

Development Permit &
Development Variance Permit
DP21-194 / DVP21-0195



This permit relates to land in the City of Kelowna municipally known as 1994 Springfield Road

and legally known as Lot 1 District Lot 129 ODYD Plan KAP47562

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

C4 – Urban Centre Commercial

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 16th, 2021
Decision By: COUNCIL
Development Permit Area: Comprehensive Development Permit Area
Existing Zone: C4 – Urban Centre Commercial
Future Land Use Designation: MXR – Mixed Use (Residential / Commercial)

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: 1295991 BC Ltd., Inc.No. BC1295991
Applicant: Zeidler Architecture

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

ATTACHMENT A

This forms part of application
DP21-0194 DVP21-0195

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

The logo for the City of Kelowna, featuring a stylized geometric pattern of overlapping squares forming a circular shape, with the text "City of Kelowna" and "DEVELOPMENT PLANNING" below it.

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"; and
- 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.
- e) That variance to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 14.4.5(b): C4 – Urban Centre Commercial, Development Regulations

To vary the site coverage requirements from 75% permitted to 88% proposed.

Section 14.4.6(e): C4 – Urban Centre Commercial, Other Regulations

To vary the total commercial space requirements from 90% required to 15% proposed on Springfield Road and from 90% required to 10% proposed on Ambrosi Road.

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 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 **\$441,340.46**

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.

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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.**

DRAFT

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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
Authenticity and Regional Expression			
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?	✓		
Context			
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?	✓		
Relationship to the Street			
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?	✓		
Massing and Height			
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?		✓	
Human Scale			
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?	✓		
Exterior Elevations and Materials			
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?	✓		
Public and Private Open Space			
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?	✓		
Site Access			
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?	✓		
Environmental Design and Green Building			
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?	✓		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
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?	✓		
Amenities, Ancillary Services and Utilities			
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?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	✓		
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	✓		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 	✓		
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	✓		
<ul style="list-style-type: none"> Define distinct private outdoor space for all ground-level dwellings? 	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		

ATTACHMENT B

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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"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	✓		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	✓		
<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?	✓		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?			✓
Universal Accessible Design			
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?	✓		
Lakeside Development			
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?			✓
Signs			
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?			✓
Lighting			
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?			✓



August 6, 2021

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



RE: OCP Amendment, Rezoning Application – 1994 Springfield Road

The attached submission is an Official Community Plan amendment and Rezoning application for 1994 Springfield Road. Further to our pre-application discussions, we are pleased to propose a mixed-use multifamily development comprised of a blend of street-oriented townhomes, apartment units, and commercial space. We are excited to introduce a new housing option to this bustling area of the city. There are a variety of floorplans which will offer a broad demographic the ability to make the Midtown Urban Centre their home. The development is committed to offering quality, long term housing solutions in a neighbourhood surrounded by a multitude of amenities including grocery, shopping, schools and green spaces.

Project Description

The application proposes 182 dwelling units containing a mix of townhomes and apartments located in two 5-6 storey buildings, which will be set on top of a partially below-grade parkade. A generous amount of main floor lifestyle amenity space will activate the frontage along Springfield Road with a commercial feel. The space at the corner of Springfield and Ambrosi Road is contemplated to have the flexibility to be a functional commercial space (e.g. coffee shop) should the future business opportunity arise. The ground-oriented townhome units that line the frontage of Ambrosi Road will contribute to the more walkable, residential atmosphere of the street complimenting the existing urban fabric of the neighbourhood.

To facilitate this new development, the following is requested:

Official Community Plan

- To amend the current OCP from Service Commercial (SC) to Mixed Use (Residential / Commercial - MXR).

Rezoning Application

- Rezone the site from C10 – Service Commercial to C4 – Urban Centre Commercial in alignment with the proposed changes to the OCP.

Development Variances

- The preliminary drawing package includes information on the following requested variances:



DVP 1 - Site Coverage Area

DVP 2 – Commercial Space Frontage

Project Rationale

Our community continues to grow in population with increased levels forecast to the year 2040. Providing affordable housing options is a key priority for our community. Providing housing within the Midtown Urban Centre is a location suitable for increased density with buildings like the 14 storey InVue Condominiums and the 6 storey Ambrosia Tower being indicative of the scale of other residential developments in the area.

We believe the requested rezoning and OCP amendment to allow for a 5-6 storey mixed-use multifamily development is an appropriate designation for the subject site. The C4 zoning lends itself to a greater ability to organize the livable spaces and create density consistent with the surrounding multi-unit buildings. The regulations of the C4 zone are the most suitable in their relationship with the adjoining properties and are the most compatible with the location of the subject property.

Site Access and Vehicle Movement

Extensive efforts have gone into concealing the bulk of the parking within the partially buried underground parkade. A limited amount of surface parking is proposed at the podium deck level to streamline the pedestrian experience. Access off Springfield is avoided, with the building services, waste and recycling, loading and visitor parking organized from Moss Court, and the parkade access located at the north end of the site off Ambrosi Road. The public realm is greatly enhanced by minimizing the vehicular access points along the main street frontages of the development.

Landscape and Lifestyle Amenities

The townhome units that line the frontage of Ambrosi Road all have front entry doors that are oriented to the streetscape as well as access to shared amenities within the development. Young families or those interested in compact, urban living will enjoy these homes. Each townhome also has an at-grade outdoor patio space which interfaces with the sidewalk in front of the development creating a warm and inviting presence.

The buildings will encapsulate a large landscaped rooftop public courtyard which will provide a variety safe outdoor amenity spaces to the community. Lifestyle amenities contemplated for this space include a play area, pet park, sitting/relaxation spaces, walking pathways and turf areas for sport. Planted gardens will make use of soft colours, scented flowers and foliage to create a relaxing atmosphere for the courtyard patrons, and particular attention will be paid to plants and shrubs that will reflect the changing seasons. Having the ability to enjoy the indoor/outdoor climate in the Okanagan is a priority for planning in this development. We want to ensure this building will feel like 'home'.

This forms part of application

DP21-0194 / DVP21-0195

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Community Well-Being and Connectedness

There are two primary considerations in this section, crime prevention and urban interaction. As part of the community well-being, safety measures such as security cameras, secure tenant access, generous lighting, and activated building faces will all be contemplated. Crime prevention and a sense of safety is a primary need for all of us. The homes in this development will respond to our basic need for secure shelter. An active property manager and welcoming lobby environment will also add to the comfort of all residents within the development.

The urban interaction surrounding the subject property is significant. Walking, running, and cycling from the development is even greater now with the addition of dedicated bike lanes. The nearby Mission Creek Regional Park offers quick and easy access to the Mission Park Greenway for walking, hiking and cycling, and being steps from Orchard Park Mall, there are a multitude of restaurants, events, services, a movie theatre, coffee shops, and community amenities that are all readily available. Being 'plugged-in' will be effortless from this development.

Closing

This application is a significant opportunity to add new housing options within the Midtown Urban Centre. This proposal offers a variety of high-quality homes which will respond to the continued demand and sustainability of our growing city. The location of the project reinforces the consistent theme of building forms along one of our city's busiest roadways.

We welcome your feedback as we work together to enhance our community.

Kind Regards,

A handwritten signature in black ink, appearing to read "Corey Makus". The signature is stylized and fluid, with a long horizontal stroke extending to the right.

Mr. Corey Makus
Partner, 1994 Springfield Developments Ltd.

cc: Rob Haberman
Sam Brovender

SCHEDULE A

This forms part of application
DP21-0194 / DVP21-0195



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City of Kelowna
DEVELOPMENT PLANNING

