

# Development Variance Permit

## DVP20-0110



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

**410 Francis Avenue**

and legally known as

**Lot 19 District Lot 14, ODYD, Plan 7336**

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

**RU6 – Two 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: November 30, 2021

Decision By: Council

Development Permit Area: n/a

**This permit will not be valid if development has not commenced by November 30, 2023.**

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: S2RES - Single / Two Unit Residential

**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: 1256484 B.C. LTD., Inc. No. BC1256484

Applicant: CLD Western Property

Planner: Andrew Ferguson

Terry Barton  
Development Planning Department Manager  
Development Planning

Date

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DVP20-0110		
Planner Initials	AF	 <b>City of Kelowna</b> 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";

**Section 13.6.6(f): RU6 – Two Dwelling Housing Development Regulations**

To vary the minimum front yard setback from 4.5 m required to 4.0 m proposed.

**Section 13.6.6(g): RU6 – Two Dwelling Housing Development Regulations**

To vary the minimum flanking side yard setback from 4.5 m required to 3.5 m proposed.

- b) Landscaping to be provided on the land be in accordance with Schedule "B"; and
- c) 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 Council 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 use 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 own 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 **\$49,020.89**

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.

## 4. 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.

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application # DVP20-0110		
Planner Initials	AF	 City of <b>Kelowna</b> DEVELOPMENT PLANNING



**DYNAMIC  
CONSTRUCTORS**

January 5, 2021

***410 Francis Development Application Rationale***

***Second Design Concept***

Dear Andrew,

This is our second application submission for this property. Our initial submission is included with this letter for ease of reference. Based neighborhood and staff feedback, we have reduced our proposal to two, two storey homes at this location. While we remain of the opinion that three units, while a nominal increase, does represent an ideal densification scenario, achieving a balance between density yield and neighborhood feedback remains a priority.

Further to neighborhood commentary on density and height, we considered several planning perspectives including:

- Limit vehicular access to only one driveway, via the rear laneway;
- Because some side yard setback variances are required to accomplish infill on this site, the Taylor frontage should be prioritized over the Francis frontage for rhythm with the neighborhood. The Francis frontage is an “island” in that Taylor borders one side of the property and the rear lane the other side.
- Consider height given overall surrounding neighborhood context.

The design rationale started with an appreciation of the ongoing City of Kelowna OCP process and our intent to create a form of housing which would fit an infill neighborhood context while promoting marginally higher density in a ground-oriented infill form. In terms of neighborhood context, the strip of homes between Taylor and the rear access lane is predominately built out with a primary residence plus carriage house scenario. Our proposal mirrors the rhythm of what is found on this strip of homes in that this site would have two residences, albeit two primary residences.

The corner lot location of 410 Francis is well suited to the development we are proposing for several reasons. It is also highly unique being a triangle shaped property with road interface on three of four sides.

We are requesting rezoning to RU6 in our second submission. There are presently 5 properties within a 2 block radius currently zoned RU6. We propose to create a small lot subdivision as a test case in looking forward to more infill initiatives in the ongoing OCP review. The proposed lots have separate legal frontage and separate vehicular access. In preapplication discussions with Development Engineering, they provided a preliminary approval for a slightly wider access apron to accommodate the two-unit driveway scenario proposed. The location of the driveway allows for the largest setback to occur between the proposed homes and the one neighboring home to the North. While the landscape setback is varied, the functional setback from the built forms is 2m from a one storey garage and 3.6m from the 2 storey West unit.

In terms of aesthetic design, we intentionally varied the types of architectural character such that it doesn't appear as one solid built form, and so that it ages well with an already diverse neighborhood. Exploring the current neighborhood, you will find homes of a wide variety that match the proposed character of this application.

We kept Crime Prevention through Passive Design in mind as we progressed this design. All homes have windows facing the street for animation and pedestrian connection, but also to establish consistent visibility. We have located the windows to achieve that goal while maintaining privacy between homes. We have pre-designed optional fenced courtyards to provide some extent of private outdoor space. Automated sensor lights will be hardwired and installed at entrances and garages.

These homes will be constructed to a minimum Step 3 Energy code or greater standard. Our aim will be to achieve Step 5, however some of that performance has yet to be determined through energy modelling. As is the case in all our developments, we will incorporate the best practices for environmental construction techniques including waste and debris minimization, utilizing durable and low carbon materials, minimize hazardous chemicals used in construction, install electric vehicle charging in garages, prep for rooftop solar arrays, and more.

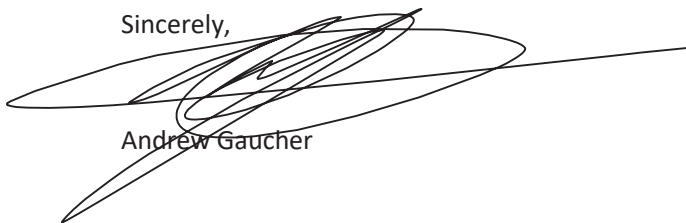
Both of these homes have enclosed – and hidden from the street – two car garages. This prioritizes the street interface. Both homes feature predesigned private outdoor space.

The interfaces will be landscaped with tall columnar aspens for a visual screen, and we will be further plant out of the existing boulevards with added boulevard trees (3) and lawn. We have intentionally varied the tree types from home to home such that they age looking like two distinct properties.

