

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

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

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



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



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



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



COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
<b>Signs</b>			
Do signs contribute to the overall quality and character of the development?			✓
Is signage design consistent with the appearance and scale of the building?			✓
Are signs located and scaled to be easily read by pedestrians?			✓
For culturally significant buildings, is the signage inspired by historical influences?			✓
<b>Lighting</b>			
Does lighting enhance public safety?			✓
Is "light trespass" onto adjacent residential areas minimized?			✓
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?			✓
Is suitably scaled pedestrian lighting provided?			✓
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			✓





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SEAL



Revisions

No	Date	Description
1	APR 02, 2019	RE-ISSUED FOR DP

project title  
RUTLAND MULTI-FAMILY DEVELOPMENT

project address  
515 RUTLAND ROAD N,  
KELOWNA, BC  
project no. 4057

file no.  
drawing title  
RENDERINGS

**ATTACHMENT** B

This forms part of application  
# DP19-0008

Planner Initials KB

City of Kelowna  
DEVELOPMENT PLANNING



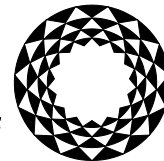
designed R.Y. scale  
drawn R.Y./A.A.  
checked R.Y.  
drawing no.

**A5.01**

plotted MAR 11, 2021



<b>ATTACHMENT</b>		<b>C</b>
This forms part of application		
# DP19-0008		
Planner Initials	KB	 City of <b>Kelowna</b> <small>DEVELOPMENT PLANNING</small>



City of  
**Kelowna**

# Development Permit DP19-0008

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

**515 Rutland Road North**

and legally known as

**Lot A Section 26 Township 26 Osoyoos Division Yale District Plan 7893**

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

**Multiple Dwelling Housing**

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

Date of Council Decision May 10, 2021

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: RM3 – Low Density Multiple Residential

Future Land Use Designation: MRL – Multiple Unit Residential (Low 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: 1918951 Alberta Ltd.

Applicant: New Town Services

Planner: K. Brunet

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Terry Barton  
Community Planning Department Manager  
Planning & Development Services

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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

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- Landscaping to be provided on the land be in accordance with Schedule "C"; and
- 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 from the date of approval, with no opportunity to extend.**

## 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may 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:

- An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$151,524.50**

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:

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

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

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



# 515 RUTLAND RD MULTI-FAMILY DEVELOPMENT

## 17 RENTAL CONDO UNITS

SCHEDULE

A

This forms part of application  
# DP19-0008

Planner  
Initials

KB



CONTEXT PLAN: 515 RUTLAND RD

### ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING INC.  
1464 St. Paul Street Kelowna, B.C., V1Y 2E6  
Roman Yanchishnikov, Architect AIBC  
ph: 250 860 8185, fax: 250 860 0985  
roman@newtownservices.net

- A0.01 ZONING & BUILDING CODE REVIEW
- A1.01 SITE PLAN & ZONING ANALYSIS
- A2.01 LEVEL 1 OVERALL PLAN
- A2.02 LEVEL 2 OVERALL PLAN
- A2.03 LEVEL 3 OVERALL PLAN
- A3.00 EXTERIOR ELEVATIONS
- A3.01 EXTERIOR ELEVATIONS
- A4.01 BUILDING SECTIONS
- A5.01 RENDERINGS
- A5.02 EXTERIOR MATERIALS

### LANDSCAPE

L1.0 SITE PLAN

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3	APR 20, 2021	RE-ISSUED FOR DP

project title  
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project address  
515 RUTLAND ROAD N,  
KELOWNA, BC  
project no. 4057

drawing title  
COVERPAGE AND DRWG LIST

designed R.Y. scale  
drawn R.Y./A.  
checked R.Y.  
drawing no.