PROJECT STATISTICS	
EXISTING ZONING: C10 - SERVICE COMMERCIAL	UNIT COUNT:
PROPOSED ZONING: C4 - URBAN CENTRE COMMERCIAL	(A) STUDIO: 17 UNITS (8%) (420 sq.ft.)
SITE AREA: 1.93 Ac. = 7,796.6 sq.m. = 83,922 sq.ft.	(B) STUDIO - 1BED: 37 UNITS (20%) (465 sq.ft.)
BUILDING AREA:	(C) 1 BED - TYPE 1: 18 UNITS (10%) (588 sq.ft.)
PARKADE: 73,228 sq.ft. (88% SITE COVERAGE)	(D) 1 BED - TYPE 2: 23 UNITS (13%) (588 sq.ft.)
(75% MAX COVERAGE)	(E) 1 BEDROOM + DEN: 26 UNITS (14%) (746 sq.ft.)
MAIN FLOOR: 32,176 sq.ft. (38% SITE COVERAGE)	(F) 2 BEDROOM: 43 UNITS (24%) (875 sq.ft.)
2ND FLOOR: 32,252 sq.ft.	(G) 3 BED - TYPE1: 5 UNITS (3%) (1000 sq.ft.)
3RD FLOOR: 30,438 sq.ft.	(H) 3 BED - TYPE2: 6 UNITS (3%) (1736 sq.ft.)
4TH FLOOR: 30,425 sq.ft.	TOWNHOUSE: 4 UNITS (2%) (1589 sq.ft.)
5TH FLOOR: 30,288 sq.ft.	TOTAL: 182 UNITS (100%)
6TH FLOOR: 10,922 sq.ft.	
TOTAL FLOOR AREA (ABOVE GRADE): 166,511 sq.ft.	PARKING CALCULATION:
AMENITY AREA: 6,611 sq.ft.	187.6 RESIDENTIAL STALLS @ 0.8BACHELOR, 0.91BR, 1.02BR or MORE
STORAGE LOCKERS: 5,931 sq.ft.	(0.8x17)(0.9x110)+(1.0x50)=187.6
CIRCULATION/SERVICE: 30,059 sq.ft.	25.5 VISITOR STALLS @ 4.4x21
NET FLOOR AREA:	1.6 COMMERCIAL STALLS @ 1.3100
RESIDENTIAL: 123,510 sq.ft.	TOTAL: 209 STALLS PROVIDED (189 REGULAR SIZE)
COMMERCIAL: 1,260 sq.ft.	
TOTAL NET FLOOR AREA: 124,790 sq.ft.	BICYCLE PARKING CALCULATION:
FAR: 1.49 (MAX 1.49) (BASE 1.3 + PARKING BONUS (195/208)2 + 0.19)	PARKING REQUIRED:
BUILDING HEIGHT:	140 LONG-TERM SPACES (0.752BR or less, 1.02BR or more)
LESSER OF 37.0m or 12 STOREYS for apartment housing	28 SHORT-TERM SPACES (6 per entrance + 1 per 5 units over 70 units)
SETBACKS:	PARKING PROVIDED:
FRONT: 0.0m	160 LONG-TERM SPACES (70 GROUND-ANCHORED, 70 WALL-MOUNTED)
SIDE: 0.0m	28 SHORT-TERM SPACES
REAR: 0.0m	PRIVATE OPEN SPACE CALCULATION:
	PRIVATE OPEN SPACE REQUIRED:
	(17 x 6.0m) ² / (10 x 10.0m) ² (55 x 15.0m) ² = 2.07 sq.m. REQUIRED
	PRIVATE OPEN SPACE PROVIDED:
	PRIVATE BALCONY/PATIO: 2,816.8 sq.m.
	INDOOR COMMON AMENITY: 634.2 sq.m.
	LANDSCAPED AMENITY TERRACE: 1,444.2 sq.m.
	AMENITY DECKS: 105.2 sq.m.
	TOTAL: 4,780 sq.m. PROVIDED



VIEW FROM SPRINGFIELD ROAD - LOOKING SOUTH EAST



VIEW FROM SPRINGFIELD & AMBROSI - LOOKING NORTH WEST



VIEW FROM AMBROSI ROAD - LOOKING SOUTH



VIEW FROM SPRINGFIELD ROAD - LOOKING NORTH



VIEW FROM AMBROSI ROAD - LOOKING WEST



VIEW FROM AMBROSI ROAD - LOOKING NORTH



VIEW FROM MOSS COURT - LOOKING EAST



VIEW FROM AMBROSI ROAD - LOOKING SOUTH WEST



Zeidler Architecture
300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com

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2	TR5 AMENDED PLANS	2021-10-05
1	ISSUED FOR DEVELOPMENT PERMIT	2021-08-06

NO.	ISSUE/REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
1994 SPRINGFIELD RD
KELOWNA, BC V1Y 9V7

TITLE
SITE PHOTOGRAPHS & PROJECT DATA

PROJECT NO.	DRAWN	CHECKED
221-0194	Author	Checker

DRAWING NO.	REVISION NO.
DP0.2	2

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SCHEDULE A

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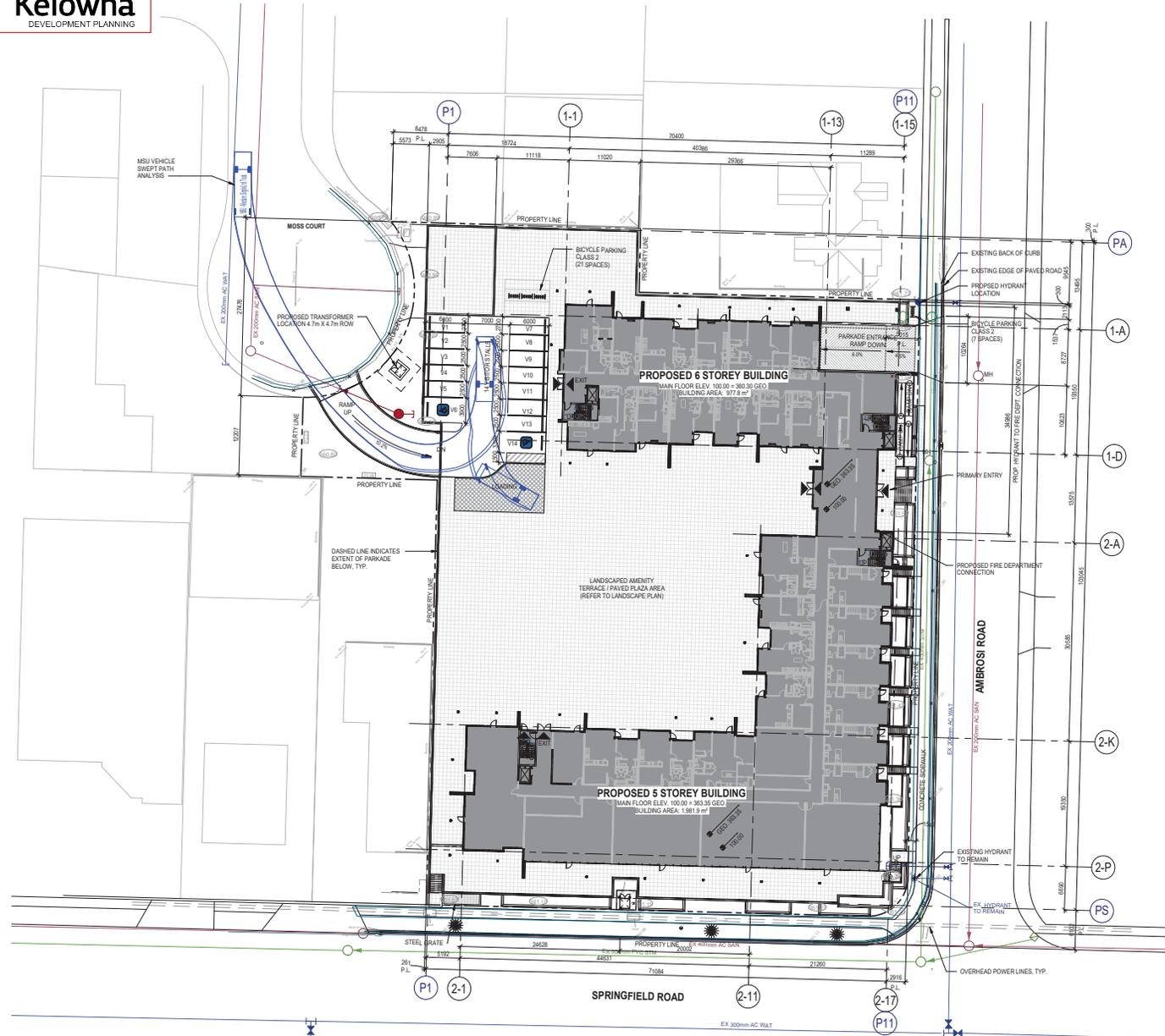


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Zeidler Architecture

300, 640 – 8 Avenue SW
 Calgary, Alberta T2P 1G7
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NO.	ISSUE/REVISION	DATE
2	TRIS AMENDED PLANS	2021-10-05
1	ISSUED FOR DEVELOPMENT PERMIT	2021-08-06

NOT FOR CONSTRUCTION

PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
 1994 SPRINGFIELD RD
 KELOWNA, BC V1Y 9V7

