ATTACHMENT A
This forms part of application
DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

DRAFT Development Permit DP20-0037

City of Kelowna

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

Lakeshore Rd 3787 - 3795

and legally known as

Lot 1, District Lot 134, ODYD, Plan EPP41204

and permits the land to be used for an apartment building as described in Schedule 'A', 'B', and 'C'.

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

Date of Council Decision	Dec 7th 2020
Decision By:	COUNCIL
Development Permit Area:	Comprehensive
Existing Zone:	CD24 – Comprehensive Development Zone
Future Land Use Designation:	MXT – Mixed Use Tourism, MRH – Multiple Unit Residential (High Density), MRM – Multiple Unit Residential (Medium Density)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:	Westcorp on the Lake Inc. Inc. No. A75763
Applicant:	Westcorp – Gail Temple
Planner:	AC

_____ _____

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C";

d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

This Development Permit is valid for two (2) years <u>from the date of approval</u>, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **$1,058,906.25 (847,125.00 x 125%)**

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

5. INDEMNIFICATION

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

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

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

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

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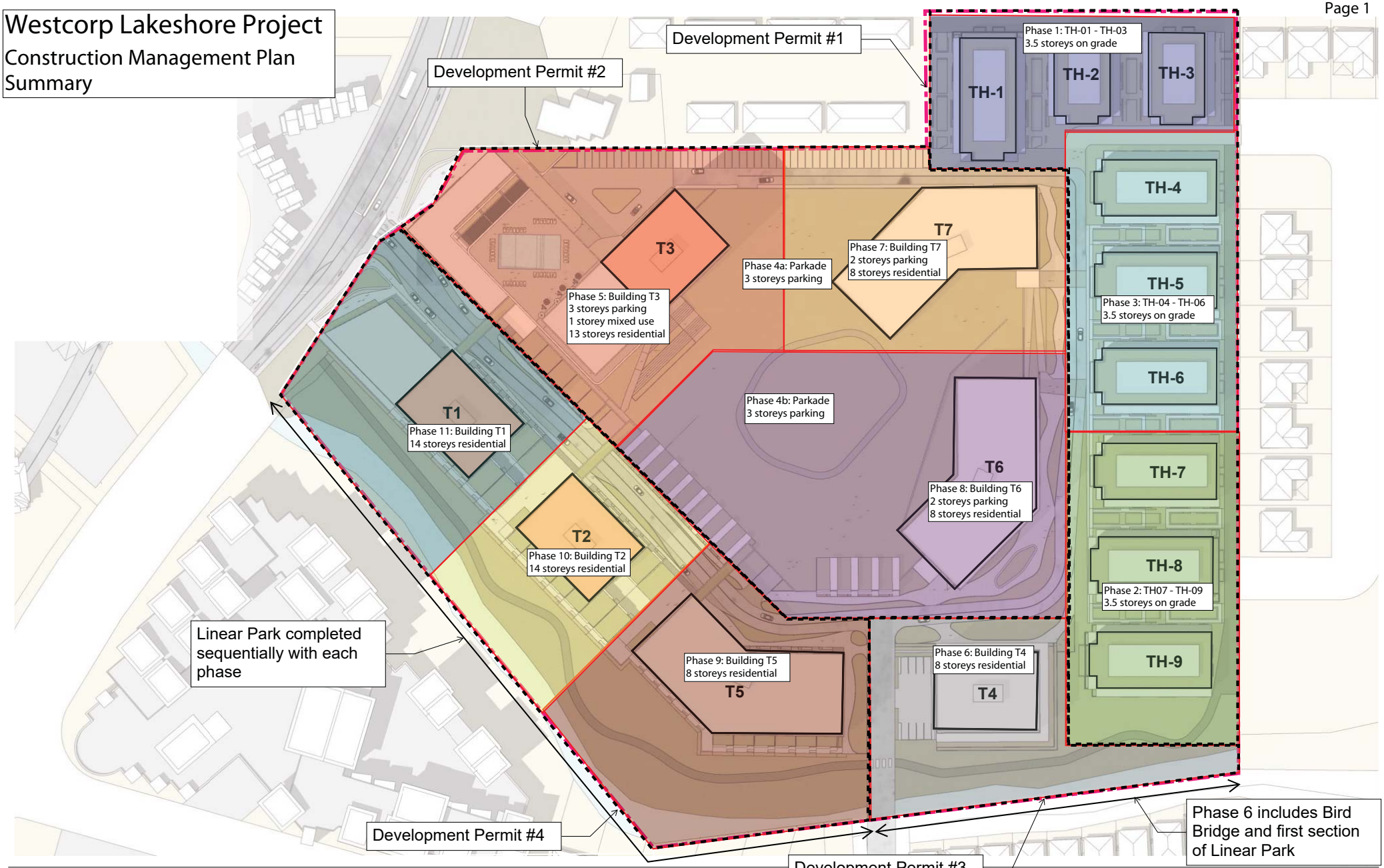
City of Kelowna
DEVELOPMENT PLANNING

Westcorp Lakeshore Project

Construction Management Plan Summary



LAKESHORE DEVELOPMENT
CONCEPT DESIGN

SCHEDULE A & B

This forms part of application
DP20-0037

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

AMC PROJECT DEVELOPMENT LTD.
AMC PROJECT MANAGEMENT LTD.
HDR
Westcorp

CD24 LAKESHORE RD DEVELOPMENT

3787-3795 LAKESHORE RD KELOWNA, B.C. CANADA
LEGAL DESCRIPTION: PLAN #: EPP41204 LOT#:1
ISSUE FOR: DEVELOPMENT PERMIT

SCHEDULE A & B
This forms part of application
DP20-0037
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

PROJECT DIRECTORY

CLIENT / OWNER	ARCHITECTURAL	CIVIL ENGINEERING	LANDSCAPE ARCHITECTURE
WESTCORP DEVELOPMENT MANAGEMENT INC. CONTACT: GAIL TEMPLE #200 1460 PANDOSY STREET KELOWNA, BC V1Y 1P3	**HDR ARCHITECTURE ASSOCIATES INC.** CONTACT: ROBERT CESNIK 210 HASTINGS AVENUE PENTICTON, BC V2A 2V6	**APLIN & MARTIN CONSULTANTS LTD** CONTACT: JOSH GRAFF 1258 ELLIS STREET KELOWNA, BC V1Y 1Z4	**WSP** CONTACT: BOB EVANS/ ADRIAN SHURA 1631 DICKSON AVENUE, SUITE 700 LANDMARK 6 KELOWNA, BC V1Y 0B5

DRAWING LIST - ARCHITECTURAL

A-000	COVER PAGE/ PROJECT DIRECTORY
A-001	CONTEXT & PROJECT STATISTICS
A-002	SITE PHOTOS
A-003	PERSPECTIVE RENDERINGS
A-004	PERSPECTIVE RENDERINGS
A-101	SITE PLAN AND W&R DETAILS
A-102	SITE PLAN PHASE 1 - TEMP. PARKING
A-103	SITE PLAN PHASE 2 - TEMP. PARKING
A-104	TYPICAL FLOOR PLANS - TYPE A
A-105	TYPICAL FLOOR PLANS - TYPE B
A-106	ROOF PLANS - TYPE A&B
A-201	EXTERIOR ELEVATIONS - TYPE A
A-202	EXTERIOR ELEVATIONS - TYPE A
A-203	EXTERIOR ELEVATIONS - TYPE B
A-204	EXTERIOR ELEVATIONS - TYPE B
A-301	MATERIAL BOARD

DRAWING LIST - LANDSCAPING

L01	TOWNHOMES LANDSCAPE PRICING PLAN
L02	LANDSCAPE PLAN
L03	LANDSCAPE PLAN
L04	TYPICAL GARDEN PLAN (ENLARGED)
L05	PLANT LIST & IMAGERY
L06	TOWNHOMES GARDEN IMAGERY
L07	SHARED STREET IMAGERY
L08	HYDROZONE PLAN
L09	HYDROZONE PLAN

DRAWING LIST - CIVIL

19-3088-010	COVER
19-3088-020	STANDARD NOTES
19-3088-030	SUBDIVISON PLAN
19-3088-031	COMPOSITE UTILITY PLAN PHASE 1
19-3088-040	GRADING PLAN
19-3088-050	STORMWATER MANAGEMENT PLAN
19-3088-060	EROSION & SEDIMENT CONTROL PLAN
19-3088-080	SITE REMOVALS PLAN

REGISTERED ARCHITECT
JAMES H. AALBERS
BRITISH COLUMBIA

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP
HIAWATHA MIXED USE
DEVELOPMENT

Westcorp

Project Manager	Dan Sawyer
Project Designer	Robert Cesnik
Project Architect	Robert Censik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants

Sheet Reviewer RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1

Project Number 10251713
Original Issue 09/18/20

CD24 LAKESHORE RD.
DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name
COVER PAGE/
PROJECT DIRECTORY

Scale 1:1

Sheet Number
A-000

Project Status
DEVELOPMENT PERMIT

TRUE NORTH

PROJECT STATISTICS

PHASE 1 - TOWNHOME BUILDINGS
LEGAL DESCRIPTION

EPP41204 LOT#:1

MUNICIPAL ADDRESS

3787-3795 LAKESHORE RD KELOWNA, B.C. CANADA

ZONING

CD24

PRINCIPAL USES

MULTIPLE DWELLING HOUSING

SITE ANALYSIS - TOWNHOMES

OVERALL SITE DENSITY MAX. NET FLOOR AREA
90990 SM (979408 SF)
-
TOWNHOMES (1-9) NET FLOOR AREA
27584 SM (296912 SF)
=
REMAINING SITE DENSITY NET FLOOR AREA
63406 SM (682496 SF)

PROPOSED # OF UNITS:

200

CD24 COMPREHENSIVE DEVELOPMENT ZONE

TOWNHOUSE 01 - 24 UNITS
OVERALL GROSS FLOOR AREA = 3380 SM (36382 SF)
OVERALL NET FLOOR AREA = 3296 SM (35478 SF)

TOWNHOUSE 02 - 16 UNITS
OVERALL GROSS FLOOR AREA = 2325 SM (25026 SF)
OVERALL NET FLOOR AREA = 2256 SM (24283 SF)

TOWNHOUSE 03 - 16 UNITS
OVERALL GROSS FLOOR AREA = 2325 SM (25026 SF)
OVERALL NET FLOOR AREA = 2256 SM (24283 SF)

TOWNHOUSE 04 - 24 UNITS
OVERALL GROSS FLOOR AREA = 3380 SM (36382 SF)
OVERALL NET FLOOR AREA = 3296 SM (35478 SF)

TOWNHOUSE 05 - 24 UNITS
OVERALL GROSS FLOOR AREA = 3380 SM (36382 SF)
OVERALL NET FLOOR AREA = 3296 SM (35478 SF)

TOWNHOUSE 06 - 24 UNITS
OVERALL GROSS FLOOR AREA = 3380 SM (36382 SF)
OVERALL NET FLOOR AREA = 3296 SM (35478 SF)

TOWNHOUSE 07 - 24 UNITS
OVERALL GROSS FLOOR AREA = 3380 SM (36382 SF)
OVERALL NET FLOOR AREA = 3296 SM (35478 SF)

TOWNHOUSE 08 - 24 UNITS
OVERALL GROSS FLOOR AREA = 3380 SM (36382 SF)
OVERALL NET FLOOR AREA = 3296 SM (35478 SF)

TOWNHOUSE 09 - 24 UNITS
OVERALL GROSS FLOOR AREA = 3380 SM (36382 SF)
OVERALL NET FLOOR AREA = 3296 SM (35478 SF)

TOTAL GROSS FLOOR AREA = 28210 SM (304726 SF)
TOTAL NET FLOOR AREA = 27584 SM (296912 SF)

PARKING SUMMARY:

24 UNIT BLOCKS:
8 x 3 BEDROOM TOWNHOMES
16 x 2 BEDROOM TOWNHOMES

16 UNIT BLOCKS
8 x 3 BEDROOM TOWNHOMES
8 x 2 BEDROOM TOWNHOMES

TOTAL NUMBER DWELLINGS:	200
TOTAL NUMBER OF 2 BEDROOM TOWNHOMES:	128
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES:	72
TOTAL NUMBER OF 2 BEDROOM STALLS:	128 x 1.35 = 173 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS:	72 x 1.55 = 112 STALLS
TOTAL NUMBER VISITOR PARKING STALLS:	200/7 = 29 STALLS
TOTAL PARKING STALLS REQUIRED:	314 STALLS

SCHEDULE A & B
This forms part of application
DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

Project Manager	Dan Sawyer
Project Designer	Robert Cesnik
Project Architect	Robert Censik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants

Sheet Reviewer	RC

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Project

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name

CONTEXT & PROJECT STATISTICS

Scale as indicated

Sheet Number

A-001

Project Status

DEVELOPMENT PERMIT

SCHEDULE A & B
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DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

AERIAL 1

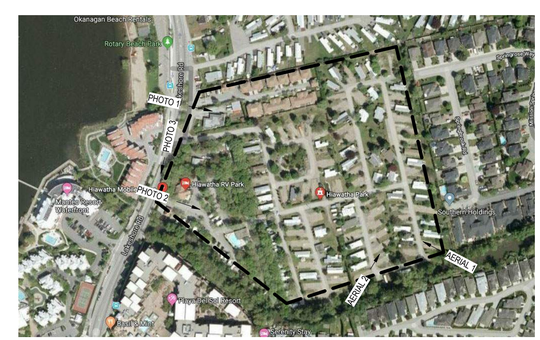
AERIAL 2

PHOTO 1

PHOTO 2

PHOTO 3

2 A-002 SITE PHOTOS
SCALE: 1 : 2



KEY PLAN

HDR

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

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Sheet Reviewer RC

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CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name
SITE PHOTOS

Scale 1:1

Sheet Number
A-002

Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B

This forms part of application
DP20-0037

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

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CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name

PERSPECTIVE RENDERINGS

Scale 1:1

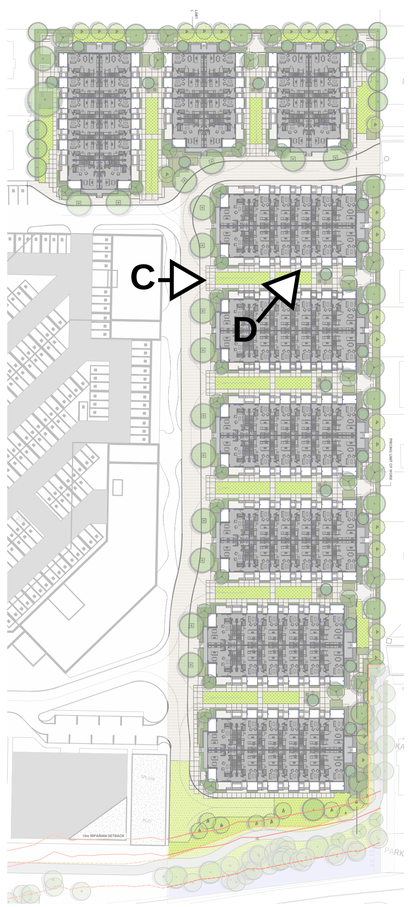
Sheet Number

A-003

Project Status

DEVELOPMENT PERMIT

SCHEDULE A & B
This forms part of application
DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING



