

Development Permit DP21-0109



This permit relates to land in the City of Kelowna municipally known as 1759 Hwy 33 E

and legally known as Lot B Section 18 Township 27 ODYD Plan 29386

and permits the land to be used for the following development: RM₃ – Low Density Multiple Housing

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

Date of Council's Decision July 26th, 2021
Decision By: COUNCIL
Development Permit Area: Comprehensive DPA
Existing Zone: RM₃ – Low Density Multiple Housing and P₃ – Parks and Open Space
Future Land Use Designation: MRL – Multiple Unit Residential (Low Density) and PARK – Major Park/Open Space (public)

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: Ki-Low-Na Friendship Society, Inc.No. S-10638

Applicant: Patrick McCusker Architecture Inc.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

ATTACHMENT	A
This forms part of application # DP21-0109	
Planner Initials	TC
City of Kelowna DEVELOPMENT PLANNING	

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";

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

3. INDEMNIFICATION

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

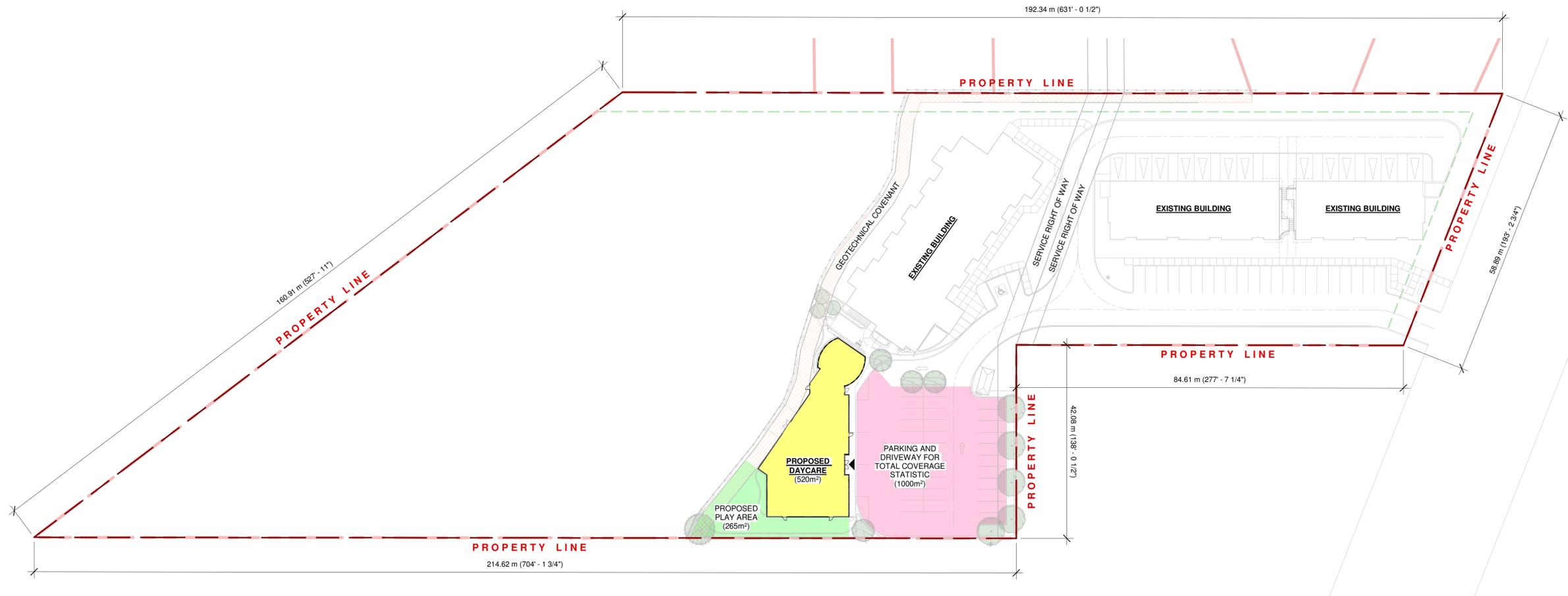
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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

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

ATTACHMENT _____ A _____	
This forms part of application # DP21-0109 _____	
Planner Initials	<input type="text" value="TC"/>
 City of Kelowna DEVELOPMENT PLANNING	

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 Seal



No.	Date	Description
2	20210507	ISSUED FOR DP
1	20201104	ISSUED FOR PRELIM PRICING
Revisions		



PATRICK MCGUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
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 KELOWNA B.C. V1W 4M5
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

project title
KS SKEMXIST DAYCARE
 EDUCATIONAL BUILDING

1749-1759 HIGHWAY 33 EAST
 KELOWNA, BC

project no. 3397

drawing title
PLAN - OVERALL SITE

designed	PMC	scale	1" = 40'-0"
drawn	JB		
checked	PMC		
drawing no.			

DP1.02

plotted 2021-05-06 9:39:46 AM

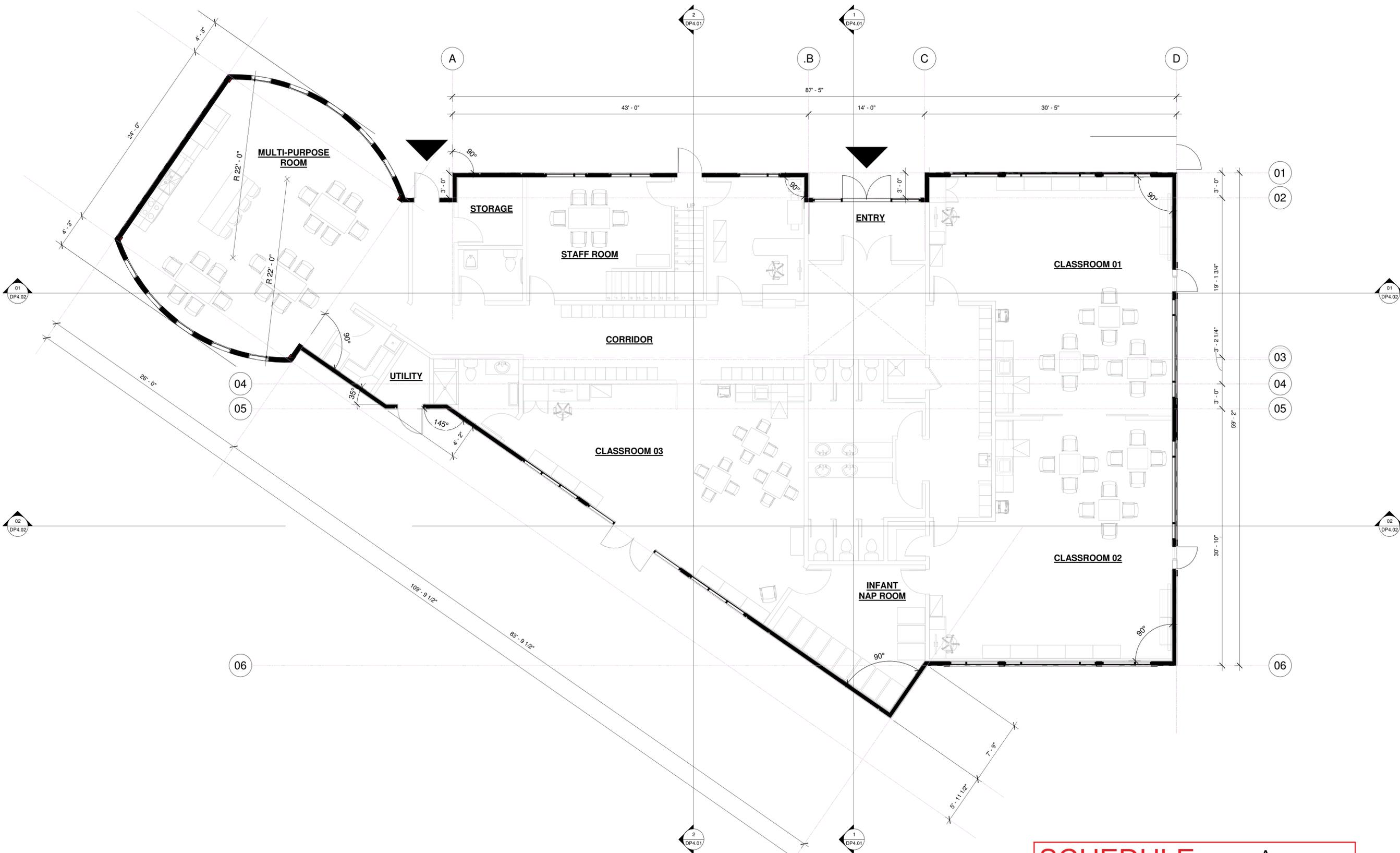
SCHEDULE A

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01 MAIN LEVEL
 3/16" = 1'-0"
MAIN LEVEL AREA: 520 m²