TITLE
SITE PLAN

PROJECT NO.	DRAWN	CHECKED
221-016	Author	Checker

DRAWING NO.	REVISION NO.
DP1.1	2

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SCHEDULE A

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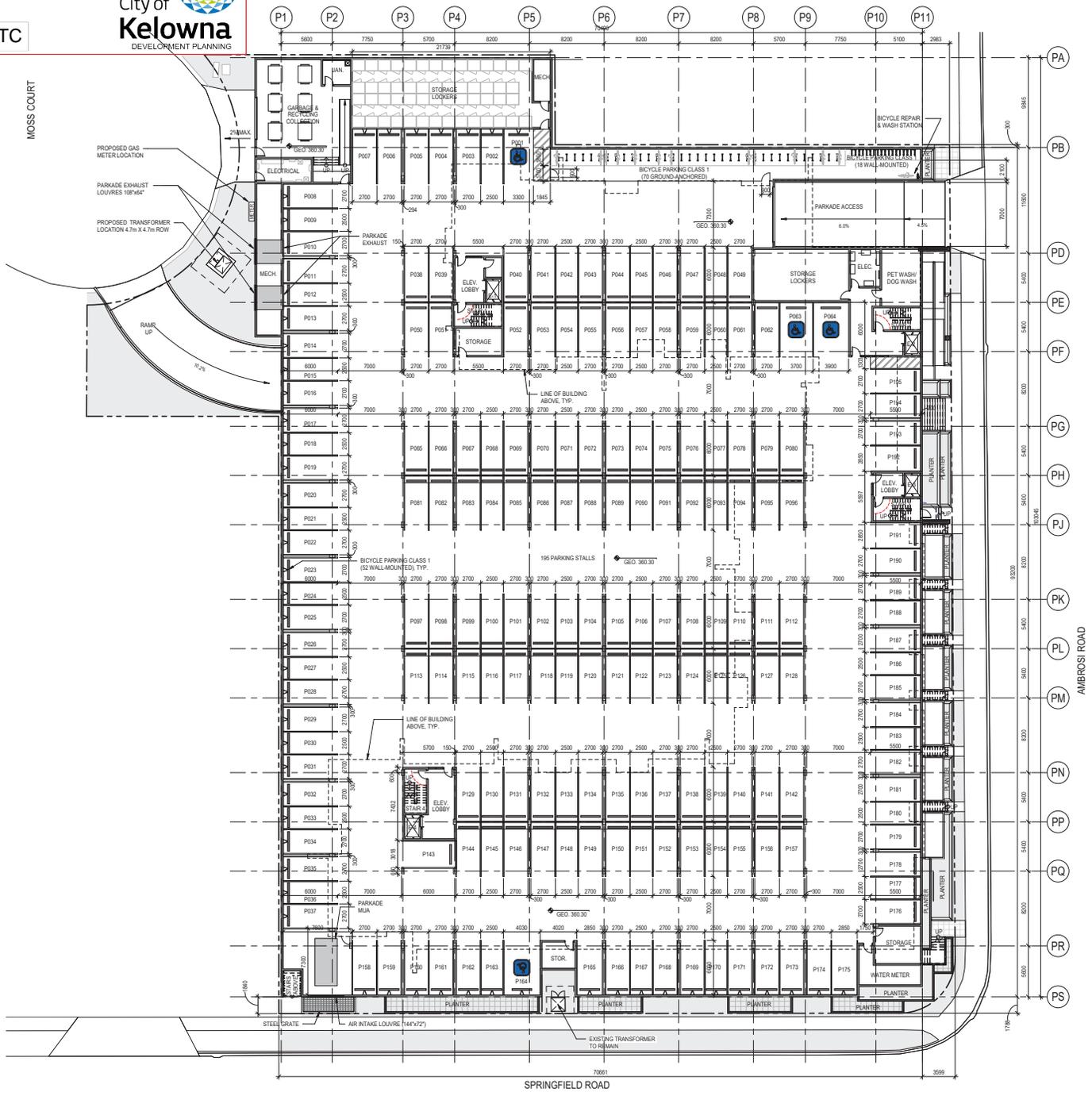


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2	TRIS AMENDED PLANS	2021-10-05
1	ISSUED FOR DEVELOPMENT PERMIT	2021-08-06
NO.	ISSUE/REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
1994 SPRINGFIELD RD
KELownA, BC V1Y 9V7

TITLE
FLOOR PLAN - PARKADE

PROJECT NO.	DRAWN	CHECKED
221-0195	Author	Checker

DRAWING NO. **DP2.1** REVISION NO. **2**

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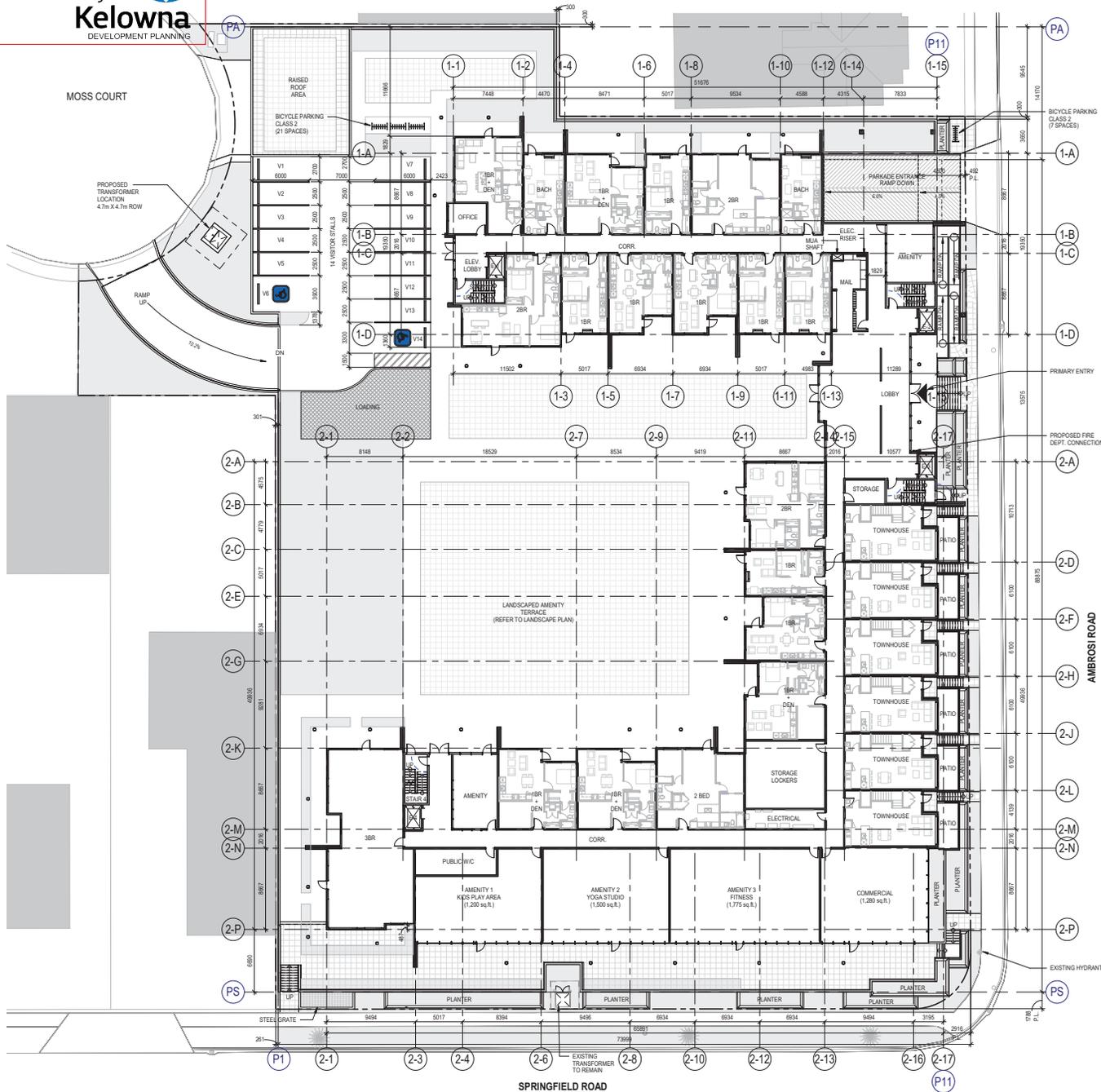
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1	ISSUED FOR DEVELOPMENT PERMIT	2021-08-06
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PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
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 KELOWNA, BC V1Y 9V7