plotted MAR 11, 2021

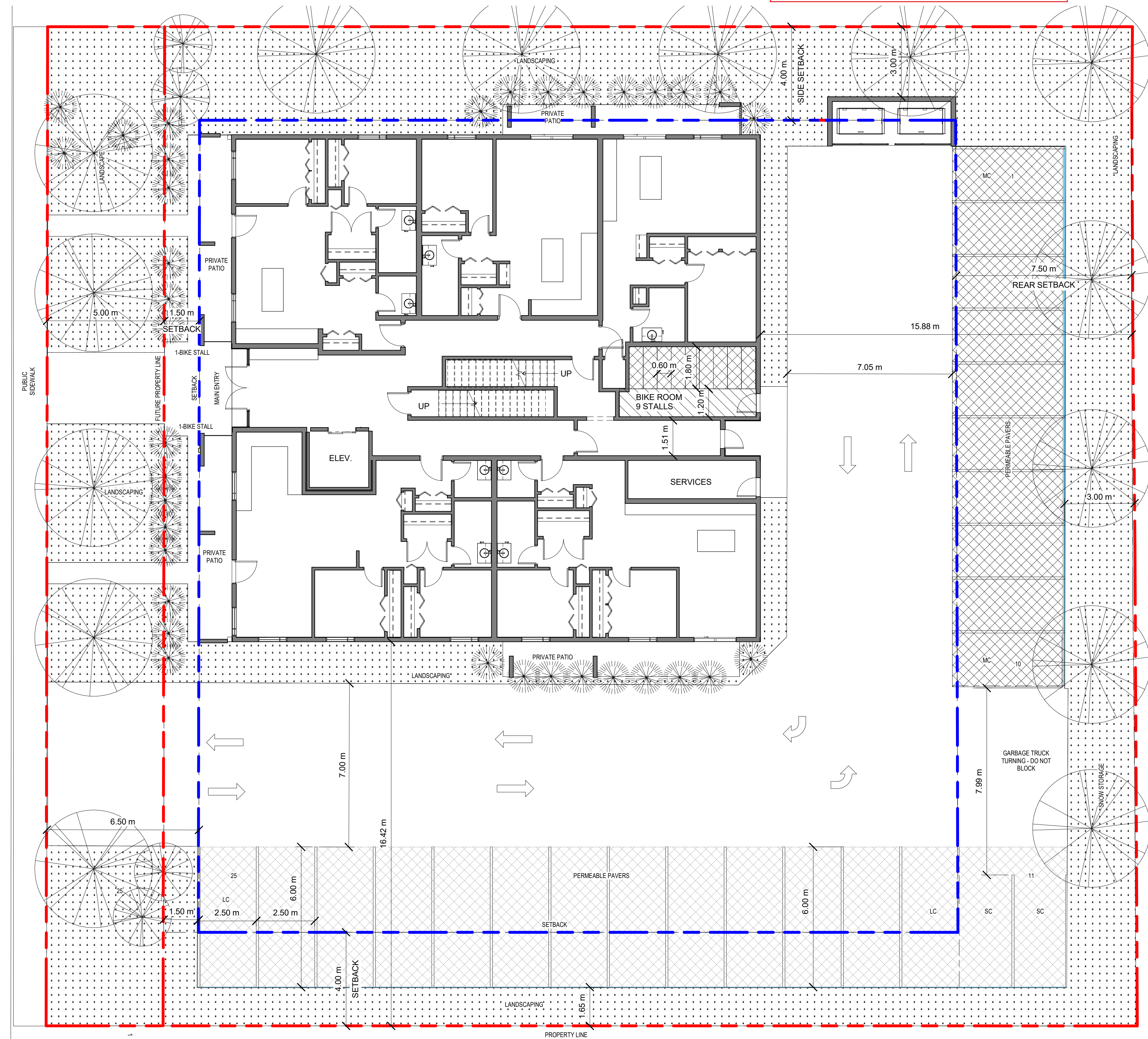
A0.00



EXISTING ZONING:	PROPOSED ZONING:
RU1	RM3 - Low Density Multiple Housing
SITE AREA:	
900 m2 MIN.	1983 m2 (21344 SF)
UNIT COUNT:	
	2 x 1BR
	<u>15 x 2BR</u>
	TOTAL: 17

ALLOWED	PROPOSED
MAXIMUM FAR: 0.75	0.61
MAXIMUM SITE COVERAGE: 40% For Buildings 60% For Buildings & Hard Surfaces (65% for permeable surface)	26% (519 m2 (5596 SF)) 64%, PERMEABLE PAVERS USED
MAXIMUM HEIGHT: 3 Storeys/ 10 m	3 Storeys / 9.6 m
SETBACKS: Front: 1.5 m For Ground-Oriented Units Side 4.5 m Rear: 7.0 m	1.5 m 5.2 m, 15.8 m 15.8 m
PRIVATE OPEN SPACE: 15 m2 x 5 * 1BR = 75 m2 25 m2 x 12 * 2BR = 300 m2	
TOTAL REQUIRED: 375 m2	464 m2
CAR PARKING: 25.0 REQUIRED Full-Size: Medium-Size: Compact-Size:	25 PROVIDED 52% 40% 8%
BIKE PARKING: 9 CLASS I 2 CLASS II	9 CLASS I 2 CLASS II

RUTLAND ROAD N

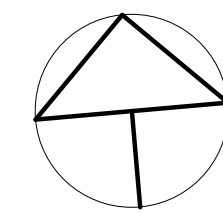


## A

Planner Initials KB

City of Kelowna  
DEVELOPMENT PLANNING

TRUE NORTH



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project title

## RUTLAND MULTI-FAMILY DEVELOPMENT

project address

515 RUTLAND ROAD N,  
KELOWNA, BC

project no. 4057

file no.

drawing

## SITE

## SITE PLAN & ZONING ANALYSIS

designed	R.Y.	scale	As indicated
drawn			R.Y./L.A.
checked			R.Y.
drawing no.			

drawing no.

1

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plotted	MAP
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## A1.01

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plotted      MAR 11, 2021



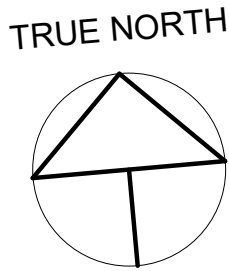


1 LEVEL 1  
3/16" = 1'-0"

## SCHEDULE B

This forms part of application  
# DP19-0008

Planner  
Initials KB



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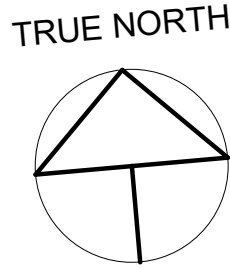
drawing title  
LEVEL 1  
OVERALL PLAN

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

plotted MAR 11, 2021

# A2.01





SCHEDULE B

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City of Kelowna  
DEVELOPMENT PLANNING

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515 RUTLAND ROAD N,  
KELOWNA, BC

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drawing title  
LEVEL 2  
OVERALL PLAN

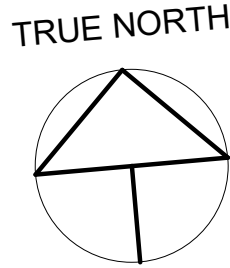
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drawn	R.Y./L.A.		
checked	R.Y.		

drawing no. A2.02

plotted MAR 11, 2021

1 LEVEL 2  
3/16" = 1'-0"





SCHEDULE

B

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# DP19-0008

Planner  
Initials KB



1 LEVEL 3  
3/16" = 1'-0"

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project address  
515 RUTLAND ROAD N,  
KELOWNA, BC

project no. 4057

file no.  
drawing title  
LEVEL 3  
OVERALL PLAN

designed R.Y. scale 3/16" = 1'-0"

drawn R.Y. L. A.

checked R.Y.

drawing no.