I look forward to speaking with you after your review of this resubmission and moving this application forward to neighborhood consultation and initial consideration.

I believe the application fees paid to date can still be applied to this resubmission. Please advise me if anything further is required.

Sincerely,



Andrew Gaucher





**RK | STUDIO**  
RESIDENTIAL DESIGN AND DRAFTING  
1760 KLOPPENBURG RD. KELOWNA, BC  
(250) 317-6875 [ryan.rkstudio@gmail.com](mailto:ryan.rkstudio@gmail.com)

PROJECT NAME:  
CLD Western Property Holdings  
c/o Andrew Gaucher

PROJECT NAME:  
410 FRANCIS AVE  
DRAWN BY:  
RK

DATE: YYYY/MM/DD  
2021-01-03  
DEVELOPMENT PERMIT

SCALE:  
1/4" = 1'-0"  
SHEET TITLE:  
COVER PAGE

LOT 19, PLAN 7336, ODVD

NOTES:  
THESE RENDERINGS ARE NOT INTENDED FOR  
CONSTRUCTION USE.

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C

ATTACHMENT

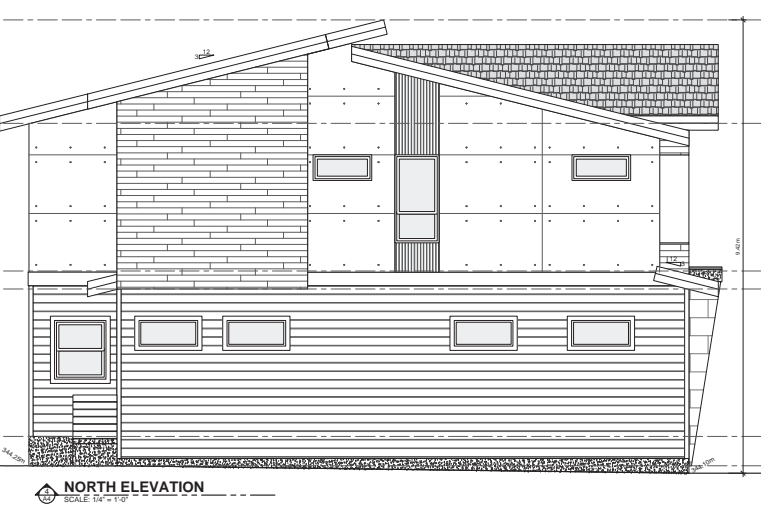
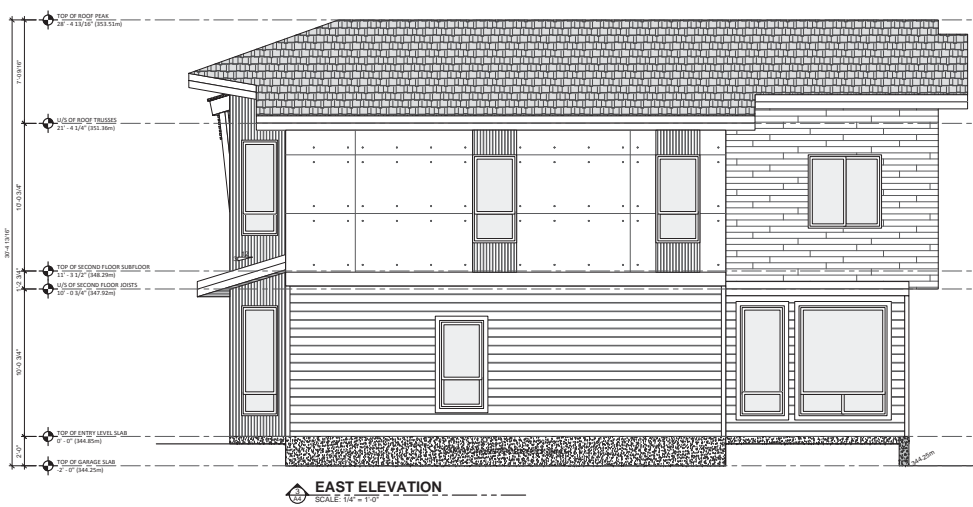
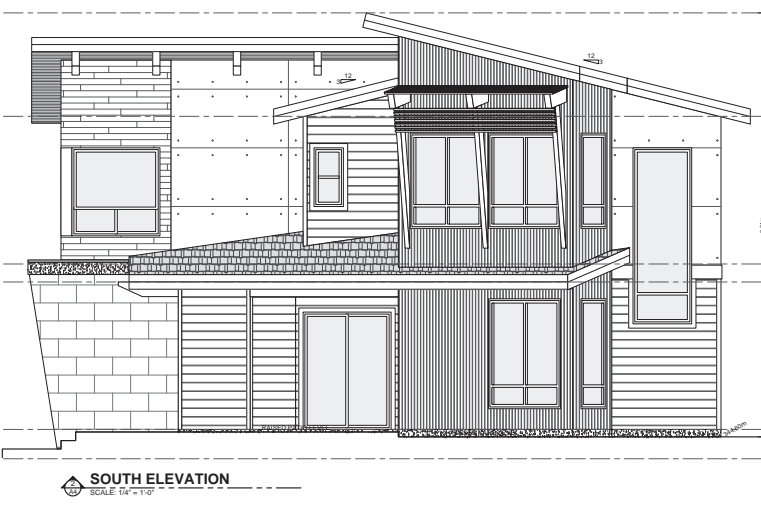
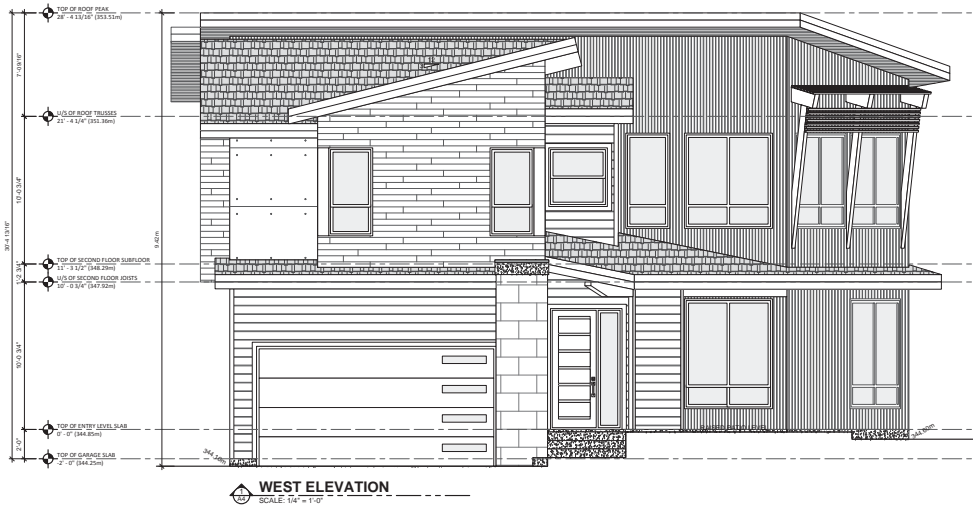
This forms part of application