TITLE
FLOOR PLAN - LEVEL 1

PROJECT NO.	DRAWN	CHECKED
221-0194	Author	Checker

DRAWING NO.	REVISION NO.
DP2.2	2

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SCHEDULE A

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 # DP21-0194 / DVP21-0195



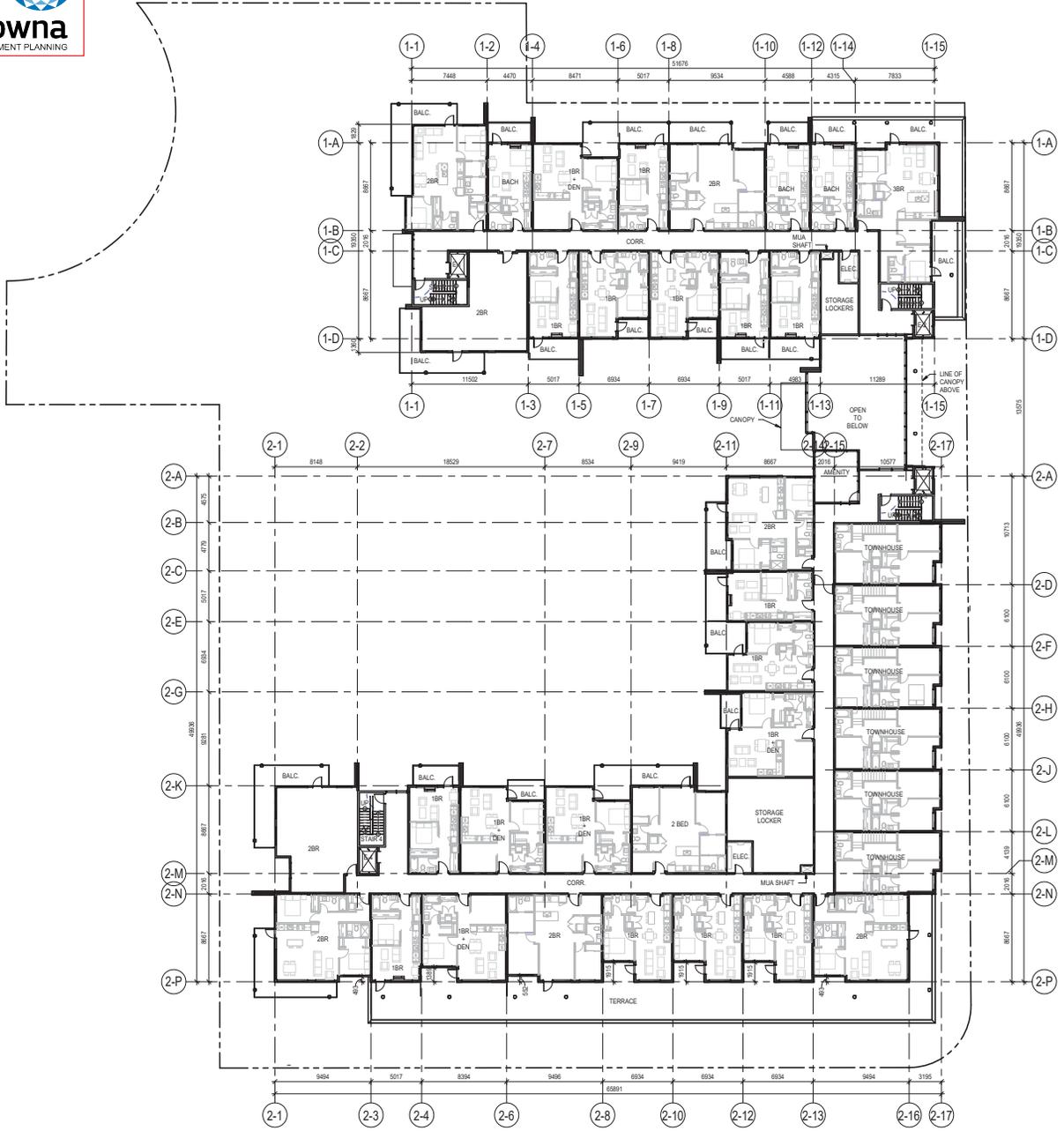
Planner Initials **TC**

City of Kelowna
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2	TRIS AMENDED PLANS	2021-10-05
1	ISSUED FOR DEVELOPMENT PERMIT	2021-08-06

NO. ISSUE/REVISION DATE

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PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
 1994 SPRINGFIELD RD
 KELOWNA, BC V1Y 9V7

TITLE
FLOOR PLAN - LEVEL 2

PROJECT NO.	DRAWN	CHECKED
221-016	Author	Checker

DRAWING NO.	REVISION NO.
DP2.3	2

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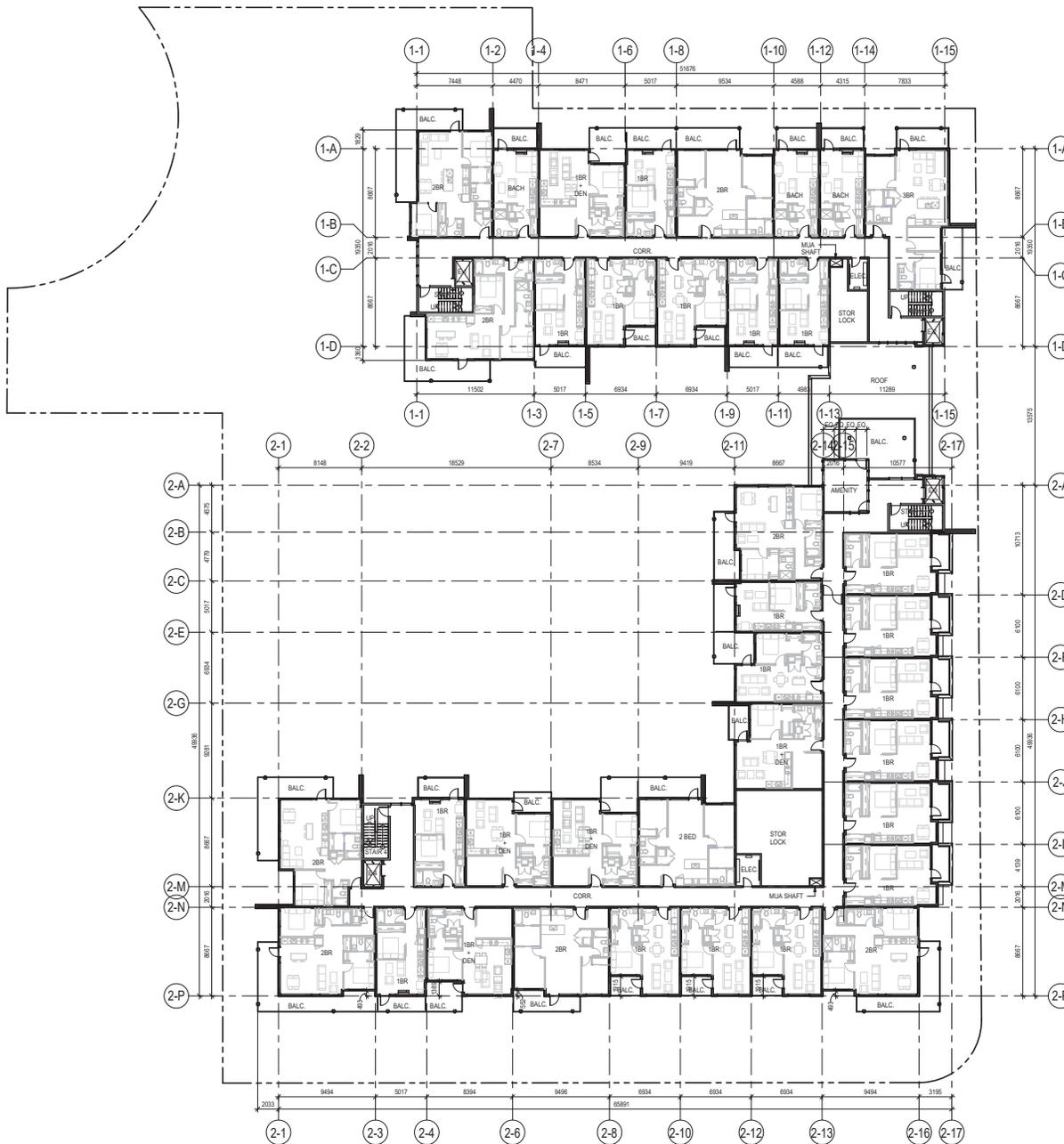
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NO. ISSUE/REVISION DATE

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PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
1994 SPRINGFIELD RD
KELOWNA, BC V1Y 9V7

TITLE
**FLOOR PLAN - LEVEL
3**

PROJECT NO.	DRAWN	CHECKED
221-016	Author	Checker

DRAWING NO.	REVISION NO.
DP2.4	2

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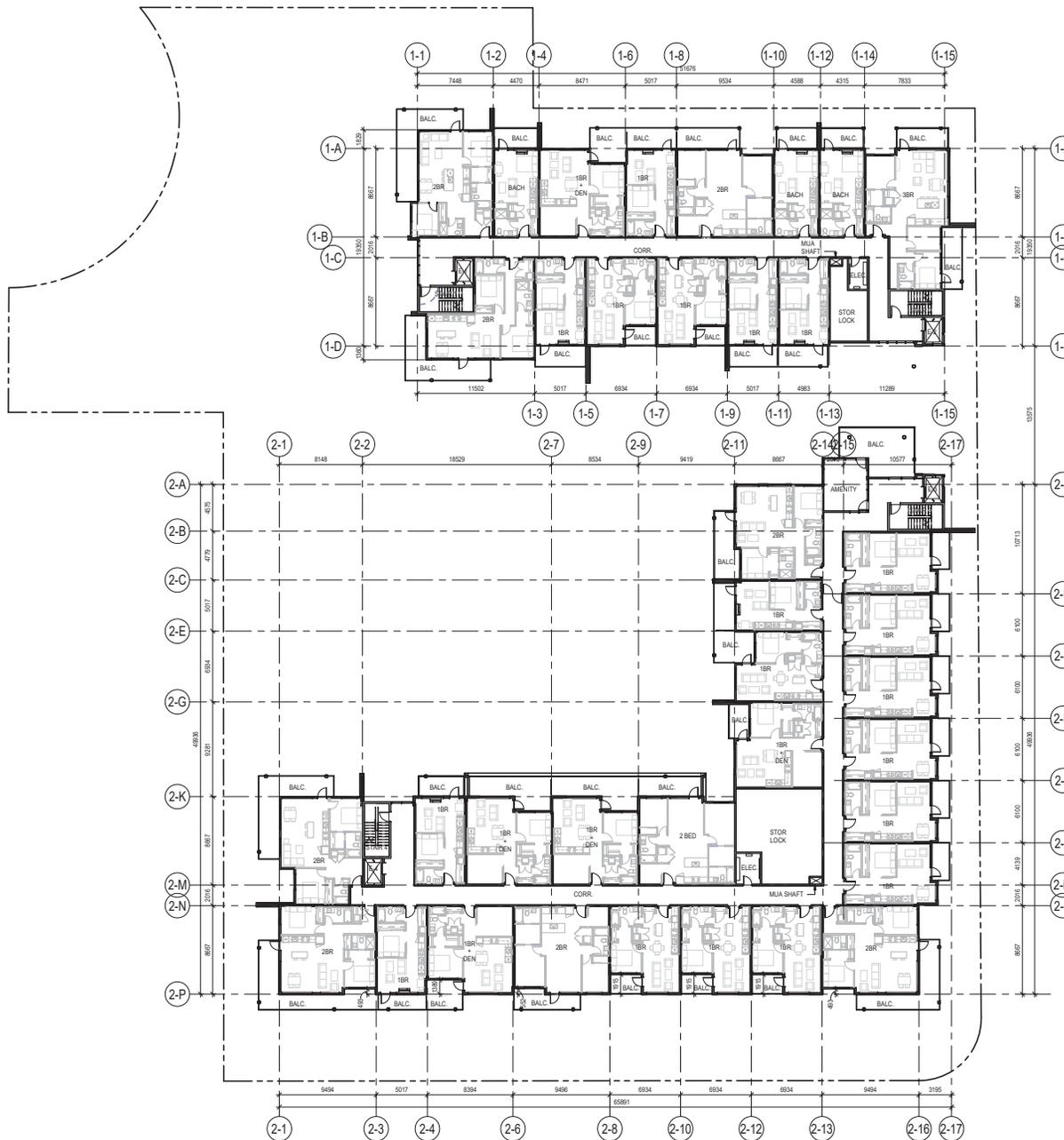
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NO.	ISSUE/REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
 1994 SPRINGFIELD RD
 KELOWNA, BC V1Y 9V7