HDR

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Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

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Sheet Reviewer	RC

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CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name
PERSPECTIVE RENDERINGS

Scale 1:1

Sheet Number
A-004

Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B
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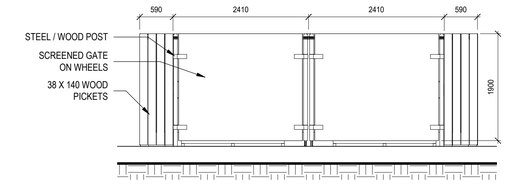
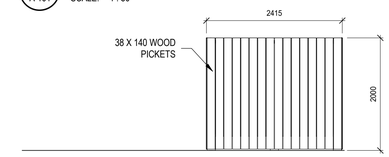
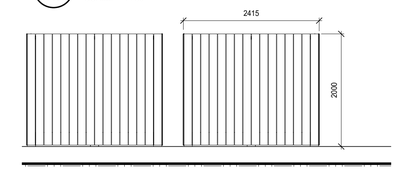
DP20-0037
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC



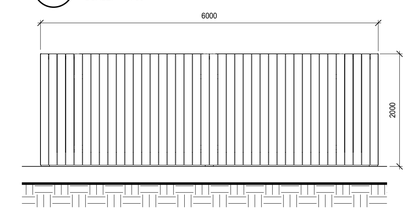
2 A-101 EAST ELEVATION (SIDE)
SCALE: 1 : 50



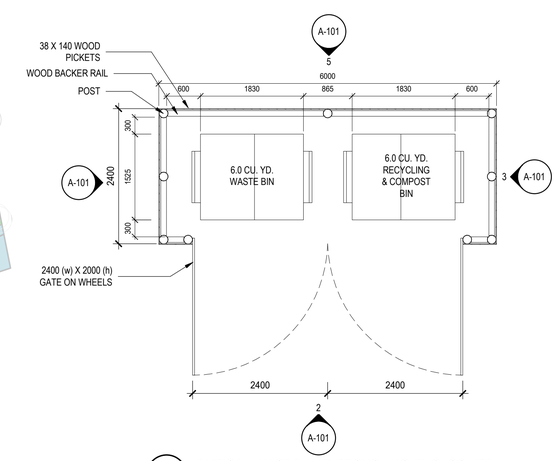
3 A-101 NORTH ELEVATION (BACK)
SCALE: 1 : 50



4 A-101 SOUTH ELEVATION (FRONT)
SCALE: 1 : 50



5 A-101 WEST ELEVATION (SIDE)
SCALE: 1 : 50



6 A-101 TYPICAL WASTE AND RECYCLING ENCLOSURE
SCALE: 1 : 50

TRUE NORTH

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

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Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants

Sheet Reviewer	RC

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1	Oct.14 2020	Development Permit Rev. 1
2	Nov.13 2020	Development Permit Rev. 2
3	Nov.20 2020	Development Permit Rev. 3

Project Number	10251713
Original Issue	09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name
SITE PLAN AND W&R DETAILS

Scale as indicated

Sheet Number
A-101

Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B

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DP20-0037

City of Kelowna
DEVELOPMENT PLANNING

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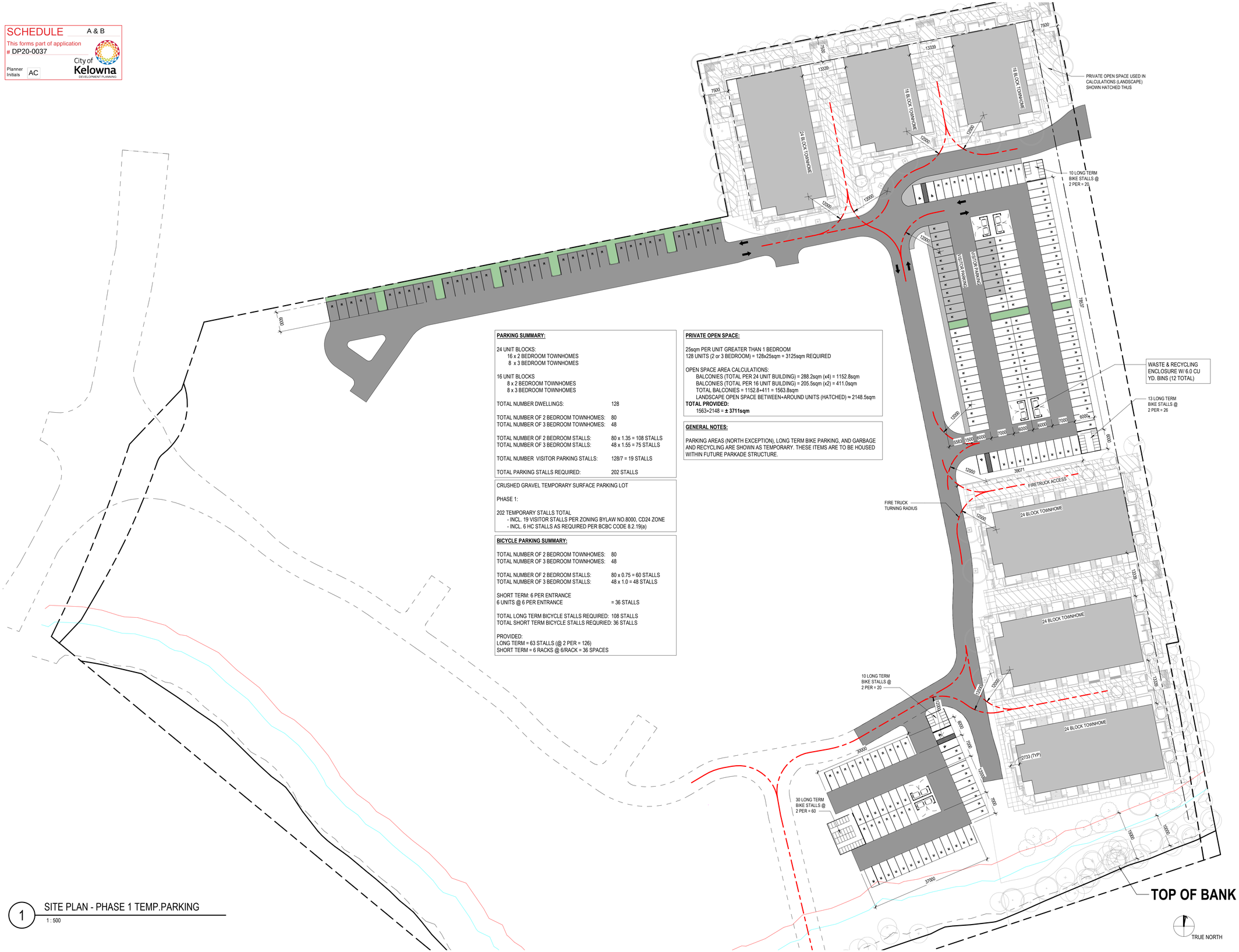

PARKING SUMMARY:

24 UNIT BLOCKS:
16 x 2 BEDROOM TOWNHOMES
8 x 3 BEDROOM TOWNHOMES

16 UNIT BLOCKS
8 x 2 BEDROOM TOWNHOMES
8 x 3 BEDROOM TOWNHOMES

TOTAL NUMBER DWELLINGS:	128
TOTAL NUMBER OF 2 BEDROOM TOWNHOMES:	80
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES:	48
TOTAL NUMBER OF 2 BEDROOM STALLS:	80 x 1.35 = 108 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS:	48 x 1.55 = 75 STALLS
TOTAL NUMBER VISITOR PARKING STALLS:	128/7 = 19 STALLS
TOTAL PARKING STALLS REQUIRED:	202 STALLS

CRUSHED GRAVEL TEMPORARY SURFACE PARKING LOT

PHASE 1:

202 TEMPORARY STALLS TOTAL
- INCL. 19 VISITOR STALLS PER ZONING BYLAW NO.8000, CD24 ZONE
- INCL. 6 HC STALLS AS REQUIRED PER BCBC CODE 8.2.19(a)

BICYCLE PARKING SUMMARY:

TOTAL NUMBER OF 2 BEDROOM TOWNHOMES:	80
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES:	48
TOTAL NUMBER OF 2 BEDROOM STALLS:	80 x 0.75 = 60 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS:	48 x 1.0 = 48 STALLS
SHORT TERM: 6 PER ENTRANCE	
6 UNITS @ 6 PER ENTRANCE	= 36 STALLS
TOTAL LONG TERM BICYCLE STALLS REQUIRED:	108 STALLS
TOTAL SHORT TERM BICYCLE STALLS REQURIED:	36 STALLS

PROVIDED:
LONG TERM = 63 STALLS (@ 2 PER = 126)
SHORT TERM = 6 RACKS @ 6/RACK = 36 SPACES

PRIVATE OPEN SPACE:

25sqm PER UNIT GREATER THAN 1 BEDROOM
128 UNITS (2 or 3 BEDROOM) = 128x25sqm = 3125sqm REQUIRED

OPEN SPACE AREA CALCULATIONS:
BALCONIES (TOTAL PER 24 UNIT BUILDING) = 288.2sqm (x4) = 1152.8sqm
BALCONIES (TOTAL PER 16 UNIT BUILDING) = 205.5sqm (x2) = 411.0sqm
TOTAL BALCONIES = 1152.8+411 = 1563.8sqm
LANDSCAPE OPEN SPACE BETWEEN+AROUND UNITS (HATCHED) ≈ 2148.5sqm
TOTAL PROVIDED:
1563+2148 = **± 3711sqm**

GENERAL NOTES:

PARKING AREAS (NORTH EXCEPTION), LONG TERM BIKE PARKING, AND GARBAGE AND RECYCLING ARE SHOWN AS TEMPORARY. THESE ITEMS ARE TO BE HOUSED WITHIN FUTURE PARKADE STRUCTURE.

1 SITE PLAN - PHASE 1 TEMP.PARKING
1 : 500

HDR

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

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Project Architect	Robert Censik
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Sheet Reviewer RC

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Project Number 10251713
Original Issue 09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name
SITE PLAN PHASE 1 - TEMPORARY PARKING

Scale 1:500

Sheet Number
A-102

Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B

This forms part of application
DP20-0037

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

PARKING SUMMARY:

24 UNIT BLOCKS:
8 x 3 BEDROOM TOWNHOMES
16 x 2 BEDROOM TOWNHOMES

16 UNIT BLOCKS
8 x 3 BEDROOM TOWNHOMES
8 x 2 BEDROOM TOWNHOMES

TOTAL NUMBER DWELLINGS:	200
TOTAL NUMBER OF 2 BEDROOM TOWNHOMES:	128
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES:	72
TOTAL NUMBER OF 2 BEDROOM STALLS:	128 x 1.35 = 173 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS:	72 x 1.55 = 112 STALLS
TOTAL NUMBER VISITOR PARKING STALLS:	200/7 = 29 STALLS
TOTAL PARKING STALLS REQUIRED:	314 STALLS

CRUSHED GRAVEL TEMPORARY SURFACE PARKING LOT

PHASE 2:

314 TEMPORARY STALLS TOTAL
- INCL. 29 VISITOR STALLS PER ZONING BYLAW NO.8000, CD24 ZONE
- INCL. 7 HC STALLS AS REQUIRED PER BCBC CODE 8.2.19(a)

BICYCLE PARKING SUMMARY:

TOTAL NUMBER OF 2 BEDROOM TOWNHOMES:	128
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES:	72
TOTAL NUMBER OF 2 BEDROOM STALLS:	128 x 0.75 = 96 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS:	72 x 1.0 = 72 STALLS

SHORT TERM: 6 PER ENTRANCE
9 UNITS @ 6 PER ENTRANCE = 54 STALLS

TOTAL LONG TERM BICYCLE STALLS REQUIRED: 168 STALLS
TOTAL SHORT TERM BICYCLE STALLS REQURIED: 54 STALLS

PROVIDED:
LONG TERM = 84 STALLS (@ 2 PER = 168)
SHORT TERM = 9 RACKS @ 6/RACK = 54 SPACES

PRIVATE OPEN SPACE:

25sqm PER UNIT GREATER THAN 1 BEDROOM
200 UNITS (2 or 3 BEDROOM) = 200x25sqm = 5000sqm REQUIRED

OPEN SPACE AREA CALCULATIONS:
BALCONIES (TOTAL PER 24 UNIT BUILDING) = 288.2sqm (x7) = 2017.4sqm
BALCONIES (TOTAL PER 16 UNIT BUILDING) = 205.5sqm (x2) = 411.0sqm
TOTAL BALCONIES = 1152.8+411 = 2428.4sqm
LANDSCAPE OPEN SPACE BETWEEN+AROUND UNITS (HATCHED) = 2904.4sqm
TOTAL PROVIDED:
2428+2904 = **± 5332sqm**

GENERAL NOTES:

PARKING AREAS (NORTH EXCEPTION), LONG TERM BIKE PARKING, AND GARBAGE AND RECYCLING ARE SHOWN AS TEMPORARY. THESE ITEMS ARE TO BE HOUSED WITHIN FUTURE PARKADE STRUCTURE.