SCHEDULE A

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PM

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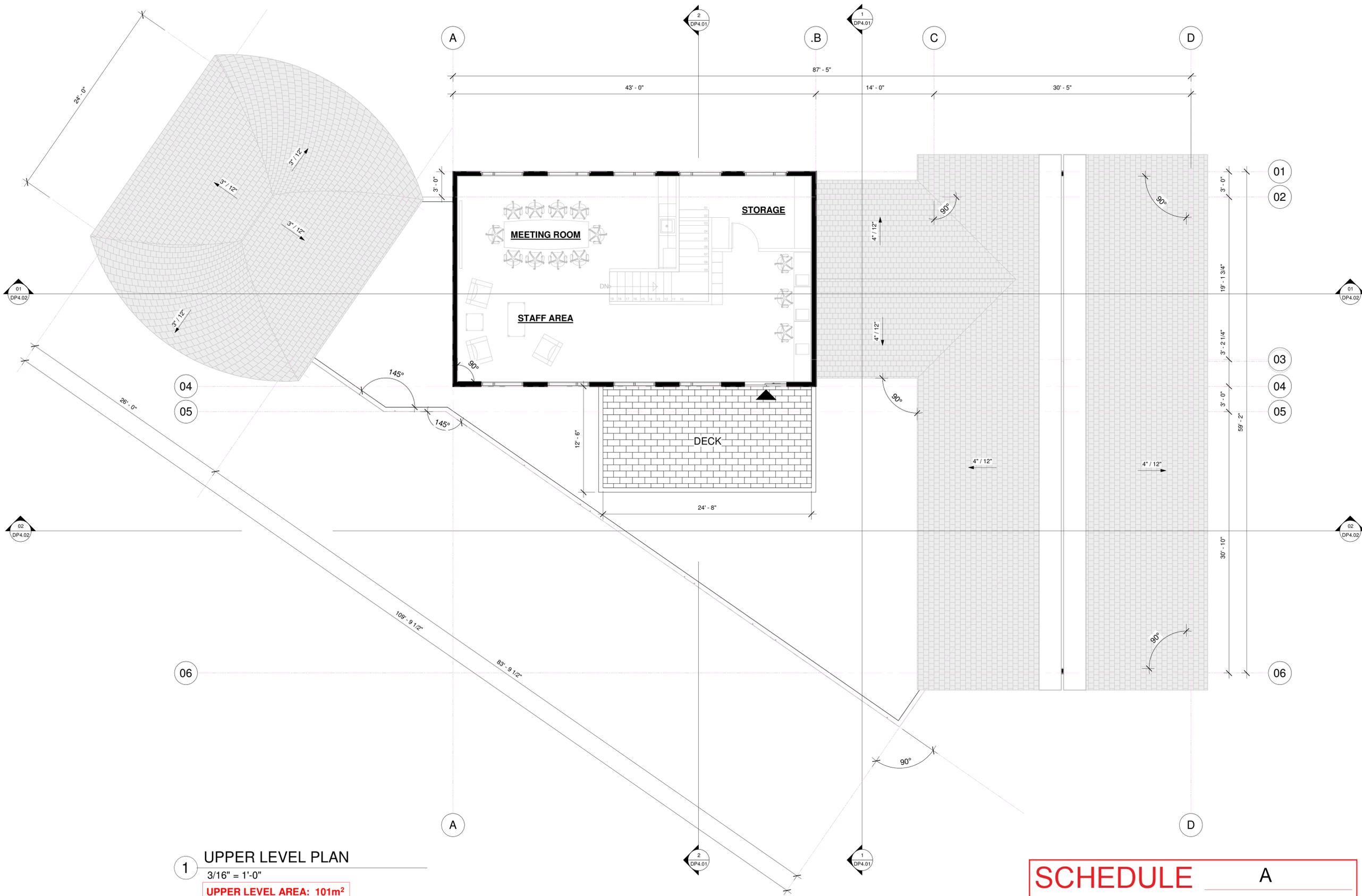
project no. 3397

drawing title
 PLAN - LEVEL 01

designed	PMC	scale	3/16" = 1'-0"
drawn	JB		
checked	PMC		

drawing no.
DP2.01

plotted 2021-05-06 9:39:48 AM



1 UPPER LEVEL PLAN
 3/16" = 1'-0"
 UPPER LEVEL AREA: 101m²

SCHEDULE A

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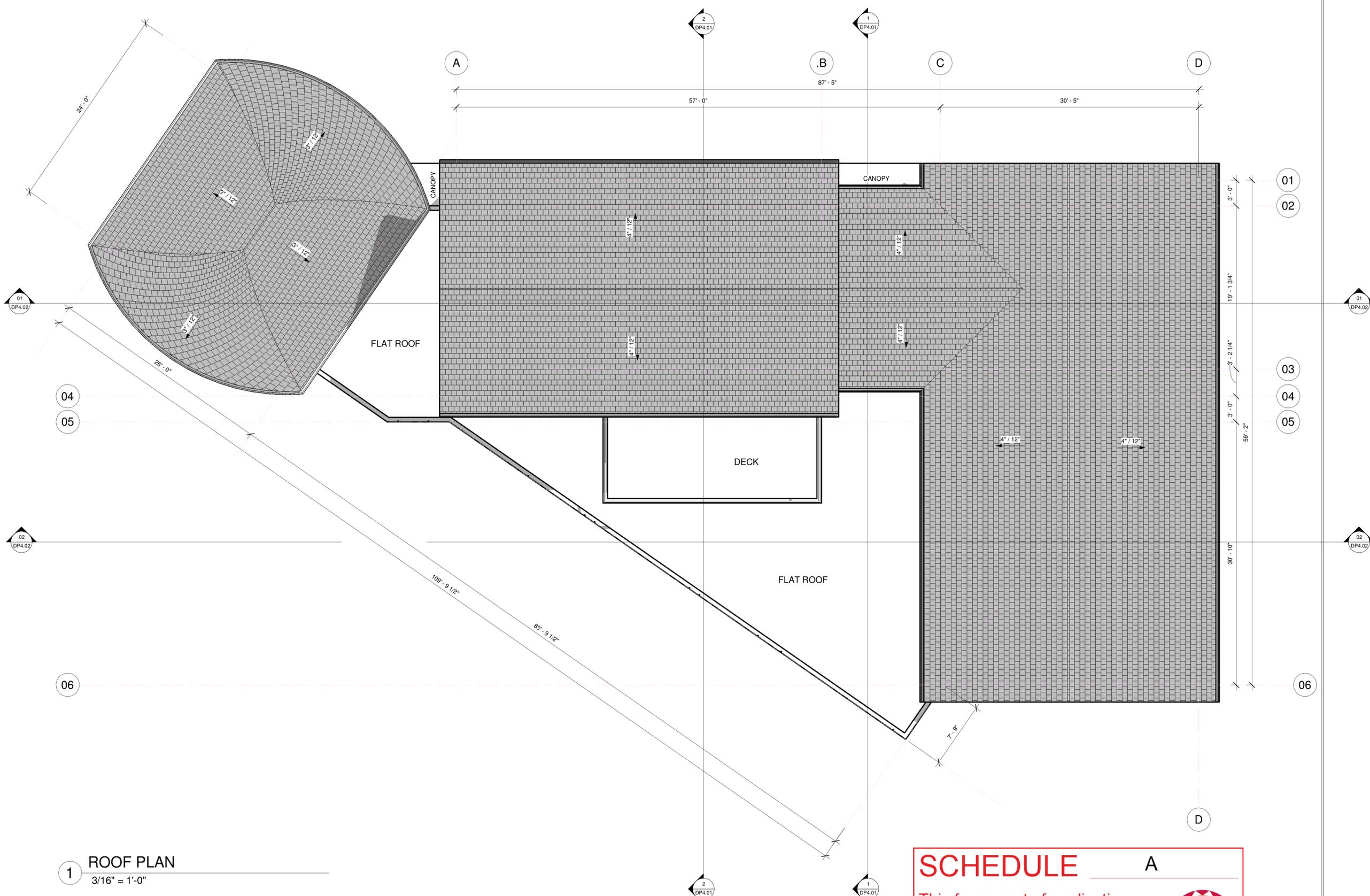
project no. 3397

drawing title
 PLAN - LEVEL 02

designed	PMC	scale	3/16" = 1'-0"
drawn	JB		
checked	PMC		

drawing no.
DP2.02

plotted 2021-05-06 9:39:49 AM



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

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 KELOWNA, BC

project no. 3397

drawing title
 PLAN - ROOF

designed	PMC	scale	3/16" = 1'-0"
drawn	JB		
checked	PMC		
drawing no.			