TITLE
**FLOOR PLAN - LEVEL
 4**

PROJECT NO.	DRAWN	CHECKED
221-0194	Author	Checker

DRAWING NO.	REVISION NO.
DP2.5	2

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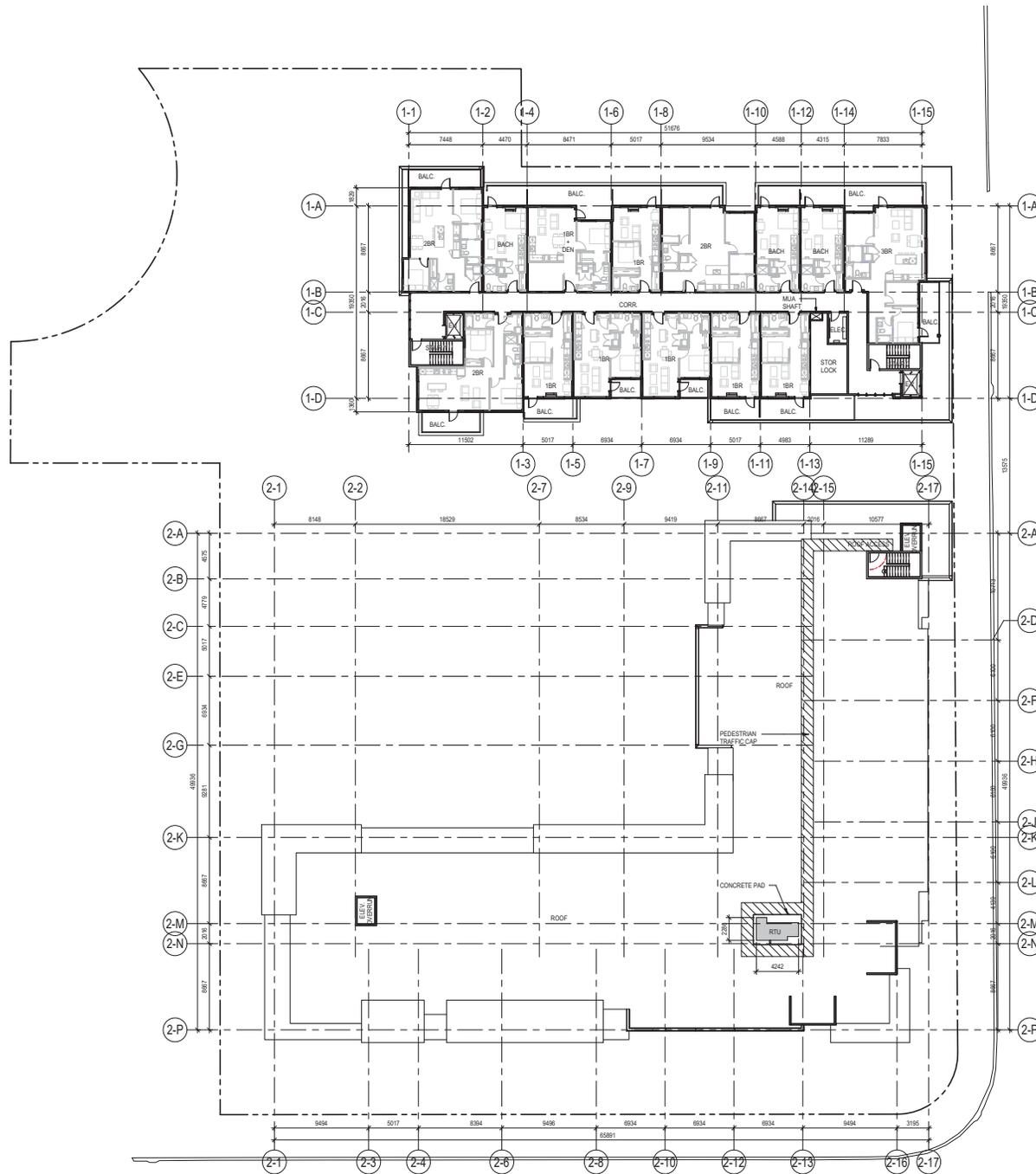
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1	ISSUED FOR DEVELOPMENT PERMIT	2021-08-06

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PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
 1994 SPRINGFIELD RD
 KELOWNA, BC V1Y 9V7

TITLE
FLOOR PLAN - LEVEL 6

DRAWING NO.	DRAWN	CHECKED
221-016	Author	Checker

DRAWING NO. **DP2.7** REVISION NO. **2**

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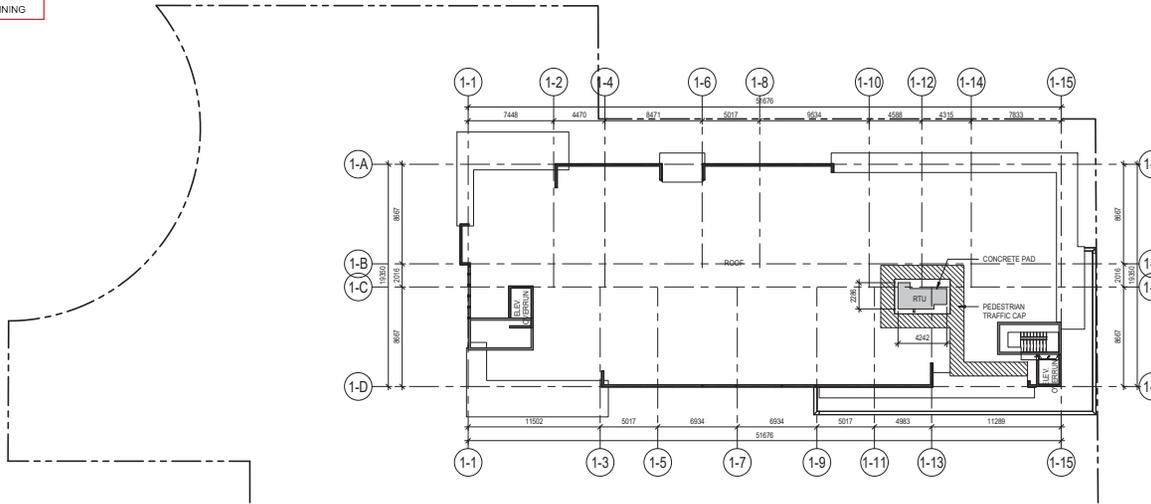
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NO.	ISSUE/REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
 1994 SPRINGFIELD RD
 KELOWNA, BC V1Y 9V7