1 SITE PLAN - PHASE 2 TEMP. PARKING
1 : 500

HDR

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

Project Manager	Dan Sawyer
Project Designer	Robert Cesnik
Project Architect	Robert Censik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Sheet Reviewer	RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1
2	Nov.20 2020	Development Permit Rev. 2
3	Nov.20 2020	Development Permit Rev. 3

Project Number	10251713
Original Issue	09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

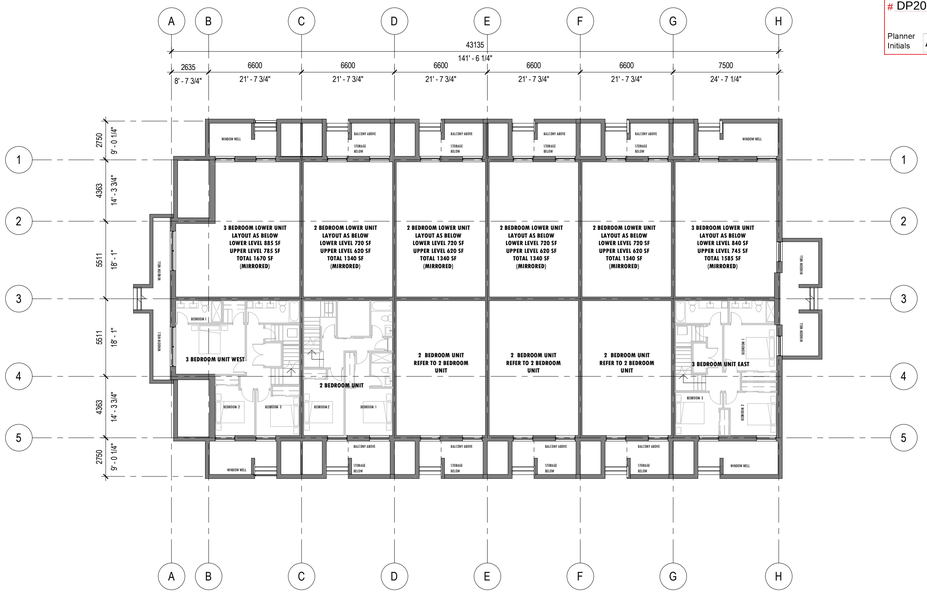
Sheet Name
SITE PLAN PHASE 2 - TEMPORARY PARKING

Scale 1:500

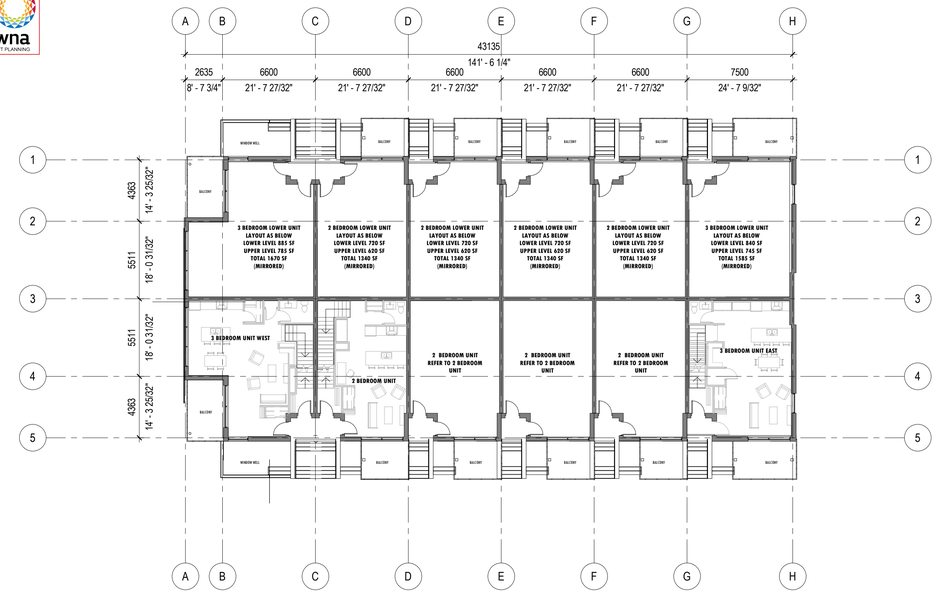
Sheet Number
A-103

Project Status
DEVELOPMENT PERMIT

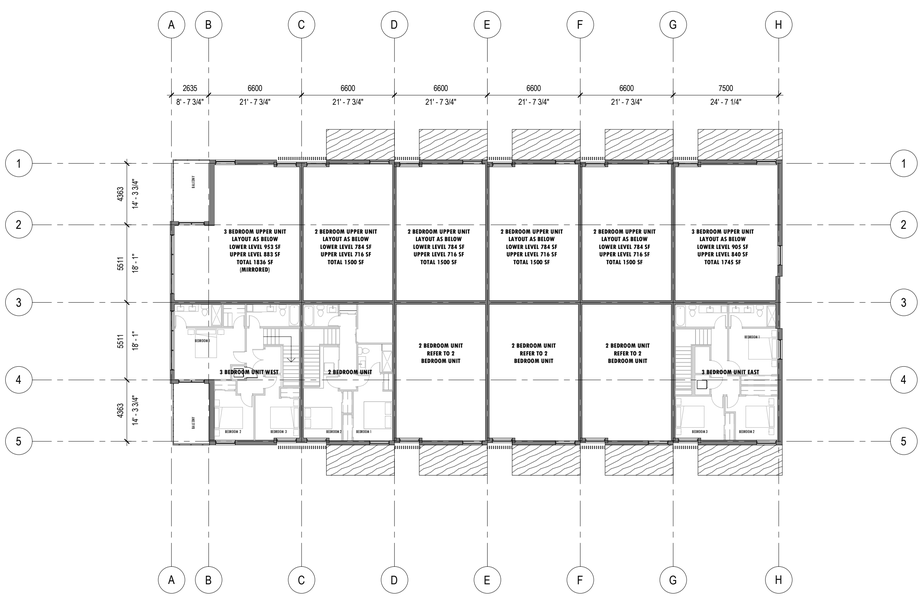
SCHEDULE A & B
This forms part of application
DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING



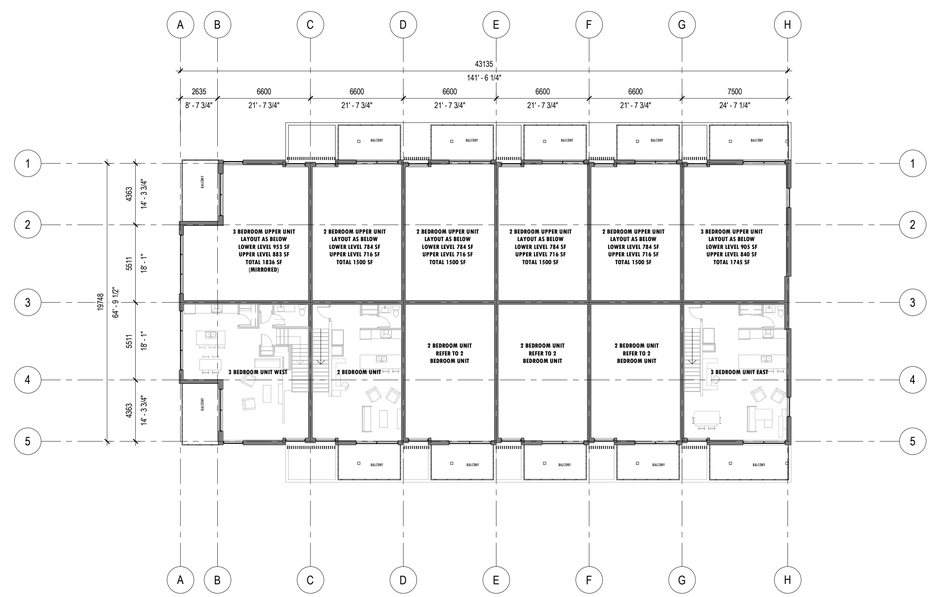
4 A-201 BASEMENT FLOOR PLAN
SCALE: 1 : 200



3 A-201 MAIN FLOOR PLAN
SCALE: 1 : 200



1 A-201 THIRD FLOOR PLAN
SCALE: 1 : 200



2 A-201 SECOND FLOOR PLAN
SCALE: 1 : 200

TRUE NORTH

HDR

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

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Project Designer	Robert Cesnik
Project Architect	Robert Censik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants

Sheet Reviewer	RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1

Project Number	10251713
Original Issue	09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

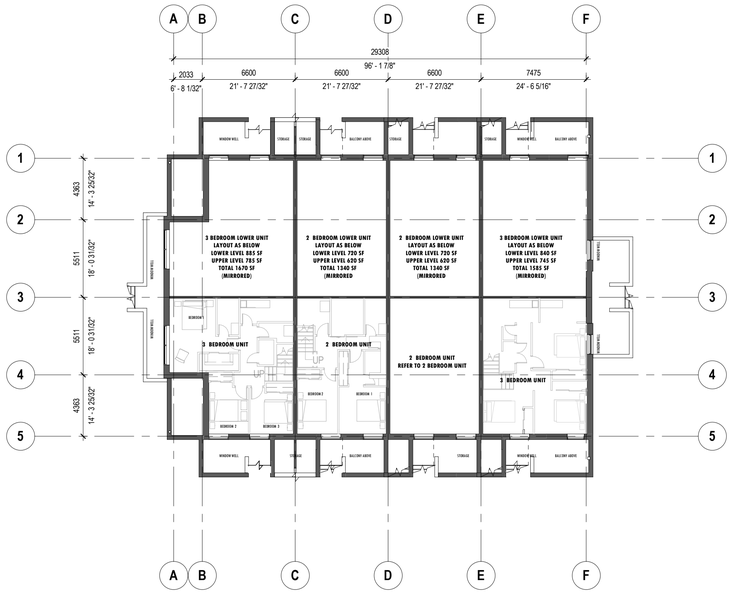
Sheet Name
TYPICAL FLOOR PLANS - TYPE A

Scale 1:200

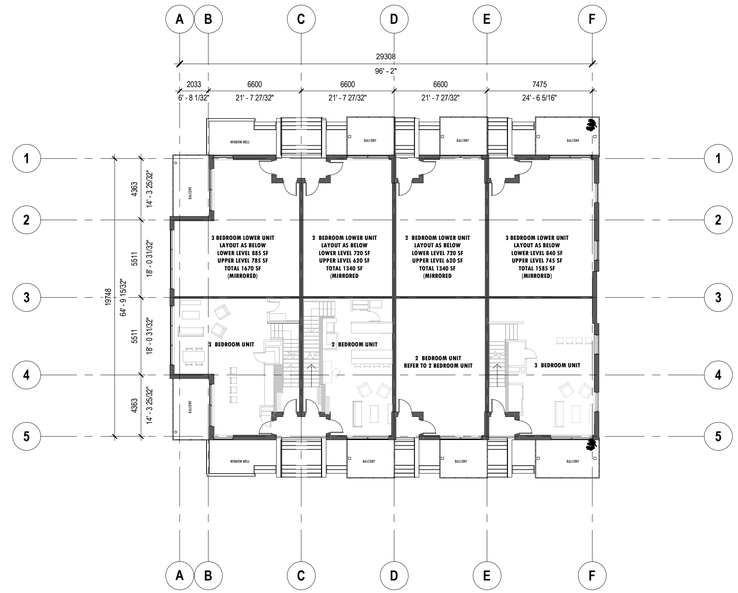
Sheet Number
A-104

Project Status
DEVELOPMENT PERMIT

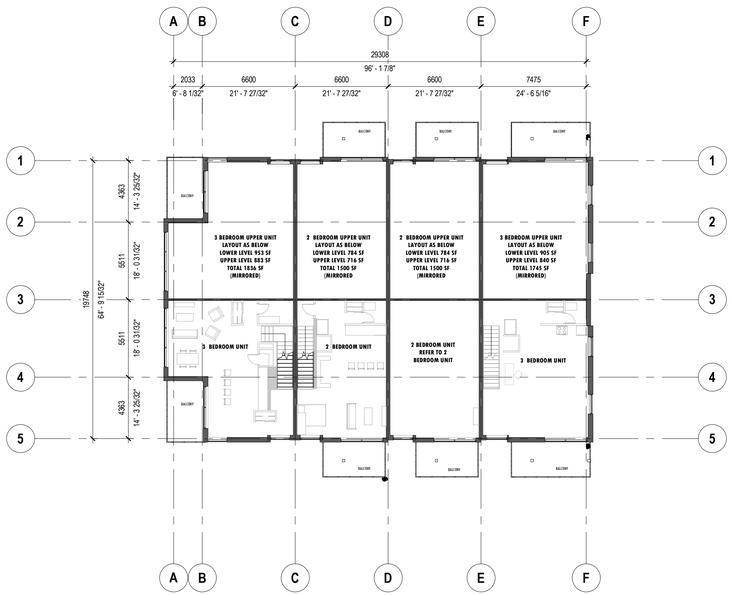
SCHEDULE A & B
This forms part of application
DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING



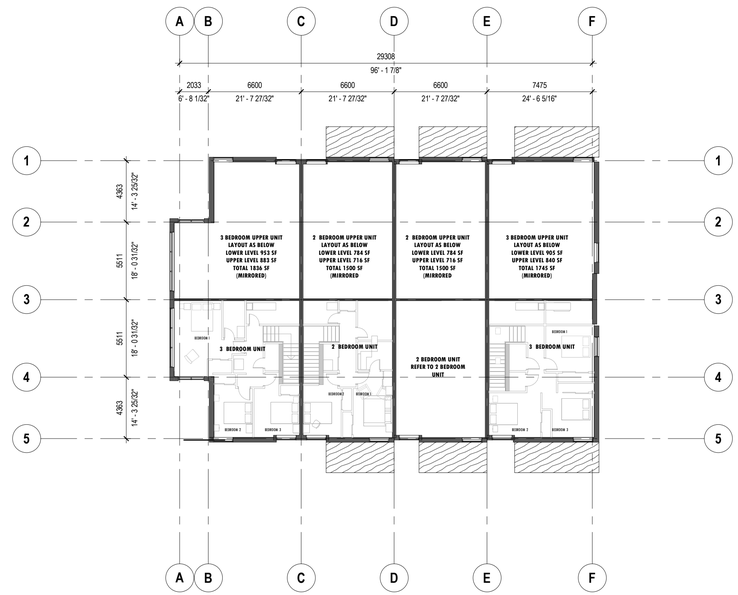
1 A-104 BASEMENT FLOOR PLAN
SCALE: 1 : 200



2 A-104 MAIN FLOOR PLAN
SCALE: 1 : 200



3 A-104 SECOND FLOOR PLAN
SCALE: 1 : 200



4 A-104 THIRD FLOOR PLAN
SCALE: 1 : 200

TRUE NORTH

HDR

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

Project Manager	Dan Sawyer
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Civil Engineer	Aplin Martin Consultants

Sheet Reviewer	RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1

Project Number	10251713
Original Issue	09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