A2.03

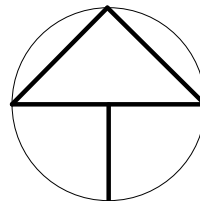
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RUTLAND MULTI-FAMILY  
DEVELOPMENT

project address

515 RUTLAND ROAD N,  
KELOWNA, BC

project no.

4057

file no.

drawing title

ROOF PLAN

designed

R.Y.

scale

3/16" = 1'-0"

drawn

R.Y./L.A.

checked

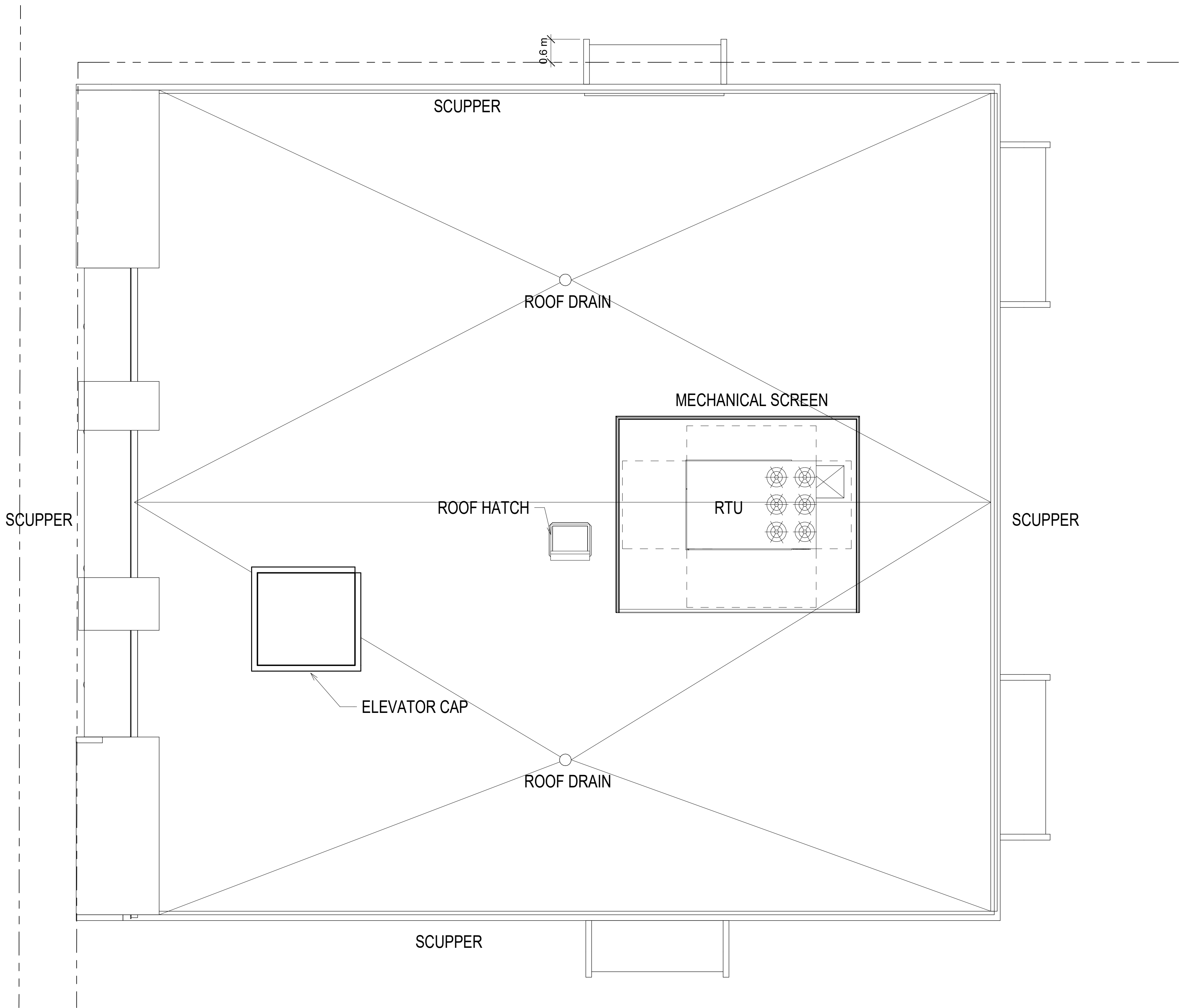
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drawing no.

