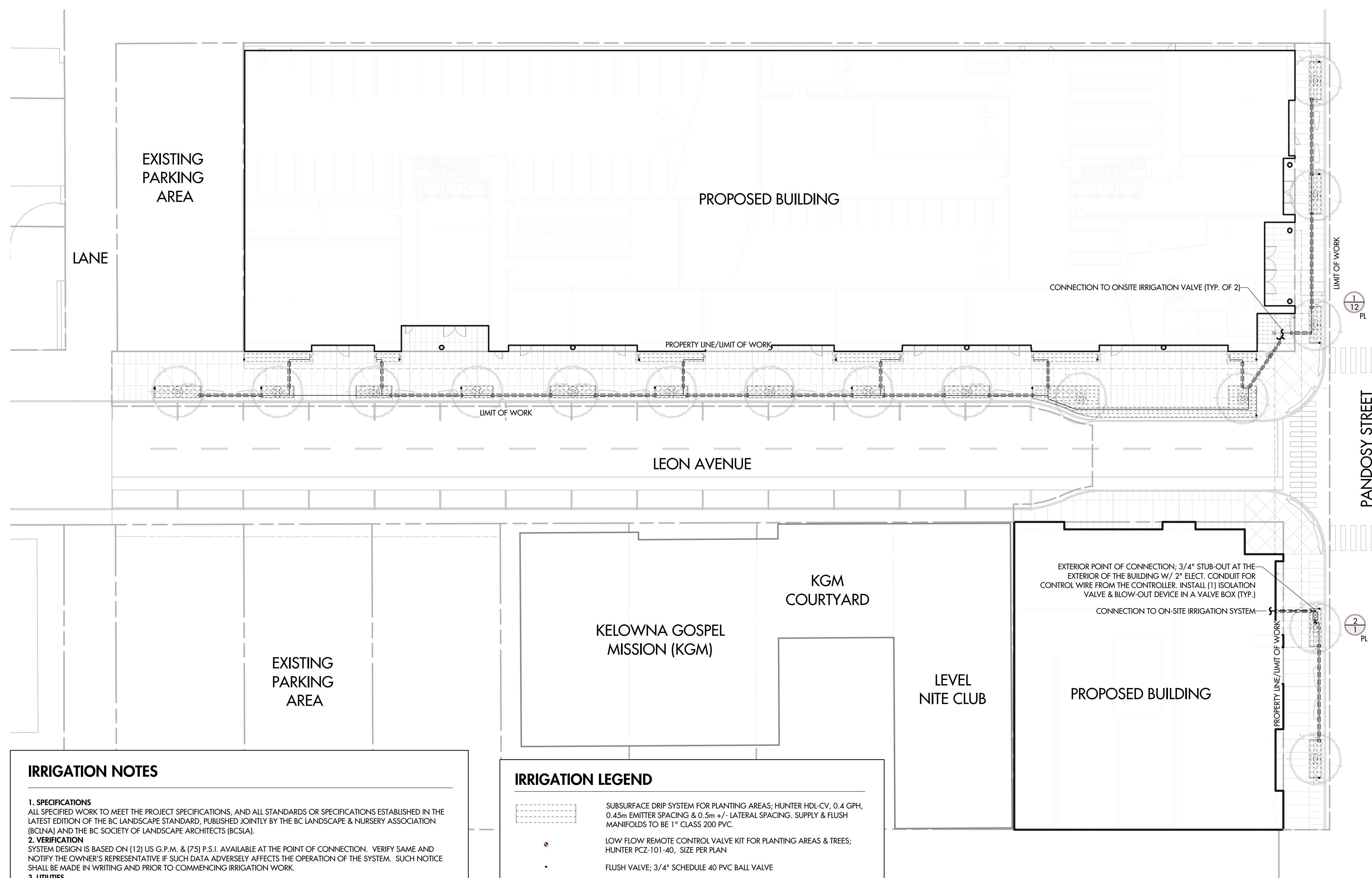
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING & REMARKS
TREES				
TAM	16	TILIA AMERICANA	AMERICAN LINDEN	6cm CAL. / 8cu.m OF GROWING MEDIUM PER TREE
SHRUBS				
BNS	214	BUXUS 'NORTH STAR'	NORTH STAR BOXWOOD	#02 CONT. / 0.75M O.C. SPACING
LVU	49	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	#02 CONT. / 1.2M O.C. SPACING