TITLE
FLOOR PLAN - ROOF

PROJECT NO.	DRAWN	CHECKED
221-016	Author	Checker

DRAWING NO.	REVISION NO.
DP2.8	2

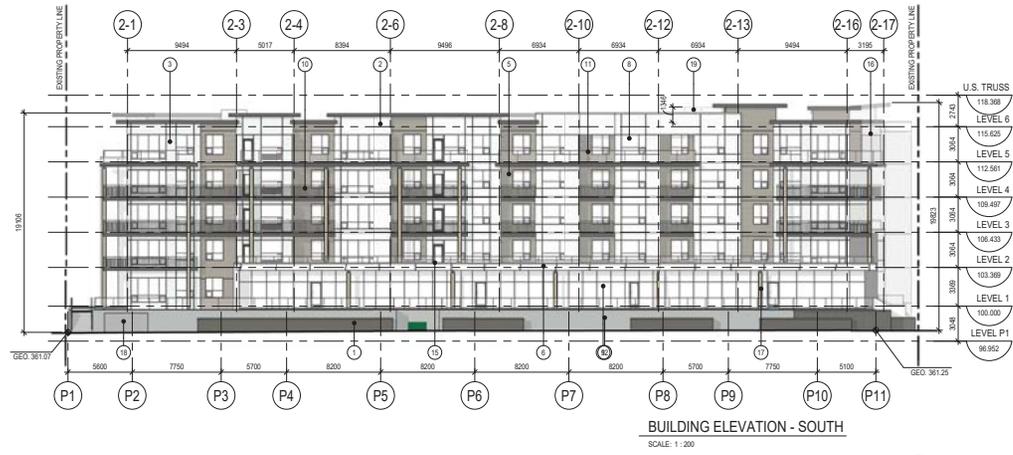
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SCHEDULE B

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 # DP21-0194 / DVP21-0195



Planner Initials **TC**



EXTERIOR MATERIALS AND FINISHES LEGEND

- 1 BRICK VENEER (STACKED BOND) (CHARCOAL GREY)
- 2 STUCCO FINISH (FINE SAND TEXTURE) (ARCTIC WHITE)
- 3 STUCCO FINISH (FINE SAND TEXTURE) (PEARL GREY)
- 4 STUCCO FINISH (FINE SAND TEXTURE) (CHARCOAL GREY)
- 5 FIBRE CEMENT PLANK SIDING (MONTEREY TAUPE)
- 6 ARCHITECTURAL COMPOSITE PANEL (BRIGHT WHITE)
- 7 WOOD APPARENT SIDING AND SOFFIT (DESERT OAK)
- 8 VINYL WINDOWS AND DOORS (BLACK) CW CLEAR GLAZING
- 9 ALUMINUM CURTAIN WALL (BLACK) CW CLEAR GLAZING
- 10 ALUMINUM PICKET GUARD RAIL (BLACK)
- 11 ALUMINUM / GLASS RAILING (BLACK) CW CLEAR GLAZING
- 12 EXPOSED CONCRETE
- 13 HOLLOW METAL DOOR AND STEEL FRAME (GREY)
- 14 PREFINISHED SECTIONAL OVERHEAD DOOR (WHITE)
- 15 PREFINISHED METAL FLASHING/CAP FLASHING
- 16 ALUMINUM FRAMED PRIVACY SCREEN (BLACK) WITH OPAQUE TEMPERED FROSTED GLAZING
- 17 WOOD CLAD STEEL COLUMN (STAINED)
- 18 PREFINISHED METAL LOUVRES (GREY)
- 19 ROOF TOP MECHANICAL UNIT (GREY)



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 NO. ISSUE/REVISION DATE

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PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
 1994 SPRINGFIELD RD
 KELOWNA, BC V1Y 9V7

TITLE
BUILDING ELEVATIONS

PROJECT NO. 221-0194 DRAWN Author CHECKED Checker
 DRAWING NO. 01 REVISION NO.

DP3.1

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SCHEDULE

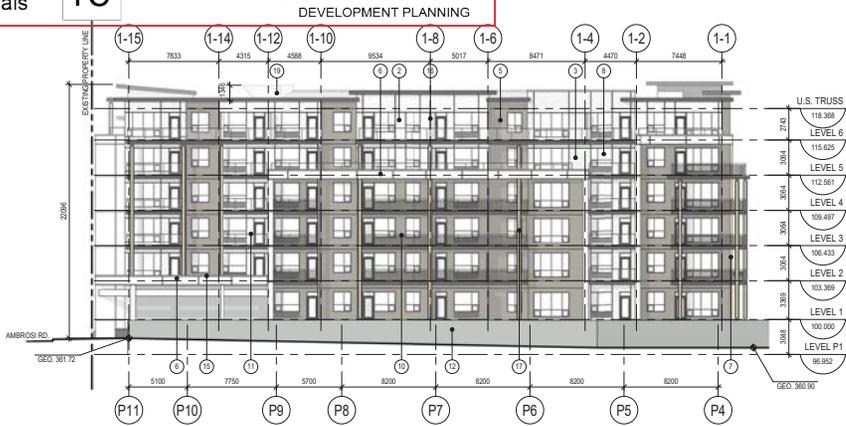
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City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **TC**



BUILDING ELEVATION - NORTH
SCALE: 1:200



PARTIAL ELEVATION - SOUTH - COURTYARD
SCALE: 1:200

EXTERIOR MATERIALS AND FINISHES LEGEND

- 1 BRICK VENEER (STACKED BOND) (CHARCOAL GREY)
- 2 STUCCO FINISH (FINE SAND TEXTURE) (ARCTIC WHITE)
- 3 STUCCO FINISH (FINE SAND TEXTURE) (PEARL GREY)
- 4 STUCCO FINISH (FINE SAND TEXTURE) (CHARCOAL GREY)
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- 16 ALUMINUM FRAMED PRIVACY SCREEN (BLACK) WITH OPaque TEMPERED PROTECTED GLAZING
- 17 WOOD CLAD STEEL COLUMN (STAINED)
- 18 PREFINISHED METAL LOUVRES (GREY)
- 19 ROOF TOP MECHANICAL UNIT (GREY)



PARTIAL ELEVATION - NORTH - COURTYARD
SCALE: 1:200



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NO.	ISSUE/REVISION	DATE
2	TRIS AMENDED PLANS	2021-10-05
1	ISSUED FOR DEVELOPMENT PERMIT	2021-08-06

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PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
1994 SPRINGFIELD RD
KELOWNA, BC V1Y 9V7

TITLE
BUILDING ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
221-016	Author	Checker

DRAWING NO.	REVISION NO.
DP3.2	2

DP3.2



SCHEDULE

B

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DP21-0194 / DVP21-0195



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **TC**



PERSPECTIVE VIEW - FROM CORNER OF SPRINGFIELD AND AMBROSI RD.



PERSPECTIVE VIEW - SOUTH ELEVATION - FROM SPRINGFIELD RD.



PERSPECTIVE VIEW - WEST ELEVATION - FROM MOSS CT.



PERSPECTIVE VIEW - NORTH ELEVATION - FROM AMBROSI RD.



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NO.	ISSUE/REVISION	DATE

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PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
1994 SPRINGFIELD RD
KELOWNA, BC V1Y 9V7

TITLE
3D PERSPECTIVE VIEWS

PROJECT NO.	DRAWN	CHECKED
221-016	Author	Checker

DRAWING NO.	REVISION NO.
DP3.3	2

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SCHEDULE B

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Planner
Initials **TC**



PERSPECTIVE VIEW - EAST ELEVATION - FROM AMBROSI RD.



PERSPECTIVE VIEW - SOUTH ELEVATION - FROM COURTYARD



PERSPECTIVE VIEW - NORTH ELEVATION - FROM COURTYARD



PERSPECTIVE VIEW - SOUTH ELEVATION - FROM SPRINGFIELD RD.



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NO.	ISSUE/REVISION	DATE
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PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
1994 SPRINGFIELD RD
KELOWNA, BC V1Y 9V7