A2.04

plotted

MAR 11, 2021

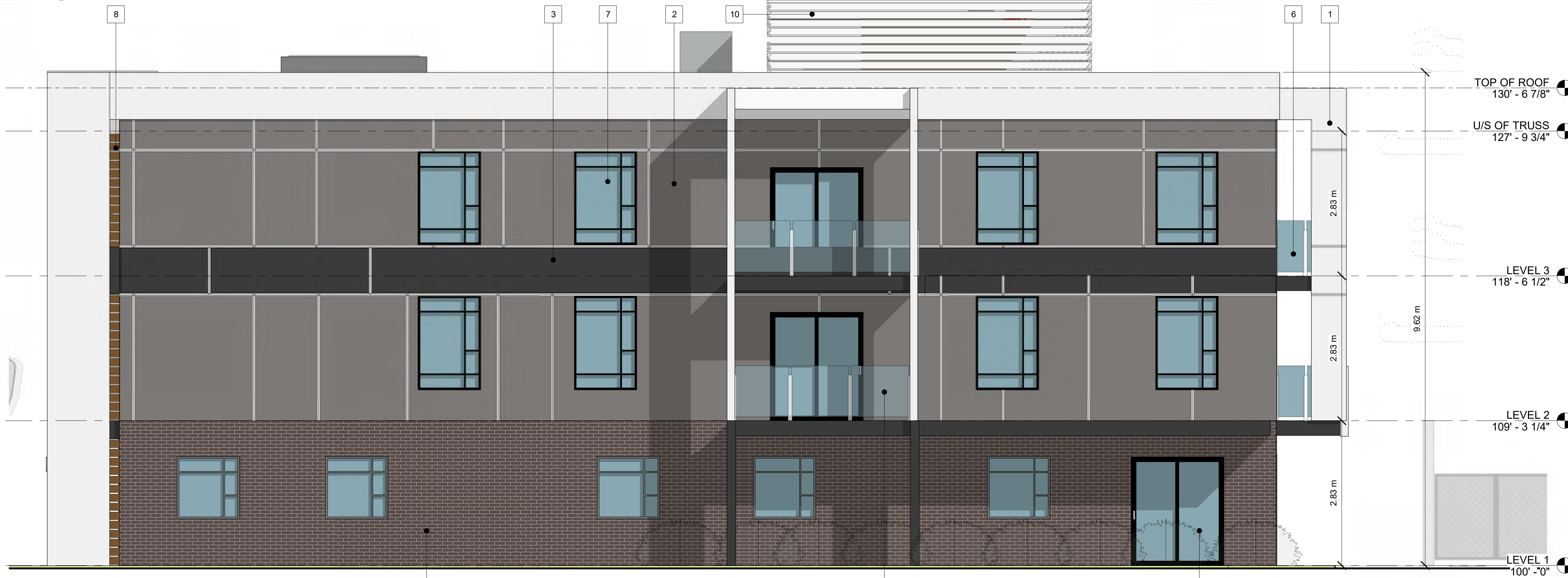


1 ROOF PLAN  
3/16" = 1'-0"





2 FRONT (WEST ELEVATION)  
1/4" = 1'-0"



1 SIDE (SOUTH ELEVATION)  
A2.03 1/4" = 1'-0"

SCHEDULE

B

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City of  
Kelowna

DEVELOPMENT PLANNING

EXTERIOR MATERIAL LEGEND	
1.	FIBER CEMENT PANELS - WHITE
2.	FIBER CEMENT PANELS - GREY
3.	FIBER CEMENT PANELS - DARK BROWN
4.	CORRUGATED METAL PANELS - GREY
5.	BRICK VENEER
6.	GLASS GUARDS W / TOP CAP
7.	ALUMINUM STOREFRONT / VINYL FRAMED WINDOWS / DOORS - BLACK
8.	WOOD SLAT SCREEN
9.	IMITATED WOOD FASCIA
10.	ROOF-TOP HVAC UNIT & SCREEN

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2	APR 02, 2019	RE-ISSUED FOR DP
3	APR 20, 2021	RE-ISSUED FOR DP

project title  
RUTLAND MULTI-FAMILY DEVELOPMENT

project address  
515 RUTLAND ROAD N,  
KELOWNA, BC

project no. 4057

designed R.Y.

drawn R.Y./A.

checked R.Y.

drawing no.

scale 1/4" = 1'-0"

A3.00

plotted MAR 11, 2021





## SCHEDULE B

This forms part of application  
# DP19-0008

Planner  
Initials KB



### EXTERIOR MATERIAL LEGEND

1. FIBER CEMENT PANELS - WHITE
2. FIBER CEMENT PANELS - GREY
3. FIBER CEMENT PANELS - DARK BROWN
4. CORRUGATED METAL PANELS - GREY
5. BRICK VENEER
6. GLASS GUARDS W / TOP CAP
7. ALUMINUM STOREFRONT / VINYL FRAMED WINDOWS / DOORS - BLACK
8. WOOD SLAT SCREEN
9. IMITATED WOOD FASCIA
10. ROOF-TOP HVAC UNIT & SCREEN



2 SIDE (NORTH ELEVATION)  
A7.01 1/4" = 1'-0"

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA  
This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.  
This drawing must not be scaled  
Verify all dimensions and datums prior to commencement of work.  
Report all errors and omissions to the Architect.



**NEW TOWN**  
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URBAN PLANNING  
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SEAL



#### Revisions

No	Date	Description
1	NOV 05, 2018	ISSUED FOR DP
2	APR 02, 2019	RE-ISSUED FOR DP
3	APR 20, 2021	RE-ISSUED FOR DP

project title  
RUTLAND MULTI-FAMILY DEVELOPMENT

project address  
515 RUTLAND ROAD N,  
KELOWNA, BC  
project no. 4057

file no.  
drawing title  
**EXTERIOR ELEVATIONS**

designed R.Y. scale 1/4" = 1'-0"

drawn R.Y.L.A.

checked R.Y.

drawing no.