LANDSCAPE NOTES

- SPECIFICATIONS**
ALL WORK TO MEET PROJECT SPECIFICATIONS & CITY OF KELOWNA BYLAW 7900, SUBDIVISION BYLAW, SCHEDULE 5, AND ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA).
- DIMENSIONS**
ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- INSPECTIONS**
THE CONTRACTOR IS RESPONSIBLE TO GIVE THE SITE INSPECTOR 48 HOURS NOTICE BEFORE ALL REQUIRED INSPECTIONS.
- LIMIT OF WORK**
ALL WORK OF THE CONTRACTOR SHALL BE WITHIN THE LIMIT OF WORK / PROPERTY LINE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL VERIFY THE LIMIT OF WORK ON SITE WITH THE SITE INSPECTOR PRIOR TO CONSTRUCTION.
- DESIGN INTENT**
THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.
- CONTRACTOR'S JOB SITE CONDITIONS**
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- COMPOSITE BASE SHEET**
THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME ARCHITECT.
- UTILITIES**
PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. MOST UTILITY COMPANIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT 'CALL BEFORE YOU DIG' PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800) 474-6886. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE.
THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATION, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE CONSULTANT CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- SLEEVING**
REFER TO IRRIGATION PLAN FOR REQUIREMENTS OF SLEEVING UNDER PAVING.
- PROJECT STAKING**
ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
ALL PROPOSED TREE LOCATIONS SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO INSTALLATION.
- GRADING AND DRAINAGE**
ALL PROPOSED PAVING AND TURF AREAS SHALL SMOOTHLY CONFORM TO EXISTING ADJACENT FEATURES. PROVIDE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL TURF & PLANTING AREAS.
- CONTROL JOINTS**
CONTROL JOINTS WITHIN CONCRETE PAVING ARE TO BE SPACED AS FOLLOWS: SCORE JOINTS ARE TO BE A MAXIMUM OF 3.0m APART & EXPANSION JOINTS ARE TO BE A MAXIMUM OF 9.0m APART.
- GROWING MEDIUM PLACEMENT**
GROWING MEDIUM SHALL BE PLACED AT 300mm MIN. DEPTH IN ALL PLANTING AREAS & 1000mm MIN. DEPTH IN ALL TREE PITS, AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED. EXTEND LENGTH OF TREE TO FIT TO ACHIEVE REQUIRED GROWING MEDIUM VOLUME. CONTRACTOR TO IMPORT GROWING MEDIUM OR SCREEN, AMEND & PLACE STOCKPILED ON-SITE TOPSOIL. GROWING MEDIUM TO MEET PROPERTIES FOR TREE PITS & LOW TRAFFIC LAWN AREAS, AS PER TABLE 2 IN THE CITY OF KELOWNA'S SUPPLEMENTAL TOPSOIL & FINISH GRADING SPECIFICATIONS.
- BACKFILL**
EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.
- WOOD MULCH**
THE CONTRACTOR SHALL SUPPLY AND PLACE OGO-GROW WOOD MULCH AT 75mm MIN. DEPTH TO THE PLANTING AREAS, AS SHOWN ON THE DRAWINGS. NO PLASTIC FILM OR WEED BARRIER FABRIC IS PERMITTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS. THE WOOD MULCH PRODUCT SHALL BE NON-HAZARDOUS, FREE OF CHUNKS, STICKS, STONES, CHEMICALS, ROOTS AND SALT.
- ROOT BARRIER**
SHALL BE 450mm DEEP, AVAILABLE FROM DEEP ROOT OR APPROVED EQUAL. INSTALL IN 6.0m TYP. LENGTHS, AS SHOWN ON THE DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- PLANT MATERIAL**
ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SUDDEN OAK DEATH (PHYTOPHTHORA RAMORUM), ACCORDING TO THE THE CANADIAN FOOD INSPECTION AGENCY (CFIA), OR BCNA STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO THE OWNER FOR THE SUPPLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM HIS NEGLIGENCE. PLANT MATERIAL AND PRODUCTS SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY THE LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. THE CONTRACTOR SHALL PROVIDE A (1) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL PERFORMANCE.
- SUBSTITUTIONS**
THE CONTRACTOR SHALL NOT SUBSTITUTE PLANT MATERIAL OR PRODUCTS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNAPPROVED SUBSTITUTIONS.
- QUANTITIES**
THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
- TREE LOCATIONS**
ALL PROPOSED TREE LOCATIONS SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO INSTALLATION.