# DVP20-0110

Planner  
Initials AF







- ASPHALT SHINGLES
- HORIZONTAL PREFINISHED TAG WOOD SIDING OR ALUMINUM ALTERNATIVE
- HORIZONTAL FIBER CEMENT LAP SIDING
- FIBER CEMENT PANELS W/ METAL TRIM & EXPOSED FASTENERS
- CERAMIC OR PORCELAIN TILE
- VERTICAL CORRUGATED METAL SIDING

**ATTACHMENT C**

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Planner Initials **AF**

City of Kelowna  
DEVELOPMENT PLANNING

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(250) 317-6875 ryan.rkstudio@gmail.com

APPLICANT NAME: CLD Western Property Holdings  
c/o Andrew Gaucher

PROJECT NAME: 410 FRANCIS AVE

DATE: 2021-01-03

SCALE: 1/4" = 1'-0"

DEVELOPMENT PERMIT

LOT 19, PLAN 7336, ODVD

**A4**

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 (250) 317-6875 ryan.rkstudio@gmail.com

APPLICANT NAME:  
 CLD Western Property Holdings  
 c/o Andrew Gaucher

PROJECT NAME:  
 410 FRANCIS AVE

DRAWN BY:  
 RK

DATE: YYYY/MM/DD  
 2021-01-03

SHEET TITLE:  
 ELEVATIONS - EAST UNIT

SCALE:  
 1/4" = 1'-0"

DEVELOPMENT PERMIT  
 LOT 19, PLAN 7336, ODVD

NOTICE:

**A5**

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	CURRENT REQUIREMENTS	PROPOSED REQUIREMENTS	NOT CONFORMING AS PROPOSED	VARIANCE
<b>ZONING</b>	RU1 - LARGE LOT HOUSING	RU6 - TWO DWELLING HOUSING		
MIN. LOT WIDTH	15m (W/LANE)	20m (CORNER LOT)	36.59m	
MIN. LOT DEPTH	30m	30m	32.95m	
MIN. LOT AREA	550m <sup>2</sup>	800m <sup>2</sup> (TWO DWELLINGS)	825.4m <sup>2</sup>	
MAX. SITE COVERAGE	40%	40%	33.5% = 277m <sup>2</sup>	
MAX. SITE COVERAGE (W/DRIVEWAYS)	50%	50%	50% = 413m <sup>2</sup>	
MAX. HEIGHT	9.5m OR 2.5 STOREYS	9.5m OR 2.5 STOREYS	9.42m	
<b>SETBACKS</b>				
FRONT YARD	4.5m	4.5m	4.0m	0.5m VARIANCE
SIDE YARD (FLANKING STREET)	4.5m	4.5m	3.5m	1.0m VARIANCE
SIDE YARD	2.0m (2.3m 2 STOREY)	2.0m (2.3m 2 STOREY)	2.0m	
REAR YARD	7.5m	7.5m	7.67m	
SIDE YARD LANDSCAPE BUFFER		3.0m (LEVEL 3)	1.0m	2.0m VARIANCE