DP2.03

plotted 2021-05-06 9:39:50 AM

SCHEDULE A

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 # DP21-0109

Planner
Initials

TC

City of
Kelowna

DEVELOPMENT PLANNING

SCHEDULE

B

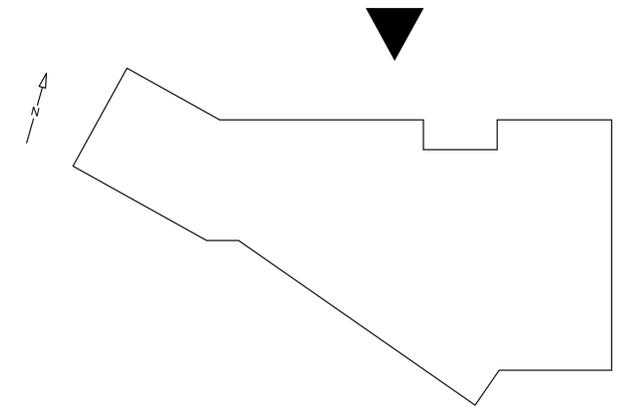
This forms part of application

DP21-0109

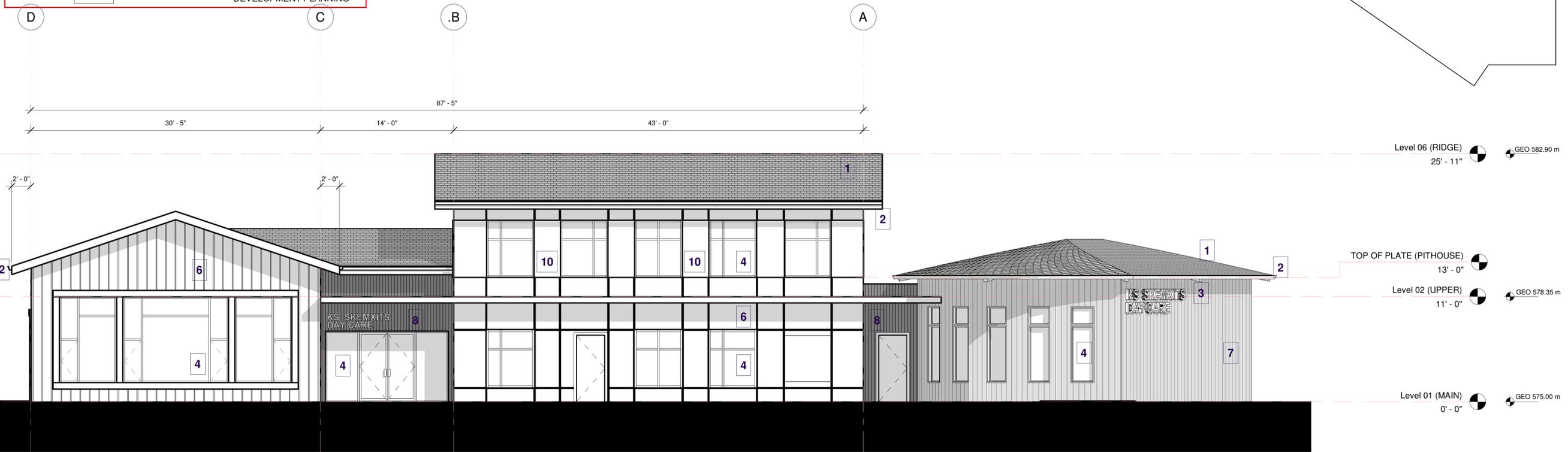


City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **TC**

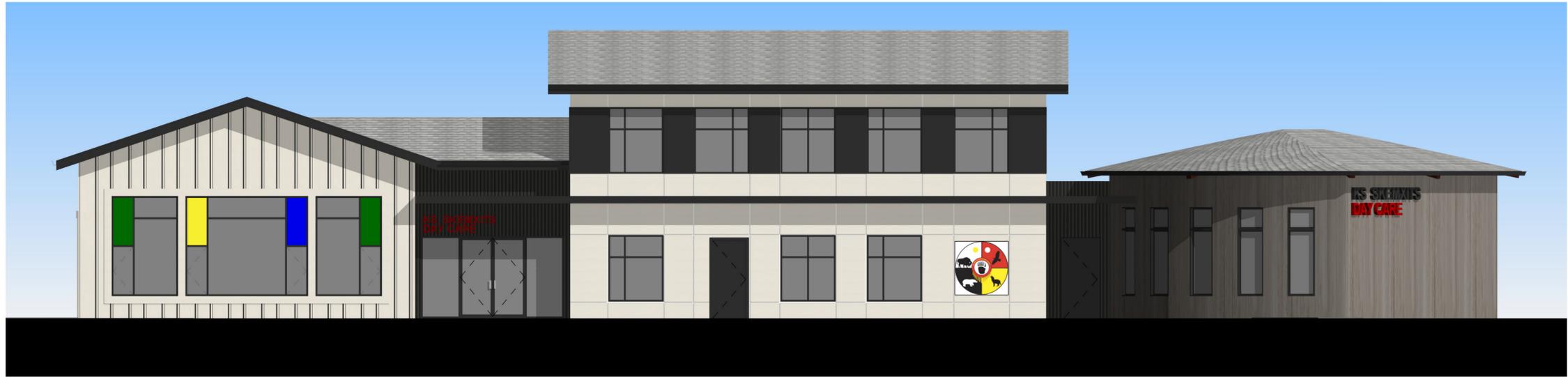


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02 NORTH ELEVATION
3/16" = 1'-0"
(FRONT ELEVATION FACING PARKING LOT)

No.	Date	Description
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01 NORTH ELEVATION (COLOURED)
3/16" = 1'-0"
(FRONT ELEVATION FACING PARKING LOT)

MATERIAL LEGEND

01-	ROOF CLADDING: ASPHALT SHINGLES
02-	PREFINISHED (BLACK) METAL FASCIA AND GUTTER
03-	PAINTED WOOD EXPOSED RAFTER TAILS
04-	PREFINISHED (BLACK) METAL WINDOW FRAMES WITH CLEAR OR TINTED GLAZING (REFER TO COLOURED ELEVATIONS)
05-	BLACK METAL GUARDRAIL AND PICKETS
06-	WALL CLADDING: CUSTOM COLOURED (MATCH TAUPE STUCCO) CEMENTITIOUS BOARD (12") AND BATTEN (2")
07-	WALL CLADDING: VERTICAL WOOD PLANK (8")
08-	WALL CLADDING: BLACK CORRUGATED METAL
09-	WALL CLADDING: ACRYLIC STUCCO (LIGHT TAUPE) WITH REVEAL LINES
10-	WALL CLADDING: ACRYLIC STUCCO (BLACK)



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project title
KS SKEMXIST DAYCARE
EDUCATIONAL BUILDING

1749-1759 HIGHWAY 33 EAST
KELOWNA, BC

project no. 3397

drawing title
ELEVATION - NORTH

designed	PMc	scale	As indicated
drawn	JB		
checked	PMc		
drawing no.			

DP3.01

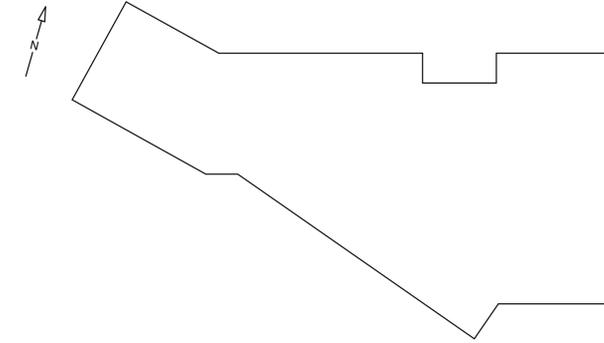
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SCHEDULE B

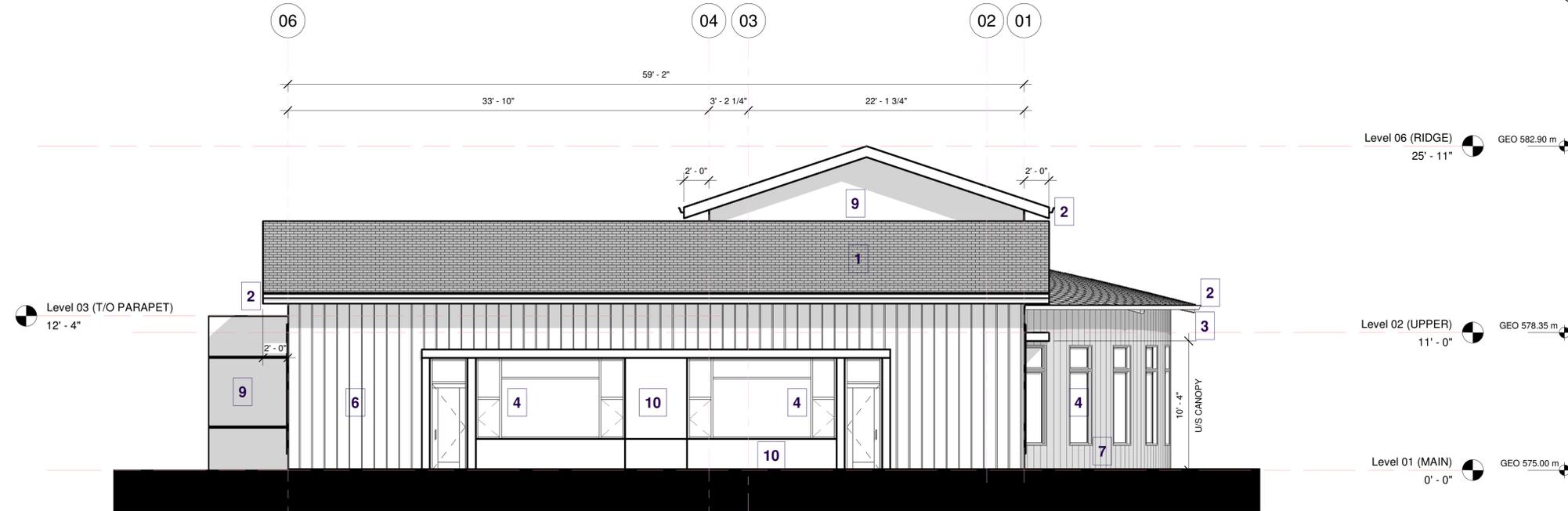
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Planner Initials **TC**



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02 EAST ELEVATION
3/16" = 1'-0"
(SIDE ELEVATION FACING ELEMENTARY SCHOOL)



01 EAST ELEVATION (COLOURED)
3/16" = 1'-0"
(SIDE ELEVATION FACING ELEMENTARY SCHOOL)

MATERIAL LEGEND

- 01- ROOF CLADDING: ASPHALT SHINGLES
- 02- PREFINISHED (BLACK) METAL FASCIA AND GUTTER
- 03- PAINTED WOOD EXPOSED RAFTER TAILS
- 04- PREFINISHED (BLACK) METAL WINDOW FRAMES WITH CLEAR OR TINTED GLAZING (REFER TO COLOURED ELEVATIONS)
- 05- BLACK METAL GUARDRAIL AND PICKETS
- 06- WALL CLADDING: CUSTOM COLOURED (MATCH TAUPE STUCCO) CEMENTITIOUS BOARD (12") AND BATTEN (2")
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- 08- WALL CLADDING: BLACK CORRUGATED METAL
- 09- WALL CLADDING: ACRYLIC COLOURED (LIGHT TAUPE) WITH REVEAL LINES
- 10- WALL CLADDING: ACRYLIC STUCCO (BLACK)

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project title
KS SKEMXIST DAYCARE
EDUCATIONAL BUILDING

1749-1759 HIGHWAY 33 EAST
KELOWNA, BC

project no. 3397

drawing title
ELEVATION - EAST

designed	PMC	scale	As indicated
drawn	JB		
checked	PMC		

drawing no.