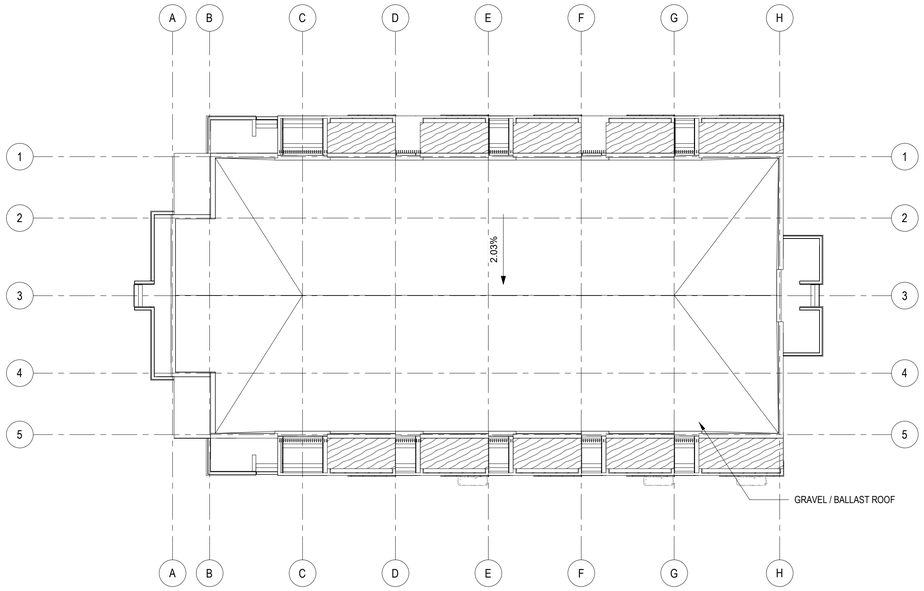
Sheet Name
TYPICAL FLOOR PLANS - TYPE B

Scale 1:200

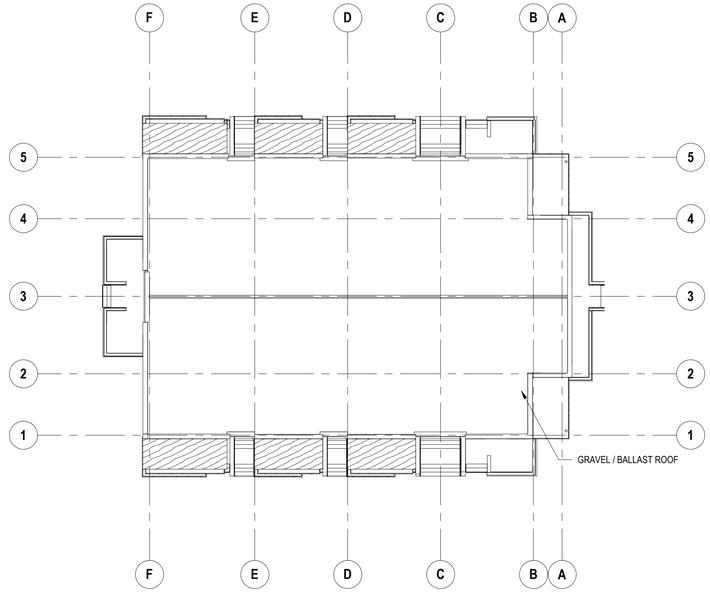
Sheet Number
A-105

Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B
This forms part of application
DP20-0037
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC



1 A-201 ROOF PLAN - TYPE A
SCALE: 1 : 200



2 A-201 ROOF PLAN - TYPE B
SCALE: 1 : 200

TRUE NORTH

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

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Project Manager	Dan Sawyer
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Landscape Architect	WSP
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Sheet Reviewer	RC

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Project Number	10251713
Original Issue	09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

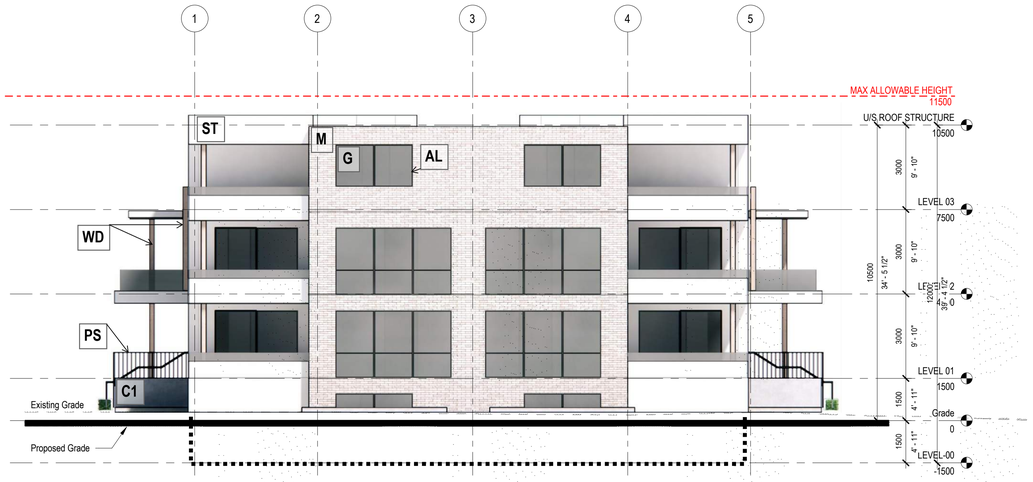
Sheet Name
ROOF PLANS - TYPE A&B

Scale 1:200

Sheet Number
A-106

Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B
This forms part of application
DP20-0037
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC



1 A-201 WEST ELEVATION
SCALE: 1 : 100

2 A-201 SOUTH ELEVATION
SCALE: 1 : 100

MATERIAL LEGEND

ST	STUCCO
SC	STEEL CLADDING (ALTERNATIVE FIBERCEMENT CLADDING)
G	GLASS
AL	ALUMINUM
WD	WOOD
PS	POWDERCOATED STEEL
C1	CONCRETE
M	MASONRY

HDR

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

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Sheet Reviewer	RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1

Project Number	10251713
Original Issue	09/18/20

CD24 LAKESHORE RD.
DEVELOPMENT

KELOWNA, BC, CANADA

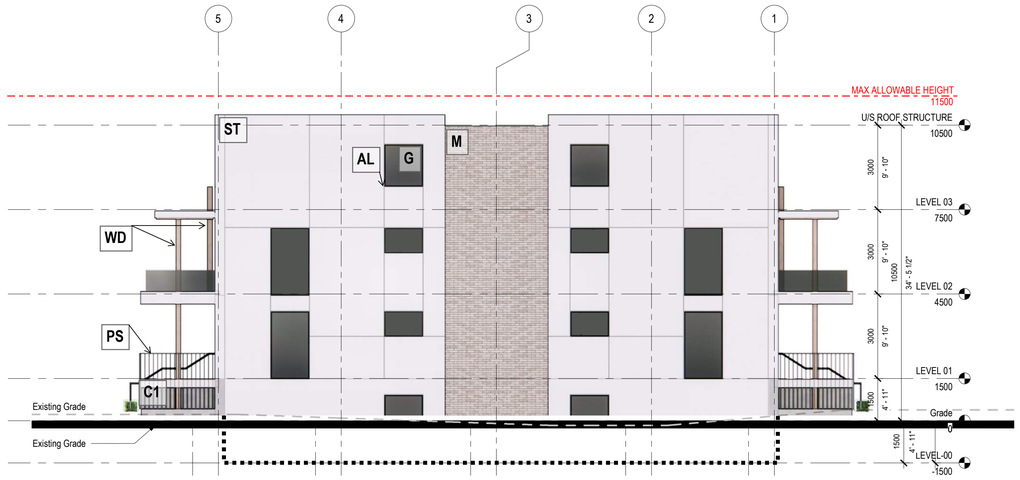
Sheet Name
EXTERIOR ELEVATIONS - TYPE A

Scale 1:100

Sheet Number
A-201

Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B
This forms part of application
DP20-0037
City of Kelowna DEVELOPMENT PLANNING
Planner Initials AC



1 A-202 EAST ELEVATION
SCALE: 1 : 100

2 A-202 NORTH ELEVATION
SCALE: 1 : 100

MATERIAL LEGEND

ST	STUCCO
SC	STEEL CLADDING (ALTERNATIVE FIBERCEMENT CLADDING)
G	GLASS
AL	ALUMINUM
WD	WOOD
PS	POWDERCOATED STEEL
C1	CONCRETE
M	MASONRY

TRUE NORTH

HDR

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

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Sheet Reviewer	RC

MARK	DATE	DESCRIPTION
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Project Number	10251713
Original Issue	09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

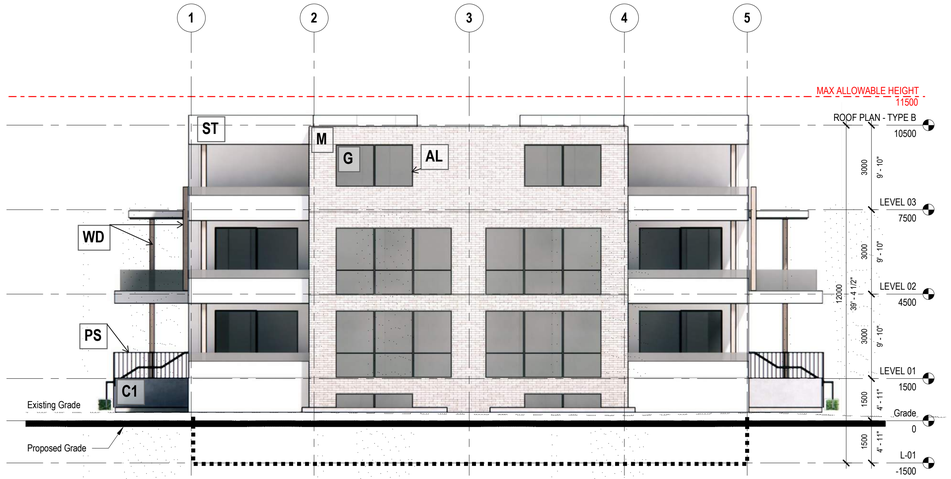
Sheet Name
EXTERIOR ELEVATIONS - TYPE A

Scale 1:100

Sheet Number
A-202

Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B
This forms part of application
DP20-0037
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC



3 A-203 WEST ELEVATION
SCALE: 1 : 100

2 A-203 SOUTH ELEVATION
SCALE: 1 : 100

MATERIAL LEGEND

ST	STUCCO
SC	STEEL CLADDING (ALTERNATIVE FIBERCEMENT CLADDING)
G	GLASS
AL	ALUMINUM
WD	WOOD
PS	POWDERCOATED STEEL
C1	CONCRETE
M	MASONRY

TRUE NORTH

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

Project Manager	Dan Sawyer
Project Designer	Robert Cesnik
Project Architect	Robert Censik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants

Sheet Reviewer	RC

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1	Oct.14 2020	Development Permit Rev. 1

Project Number	10251713
Original Issue	09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

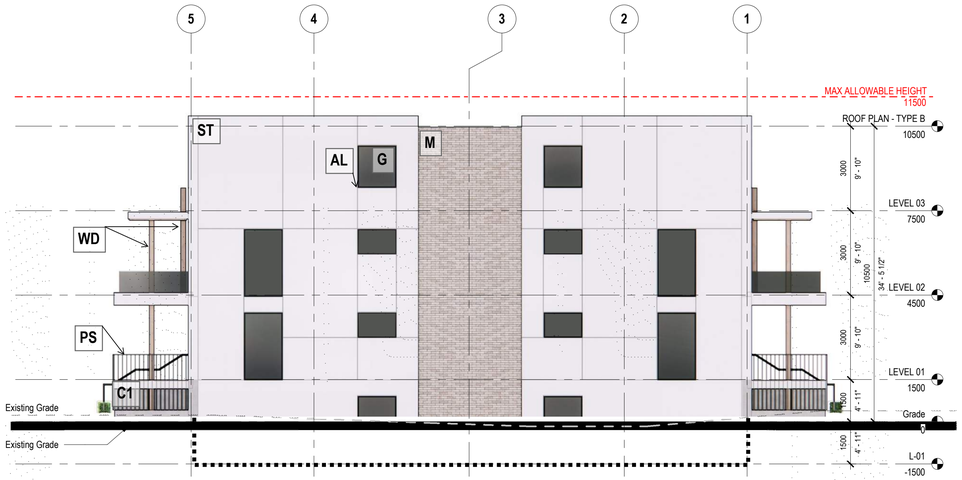
Sheet Name
EXTERIOR ELEVATIONS - TYPE B

Scale 1:100

Sheet Number
A-203

Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B
This forms part of application
DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING



2 A-204 EAST ELEVATION
SCALE: 1 : 100

1 A-204 NORTH ELEVATION
SCALE: 1 : 100

MATERIAL LEGEND

ST	STUCCO
SC	STEEL CLADDING (ALTERNATIVE FIBERCEMENT CLADDING)
G	GLASS
AL	ALUMINUM
WD	WOOD
PS	POWDERCOATED STEEL
C1	CONCRETE
M	MASONRY

TRUE NORTH

HDR

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

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Sheet Reviewer	RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1

Project Number	10251713
Original Issue	09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name
EXTERIOR ELEVATIONS - TYPE B

Scale 1:100

Sheet Number
A-204

Project Status
DEVELOPMENT PERMIT

LIGHT

MATERIAL PALETTE A

SCHEDULE A & B
This forms part of application
DP20-0037
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

WOOD WD	STUCCO ST
POWDERCOATED STEEL PS	STEEL CLADDING SC
CONCRETE C1	GLASS G
MASONRY M	ALUMINUM AL

DARK

LIGHT

MATERIAL PALETTE B

ST STUCCO	WD WOOD
FC FIBERCEMENT CLADDING	PS POWDERCOATED STEEL
G GLASS	C1 CONCRETE
AL ALUMINUM	M MASONRY

DARK

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP
HIAWATHA MIXED USE
DEVELOPMENT

Westcorp

Project Manager	Dan Sawyer
Project Designer	Robert Cesnik
Project Architect	Robert Censik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants

Sheet Reviewer RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1

Project Number 10251713
Original Issue 09/18/20

CD24 LAKESHORE RD.
DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name
MATERIAL BOARD

Scale as indicated

Sheet Number
A-301

Project Status
DEVELOPMENT PERMIT

HIAWATHA MIXED USE DEVELOPMENT – TOWNHOMES DEVELOPMENT PERMIT

Date: October 09, 2020 Our File: 19M-01917-00

Address: 1435 Water Street
Kelowna, B.C.
V1Y 1J4

Attention: Development Services

Dear Sir / Madam:

Re: Hiawatha, Kelowna – Development Permit

As per our client's request, WSP Canada Group Limited estimates a landscape development cost of **$847,125.00** excluding applicable taxes for the above noted property. This price includes landscape materials and installation (trees, sod, planting, topsoil, and irrigation), site features and furnishing (fence, benches, picnic tables, bike racks, and stone mulch) Site hardscape is excluded.

Per the City of Kelowna bond requirement of 125% the final total for landscape, bonding is **$1,058,906.25.** Should you require any explanation of this letter, please contact the undersigned.