EAST UNIT BARE LAND STRATA AREA: 5,461 FT<sup>2</sup>  
 WEST UNIT BARE LAND STRATA AREA: 3,511 FT<sup>2</sup>

NOTE: PLEASE SEE ARCHITECTURAL LANDSCAPE DRAWINGS FOR FINAL LANDSCAPE DESIGN



- COLUMNAR ASPEN
- GINKGO BILOBA
- PAPERBARK MAPLE
- RUSSIAN OLIVE TREE
- SOD
- CAST CONCRETE
- DUST FREE GRAVEL SURFACE
- INDIGENOUS BUNCH GRASS
- OPTIONAL PRIVACY FENCE

# RK|STUDIO

RESIDENTIAL DESIGN AND DRAFTING

1760 KLOPPENBURG RD. KELOWNA, BC  
(250) 317-6875 ryan.rkstudio@gmail.com

APPLICANT NAME: CLD Western Property Holdings  
 c/o Andrew Gaucher

PROJECT NAME: 410 FRANCIS AVE

SHEET TITLE: SITE & LANDSCAPE PLAN

DATE: 2021-07-13

SCALE: 1/8" = 1'-0"

LOCAL PROJECT NO: LOT 19, PLAN 7336, ODVD

DATE: 2021-07-13

SCALE: 1/8" = 1'-0"

LOCAL PROJECT NO: LOT 19, PLAN 7336, ODVD

DATE: 2021-07-13

SCALE: 1/8" = 1'-0"

LOCAL PROJECT NO: LOT 19, PLAN 7336, ODVD

LEGAL DESCRIPTION  
 410 FRANCIS AVE, KELOWNA, BC  
 LOT 19, PLAN 7336, ODVD

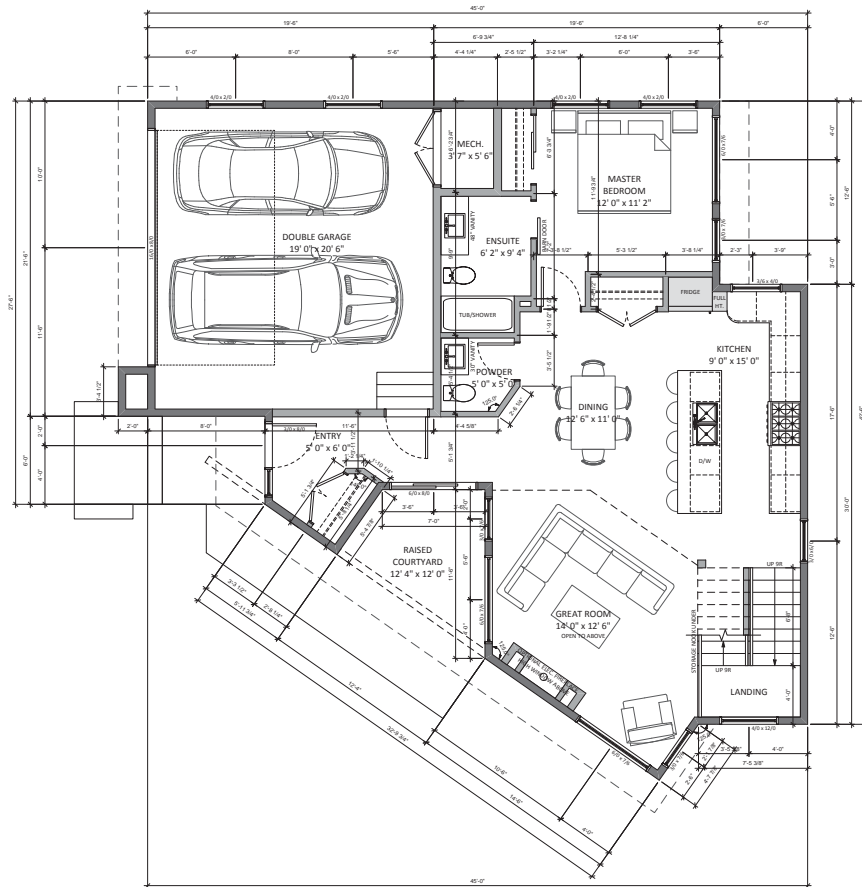
**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**SCHEDULE A**