DP3.02

plotted 2021-05-06 9:39:57 AM

SCHEDULE B

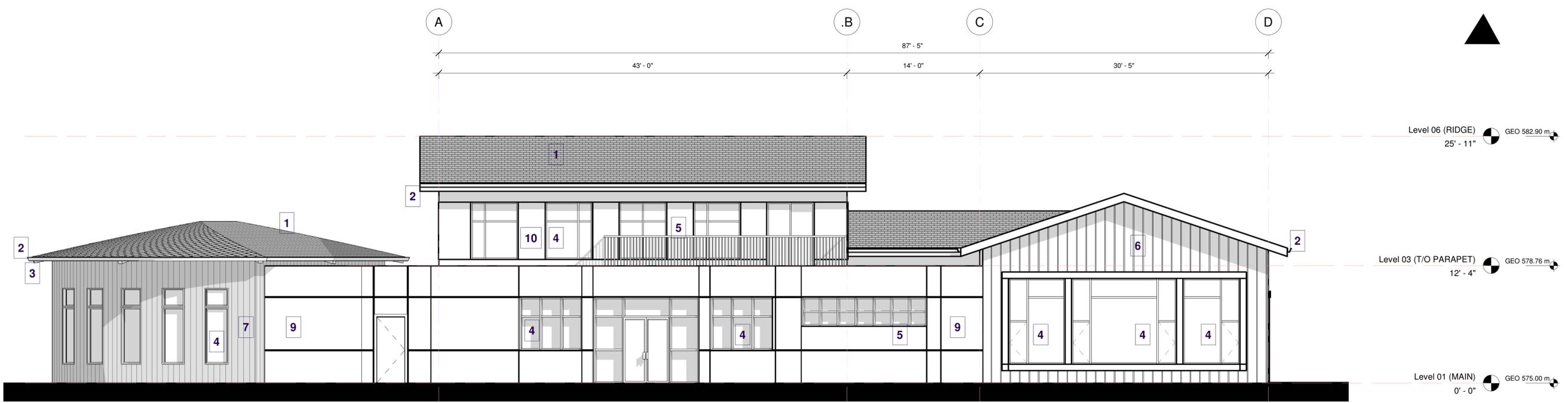
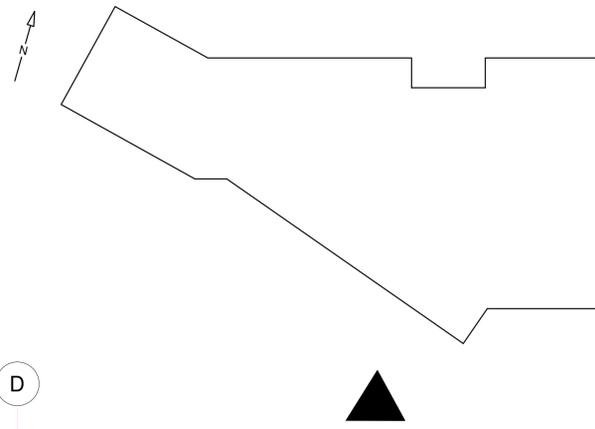
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DP21-0109



Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

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Seal



1 SOUTH ELEVATION
3/16" = 1'-0"
(REAR ELEVATION FACING WETLANDS)



2 SOUTH ELEVATION (COLOURED)
3/16" = 1'-0"
(REAR ELEVATION FACING WETLANDS)

- MATERIAL LEGEND**
- 01- ROOF CLADDING: ASPHALT SHINGLES
 - 02- PREFINISHED (BLACK) METAL FASCIA AND GUTTER
 - 03- PAINTED WOOD EXPOSED RAFTER TAILS
 - 04- PREFINISHED (BLACK) METAL WINDOW FRAMES WITH CLEAR OR TINTED GLAZING (REFER TO COLOURED ELEVATIONS)
 - 05- BLACK METAL GUARDRAIL AND PICKETS
 - 06- WALL CLADDING: CUSTOM COLOURED (MATCH TAUPE STUCCO) CEMENTITIOUS BOARD (12") AND BATTEN (2")
 - 07- WALL CLADDING: VERTICAL WOOD PLANK (8")
 - 08- WALL CLADDING: BLACK CORRUGATED METAL
 - 09- WALL CLADDING: ACRYLIC STUCCO (LIGHT TAUPE) WITH REVEAL LINES
 - 10- WALL CLADDING: ACRYLIC STUCCO (BLACK)

No.	Date	Description
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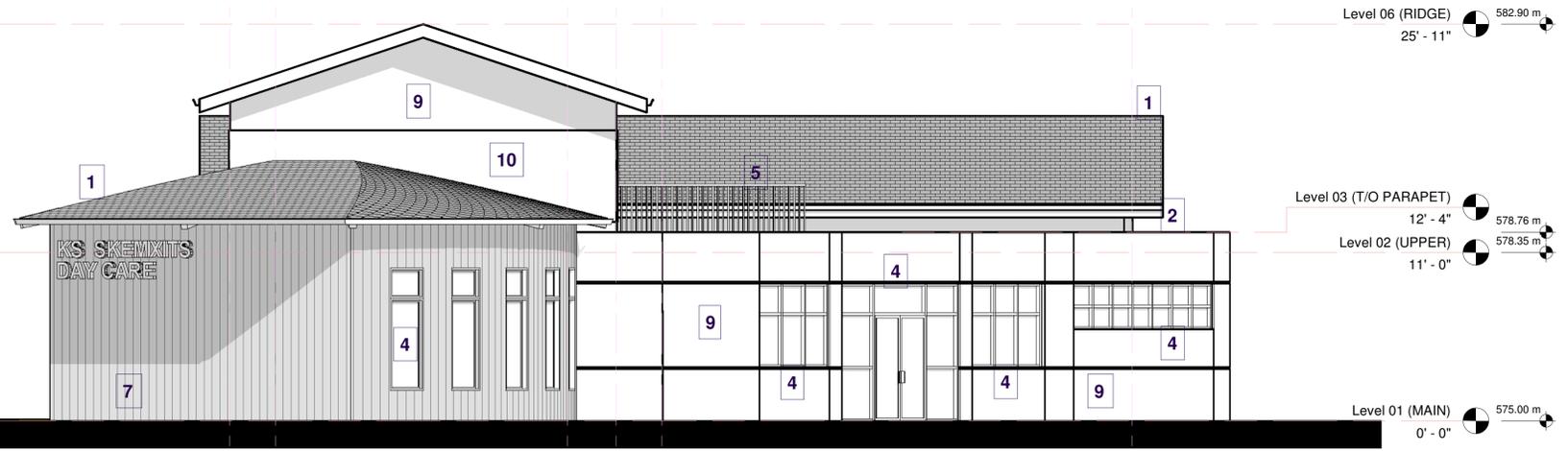
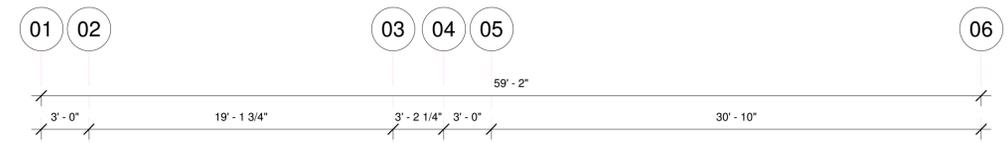
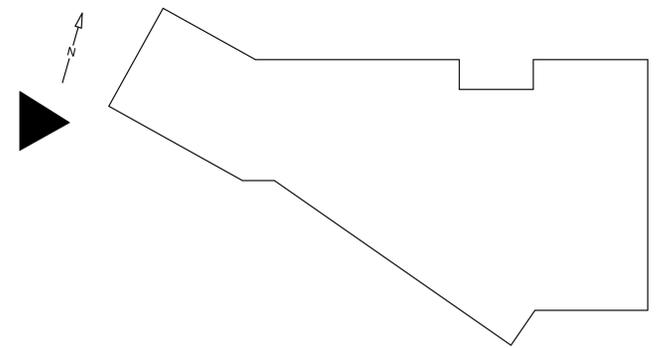
project title
KS SKEMXIST DAYCARE
EDUCATIONAL BUILDING
1749-1759 HIGHWAY 33 EAST
KELOWNA, BC

project no. 3397
drawing title
ELEVATION - SOUTH

designed	PMC	scale	As indicated
drawn	JB		
checked	PMC		

drawing no. **DP3.03**
plotted 2021-05-06 9:40:01 AM

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SCHEDULE B

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Planner Initials **TC**

1 WEST ELEVATION
 3/16" = 1'-0"
 (SIDE ELEVATION FACING EXISTING APARTMENT)



2 WEST ELEVATION (COLOURED)
 3/16" = 1'-0"
 (SIDE ELEVATION FACING EXISTING APARTMENT)

- MATERIAL LEGEND**
- 01- ROOF CLADDING: ASPHALT SHINGLES
 - 02- PREFINISHED (BLACK) METAL FASCIA AND GUTTER
 - 03- PAINTED WOOD EXPOSED RAFTER TAILS
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 - 05- BLACK METAL GUARDRAIL AND PICKETS
 - 06- WALL CLADDING: CUSTOM COLOURED (MATCH TAUPE STUCCO) CEMENTITIOUS BOARD (12") AND BATTEN (2")
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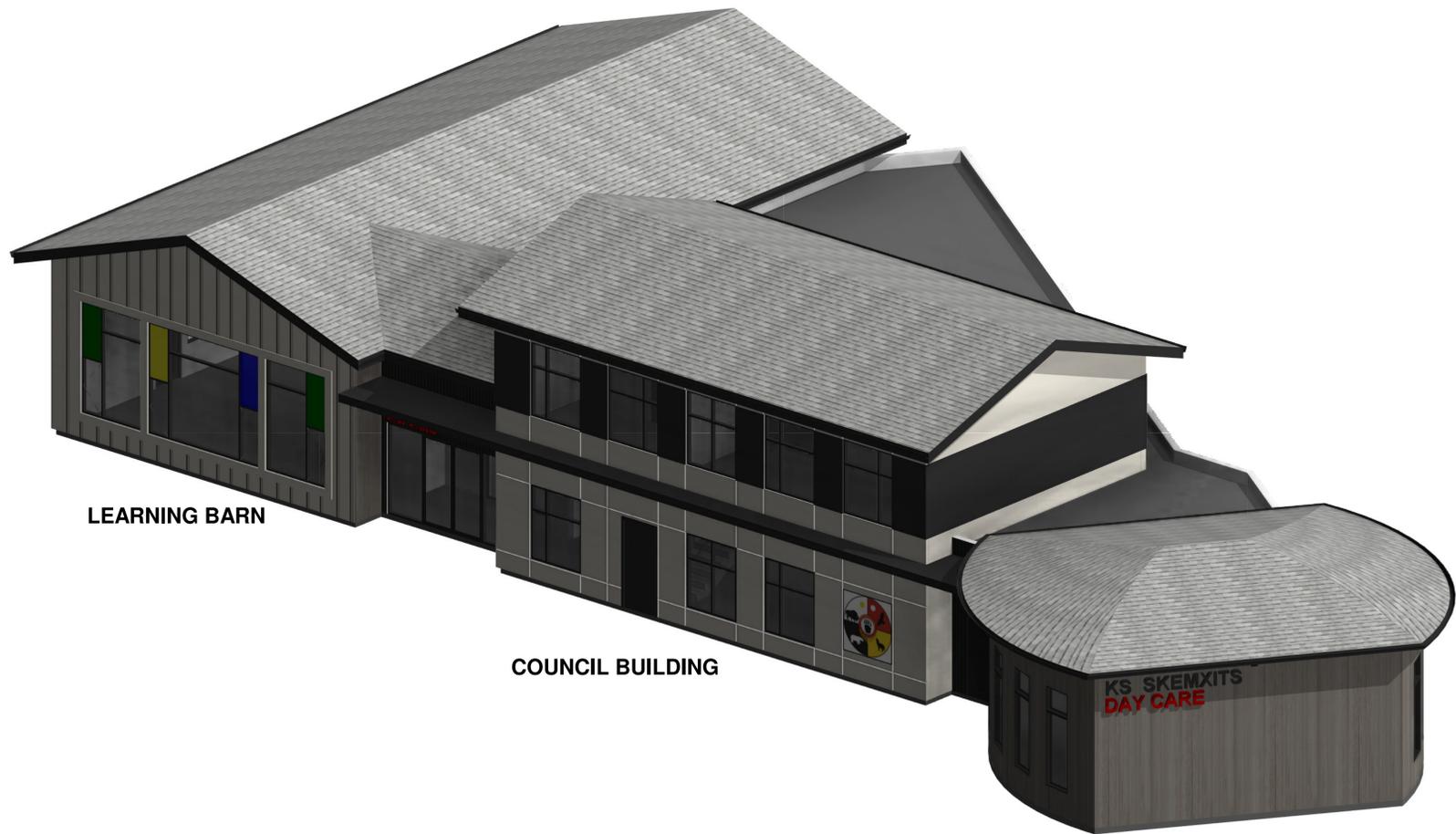
drawing title
 ELEVATION - WEST