TITLE
3D PERSPECTIVE VIEWS

PROJECT NO.	DRAWN	CHECKED
221-016	Author	Checker

DRAWING NO.	REVISION NO.
DP3.4	2

SCHEDULE B

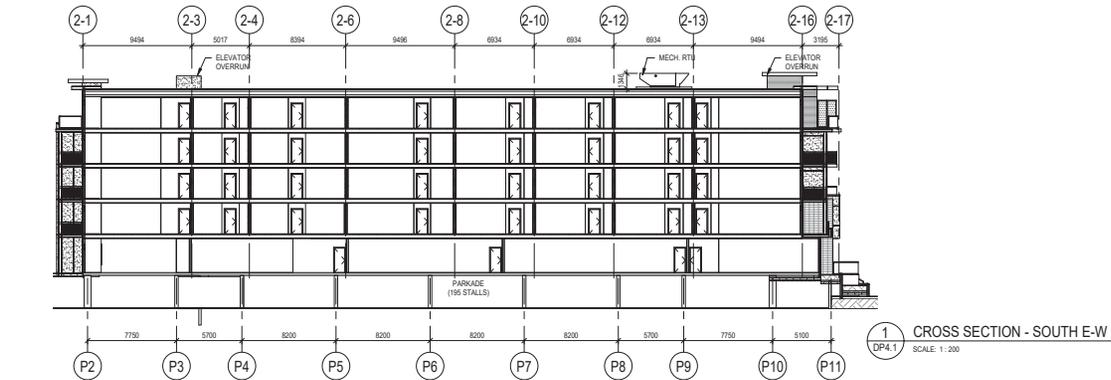
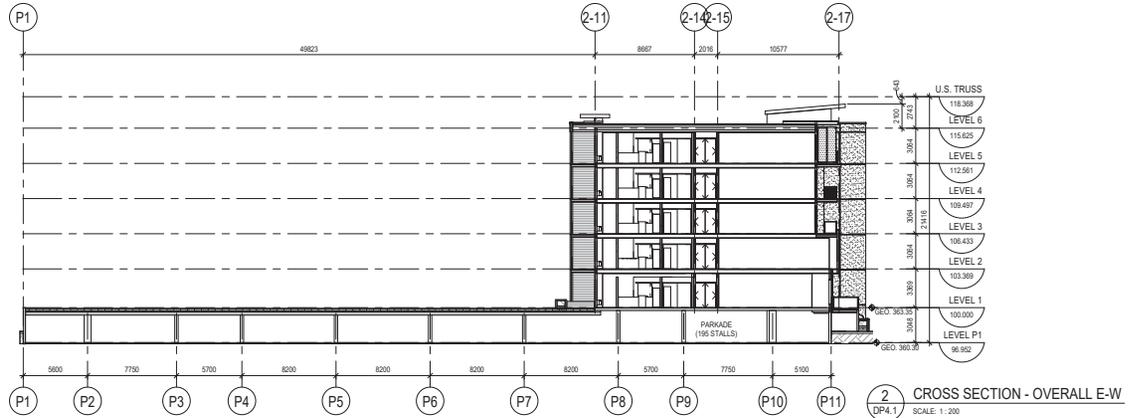
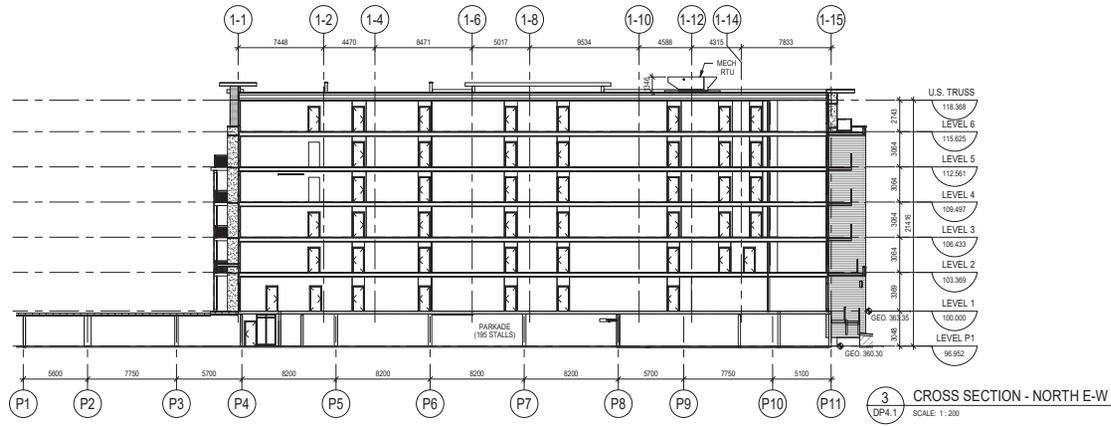
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PROJECT
1994 SPRINGFIELD

PROJECT ADDRESS
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TITLE
BUILDING SECTIONS

PROJECT NO.	DRAWN	CHECKED
221416	Author	Checker
DRAWING NO.	REVISION NO.	

DP4.1



SCHEDULE

B

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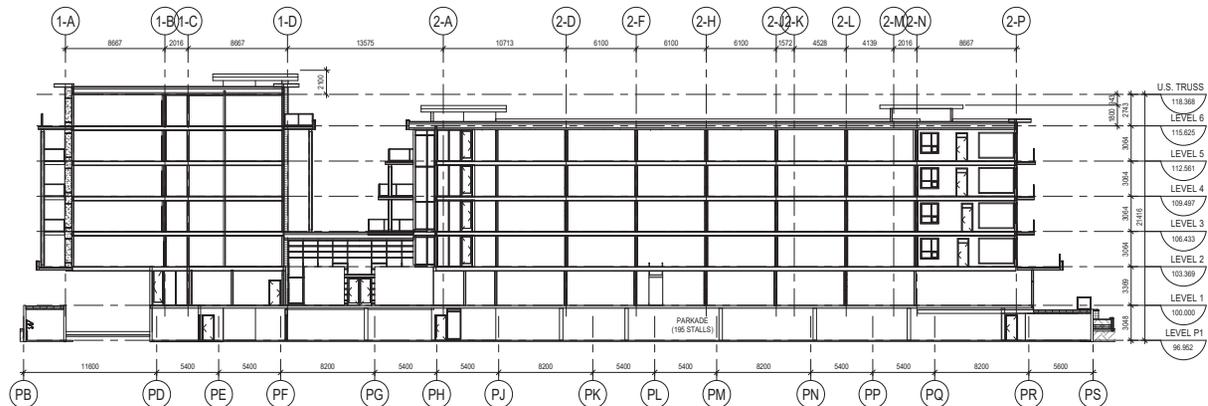
City of
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DEVELOPMENT PLANNING

Planner
Initials **TC**

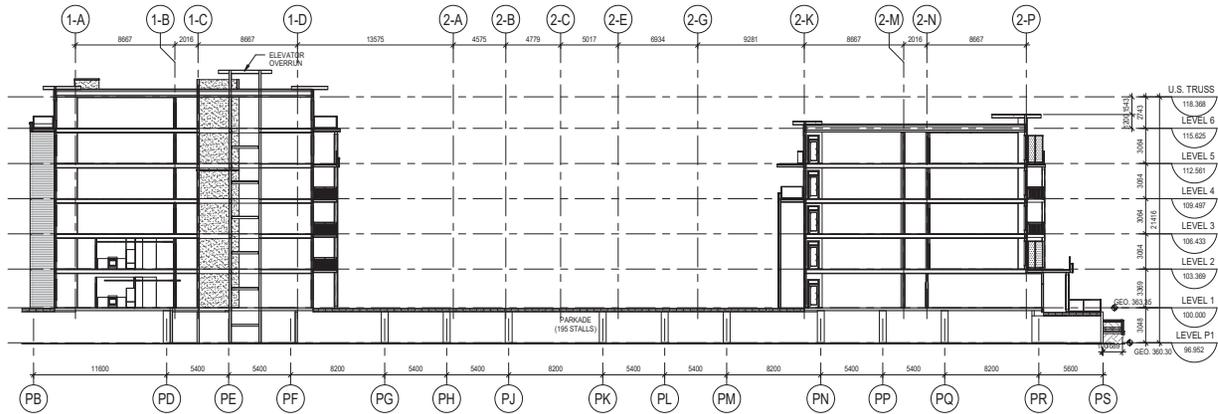


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2 LONGITUDINAL SECTION - OVERALL N-S
DP4.2 SCALE: 1:200



1 LONGITUDINAL SECTION - OVERALL N-S
DP4.2 SCALE: 1:200

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1 ISSUED FOR DEVELOPMENT PERMIT 2021-08-06
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PROJECT

1994 SPRINGFIELD

PROJECT ADDRESS
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TITLE

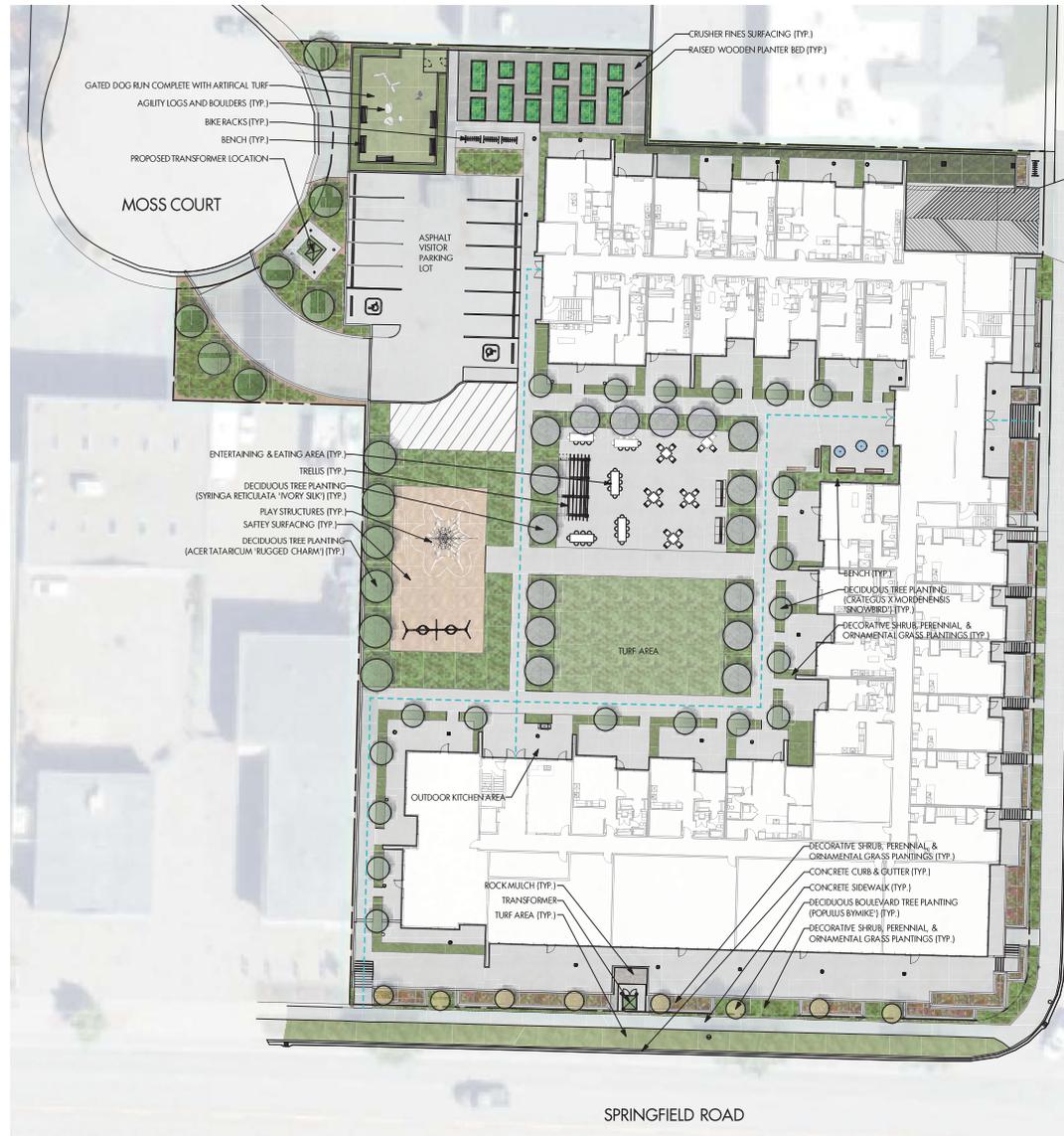
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PROJECT NO. 221-0194 DRAWN Author CHECKED Checker