**A3.01**

plotted MAR 11, 2021



SCHEDULE

B

This forms part of application

# DP19-0008

Planner Initials

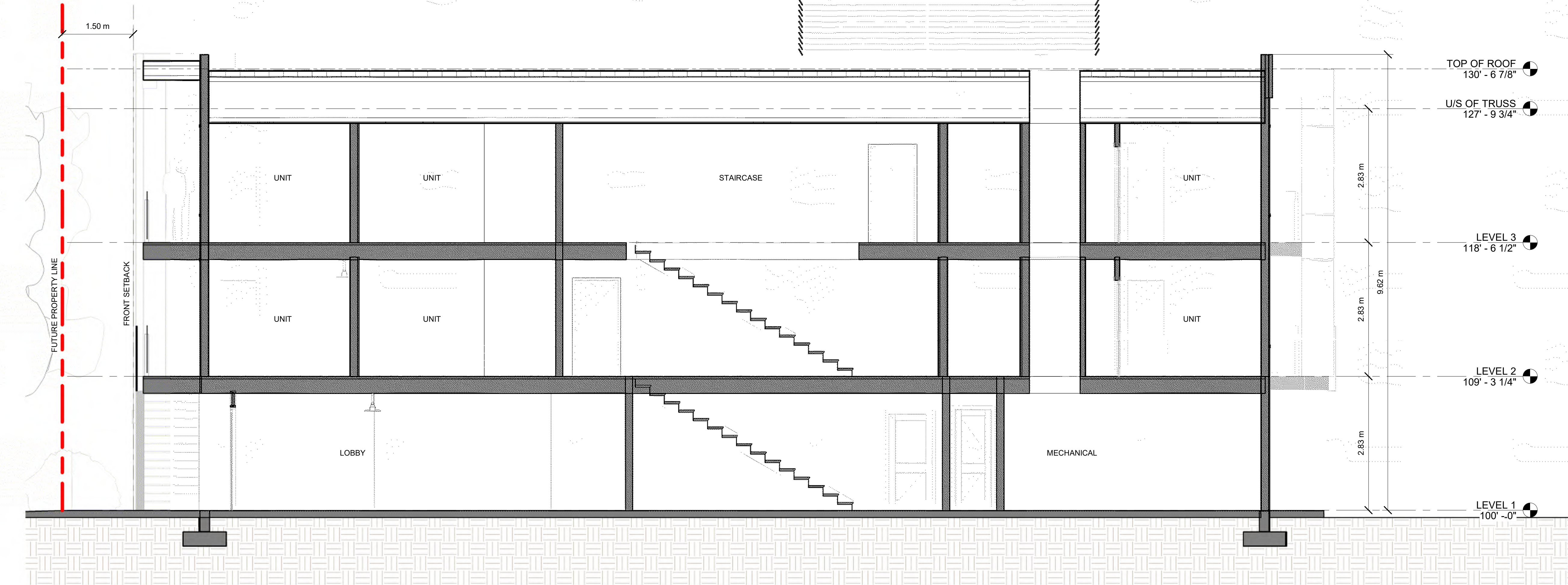
KB

City of Kelowna

DEVELOPMENT PLANNING



1 SECTION 1  
1/4" = 1'-0"



2 SECTION 2  
1/4" = 1'-0"

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SEAL



Revisions

No	Date	Description
1	NOV 05, 2018	ISSUED FOR DP
2	APR 02, 2019	RE-ISSUED FOR DP

project title  
RUTLAND MULTI-FAMILY DEVELOPMENT

project address  
515 RUTLAND ROAD N,  
KELOWNA, BC

project no. 4057

file no.

drawing title  
**BUILDING SECTIONS**

designed R.Y. scale 1/4" = 1'-0"

drawn R.Y./L.A.

checked R.Y.

drawing no.

**A4.01**

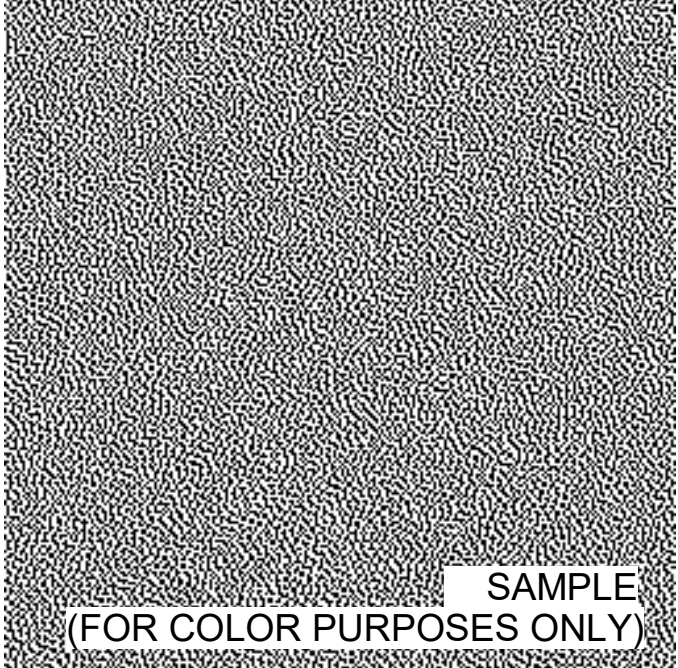
plotted MAR 11, 2021



CEMENTITIOUS PANEL - WHITE (#1)