designed	scale
PMC	As indicated
drawn	JB
checked	PMC

drawing no.

DP3.04

plotted 2021-05-06 9:40:06 AM



LEARNING BARN

COUNCIL BUILDING

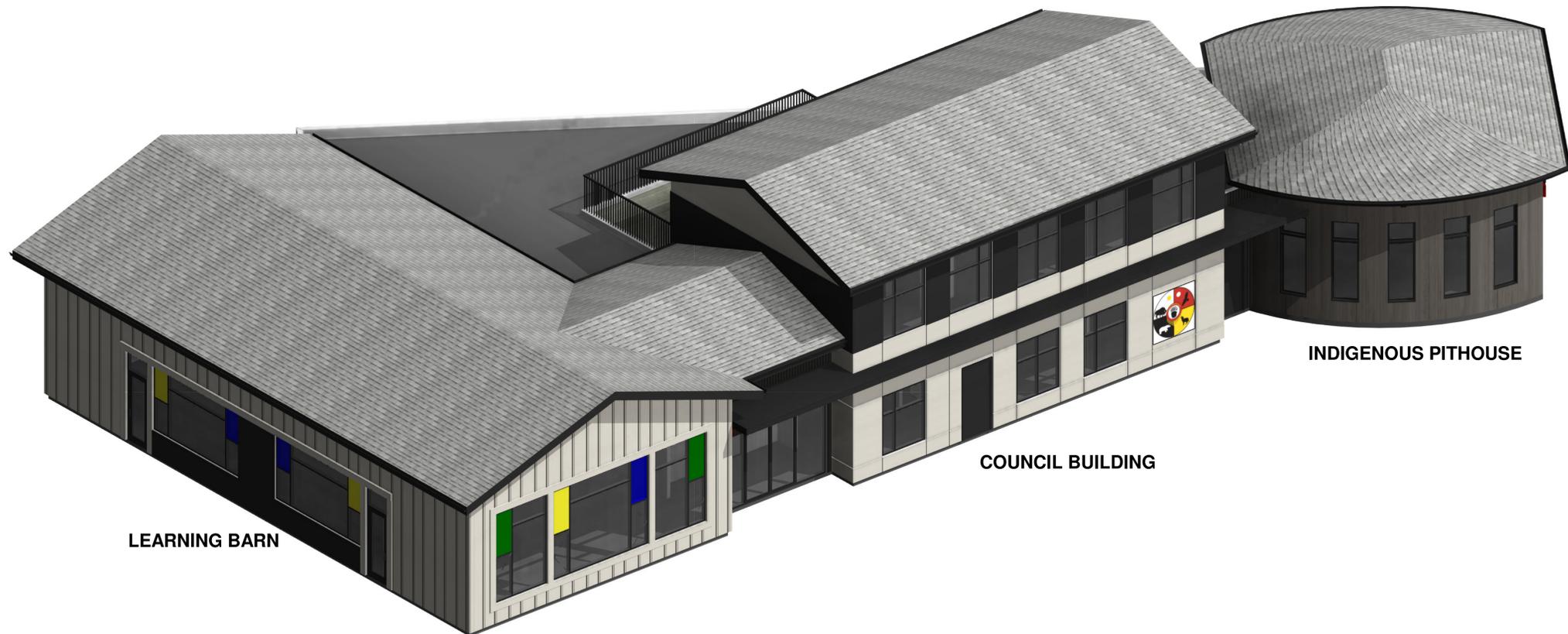
INDIGENOUS PITHOUSE

SCHEDULE

B

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DP21-0109

Planner
Initials TC



LEARNING BARN

COUNCIL BUILDING

INDIGENOUS PITHOUSE

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1749-1759 HIGHWAY 33 EAST
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project no. 3397

drawing title
OVERALL MODEL VIEW

designed	PMC	scale
drawn	JB	
checked	PMC	
drawing no.		

DP3.21

plotted 2021-05-06 9:40:22 AM

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COUNCIL BUILDING

LEARNING BARN

INDIGENOUS PITHOUSE

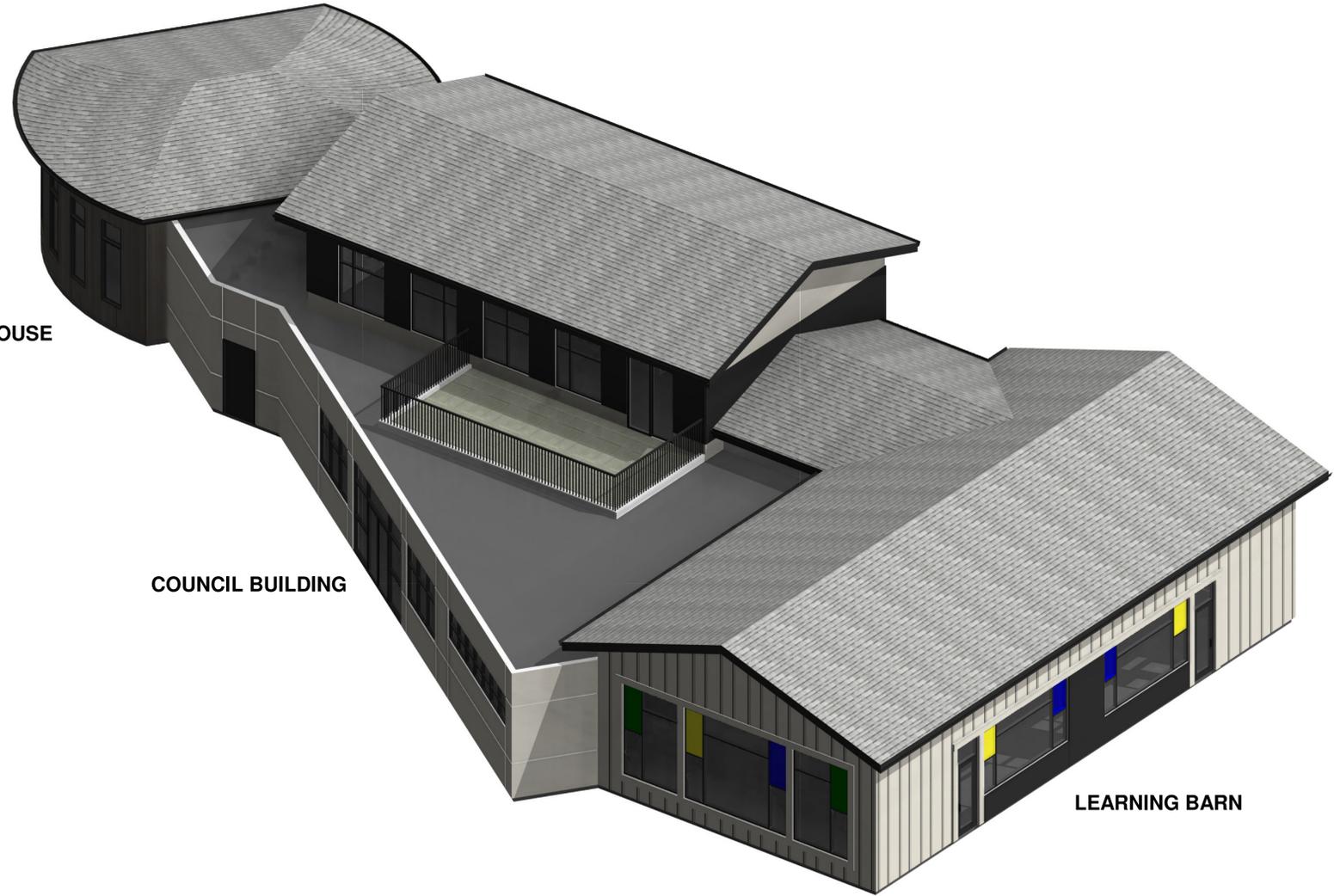
SCHEDULE **B**

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City of
Kelowna
 DEVELOPMENT PLANNING



INDIGENOUS PITHOUSE

COUNCIL BUILDING

LEARNING BARN

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 KELOWNA, BC

project no. 3397

drawing title
 OVERALL MODEL VIEW

designed	PMC	scale
drawn	JB	
checked	PMC	
drawing no.		