This forms part of application  
 # DVP20-0110

Planner Initials: AF

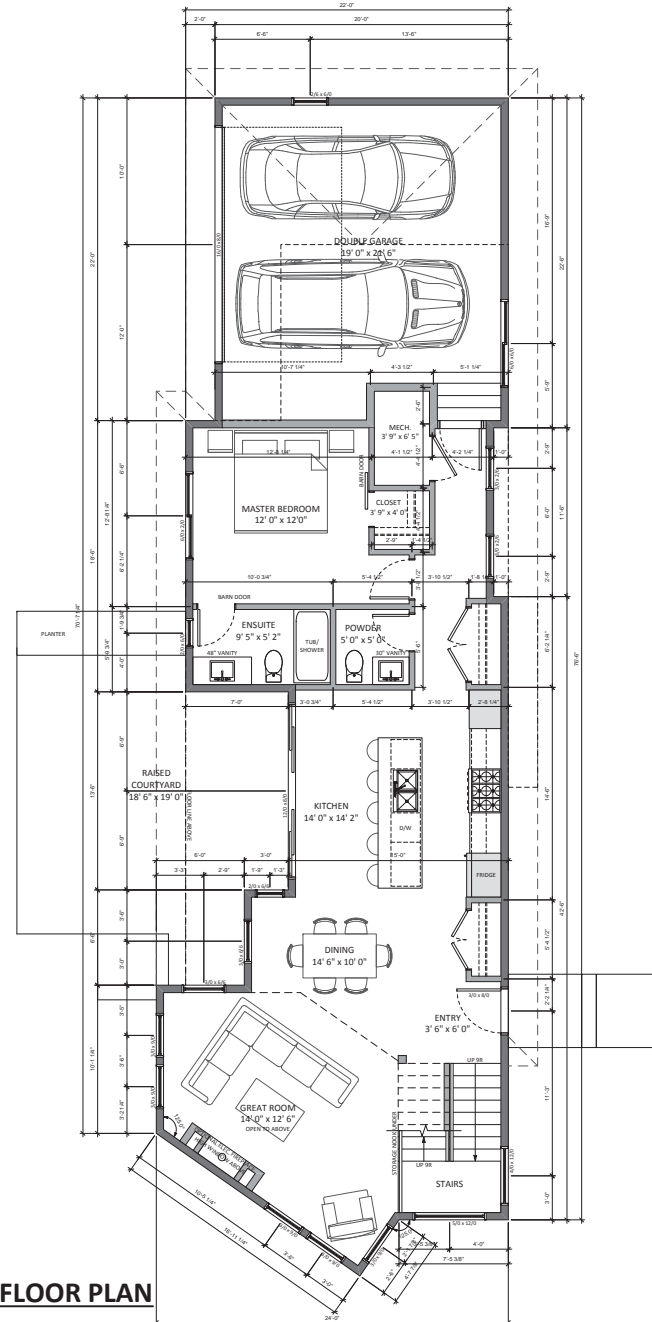
City of Kelowna  
 DEVELOPMENT PLANNING



GARAGE: 420 FT<sup>2</sup>  
MAIN FLOOR: 1,032 FT<sup>2</sup>

### WEST UNIT MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



GARAGE: 440 FT<sup>2</sup>  
MAIN FLOOR: 1,089 FT<sup>2</sup>

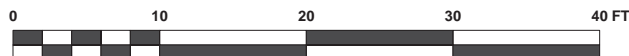
### EAST UNIT MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

### SCHEDULE

This forms part of application  
# DVP20-0110

Planner  
Initials AF



# RK | STUDIO

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APPLICANT NAME:  
CLD Western Property Holdings  
c/o Andrew Gaucher

PROJECT NAME:  
410 FRANCIS AVE

DATE: YYY-MM-DD  
2021-01-03

SCALE:  
1/4" = 1'-0"

LOT: 19, PLAN 7336, ODVD

SHEET TITLE:  
**MAIN FLOOR PLANS**

DESIGNER:  
RK

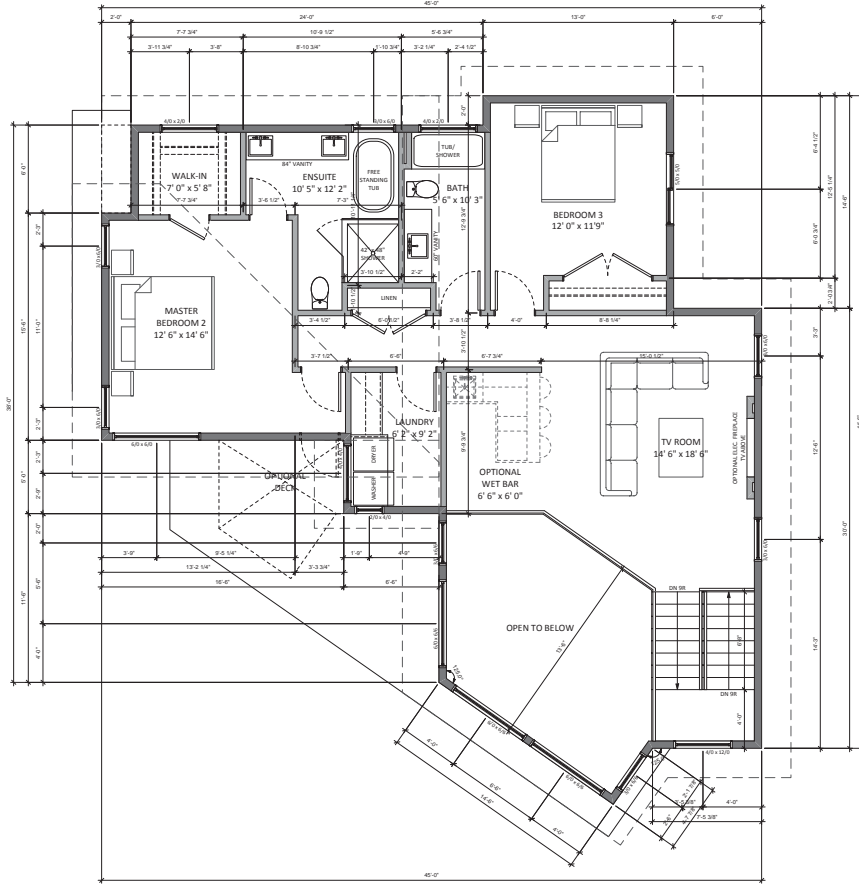
DEVELOPMENT PERMIT

NOTES:

A2

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SECOND FLOOR AREA: 1,188 SQ.FT.