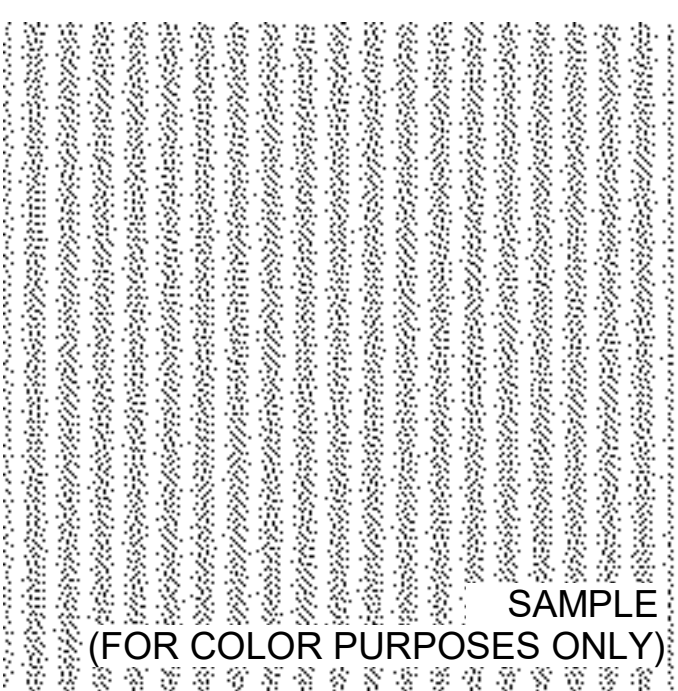
CEMENTITIOUS PANEL - GREY (#2)



CEMENTITIOUS PANEL - COFFEE (#3)



CORRUGATED METAL - SILVER (#4)



THIN BRICK VENEER PANEL - (#5)



GLASS GUARDS W / TOP CAP - (#6)



STOREFRONT GLAZING (#7)



WOOD SLATS (#8)



IMITATED WOOD FASCIA (#9)



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

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SEAL



Revisions		
No	Date	Description
1	APR 20, 2021	RE-ISSUED FOR DP

project title  
RUTLAND MULTI-FAMILY DEVELOPMENT

project address  
515 RUTLAND ROAD N,  
KELOWNA, BC

project no. 4057

file no.

drawing title

EXTERIOR MATERIALS

designed R.Y. scale

drawn R.Y./L.A.

checked R.Y.

drawing no.

A5.02

plotted MAR 11, 2021

SCHEDULE B

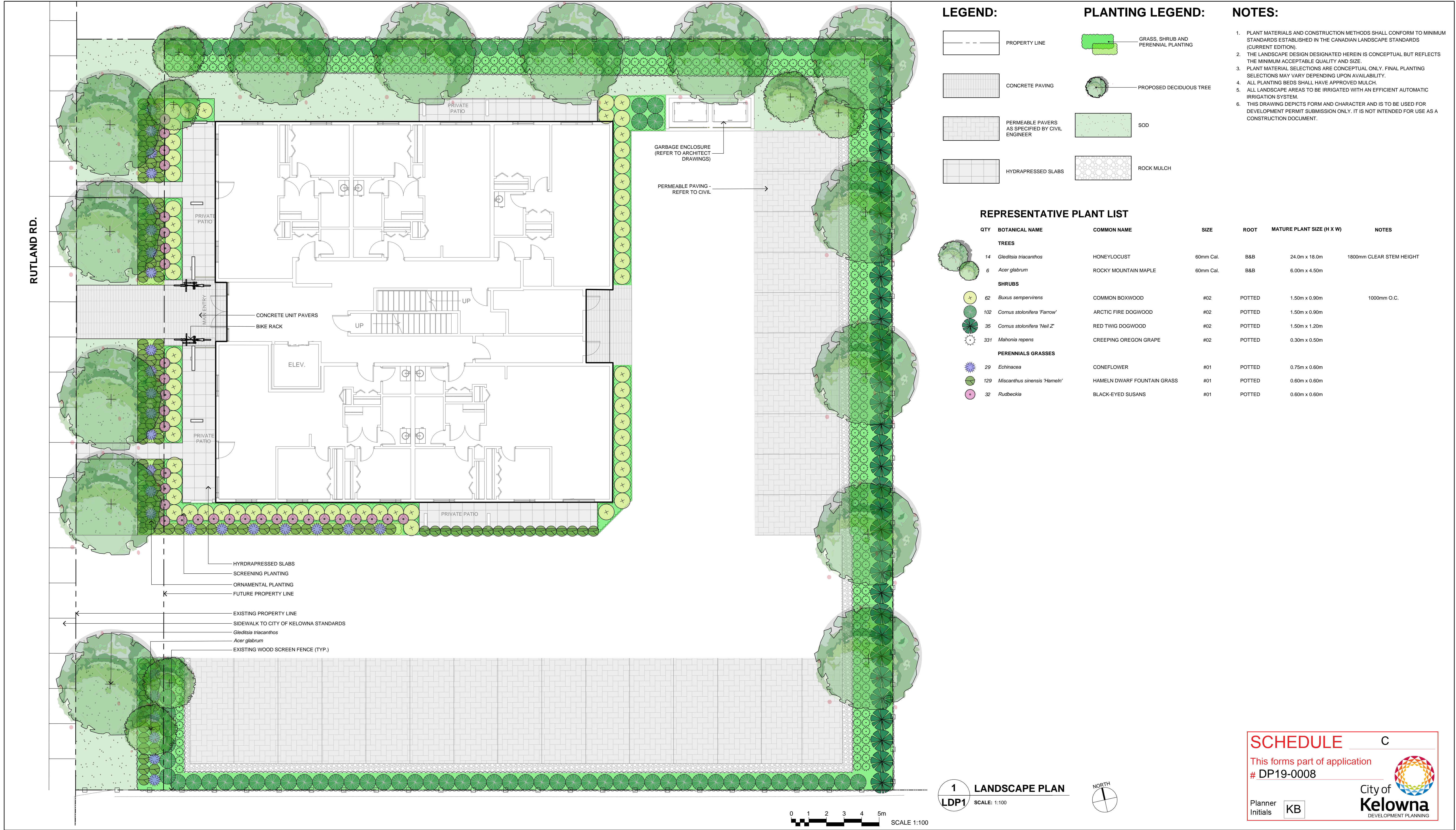
This forms part of application  
# DP19-0008