DP3.22

plotted 2021-05-06 9:40:45 AM



(PERSPECTIVE 01 - FACING PARKING LOT)



(PERSPECTIVE 02 - FACING WETLANDS)

SCHEDULE B

This forms part of application
DP21-0109

Planner Initials TC


City of Kelowna
 DEVELOPMENT PLANNING

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 Contractors shall verify all dimensions prior to commencement of work.
 Any omissions or discrepancies shall be reported to the architect.
 Seal

No.	Date	Description
2	20210507	ISSUED FOR DP
1	20201104	ISSUED FOR PRELIM PRICING



PATRICK MCGUSKER ARCHITECTURE INC.
 AAA MAIBC MRAIC
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 KELOWNA BC V1W 4M5
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 pat@pmccarch.com
 www.pmccarch.com

project title
KS SKEMXIST DAYCARE
 EDUCATIONAL BUILDING

1749-1759 HIGHWAY 33 EAST
 KELOWNA, BC

project no. 3397

drawing title
PERSPECTIVE

designed	PMC	scale
drawn	JB	
checked	PMC	
drawing no.		

DP3.31

plotted 2021-05-06 9:41:27 AM



SCHEDULE **B**

This forms part of application
DP21-0109

Planner Initials TC


City of Kelowna
 DEVELOPMENT PLANNING

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(PERSPECTIVE 01 - FACING PARKING LOT)



(PERSPECTIVE 02 - FACING WETLANDS)

No.	Date	Description
2	20210507	ISSUED FOR DP
1	20201104	ISSUED FOR PRELIM PRICING



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project title
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1749-1759 HIGHWAY 33 EAST
 KELOWNA, BC

project no. 3397

drawing title
PERSPECTIVE

designed	PMC	scale	
drawn	JB		
checked	PMC		
drawing no.			

DP3.32

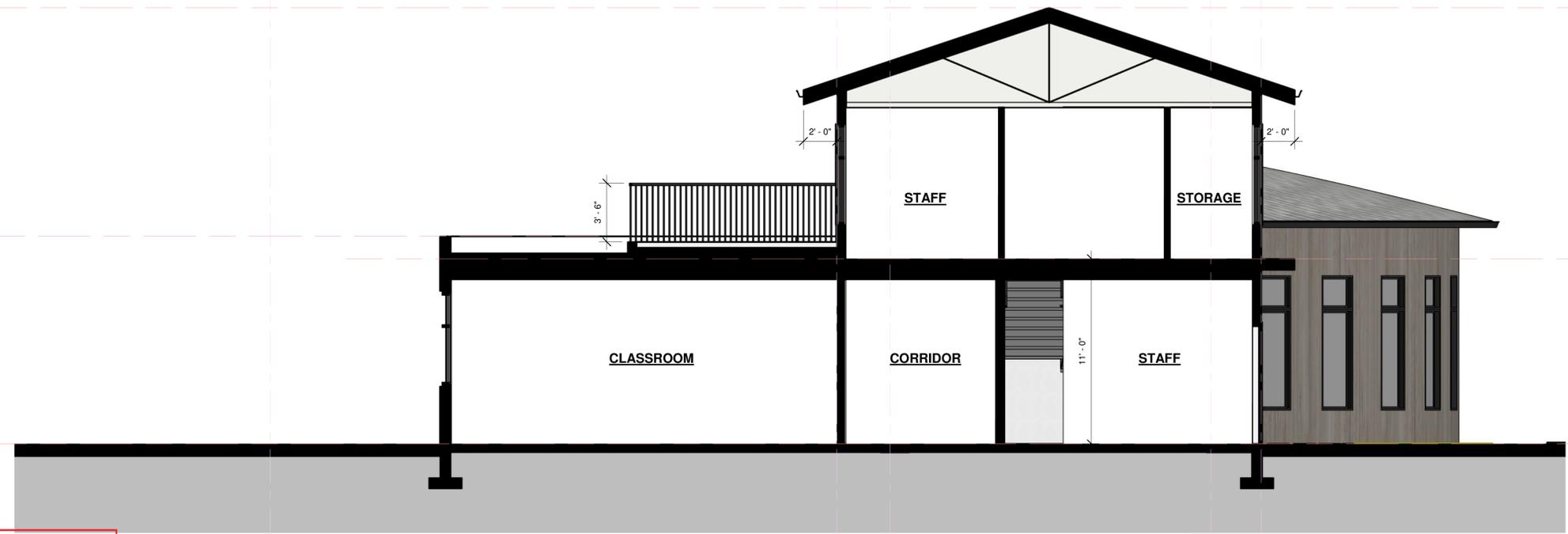
06 04 03 02 01

59' - 2"
33' - 10" 3' - 2 1/4" 19' - 1 3/4" 3' - 0"

Level 06 (RIDGE)
25' - 11"

Level 03 (T/O PARAPET)
12' - 4"

Level 01 (MAIN)
0' - 0"



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

06 04 03 02 01

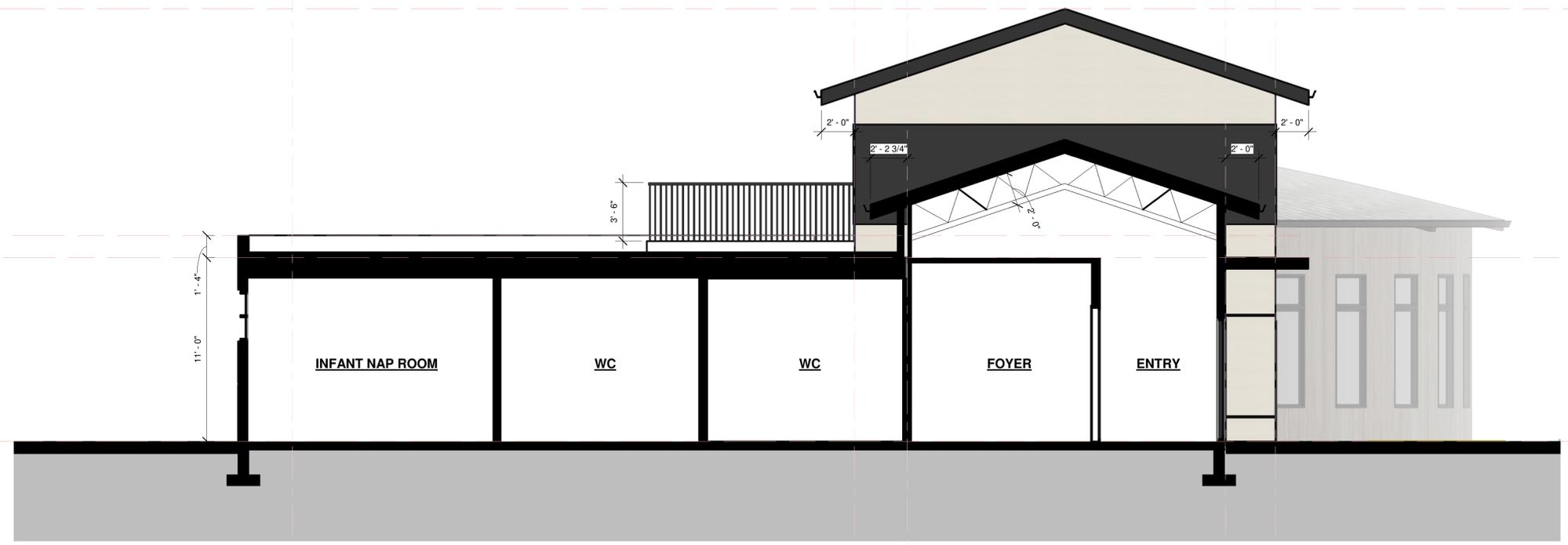
59' - 2"
3' - 2 1/4" 19' - 1 3/4" 3' - 0"

Level 06 (RIDGE)
25' - 11"

Level 03 (T/O PARAPET)
12' - 4"

Level 02 (UPPER)
11' - 0"

Level 01 (MAIN)
0' - 0"



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

SCHEDULE B

This forms part of application
DP21-0109

Planner Initials **TC**

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Seal

No.	Date	Description
2	20210507	ISSUED FOR DP
1	20201104	ISSUED FOR PRELIM PRICING



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project title
KS SKEMXIST DAYCARE
EDUCATIONAL BUILDING

1749-1759 HIGHWAY 33 EAST
KELOWNA, BC

project no. 3397

drawing title
BUILDING SECTION

designed	PMC	scale	1/4" = 1'-0"
drawn	JB		
checked	PMC		
drawing no.			

DP4.01

plotted 2021-05-06 9:41:58 AM

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 Seal

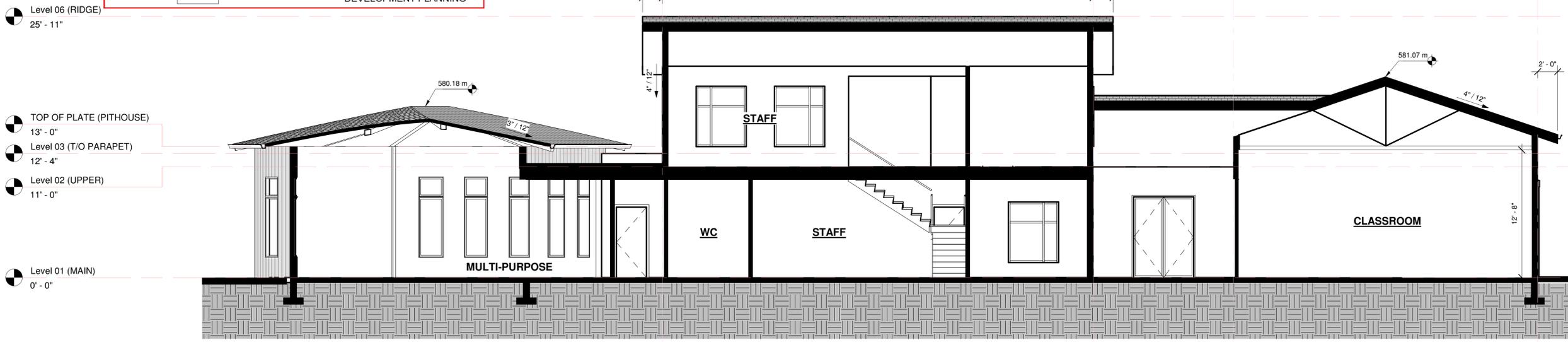


02 BUILDING SECTION
 3/16" = 1'-0"

SCHEDULE B

This forms part of application # DP21-0109

Planner Initials **TC**



01 BUILDING SECTION
 3/16" = 1'-0"

No.	Date	Description
2	20210507	ISSUED FOR DP
1	20201104	ISSUED FOR PRELIM PRICING