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IRRIGATION NOTES

- 1. SPECIFICATIONS**
ALL SPECIFIED WORK TO MEET THE PROJECT SPECIFICATIONS, AND ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE BC LANDSCAPE & NURSERY ASSOCIATION (BCINA) AND THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA).
- 2. VERIFICATION**
SYSTEM DESIGN IS BASED ON (12) US G.P.M. & (75) P.S.I. AVAILABLE AT THE POINT OF CONNECTION. VERIFY SAME AND NOTIFY THE OWNER'S REPRESENTATIVE IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING IRRIGATION WORK.
- 3. UTILITIES**
VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- 4. SCHEMATIC**
SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS WHENEVER POSSIBLE.
- 5. WATER SERVICE LINE**
EXISTING.
- 6. ELECTRICAL SERVICE**
BY OTHERS, REFER ELECTRICAL DWGS
- 7. SLEEVEING**
ADEQUATELY SIZE ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVEING SHALL EXTEND 300MM FROM EDGE OF PAVING INTO LAWN OR PLANTING AREA, AND SHALL HAVE ENDS CLEARLY MARKED ABOVE GRADE UNLESS OTHERWISE SHOWN.
- 8. GRAPHIC CLARITY**
MAIN LINE & IRRIGATION COMPONENTS SHOW ON PLAN FOR GRAPHIC CLARITY. CONTRACTOR TO VERIFY ALL MATERIALS IN THE FIELD. VALVE BOXES TO BE LOCATED IN PLANTING AREAS.
- 9. TESTS AND INSPECTIONS**
AT VARIOUS MILESTONES DURING CONSTRUCTION, INSPECTION AND TESTING OF COMPONENTS WILL BE REQUIRED TO ENSURE PERFORMANCE OF IRRIGATION SYSTEM MEETS EXPECTED STANDARDS. PROVIDE EQUIPMENT AND PERSONNEL NECESSARY FOR PERFORMANCE OF INSPECTIONS AND TESTS. CONDUCT ALL INSPECTIONS AND TESTS IN THE PRESENCE OF THE CONTRACT ADMINISTRATOR. KEEP WORK UNCOVERED AND ACCESSIBLE UNTIL SUCCESSFUL COMPLETION OF INSPECTION OR TEST.

IRRIGATION LEGEND

- SUBSURFACE DRIP SYSTEM FOR PLANTING AREAS; HUNTER HDL-CV, 0.4 GPH, 0.45m EMITTER SPACING & 0.5m +/- LATERAL SPACING. SUPPLY & FLUSH MANIFOLDS TO BE 1" CLASS 200 PVC.
- LOW FLOW REMOTE CONTROL VALVE KIT FOR PLANTING AREAS & TREES; HUNTER PCZ-101-40, SIZE PER PLAN
- FLUSH VALVE; 3/4" SCHEDULE 40 PVC BALL VALVE
- VALVE NUMBER
GALLONS PER MINUTE (GPM)
LANDSCAPE TYPE (PL-PLANTING AREA)
- ISOLATION VALVE; RED-WHITE #206
- MAIN LINE; 1" SDR-11 HDPE
- LATERAL LINE; 1" PRIME 100 LDPE
- IRRIGATION SLEEVE; SCHEDULE 40 PVC, 3" MIN. OR TWICE THE DIA. OF PIPE CONTAINED. INSTALL IRRIGATION WIRING IN SEPARATE 2" ELECTRICAL CONDUIT. EXTEND SLEEVE 0.3m PAST EDGE OF HARD SURFACE.
- CONNECTION TO ON-SITE IRRIGATION VALVE/SYSTEM
- EXTERIOR IRRIGATION POINT OF CONNECTION (POC)
- ISOLATION VALVE; 1" RED-WHITE #206
- BLOW-OUT DEVICE; 1" SCHEDULE 40 TEE W/ RED WHITE BALL VALVE, 3/4" 600 #WOG W/ PLUG, ANGLE STRAIGHT UP

IRRIGATION ZONE CHART

ZONE #	VALVE SIZE	LANDSCAPE TYPE	PRODUCT TYPE	APPLICATION RATE	OPERATING PRESSURE	ZONE FLOW	OPERATING TIME
1	1"	PLANTING AREAS	DRIP	7.4mm/hr	40 PSI	12 GPM	45 MINS / 2X PER WEEK
2	1"	PLANTING AREAS	DRIP	7.4mm/hr	40 PSI	1 GPM	45 MINS / 2X PER WEEK

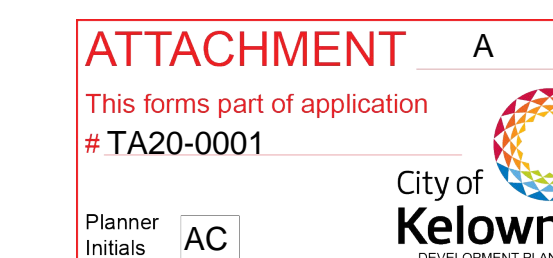
TOTAL RUNTIME PER WEEK = 180 MINS / WEEK (3 HRS)

* OPERATING TIMES ARE SHOWN AS A BASE THEORETICAL SCHEDULE ONLY, BASED ON EVERY DAY WATERING IN JULY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SETTING THE IRRIGATION SCHEDULE TO ENSURE THAT PLANT MATERIAL RECEIVES ADEQUATE WATERING.



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PROJECT TITLE
WATER STREET BY THE PARK

Kelowna, BC

DRAWING TITLE
OFFSITE IRRIGATION PLAN

ISSUED FOR / REVISION	DATE	DESCRIPTION
1	19.12.18	Development Permit
2	20.06.12	Development Permit
3		
4		
5		

PROJECT NO	19-077
DESIGN BY	FB
DRAWN BY	KM
CHECKED BY	FB
DATE	JUNE 12, 2020
SCALE	1:100
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

L4/4

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