Planner Initials KB





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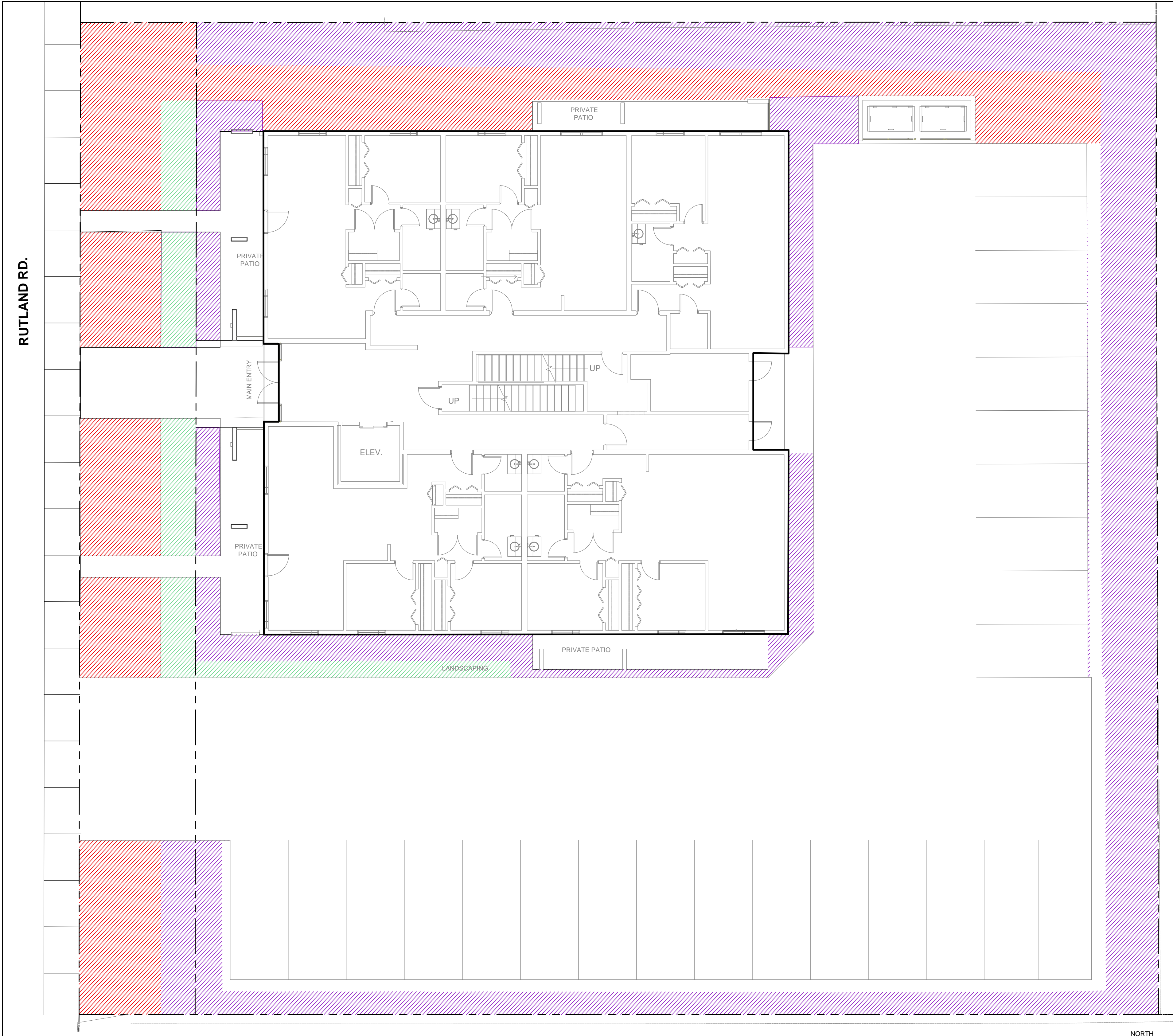
REVISIONS / ISSUED			PROJECT		CONSULTANT NEW TOWN SERVICES	wsp	DESIGN BY TC		SHEET TITLE			
			RUTLAND MULTI-FAMILY DEVELOPMENT				DRAWN BY LN		LANDSCAPE PLAN			
			CLIENT				CHECKED BY RF		SHEET NO.			
							PROJECT # 18M-01923		LDP-1			
3	FEB 26/21	RE - ISSUED FOR DP					SCALE 1:100		1 OF 2			
2	APR 05/19	RE - ISSUED FOR DP										
1	DEC 04/18	ISSUED FOR DP										
NO.	DATE	DESCRIPTION										