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project title
KS SKEMXIST DAYCARE
 EDUCATIONAL BUILDING

1749-1759 HIGHWAY 33 EAST
 KELOWNA, BC

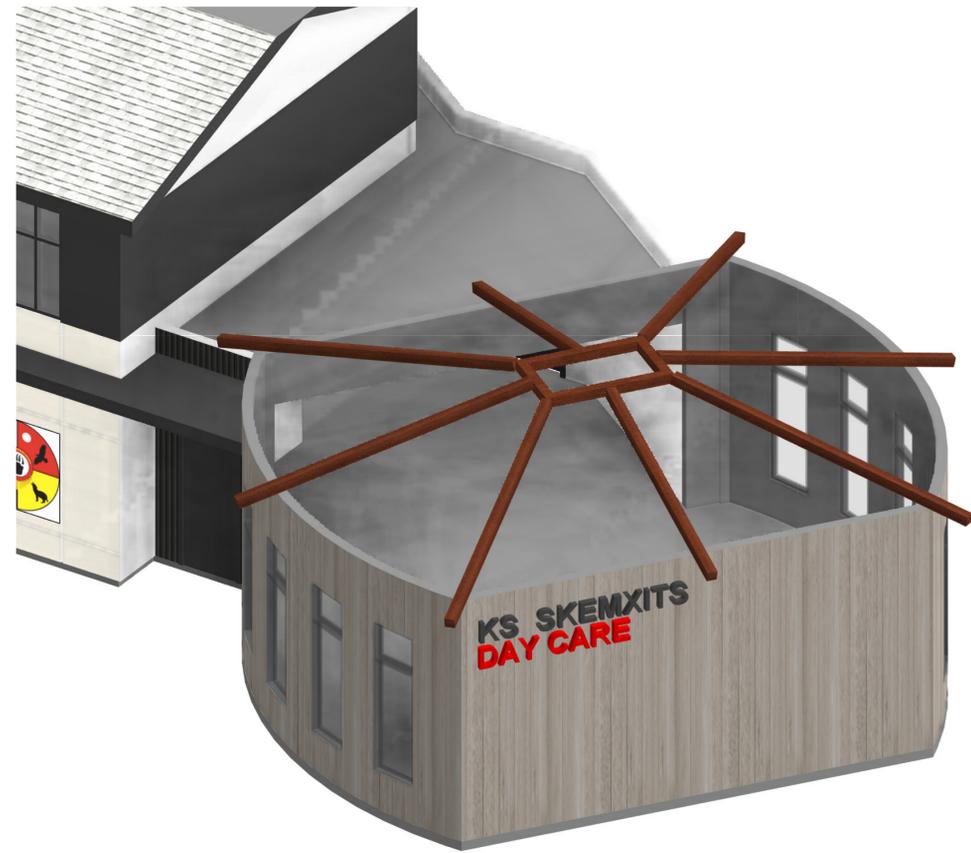
project no. 3397

drawing title
BUILDING SECTION

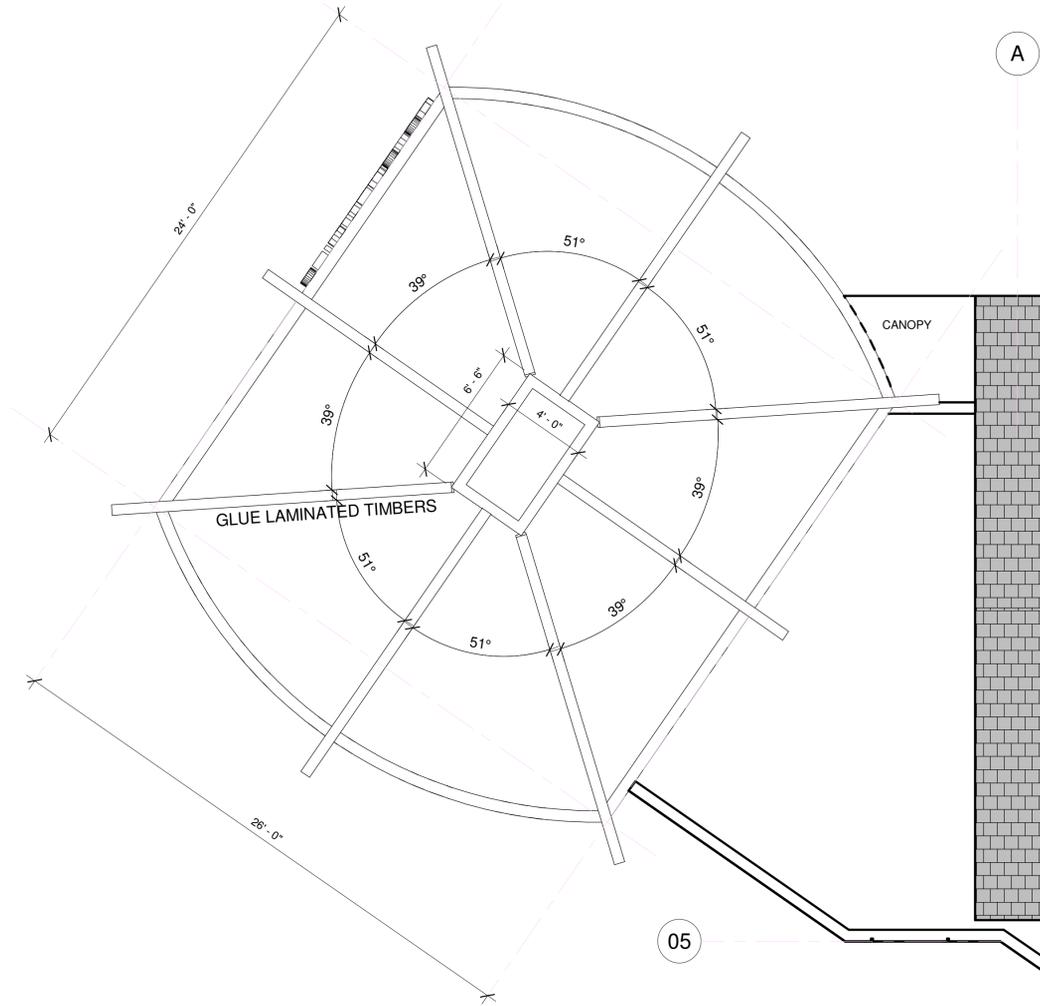
designed	PMC	scale	3/16" = 1'-0"
drawn	JB		
checked	PMC		
drawing no.			

DP4.02

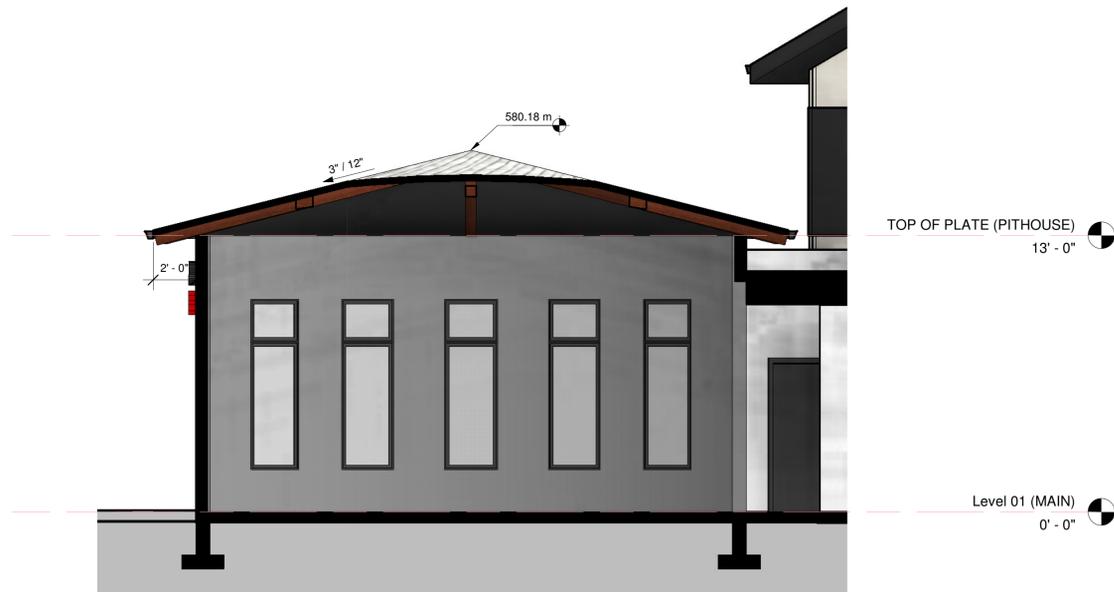
plotted 2021-05-06 9:42:01 AM



2 ISOMETRIC-PITHOUSE



03 PLAN-PITHOUSE
1/4" = 1'-0"



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

SCHEDULE B

This forms part of application
DP21-0109

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

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Seal

No.	Date	Description
2	20210507	ISSUED FOR DP
1	20201104	ISSUED FOR PRELIM PRICING

PM A

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project title
KS SKEMXIST DAYCARE
EDUCATIONAL BUILDING

1749-1759 HIGHWAY 33 EAST
KELOWNA, BC

project no. 3397

drawing title
BUILDING SECTION

designed	PMC	scale	1/4" = 1'-0"
drawn	JB		
checked	PMC		

drawing no.