Regards

WSP Canada Group Limited

SCHEDULE C
This forms part of application
DP20-0037
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

Robert T Evans RPP MCIP FCSLA
National Strategy and Business Development Leader

Suite 700-1631 Dickson Avenue, Landmark 6
Kelowna, BC, Canada V1Y 0B5

Tel.: +1 250 869-1334

wsp.com

HIAWATHA TOWN HOUSE DEVELOPMENT

BONDING ESTIMATE

SCHEDULE C

This forms part of application

DP20-0037

Planner Initials AC

City of Kelowna DEVELOPMENT PLANNING

2019/12/03

2020-10-07

	Description of work	Unit	Estimated Amount	Estimated Value	Total Value
1.0	**Landscape**				
1.1	Deciduous Trees (60mm Cal.)	ea.	92	$700.00	$64,400.00
1.2	Flowering or Multi-trunk Accesnt Tree (1.8m)	ea.	63	$500.00	$31,500.00
1.3	Shrub Planting (Low/ Moderate Water Usage)	m2	2,350	$75.00	$176,250.00
1.4	Sod	m2	1,800	$10.00	$18,000.00
1.5	Imported growing medium for trees (1.0 cu.m. per tree)	m3	155	$75.00	$11,625.00
1.6	Imported growing medium for shrub beds (450mm depth)	m3	887	$75.00	$66,487.50
1.7	Imported growing medium for sod beds (150mm depth)	m3	270	$75.00	$20,250.00
1.8	Mulch (50mm depth)	m3	118	$75.00	$8,812.50
1.9	High efficiency irrigation system for sod and shrub areas.	m2	4,150	$30.00	$124,500.00
				Subtotal 1.0	**$521,825.00**
2.0	**Hardscape and Site Furnitures**				
2.1	Timber Site Fence	l.m.	371	$200.00	$74,200.00
2.2	Artificial Turf	m2	1,115	$130.00	$144,950.00
2.3	Benches	ea.	29	$1,200.00	$34,800.00
2.4	Picnic Tables	ea.	16	$1,750.00	$28,000.00
2.5	Bike Racks	ea.	16	$1,250.00	$20,000.00
2.6	2"-6" River Cobble Mulch	m2	230	$30.00	$6,900.00
2.7	Basalt Stone Slabs	ea.	47	$350.00	$16,450.00
				Subtotal 2.0	**$325,300.00**
				Total	**$847,125.00**
				ESTIMATED TOTAL LANDSCAPE BUDGET	**$847,125.00**

This is an estimate and not a guaranteed amount, and is to be used for bonding purposes only.

Costing is based on 2020 contractor pricing and is subject to change.

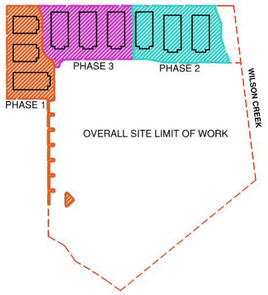
LEGEND

OVERALL SITE LIMIT OF WORK

PHASE 1

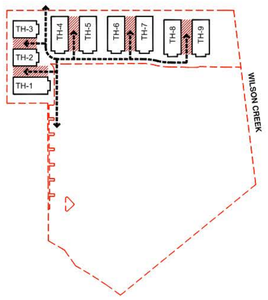
PHASE 2

PHASE 3



02 L01 PHASNIG DIAGRAM

SCALE: N.T.S.



03 L01 FIRE TRUCK EMERGENCY ACCESS

SCALE: N.T.S.

SCHEDULE C

This forms part of application

DP20-0037

Planner Initials AC

City of Kelowna DEVELOPMENT PLANNING

NORTH

0 5 10 15 20 25m

SCALE 1:500

DRAWING LIST

LDP 1	CONTEXT PLAN & DRAWING LIST
LDP 2	LANDSCAPE PLAN
LDP 3	LANDSCAPE PLAN
LDP 4	LANDSCAPE PLAN
LDP 5	GARDEN ENLARGEMENT PLAN
LDP 6	PLANT LIST AND IMAGERY
LDP 7	TOWNHOME GARDEN IMAGERY
LDP 8	SHARED STREET IMAGERY
LDP 9	HYDROZONE PLAN
LDP 10	HYDROZONE PLAN

01 L01 SITE PLAN

SCALE: 1:500

Westcorp

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
03.	2020-11-18	RE-ISSUED FOR DP	
02.	2020-10-09	ISSUED FOR DP	
01.	2019-12-04	ISSUED FOR DP	

CONSULTANT

wsp

700-1631 DICKSON AVE, KELOWNA, BC V1Y 0B5

PERMIT STAMP

SEAL

PROJECT

Hiawatha Lands Lakeshore Road

KELOWNA, B.C., CANADA

DRAWING TITLE

TOWNHOMES LANDSCAPE CONTEXT PLAN & DRAWING LIST

DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN
19M-01719-01	2020.11.18	SG
	SCALE 1 : 400	REVIEWED AS

DRAWING NO. L01

REVISION

01 LANDSCAPE PLAN
L02 SCALE: 1:300

LANDSCAPE LEGEND:

- PROPERTY LINE
- METAL RAIL FENCE
- PRECAST BOUNDARY WALL
- SYNTHETIC TURF
- UNIT PAVERS
- VEHICULAR PLAZA PAVERS
- PICNIC TABLE
- TURF CELL
- COBBLE
- GRAVEL
- BARK MULCH
- BENCH
- BIKE RACK
- BASALT COLUMN SLAB

PLANTING LEGEND:

- PROPOSED DECIDUOUS TREES
- EXISTING TREES
- GRASS, SHRUB AND PERENNIAL PLANTING
- HEDGE PLANTING
- SOD

LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARDS (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTERS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY.
   IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

SCHEDULE C
This forms part of application
DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

Westcorp

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
03.	2020-11-18	RE-ISSUED FOR DP	
02.	2020-10-09	ISSUED FOR DP	
01.	2019-12-04	ISSUED FOR DP	

CONSULTANT

wsp
700-1631 DICKSON AVE, KELOWNA, BC V1Y 0B5

PERMIT STAMP

SEAL

PROJECT
Hiawatha Lands Lakeshore Road
KELOWNA, B.C., CANADA

DRAWING TITLE
LANDSCAPE PLAN

DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN
19M-01719-01	2020.11.18	SG
SCALE	1 : 300	REVIEWED AS

DRAWING NO. L02
REVISION

SCHEDULE C
This forms part of application
DP20-0037
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

LANDSCAPE LEGEND:

- PROPERTY LINE
- METAL RAIL FENCE
- PRECAST BOUNDARY WALL
- SYNTHETIC TURF
- UNIT PAVERS
- VEHICULAR PLAZA PAVERS
- PICNIC TABLE
- TURF CELL
- COBBLE
- GRAVEL
- BARK MULCH
- BENCH
- BIKE RACK
- BASALT COLUMN SLAB

PLANTING LEGEND:

- PROPOSED DECIDUOUS TREES
- EXISTING TREES
- GRASS, SHRUB AND PERENNIAL PLANTING
- HEDGE PLANTING
- SOD

LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARDS (CURRENT EDITION).
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4. ALL PLANTERS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY.
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01 / L03 LANDSCAPE PLAN
SCALE: 1:250

NORTH

0 5 10 15m
SCALE 1:300

Westcorp

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
03.	2020-11-18	RE-ISSUED FOR DP	
02.	2020-10-09	ISSUED FOR DP	
01.	2019-12-04	ISSUED FOR DP	

CONSULTANT

wsp
700-1631 DICKSON AVE, KELOWNA, BC V1Y 0B5

PERMIT STAMP

SEAL

PROJECT
Hiawatha Lands Lakeshore Road
KELOWNA, B.C., CANADA

DRAWING TITLE
LANDSCAPE PLAN

DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN
19M-01719-01	2020.11.18	SG
	SCALE 1 : 300	REVIEWED AS

DRAWING NO. L03
REVISION

01 LANDSCAPE PLAN
L04 SCALE: 1:300

LANDSCAPE LEGEND:

- PROPERTY LINE
- METAL RAIL FENCE
- PRECAST BOUNDARY WALL
- SYNTHETIC TURF
- UNIT PAVERS
- VEHICULAR PLAZA PAVERS
- PICNIC TABLE
- TURF CELL
- COBBLE
- GRAVEL
- BARK MULCH
- BENCH
- BIKE RACK
- BASALT COLUMN SLAB

PLANTING LEGEND:

- PROPOSED DECIDUOUS TREES
- EXISTING TREES
- GRASS, SHRUB AND PERENNIAL PLANTING
- HEDGE PLANTING
- SOD

LANDSCAPE DEVELOPMENT DATA:

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Planner Initials AC
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SEAL

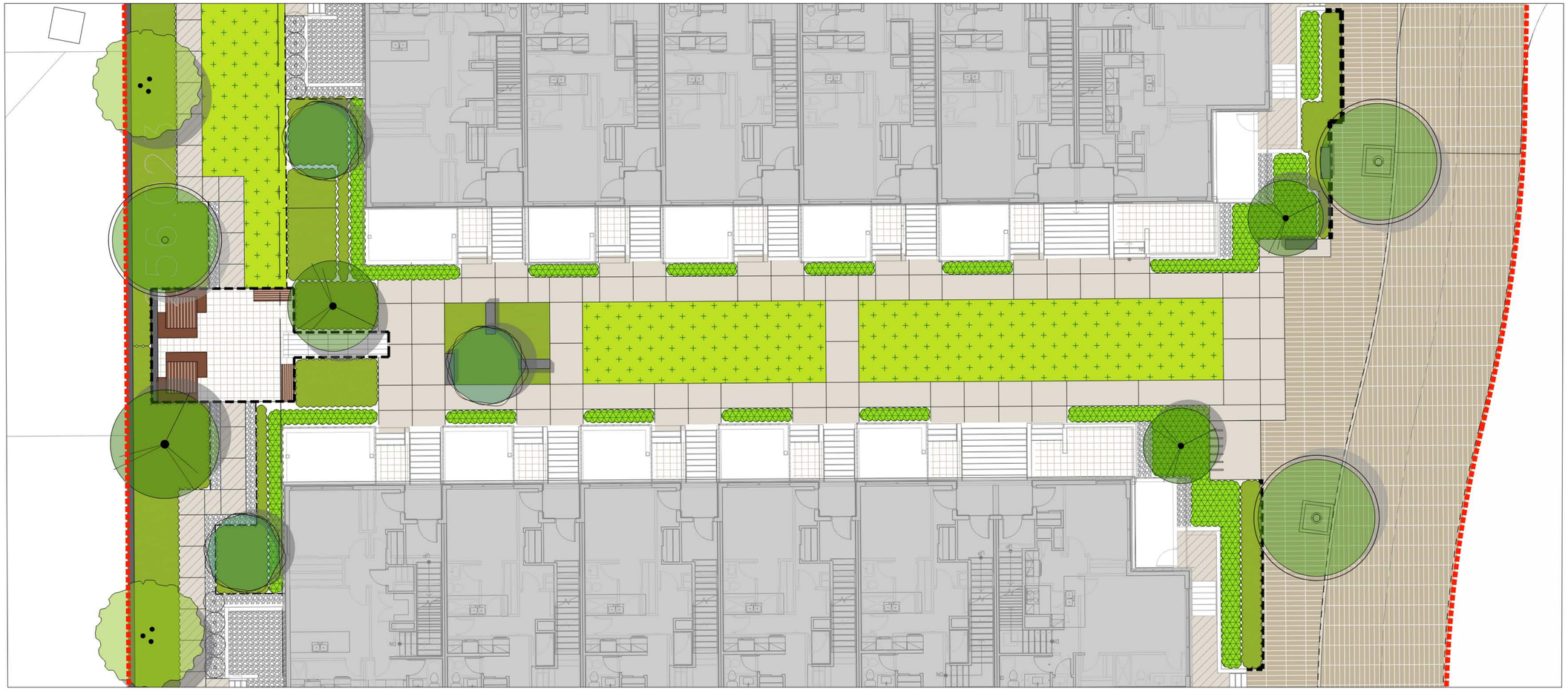
PROJECT
Hiawatha Lands Lakeshore Road
KELOWNA, B.C., CANADA

DRAWING TITLE
LANDSCAPE PLAN

DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN
19M-01719-01	2020.11.18	SG
SCALE	1 : 300	REVIEWED AS

DRAWING NO. L04
REVISION



01
L05
GARDEN ENLARGEMENT PLAN
SCALE: 1:100

NORTH

0 1 2 3 4 5m
SCALE 1:100

LANDSCAPE LEGEND:

- PROPERTY LINE
- METAL RAIL FENCE
- PRECAST BOUNDARY WALL
- SYNTHETIC TURF
- UNIT PAVERS
- VEHICULAR PLAZA PAVERS
- PICNIC TABLE
- TURF CELL
- COBBLE
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- BIKE RACK
- BASALT COLUMN SLAB

PLANTING LEGEND:

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DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

Westcorp

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PERMIT STAMP

SEAL

PROJECT

Hiawatha Lands Lakeshore Road

KELOWNA, B.C., CANADA

DRAWING TITLE

TYPICAL GARDEN LANDSCAPE ENLARGEMENT PLAN

DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN
19M-01719-01	2020.11.18	SG
	SCALE 1 : 250	REVIEWED AS

DRAWING NO. L05

REVISION

Acer griseum

Acer palmatum 'Bloodgood'

Acer rubrum 'Redpointe'

Cercidiphyllum japonicum

Quercus coccinea

Amelanchier x grandiflora 'Autumn Brilliance'

Betula platyphylla 'Dakota Pinnacle'

Taxus x media 'Hicksii'

Microbiota decussata 'Condavis'

Buxus 'Green Velvet'

Euonymus alatus 'Compactus'

Parthenocissus tricuspidata 'Veitchii'

Vinca minor

Hosta 'Love Pat'

Hydrangea petiolaris

Iris sibirica 'Ceaser's Brother'

Anemone x hybrida 'September Charm'

Deschampsia cespitosa 'Bronzeschleier'

Hakonechloa macra 'Aureola'