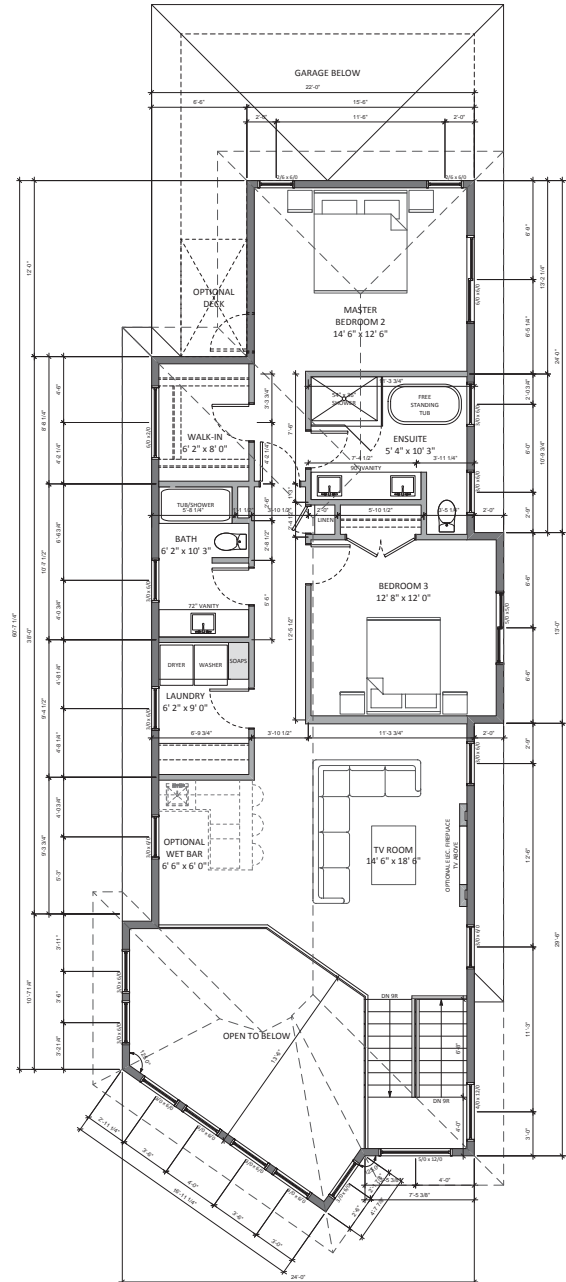
## WEST UNIT UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

SECOND FLOOR AREA: 1,202 SQ.FT.

## EAST UNIT UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

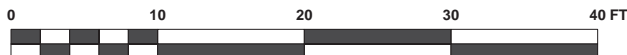


**SCHEDULE A**

This forms part of application  
# DVP20-0110

Planner Initials **AF**

**City of Kelowna**  
DEVELOPMENT PLANNING



**RK|STUDIO**  
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APPLICANT NAME:  
CLD Western Property Holdings  
c/o Andrew Gaucher

PROJECT NAME:  
410 FRANCIS AVE

SHEET TITLE:  
**UPPER FLOOR PLANS**

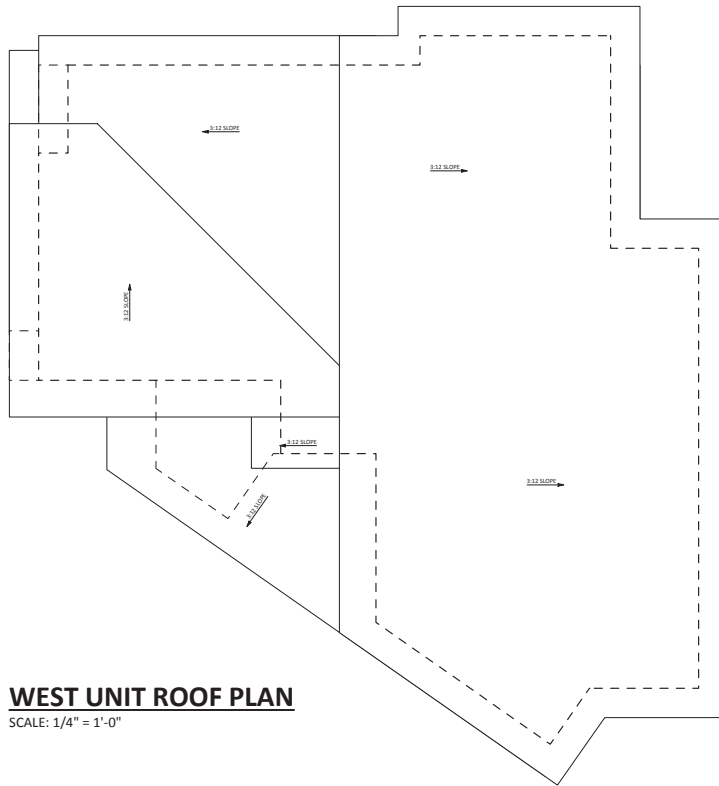
DATE: YYY-MM-DD  
2021-01-03

SCALE:  
1/4" = 1'-0"