DP4.03

plotted 2021-05-06 9:42:11 AM



SCHEDULE C

This forms part of application
DP21-0109

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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PROJECT TITLE
KS SKEMXIST DAYCARE
1749-1759 Highway 33 East

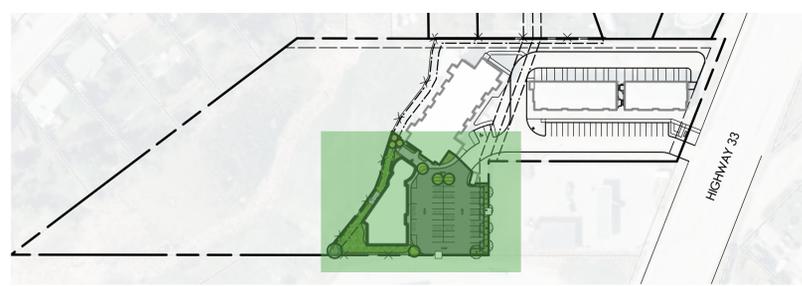
Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.L.A. STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm ROCK OR WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
 6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

ISSUED FOR / REVISION		
1	21.04.05	Review
2	21.05.04	Development Permit
3		
4		
5		

PROJECT NO	21-017
DESIGN BY	KM
DRAWN BY	NG/SR
CHECKED BY	FB
DATE	MAY 4, 2021
SCALE	1:150
PAGE SIZE	24x36"



KEY MAP
1:1500

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE & REMARKS	BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES				PERENNIALS & GRASSES			
ABIES CONCOLOR 'CANDICANS'	CANDICANS WHITE FIR	1	2m HT.	ALCHEMILLA MOELLIS	LADY'S MANTLES	18	#01 CONT. /0.9M O.C. SPACING
CARPINUS CAROLINIANA	AMERICAN HORN-BEAM	4	6cm CAL.	ARCTOSTAPHYLOS UVA-URSI	BEAR BERRY	10	#01 CONT. /1.2M O.C. SPACING
POPULUS TREMULOIDES 'NE-ARB'	PRAIRIE GOLD ASPEN	3	6cm CAL.	ARTEMISIA FRIGIDA	PASTURE SAGE	10	#01 CONT. /1.2M O.C. SPACING
SHRUBS				CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	FEATHER REED GRASS	14	#01 CONT. /1.0M O.C. SPACING
AMELANCHIER ALNIFOLIA 'HONEYWOOD'	HONEYWOOD SASKATOON	8	#01 CONT. /2.0M O.C. SPACING	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	14	#01 CONT. /1.0M O.C. SPACING
CORNUS SERICEA	RED OSIER DOGWOOD	4	#01 CONT. /3.0M O.C. SPACING	HOSTA SIEBOLDIANA 'SUM & SUBSTANCE'	SUM & SUBSTANCE HOSTA	6	#01 CONT. /1.5M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	8	#01 CONT. /2.0M O.C. SPACING	PENSTEMON BARBATUS 'PARIRIE DUSK'	PRAIRIE DUSK BEARDTONGUE	26	#01 CONT. /0.75M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	14	#01 CONT. /1.5M O.C. SPACING	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	10	#01 CONT. /1.2M O.C. SPACING
PHILADELPHUS VIRGINIANA	MOCKORANGE	14	#01 CONT. /1.5M O.C. SPACING	XEROPHYLLUM TENAX	GROWING BEAR GRASS	18	#01 CONT. /0.9M O.C. SPACING
VIBURNUM TRILOBUM	CRANBERRYBUSH VIBURNUM	14	#01 CONT. /1.5M O.C. SPACING				



DRAWING NUMBER
L1/2

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SCHEDULE C

This forms part of application # DP21-0109

Planner Initials **TC**



NOTES

- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C. L.N.A. STANDARDS.
- ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
- TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm ROCK OR WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
- TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
- TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
- HYDROSEEDING NATURALIZED PLANTING AREAS

	BY WEIGHT	BY SPECIES
DRYLAND SEED MIXTURE		
BLUE BUNCH WHEAT GRASS	41%	23%
ROUGH FESCUE	25%	20%
IDAHO FESCUE	15%	19%
PERENNIAL RYEGRASS	10%	7%
SANDBERG BLUEGRASS	5%	13%
JUNE GRASS	4%	18%
WILDFLOWER SEED MIXTURE		
SILKY LUPINE	30%	
BALSAM ROOT	30%	
BROWN EYED SUSAN	35%	
COMMON YARROW	5%	
HYDROSEEDING APPLICATION RATE (DRYLAND SEED AREA)		
NATIVE SEED	DRYLAND SEED MIXTURE	125KG/HECTAR
	WILDFLOWER SEED MIXTURE	1KG/HECTARE
FERTILIZER	18-18-2, 50% SULPHUR COATED UREA	300KG/HECTARE
MULCH	CANFOR ECOFIBRE PLUS TAC	2,800KG/HECTARE
TACKIFIER	GUAR	3% OF MIX

THE PRECEDING HYDROSEEDING MIXTURE IS TO BE APPLIED TO THE NATURALIZED PLANTING AREA AS SHOWN ON THE DRAWING. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE & REMARKS	BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS	BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES				PERENNIALS & GRASSES				SHRUBS			
ABIES CONCOLOR 'CANDICANS'	CANDICANS WHITE FIR	6	2m HT.	ACHILLEA FILIPENDULINA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	27	#01 CONT. /0.75M O.C. SPACING	AMELANCHIER ALNIFOLIA 'HONEYWOOD'	HONEYWOOD SASKATOON	48	#01 CONT. /2.0M O.C. SPACING
ABIES GRANDIS	GRAND FIR	6	2m HT.	ALCHEMILLA MOLLISS	LADY'S MANTLES	38	#01 CONT. /0.6M O.C. SPACING	CEANOTHUS VELUTINUS	CALIFORNIA LILAC	12	#01 CONT. /1.5M O.C. SPACING
ACER CIRCINATUM 'PACIFIC FIRE'	PACIFIC FIRE MAPLE	8	5cm CAL	ARCTOSTAPHYLOS UVA-URSI	BEAR BERRY	36	#01 CONT. /1.0M O.C. SPACING	CORNUS SERICEA	RED OSIER DOGWOOD	60	#01 CONT. /2.0M O.C. SPACING
ACER GRISEUM	PAPERBARK MAPLE	13	6cm CAL	ARTEMISIA FRIGIDA	PASTURE SAGE	100	#01 CONT. /1.0M O.C. SPACING	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	66	#01 CONT. /2.0M O.C. SPACING
ACER TATARICUM 'JFS-KW2'	RUGGED CHARM MAPLE	3	4cm CAL	BALSAMORHIZA SAGITTATA	OREGON SUNFLOWER	78	#01 CONT. /0.75M O.C. SPACING	EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED BURNING BUSH	21	#01 CONT. /1.2M O.C. SPACING
ALNUS TENUIFOLIA	RIVER ALDER	28	6cm CAL	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	FEATHER REED GRASS	116	#01 CONT. /0.75M O.C. SPACING	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	20	#01 CONT. /1.0M O.C. SPACING
BETULA PAPIRIFERA	PAPER BIRCH	10	6cm CAL	CICHORIUM INTYBUS	CHICKORY	18	#01 CONT. /1.2M O.C. SPACING	PHILADELPHUS VIRGINIANA	MOCKORANGE	33	#01 CONT. /1.0M O.C. SPACING
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	9	4cm CAL	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	37	#01 CONT. /0.75M O.C. SPACING	PINUS MUGO 'MUGHUS'	MUGO PINE	3	#01 CONT. /2.0M O.C. SPACING
PINUS ARISTATA	BRISTLEcone PINE	3	2m HT.	HELLEBORUS X HYBRIDUS	HYBRID LENTEN ROSE	74	#01 CONT. /0.5M O.C. SPACING	PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	39	#01 CONT. /0.6M O.C. SPACING
PINUS PONDEROSA	PONDEROSA PINE	1	6cm CAL	HOSTA FORTUNEI 'AUREO MARGINATA'	AUREO MARGINATA HOSTA	18	#01 CONT. /0.5M O.C. SPACING	ROSA NUTKANA	BLACK CURRANT	85	#01 CONT. /1.5M O.C. SPACING
POPULUS BALSAMIFERA	BALSAM POPLAR	17	6cm CAL	HOSTA SEIBOLDIANA 'SUM & SUBSTANCE'	SUM & SUBSTANCE HOSTA	10	#01 CONT. /1.5M O.C. SPACING	VIBURNUM TRILOBUM	CRANBERRYBUSH VIBURNUM	67	#01 CONT. /0.75M O.C. SPACING
POPULUS TREMULOIDES 'NE-ARB'	PRAIRIE GOLD ASPEN	15	4cm CAL	FENSTEMON BARBATUS 'PARRIE DUSK'	PRAIRIE DUSK BEARDTONGUE	63	#01 CONT. /0.5M O.C. SPACING				
				POLYSTICHUM MUNITUM	WESTERN SWORD FERN	39	#01 CONT. /1.0M O.C. SPACING				
				XEROPHYLLUM TENAX	GROWING BEAR GRASS	147	#01 CONT. /0.75M O.C. SPACING				



PROJECT TITLE
MARGARET'S LANDING

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	17.05.24	Review
2	18.02.26	Review
3	18.07.26	Review
4	19.05.23	Review
5	21.07.15	Review

PROJECT NO. 17016

DESIGN BY KM

DRAWN BY WVC

CHECKED BY FB

DATE JULY 15, 2021

SCALE 1:300

SEAL



DRAWING NUMBER

L1/1

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SCHEDULE C

This forms part of application
DP21-0109

Planner Initials **TC**



City of
Kelowna
DEVELOPMENT PLANNING



IRRIGATION NOTES

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 113 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 97 cu.m.
- ZONE #2:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 111 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 95 cu.m.
- ZONE #3:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 106 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 91 cu.m.
- ZONE #4:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR LOW WATER USE PLANTING AREAS
TOTAL AREA: 106 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 28 cu.m.
- ZONE #5:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR LOW WATER USE PLANTING AREAS
TOTAL AREA: 197 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 53 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 380 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 364 cu.m. / year
WATER BALANCE = 16 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



KEY MAP
1:1500



PROJECT TITLE

KS SKEMXIST DAYCARE
1749-1759 Highway 33 East

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/
IRRIGATION PLAN**

ISSUED FOR / REVISION

1	21.04.05	Review
2	21.05.04	Development Permit
3		
4		
5		

PROJECT NO: 21-017
DESIGN BY: KM
DRAWN BY: NG
CHECKED BY: FB
DATE: MAY 4, 2021
SCALE: 1:150
PAGE SIZE: 24x36"

SEAL



DRAWING NUMBER

L2/2

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