REPRESENTATIVE PLANTING LIST

prop	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
TREES DECIDUOUS				
Acer griseum	Paper Bark Maple	6cm Cal	B&B	8.0m x 6.0m
Acer rubrum 'Redpointe'	Redpoint Maple	6cm Cal	B&B	12.0m x10.0m
Acer palmatum 'Bloodgood'	Japanese Maple	4cm Cal	B&B	6.0m x 6.0m
Acer palmatum 'Sango Kaku'	Coral Bark Maple	4cm Cal	B&B	7.5m x 6.0m
Acer palmatum 'Seiryu'	Seiryu Japanese Maple	4cm Cal	B&B	4.5m x 2.4m
Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry		B&B	4.0m x 4.0m
Betula p.'Dakota Pnnacle'	Dakota Pinnacle Birch	6cm Cal	B&B	8.0m x 2.0m
Cercidiphyllum japonicum	Katsura Tree	6cm Cal	B&B	12.0m x 7.5m
Cornus florida 'Cherokee Chief'	Flowering Dogwood			9.0m x 9.0m
Fraxinus pennsylvanica 'Patmore'	Fall Gold Black Ash	6cm Cal	B&B	14.0m x 8.0m
Pinus sylvestris 'Watereri'	Scotch Pine	3.5m HGT		6.0m x 4.5m
Quercus coccinea	Scarlet Oak	6cm Cal	B&B	21.0m x 15.0m
SHRUBS				
Abies balsamea 'Nana'	Balsam Fir	#02	Potted	0.6m x0.6m
Buxus 'Green Velvet'	Green Velvet Boxwood	#02	Potted	1.2m x 1.2m
Cotoneaster 'Tom Thumb'	Tom Thumb Cranberry Cotoneaster	#02	Potted	0.6m x 1.5m
Deutzia 'Yuki Cherry Blossom'	Yuki Cherry Blossom Deutzia	#02	Potted	0.6m x 0.6m
Euonymus alatus 'Compacta'	Dwarf Burning Bush	#02	Potted	1.8m x 2.4m
Lavandula angustifolia 'Hidcote Superior'	English Lavender	#02	Potted	0.45m x 0.45m
Microbiota decussata 'Fuzzball'	Fuzzball Siberian CarpetCypress	#02	Potted	0.6m x 0.9m
Pieris japonica	Japanese Pieris	#02	Potted	3.6m x 2.4m
Rhododendron 'Hino-crimson'	Evergreen Azalea	#02	Potted	1.2m x 1.5m
Spiraea 'Glow Girl'	Glow Girl Birchleaf Spirea	#01	Potted	0.9m x 0.9m
Syringa 'Bloomerang Dark Purple'	Bloomerang Dark Purple	#02	Potted	1.5m x 1.5m
Taxus media 'Hicksii'	Yew	#02	Potted	3.0m x 1.5m
ORNAMENTAL GRASSES / PERENNIALS / GROUNDCOVER & VINES				
Anemone japonica 'September Charm'	September Charm Japanese Anemone	#01	Potted	0.9m x 0.3m
Bergenia cordifolia 'Winterglow'	Winterglow Heart-Leaved Bergenia	#01	Potted	0.6m x 0.6m
Deschampsia 'Bronzeschleier'	Tufted Hair Grass	#01	Potted	0.9m x 0.6m
Festuca glauca 'Boulder Blue'	Festuca glauca 'Boulder Blue'	#01	Potted	0.3m x 0.3m
Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	#01	Potted	0.45m x 0.45m
Hedera helix 'Hahnii'	Hahn's English Ivy	#01	Potted	13m or longer
Heuchera sanguinea 'Firefly'	Coral Bells	#01	Potted	0.6m x 0.45m
Hosta 'Love Pat'	Hosta	#01	Potted	0.4m x 0.45m
Iris sibirica 'Caesar's Brother'	Siberian Iris			0.9m x 0.6m
Miscanthus sinensis 'Little Kitten'	Maiden Grass 'Little Kitten'	#01	Potted	0.9m x 0.6m
Pachysandra terminalis	Green Sheen Japanese Spurge	#01	Potted	0.3m x 0.3m
Parthenocissus tricuspidata 'Veitchii'	Boston Ivy	#01	Potted	15m or longer
Pennisetum alopecuroides 'Little Bunny'	Fountain Grass	#01	Potted	0.45m x 0.45m
Rudbeckia fulgida 'Little Goldstar'	Little Star Rudbeckia	#01	Potted	0.5m x 0.40m
Vinca minor	Common Periwinkle	#01	Potted	0.15m x 0.45m

SCHEDULE C
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City of Kelowna
DEVELOPMENT PLANNING

Westcorp

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CONSULTANT

wsp
700-1631 DICKSON AVE, KELOWNA, BC V1Y 0B5

PERMIT STAMP

SEAL

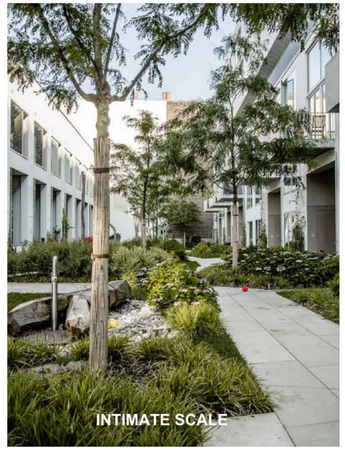
PROJECT
Hiawatha Lands Lakeshore Road
KELOWNA, B.C., CANADA

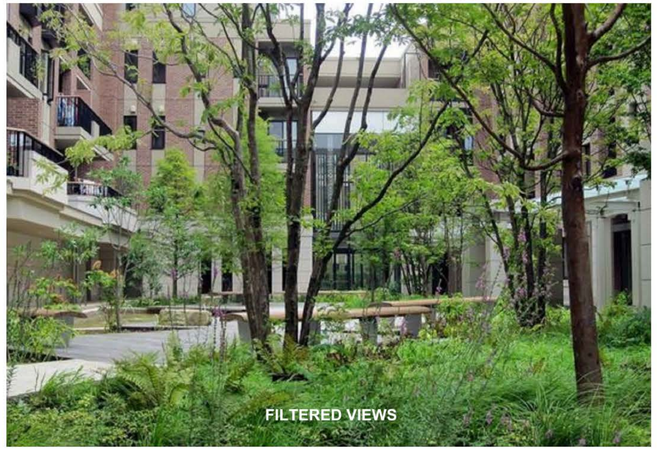
DRAWING TITLE
PLANT LIST & IMAGERY

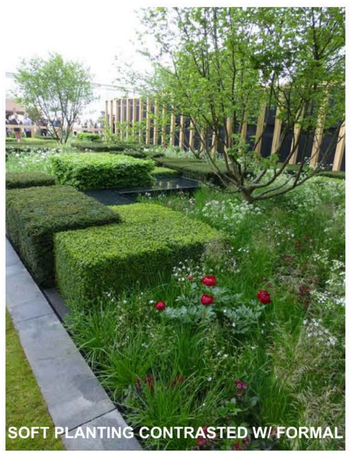
DRAWING ISSUE

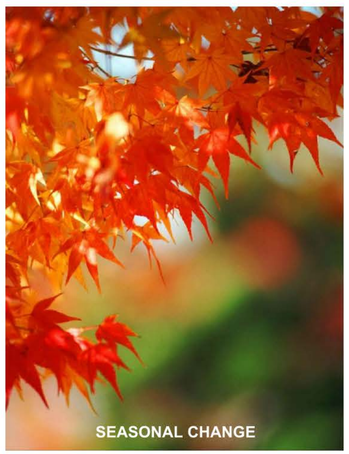
PROJECT NO. 19M-01719-01
PLOT DATE 2020.11.18
DRAWN SG
SCALE
REVIEWED AS

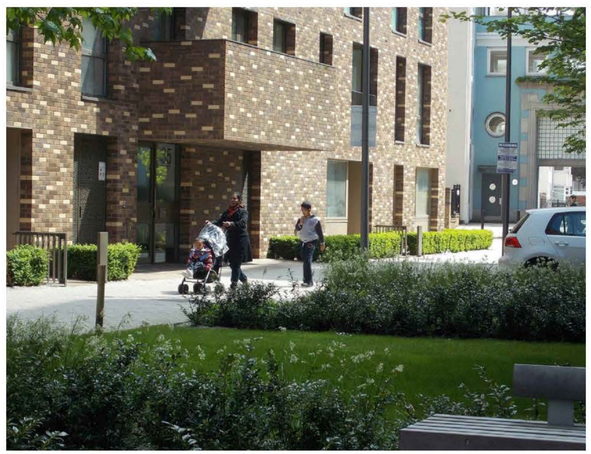
DRAWING NO. L06
REVISION











SCHEDULE C
This forms part of application
DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

Westcorp

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
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CONSULTANT

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700-1631 DICKSON AVE, KELOWNA, BC V1Y 0B5

PERMIT STAMP

SEAL

PROJECT

Hiawatha Lands Lakeshore Road

KELOWNA, B.C., CANADA

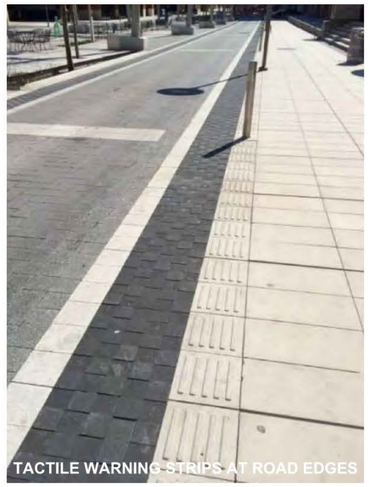
DRAWING TITLE

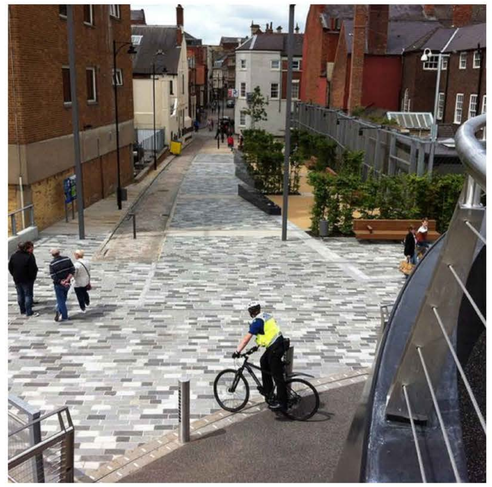
TOWNHOMES GARDEN IMAGERY

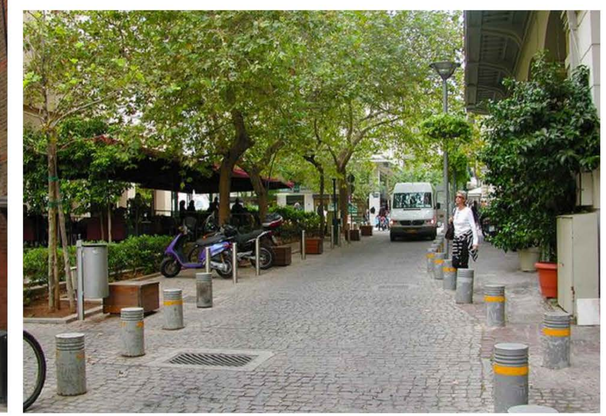
DRAWING ISSUE

PROJECT NO. 19M-01719-01
PLOT DATE 2020.11.18
SCALE
DRAWN SG
REVIEWED AS

DRAWING NO. L07
REVISION







SCHEDULE C
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DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

Westcorp

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SEAL

PROJECT

Hiawatha Lands Lakeshore Road

KELOWNA, B.C., CANADA

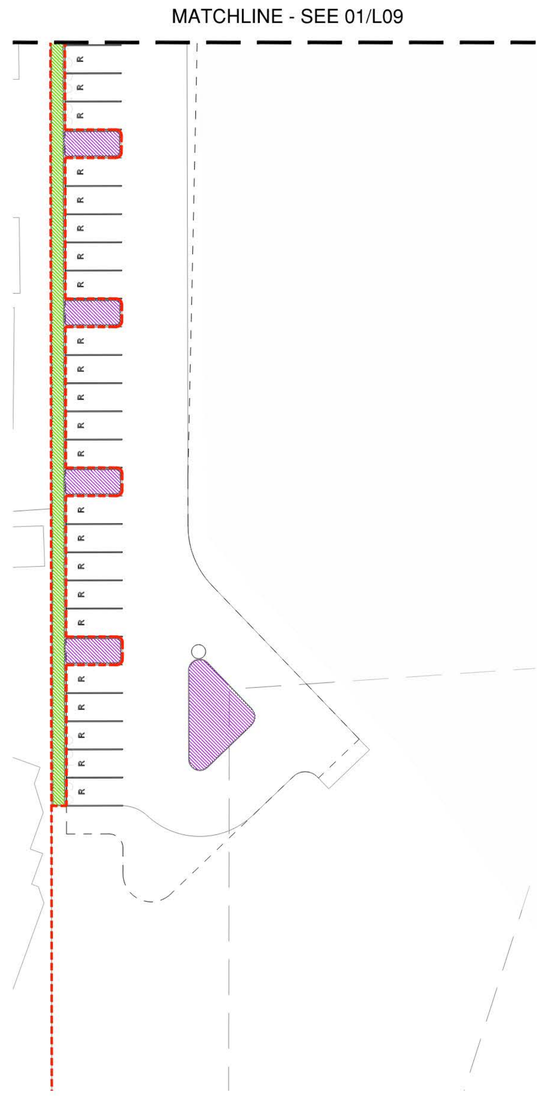
DRAWING TITLE

SHARED STREET IMAGERY

DRAWING ISSUE

PROJECT NO. 19M-01719-01
PLOT DATE 2020.11.18
SCALE
DRAWN SG
REVIEWED AS

DRAWING NO. L08
REVISION



HYDROZONE LEGEND:

MODERATE WATER USAGE
GRASSES / PERENNIAL MIXED PLANTING/ WOOD MULCH

HIGH WATER REQUIREMENTS
SOD AREA

LOW WATER USAGE
SHRUB PLANTING/ WOOD MULCH

01/02 L09 HYDROZONE PLAN
SCALE: 1:300

NORTH

0 5 10 15m
SCALE 1:300

SCHEDULE C
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City of Kelowna
DEVELOPMENT PLANNING