DEVELOPMENT PERMIT

**A3**

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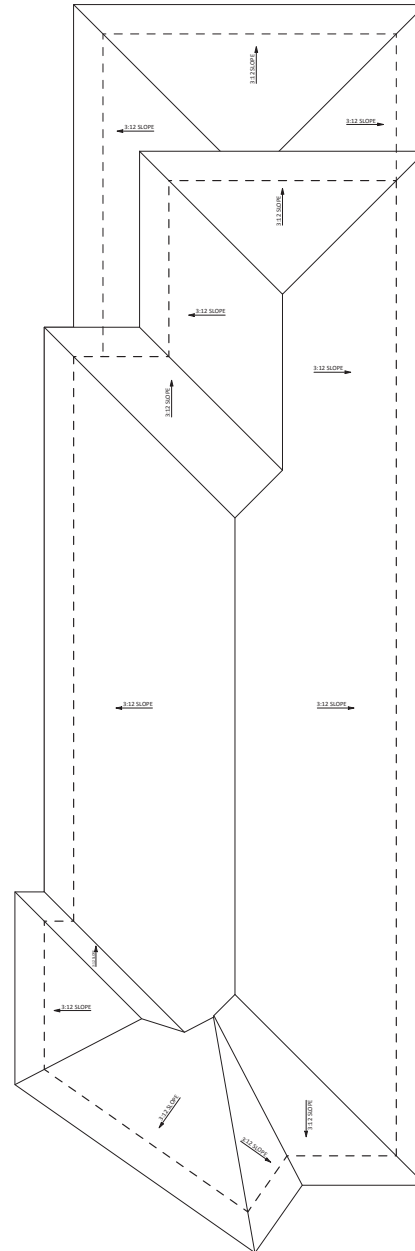


### WEST UNIT ROOF PLAN

SCALE: 1/4" = 1'-0"

### EAST UNIT ROOF PLAN

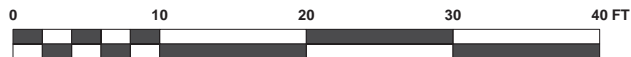
SCALE: 1/4" = 1'-0"



**SCHEDULE A**

This forms part of application  
# DVP20-0110

Planner  
Initials **AF**



PROJECT NAME: <b>410 FRANCIS AVE</b>	DESIGNER: <b>RK</b>	NOTES:
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SHEET TITLE: <b>ROOF PLAN</b>	REVISION: <b>DEVELOPMENT PERMIT</b>	DATE: YYYY-MM-DD <b>2021-01-03</b>	SCALE: <b>1/4" = 1'-0"</b>	LOCAL PERMIT NO: <b>LOT 19, PLAN 7336, ODVD</b>
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## PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
GLEDTISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	4	6cm CAL.
SORBUS AUCUPARIA	EUROPEAN MOUNTAIN ASH	8	6cm CAL.
<b>SHRUBS</b>			
LIQUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	12	#02 CONT. / 1.2M O.C. SPACING
<b>PERENNIALS, GRASSES &amp; GROUNDCOVERS</b>			
ARCTICOSTAPHYLOS UVA-URS	KINKY KINKY	12	#01 CONT. / 0.75M O.C. SPACING
ECHEINACEA PURPUREA 'SOLAR FLARE'	BIG SKY CONEFLOWER	28	#01 CONT. / 0.6M O.C. SPACING
EUPHORBIA POLYCHROMA	CUSHION SPURGE	16	#01 CONT. / 0.5M O.C. SPACING
LAMNUM 'WHITE NANCY'	WHITE NANCY CREEPING LAMNUM	19	#01 CONT. / 0.6M O.C. SPACING
NEPETA 'FRAZESANT' 'WALKER'S LOW'	WALKER'S LOW CATMINT	54	#01 CONT. / 1.0M O.C. SPACING
SEDUM 'DESERT RED'	DESERT RED STONECROP	19	#01 CONT. / 0.6M O.C. SPACING

## NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
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.

## SCHEDULE

B

This forms part of application  
# DVP20-0110

Planner  
Initials

AF

City of  
**Kelowna**  
DEVELOPMENT PLANNING



**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

**410 FRANCIS AVENUE**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	21.04.13	Review
2	21.05.07	Review
3	21.05.27	Review
4	21.07.26	Review
5	21.08.04	Review

PROJECT NO. 21-051

DESIGN BY FB

DRAWN BY MC/SP

CHECKED BY FB

DATE AUG. 4, 2021

SCALE 1:100

PAGE SIZE 24"x36"