PLANNING | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Suite 700, 1631 Dickson Avenue, Kelowna, BC V1Y 0B5 t:250.869.1334 wsp.com



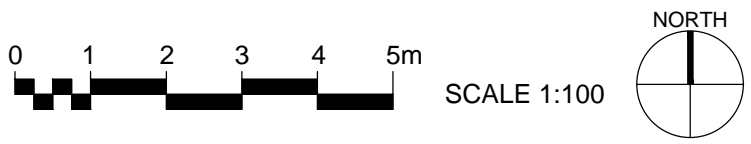
Z:\2018\18M-01923-00\_RUTLAND\3\_Tech\3\_CADD\1\_BASE\18M-01923-00\_DP.DWG



HYDROZONE LEGEND:

- LOW WATER USAGE:**  
NATIVE PLANTING / WOOD MULCH
- MODERATE WATER USAGE:**  
ORNAMENTAL PLANTING / WOOD MULCH
- HIGH WATER USAGE:**  
SOD AREA

1 HYDROZONE PLAN  
LDP2 SCALE: 1:100



**SCHEDULE** C

This forms part of application  
# DP19-0008

Planner Initials **KB**

City of Kelowna  
DEVELOPMENT PLANNING

REVISIONS / ISSUED		
3	FEB 26/21	RE - ISSUED FOR DP
2	APR 05/19	RE - ISSUED FOR DP
1	DEC 04/18	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT  
**RUTLAND MULTI-FAMILY DEVELOPMENT**

CLIENT

CONSULTANT  
**NEW TOWN SERVICES**



PLANNING | LANDSCAPE ARCHITECTURE | URBAN DESIGN  
Suite 700, 1631 Dickson Avenue, Kelowna, BC V1Y 0B5 1-250-869-1334 wsp.com

DESIGN BY	TC	SHEET TITLE
DRAWN BY	LN	<b>HYDROZONE PLAN</b>
CHECKED BY	RF	
PROJECT #	18M-01923	SHEET NO.
SCALE	1:100	<b>LDP-2</b>





## SF-Rima™

<b>SCHEDULE</b>	<b>C</b>
This forms part of application # DP19-0008	
Planner Initials	KB
 City of <b>Kelowna</b> DEVELOPMENT PLANNING	

Reduce or eliminate storm water runoff, mitigate the risk of flooding and relieve sewer systems. SF-Rima's innovative design filters and drains storm water back to the native soil and helps with the constant irrigation and cooling of surfaces.



## Features & Benefits:

- Use in permeable and non-permeable applications
- Ideal for both residential and commercial applications
- Integrate with a complete storm water management system

## Colours:



Grey

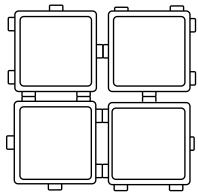


Charcoal

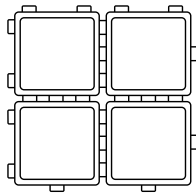
Colour availability and colour finish may vary by region. Every attempt has been made to provide accurate data - please note product measurements, weights and coverage are approximate.

## Technical Information

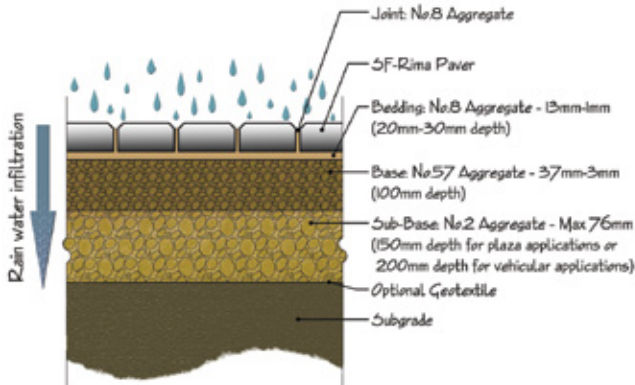
SF-RIMA					
PRODUCT	DIMENSIONS	UNITS/ PALLET	SQFT/ PALLET	BLOCK COVERAGE	PALLET WEIGHT
SFO-RIMA - Turf Layout	254 x 254 x 80 mm 10 x 10 x 3.1"	160	111	1.4 / SqFt	1570 kg 3461 lbs
SFO-RIMA - Water Layout	240 x 240 x 80 mm 9.4 x 9.4 x 3.1"	160	99	1.6 / SqFt	1570 kg 3461 lbs



Turf Growth Layout



Water Drainage Layout



## SF-Rima™

## Applications:



PERMEABLE



PLAZA



ROADWAY

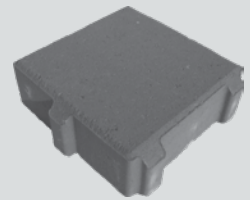


PARKING  
LOT



DRIVEWAY

## Shapes & Sizes:



SF-RIMA

254 x 254 x 80 mm  
10 x 10 x 3.1"

**SCHEDULE**

This forms part of application  
# DP19-0008

Planner Initials **KB**

**C**

City of  
**Kelowna**  
DEVELOPMENT PLANNING



SF-Rima  
Grey



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