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PROJECT

Hiawatha Lands Lakeshore Road

KELOWNA, B.C., CANADA

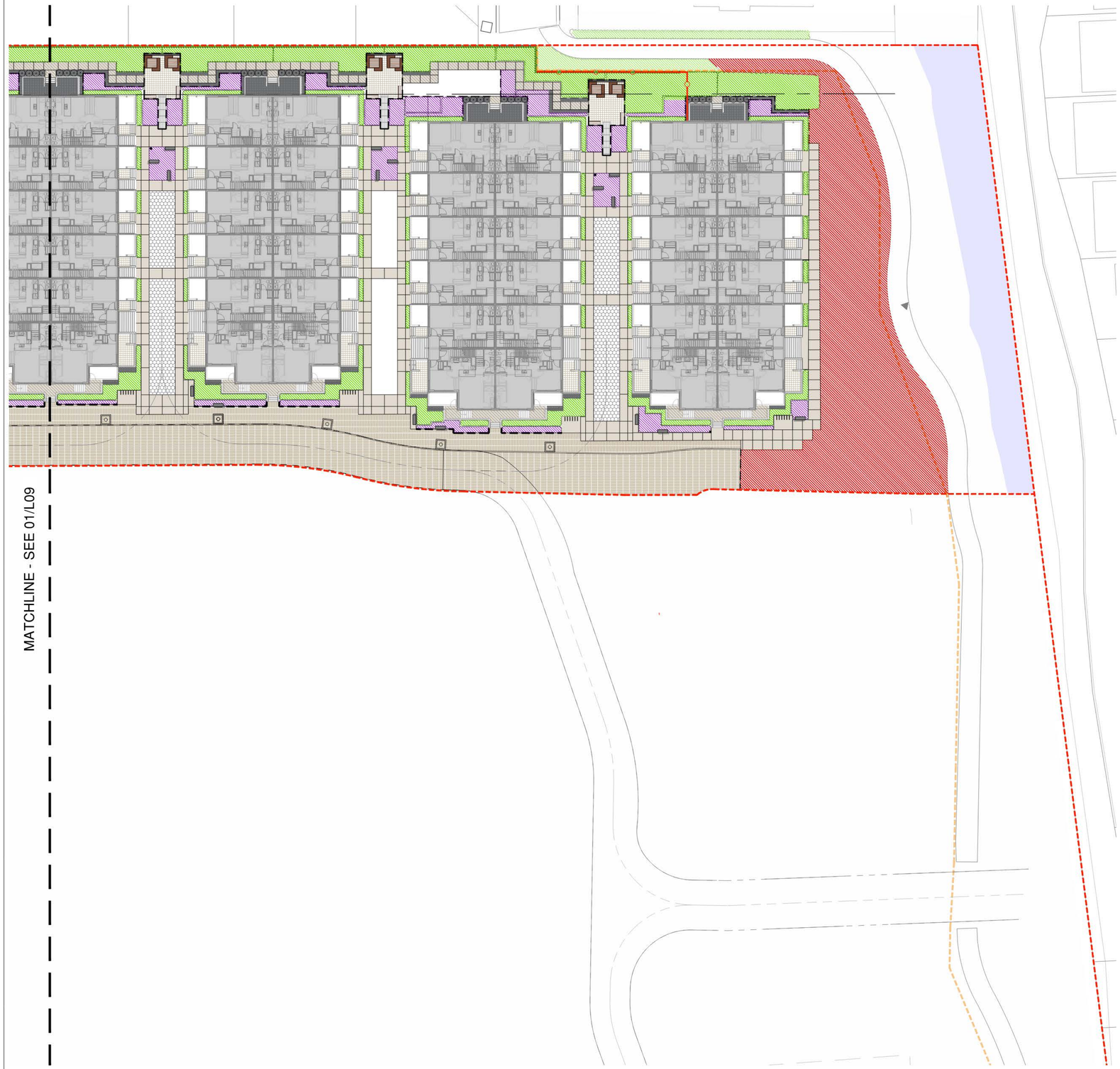
DRAWING TITLE

HYDROZONE PLAN

DRAWING ISSUE

PROJECT NO. 19M-01719-01
PLOT DATE 2020.11.18
SCALE 1 : 300
DRAWN SG
REVIEWED AS

DRAWING NO. L09
REVISION



HYDROZONE LEGEND:

MODERATE WATER USAGE
GRASSES / PERENNIAL MIXED PLANTING/ WOOD MULCH

HIGH WATER REQUIREMENTS
SOD AREA

LOW WATER USAGE
SHRUB PLANTING/ WOOD MULCH

01 / L10 HYDROZONE PLAN
SCALE: 1:300

NORTH

0 5 10 15m
SCALE 1:300

SCHEDULE C
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City of Kelowna
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SEAL

PROJECT
Hiawatha Lands Lakeshore Road
KELOWNA, B.C., CANADA

DRAWING TITLE
HYDROZONE PLAN

DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN
19M-01719-01	2020.11.18	SG
	SCALE 1 : 300	REVIEWED AS

DRAWING NO. L10
REVISION

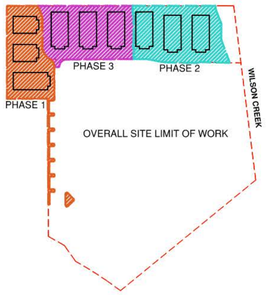
LEGEND

OVERALL SITE LIMIT OF WORK

PHASE 1

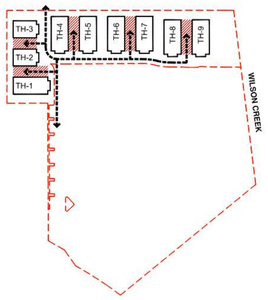
PHASE 2

PHASE 3



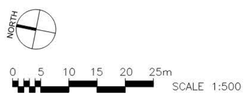
02 L01 PHASNIG DIAGRAM

SCALE: N.T.S.



03 L01 FIRE TRUCK EMERGENCY ACCESS

SCALE: N.T.S.



DRAWING LIST

LDP 1	CONTEXT PLAN & DRAWING LIST
LDP 2	LANDSCAPE PLAN
LDP 3	LANDSCAPE PLAN
LDP 4	LANDSCAPE PLAN
LDP 5	GARDEN ENLARGEMENT PLAN
LDP 6	PLANT LIST AND IMAGERY
LDP 7	TOWNHOME GARDEN IMAGERY
LDP 8	SHARED STREET IMAGERY
LDP 9	HYDROZONE PLAN
LDP 10	HYDROZONE PLAN

01 L01 SITE PLAN

SCALE: 1:500

SCHEDULE C

This forms part of application

DP20-0037

City of Kelowna DEVELOPMENT PLANNING

Planner Initials AC

Westcorp

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CONSULTANT

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PERMIT STAMP

SEAL

PROJECT

Hiawatha Lands Lakeshore Road

KELOWNA, B.C., CANADA

DRAWING TITLE

TOWNHOMES LANDSCAPE CONTEXT PLAN & DRAWING LIST

DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN
19M-01719-01	2020.11.18	SG
	SCALE 1 : 400	REVIEWED AS

DRAWING NO. L01

REVISION

01 LANDSCAPE PLAN
L02 SCALE: 1:300

NORTH

LANDSCAPE LEGEND:

- PROPERTY LINE
- METAL RAIL FENCE
- PRECAST BOUNDARY WALL
- SYNTHETIC TURF
- UNIT PAVERS
- VEHICULAR PLAZA PAVERS
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6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY.
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SCHEDULE C
This forms part of application
DP20-0037
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
03.	2020-11-18	RE-ISSUED FOR DP	
02.	2020-10-09	ISSUED FOR DP	
01.	2019-12-04	ISSUED FOR DP	

CONSULTANT

wsp
700-1631 DICKSON AVE, KELOWNA, BC V1Y 0B5

PERMIT STAMP

SEAL

PROJECT
Hiawatha Lands Lakeshore Road
KELOWNA, B.C., CANADA

DRAWING TITLE
LANDSCAPE PLAN

DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN
19M-01719-01	2020.11.18	SG
SCALE	1 : 300	REVIEWED AS

DRAWING NO. L02
REVISION

01 L03 LANDSCAPE PLAN
SCALE: 1:250

NORTH

0 5 10 15m
SCALE 1:300

LANDSCAPE LEGEND:

- PROPERTY LINE
- METAL RAIL FENCE
- PRECAST BOUNDARY WALL
- SYNTHETIC TURF
- UNIT PAVERS
- VEHICULAR PLAZA PAVERS
- PICNIC TABLE
- TURF CELL
- COBBLE
- GRAVEL
- BARK MULCH
- BENCH
- BIKE RACK
- BASALT COLUMN SLAB

PLANTING LEGEND:

- PROPOSED DECIDUOUS TREES
- EXISTING TREES
- GRASS, SHRUB AND PERENNIAL PLANTING
- HEDGE PLANTING
- SOD

LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARDS (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
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DP20-0037
City of Kelowna DEVELOPMENT PLANNING
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SEAL

PROJECT
Hiawatha Lands Lakeshore Road
KELOWNA, B.C., CANADA

DRAWING TITLE
LANDSCAPE PLAN

DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN
19M-01719-01	2020.11.18	SG
SCALE	1 : 300	REVIEWED AS

DRAWING NO. L03
REVISION

01 LANDSCAPE PLAN
L04 SCALE: 1:300

LANDSCAPE LEGEND:

- PROPERTY LINE
- METAL RAIL FENCE
- PRECAST BOUNDARY WALL
- SYNTHETIC TURF
- UNIT PAVERS
- VEHICULAR PLAZA PAVERS
- PICNIC TABLE
- TURF CELL
- COBBLE
- GRAVEL
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- BENCH
- BIKE RACK
- BASALT COLUMN SLAB

PLANTING LEGEND:

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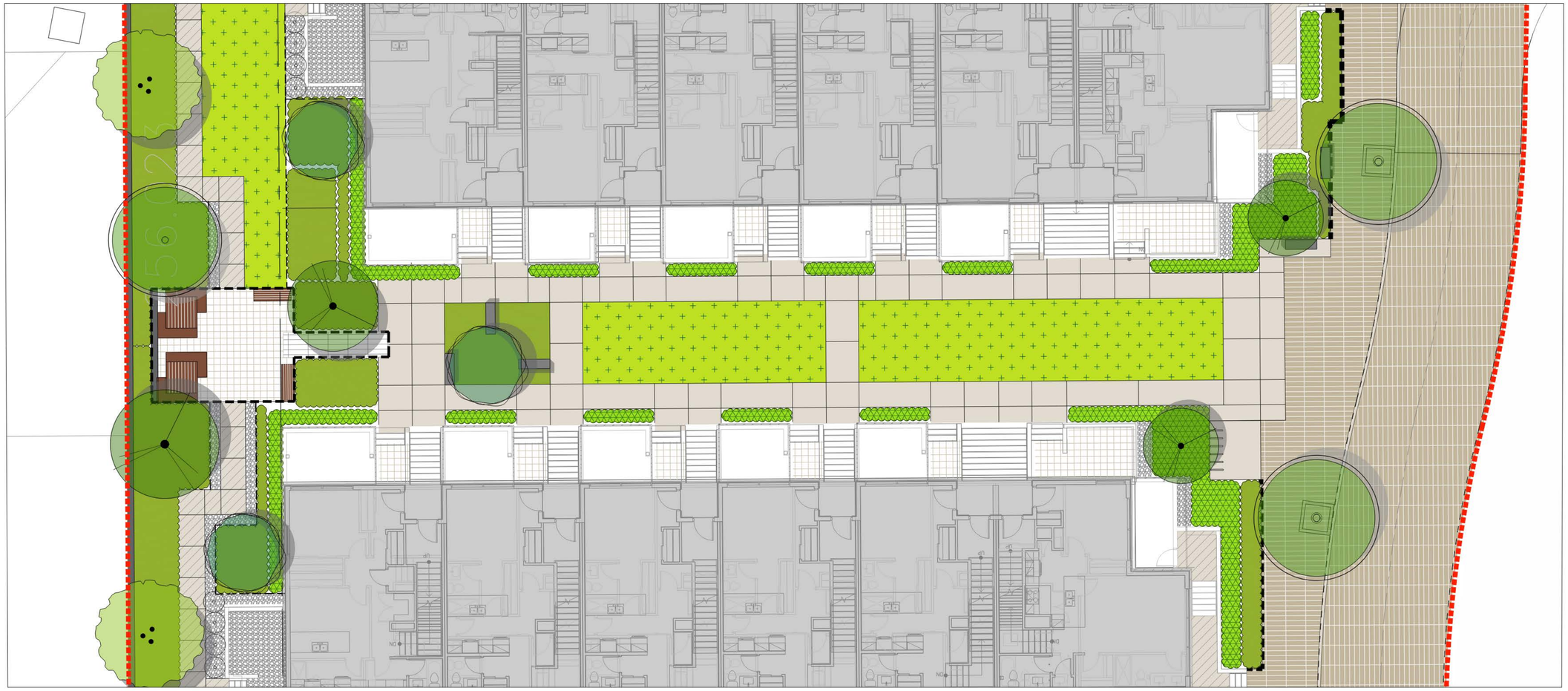
PROJECT
Hiawatha Lands Lakeshore Road
KELOWNA, B.C., CANADA

DRAWING TITLE
LANDSCAPE PLAN

DRAWING ISSUE

PROJECT NO.	PLOT DATE	2020.11.18	DRAWN	SG
19M-01719-01	SCALE	1 : 300	REVIEWED	AS

DRAWING NO. L04
REVISION



01 L05 GARDEN ENLARGEMENT PLAN

SCALE: 1:100

NORTH

0 1 2 3 4 5m SCALE 1:100

LANDSCAPE LEGEND:

- PROPERTY LINE
- METAL RAIL FENCE
- PRECAST BOUNDARY WALL
- SYNTHETIC TURF
- UNIT PAVERS
- VEHICULAR PLAZA PAVERS
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PLANTING LEGEND:

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PROJECT

Hiawatha Lands Lakeshore Road

KELOWNA, B.C., CANADA

DRAWING TITLE

TYPICAL GARDEN LANDSCAPE ENLARGEMENT PLAN

DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN
19M-01719-01	2020.11.18	SG
	SCALE 1 : 250	REVIEWED AS

DRAWING NO. L05

REVISION

Acer griseum

Acer palmatum 'Bloodgood'

Acer rubrum 'Redpointe'

Cercidiphyllum japonicum

Quercus coccinea

Amelanchier x grandiflora 'Autumn Brilliance'

Betula platyphylla 'Dakota Pinnacle'

Taxus x media 'Hicksii'

Microbiota decussata 'Condavis'

Buxus 'Green Velvet'

Euonymus alatus 'Compactus'

Parthenocissus tricuspidata 'Veitchii'

Vinca minor

Hosta 'Love Pat'

Hydrangea petiolaris

Iris sibirica 'Ceaser's Brother'

Anemone x hybrida 'September Charm'

Deschampsia cespitosa 'Bronzeschleier'

Hakonechloa macra 'Aureola'