SEAL

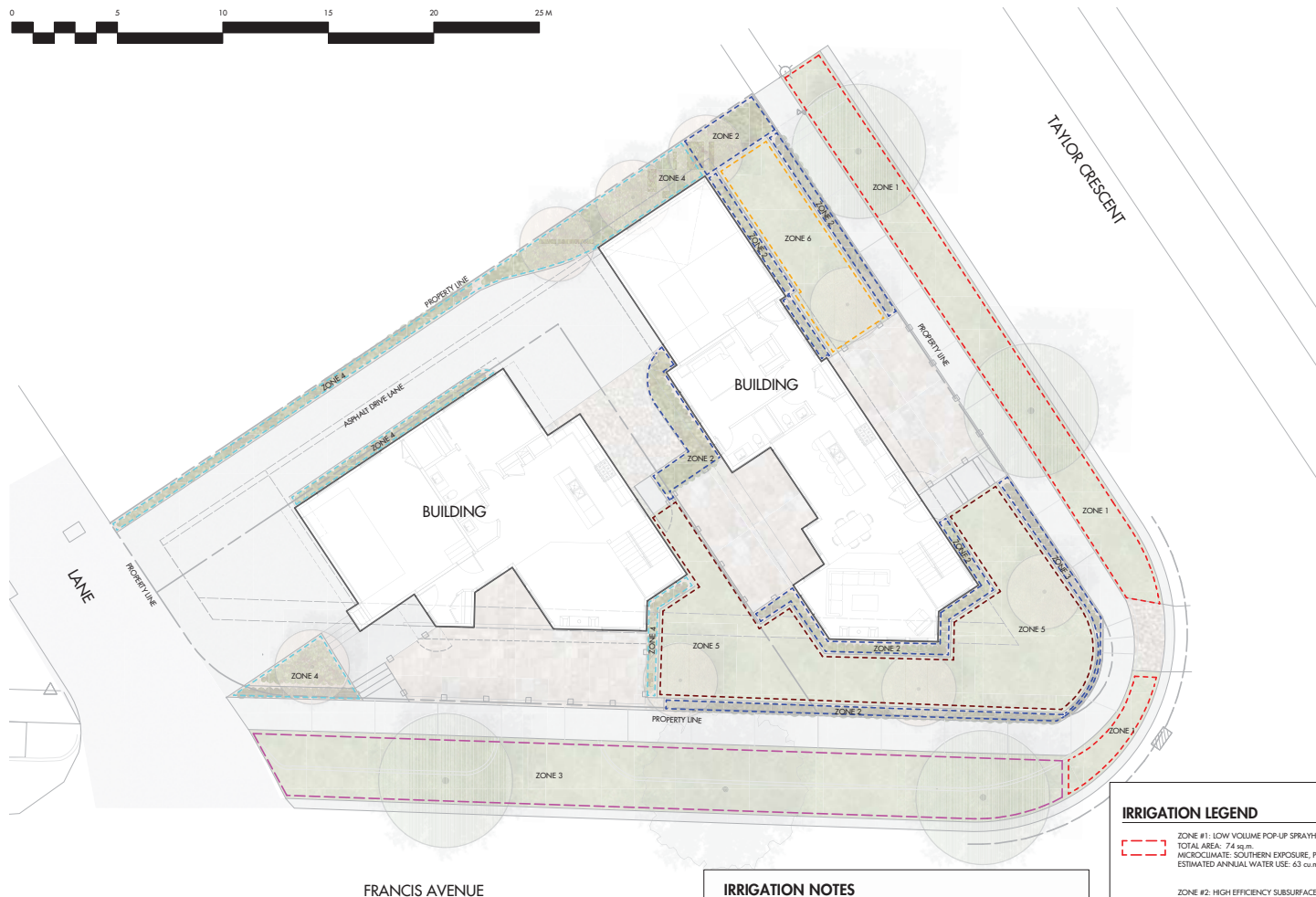


DRAWING NUMBER

**L 1/2**

**ISSUED FOR REVIEW ONLY**  
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FRANCIS AVENUE

#### IRRIGATION NOTES

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

#### WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 329 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 31.4 cu.m. / year  
WATER BALANCE = 15 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

#### IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 7.4 sq.m.  
MICROCLIMATE: SOUTHERN EXPOSURE, PARTIALLY SHADED BY TREES AND SHRUBS  
ESTIMATED ANNUAL WATER USE: 63 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 60 sq.m.  
MICROCLIMATE: SOUTHERN EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
ESTIMATED ANNUAL WATER USE: 16 cu.m.
- ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 121 sq.m.  
MICROCLIMATE: SOUTHERN EXPOSURE, PARTIALLY SHADED BY TREES AND SHRUBS  
ESTIMATED ANNUAL WATER USE: 104 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 53 sq.m.  
MICROCLIMATE: NORTHWESTERN EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
ESTIMATED ANNUAL WATER USE: 14 cu.m.
- ZONE #5: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 108 sq.m.  
MICROCLIMATE: SOUTHERN EXPOSURE, PARTIALLY SHADED BY TREES AND SHRUBS  
ESTIMATED ANNUAL WATER USE: 92 cu.m.
- ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 31 sq.m.  
MICROCLIMATE: NORTHEASTERN EXPOSURE, PARTIALLY SHADED BY TREES AND SHRUBS  
ESTIMATED ANNUAL WATER USE: 26 cu.m.



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

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PROJECT TITLE

410 FRANCIS AVENUE

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/  
IRRIGATION PLAN

ISSUED FOR / REVISION

1	21.04.13	Review
2	21.05.27	Review
3	21.07.26	Review
4	21.08.04	Review

PROJECT NO. 21.051

DESIGN BY FB

DRAWN BY JMC

CHECKED BY FB

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SEAL



DRAWING NUMBER

L2/2

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## SCHEDULE

B

This forms part of application  
# DVP20-0110

Planner  
Initials

AF

City of  
**Kelowna**  
DEVELOPMENT PLANNING