REPRESENTATIVE PLANTING LIST

prop	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
TREES DECIDUOUS				
Acer griseum	Paper Bark Maple	6cm Cal	B&B	8.0m x 6.0m
Acer rubrum 'Redpointe'	Redpoint Maple	6cm Cal	B&B	12.0m x10.0m
Acer palmatum 'Bloodgood'	Japanese Maple	4cm Cal	B&B	6.0m x 6.0m
Acer palmatum 'Sango Kaku'	Coral Bark Maple	4cm Cal	B&B	7.5m x 6.0m
Acer palmatum 'Seiryu'	Seiryu Japanese Maple	4cm Cal	B&B	4.5m x 2.4m
Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry		B&B	4.0m x 4.0m
Betula p.'Dakota Pnnacle'	Dakota Pinnacle Birch	6cm Cal	B&B	8.0m x 2.0m
Cercidiphyllum japonicum	Katsura Tree	6cm Cal	B&B	12.0m x 7.5m
Cornus florida 'Cherokee Chief'	Flowering Dogwood			9.0m x 9.0m
Fraxinus pennsylvanica 'Patmore'	Fall Gold Black Ash	6cm Cal	B&B	14.0m x 8.0m
Pinus sylvestris 'Watereri'	Scotch Pine	3.5m HGT		6.0m x 4.5m
Quercus coccinea	Scarlet Oak	6cm Cal	B&B	21.0m x 15.0m
SHRUBS				
Abies balsamea 'Nana'	Balsam Fir	#02	Potted	0.6m x0.6m
Buxus 'Green Velvet'	Green Velvet Boxwood	#02	Potted	1.2m x 1.2m
Cotoneaster 'Tom Thumb'	Tom Thumb Cranberry Cotoneaster	#02	Potted	0.6m x 1.5m
Deutzia 'Yuki Cherry Blossom'	Yuki Cherry Blossom Deutzia	#02	Potted	0.6m x 0.6m
Euonymus alatus 'Compacta'	Dwarf Burning Bush	#02	Potted	1.8m x 2.4m
Lavandula angustifolia 'Hidcote Superior'	English Lavender	#02	Potted	0.45m x 0.45m
Microbiota decussata 'Fuzzball'	Fuzzball Siberian CarpetCypress	#02	Potted	0.6m x 0.9m
Pieris japonica	Japanese Pieris	#02	Potted	3.6m x 2.4m
Rhododendron 'Hino-crimson'	Evergreen Azalea	#02	Potted	1.2m x 1.5m
Spiraea 'Glow Girl'	Glow Girl Birchleaf Spirea	#01	Potted	0.9m x 0.9m
Syringa 'Bloomerang Dark Purple'	Bloomerang Dark Purple	#02	Potted	1.5m x 1.5m
Taxus media 'Hicksii'	Yew	#02	Potted	3.0m x 1.5m
ORNAMENTAL GRASSES / PERENNIALS / GROUNDCOVER & VINES				
Anemone japonica 'September Charm'	September Charm Japanese Anemone	#01	Potted	0.9m x 0.3m
Bergenia cordifolia 'Winterglow'	Winterglow Heart-Leaved Bergenia	#01	Potted	0.6m x 0.6m
Deschampsia 'Bronzeschleier'	Tufted Hair Grass	#01	Potted	0.9m x 0.6m
Festuca glauca 'Boulder Blue'	Festuca glauca 'Boulder Blue'	#01	Potted	0.3m x 0.3m
Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	#01	Potted	0.45m x 0.45m
Hedera helix 'Hahnii'	Hahn's English Ivy	#01	Potted	13m or longer
Heuchera sanguinea 'Firefly'	Coral Bells	#01	Potted	0.6m x 0.45m
Hosta 'Love Pat'	Hosta	#01	Potted	0.4m x 0.45m
Iris sibirica 'Caesar's Brother'	Siberian Iris			0.9m x 0.6m
Miscanthus sinensis 'Little Kitten'	Maiden Grass 'Little Kitten'	#01	Potted	0.9m x 0.6m
Pachysandra terminalis	Green Sheen Japanese Spurge	#01	Potted	0.3m x 0.3m
Parthenocissus tricuspidata 'Veitchii'	Boston Ivy	#01	Potted	15m or longer
Pennisetum alopecuroides 'Little Bunny'	Fountain Grass	#01	Potted	0.45m x 0.45m
Rudbeckia fulgida 'Little Goldstar'	Little Star Rudbeckia	#01	Potted	0.5m x 0.40m
Vinca minor	Common Periwinkle	#01	Potted	0.15m x 0.45m

SCHEDULE C
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PERMIT STAMP

SEAL

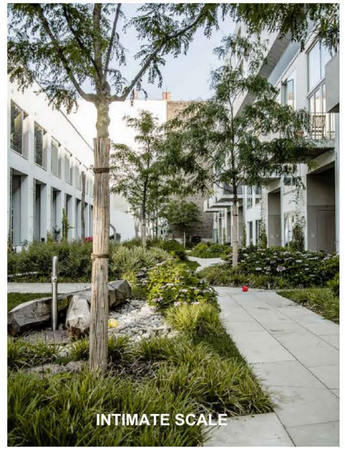
PROJECT
Hiawatha Lands Lakeshore Road
KELOWNA, B.C., CANADA

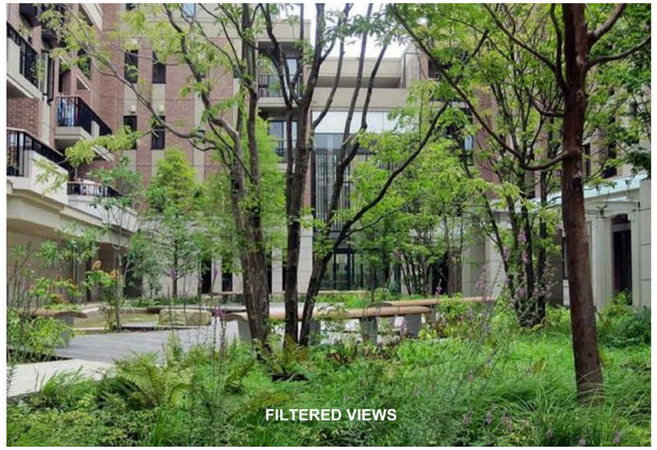
DRAWING TITLE
PLANT LIST & IMAGERY

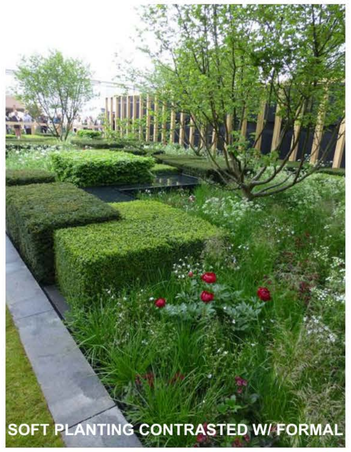
DRAWING ISSUE

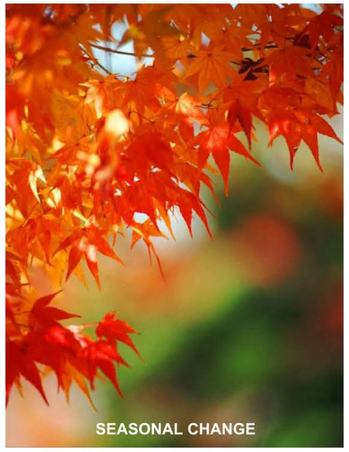
PROJECT NO. 19M-01719-01
PLOT DATE 2020.11.18
SCALE
DRAWN SG
REVIEWED AS

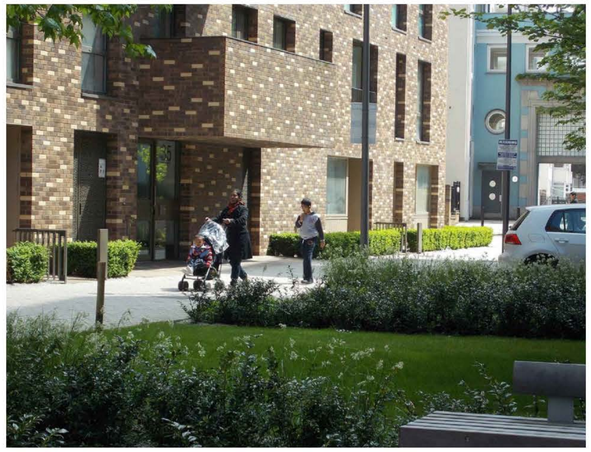
DRAWING NO. L06
REVISION











SCHEDULE C
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DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

Westcorp

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SEAL

PROJECT

Hiawatha Lands Lakeshore Road

KELOWNA, B.C., CANADA

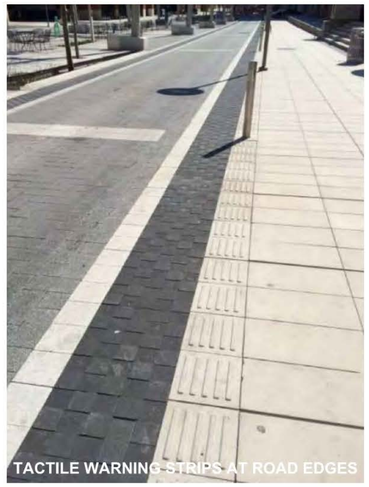
DRAWING TITLE

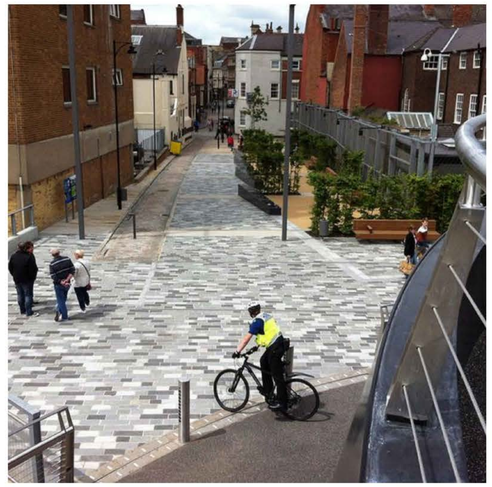
TOWNHOMES GARDEN IMAGERY

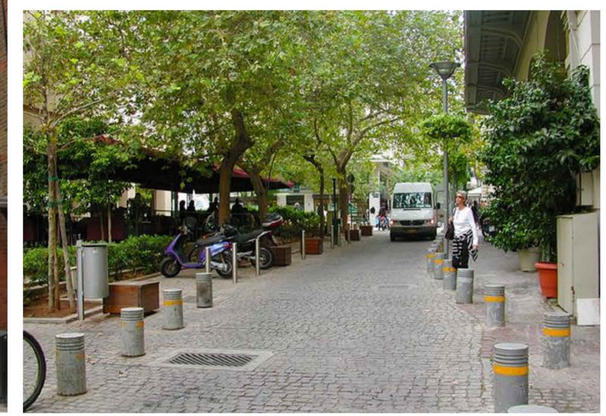
DRAWING ISSUE

PROJECT NO. 19M-01719-01
PLOT DATE 2020.11.18
SCALE
DRAWN SG
REVIEWED AS

DRAWING NO. L07
REVISION







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City of Kelowna
DEVELOPMENT PLANNING

Westcorp

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SEAL

PROJECT

Hiawatha Lands Lakeshore Road

KELOWNA, B.C., CANADA

DRAWING TITLE

SHARED STREET IMAGERY

DRAWING ISSUE

PROJECT NO. 19M-01719-01
PLOT DATE 2020.11.18
SCALE
DRAWN SG
REVIEWED AS

DRAWING NO. L08
REVISION

HYDROZONE LEGEND:

MODERATE WATER USAGE
GRASSES / PERENNIAL MIXED PLANTING/ WOOD MULCH

HIGH WATER REQUIREMENTS
SOD AREA

LOW WATER USAGE
SHRUB PLANTING/ WOOD MULCH

01/02 L09 HYDROZONE PLAN
SCALE: 1:300

SCHEDULE C
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City of Kelowna DEVELOPMENT PLANNING

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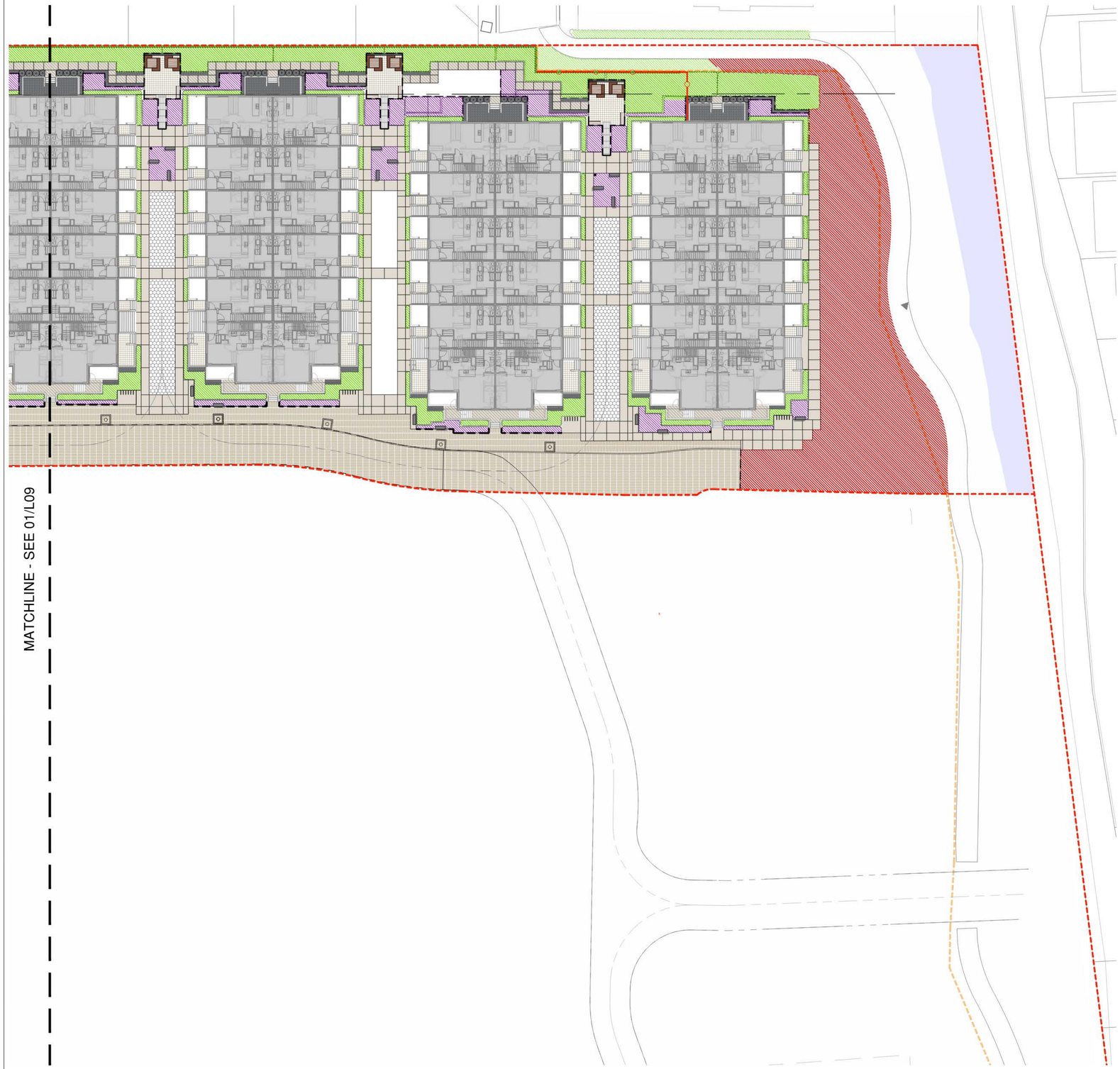
PROJECT
Hiawatha Lands Lakeshore Road
KELOWNA, B.C., CANADA

DRAWING TITLE
HYDROZONE PLAN

DRAWING ISSUE

PROJECT NO.	PLOT DATE	DRAWN
19M-01719-01	2020.11.18	SG
SCALE	1 : 300	REVIEWED AS

DRAWING NO. L09
REVISION



HYDROZONE LEGEND:

MODERATE WATER USAGE
GRASSES / PERENNIAL MIXED PLANTING/ WOOD MULCH

HIGH WATER REQUIREMENTS
SOD AREA

LOW WATER USAGE
SHRUB PLANTING/ WOOD MULCH

01 / L10 HYDROZONE PLAN
SCALE: 1:300

NORTH

0 5 10 15m
SCALE 1:300

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DRAWING NO. L10
REVISION