DRAWING NO. DP4.2 REVISION NO. 2

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SPRINGFIELD ROAD

AMBROSI ROAD

SCHEDULE C

This forms part of application
 # DP21-0194 / DVP21-0195

Planner Initials **TC**

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
1994 SPRINGFIELD ROAD

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

LEGEND

	HARD SURFACED TRAVEL PATH TO SAVE AREA
--	--

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 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 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. TURF TO RECEIVE A MINIMUM OF 150mm 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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACERTATARCIUM 'RUGGED CHARM'	RUGGED CHARM MAPLE	13	6cm CAL
CRATEGUS X MORBIDENS 'SNOWBIRD'	SNOWBIRD HAWTHORN	20	6cm CAL
POPULUS X 'BYMIKE'	GAITHERER ASPEN	8	6cm CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	16	6cm CAL
SHRUBS			
BERBERIS THUNBERGII 'MONOM'	CHERRY BOMB JAPANESE BARBERSRY	134	#02 CONT. / 1.2M O.C. SPACING
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	86	#02 CONT. / 1.5M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA MILEFOLIUM	COMMON YARROW	100	#01 CONT. / 0.75M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER'	FORSTER'S FEATHER REED GRASS	56	#01 CONT. / 1.0M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	100	#01 CONT. / 0.75M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	100	#01 CONT. / 0.75M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	155	#01 CONT. / 0.6M O.C. SPACING
MISCANTHUS SINENSIS 'PURPURASCENS'	ORANGE FLAME GRASS	56	#01 CONT. / 1.0M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE SPRUCE	155	#01 CONT. / 0.6M O.C. SPACING
SILVIA NEWBORCIANA 'WAY NIGHT'	WAY NIGHT SALVIA	155	#01 CONT. / 0.6M O.C. SPACING

REVISIONS

NO.	DATE	REVISION
1	21.09.20	Issue
2	21.10.24	Issue
3		
4		

PROJECT NO: 21052

DESIGN BY: AM

DRAWN BY: MC

CHECKED BY: TB

DATE: OCT 4, 2021

SCALE: 1:250

PAGE SIZE: A4(50)



DRAWING NUMBER
LS-001

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SCHEDULE C

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City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

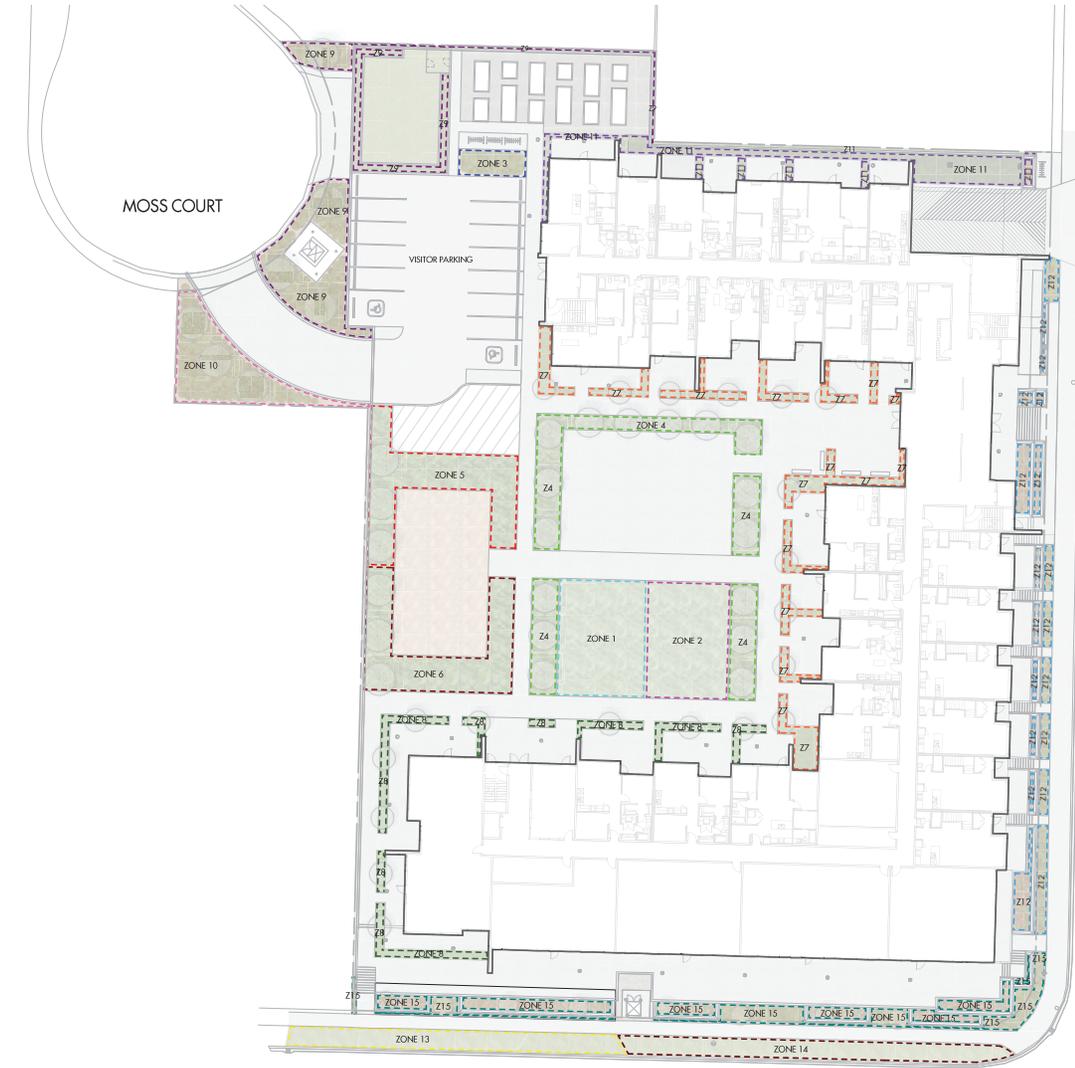
TC

IRRIGATION NOTES

1. IRRIGATION PROFILES AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7 / MONTH (KELOWNA, JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SOLE, 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.

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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AMBROSI ROAD

SPRINGFIELD ROAD

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (W₆) = 1028 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (W_U) = 788 cu.m. / year
WATER BALANCE = 240 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-IP SPRAY HEADS FOR TURF AREAS
TOTAL AREA: 123 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 105 cu.m.
- ZONE #2: LOW VOLUME POP-IP SPRAY HEADS FOR TURF AREAS
TOTAL AREA: 114 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 99 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 22 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 7 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 190 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 63 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 123 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 46 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 121 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 41 cu.m.
- ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 124 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 41 cu.m.
- ZONE #8: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 76 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 25 cu.m.
- ZONE #9: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 181 sq.m.
MICROCLIMATE: WESTERN EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 60 cu.m.
- ZONE #10: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 99 sq.m.
MICROCLIMATE: WESTERN EXPOSURE, FULL SUN
ESTIMATED ANNUAL WATER USE: 33 cu.m.
- ZONE #11: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 110 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 37 cu.m.
- ZONE #12: LOW VOLUME POP-IP SPRAY HEADS FOR TURF AREAS
TOTAL AREA: 102 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 34 cu.m.
- ZONE #13: LOW VOLUME POP-IP SPRAY HEADS FOR TURF AREAS
TOTAL AREA: 83 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 71 cu.m.
- ZONE #14: LOW VOLUME POP-IP SPRAY HEADS FOR TURF AREAS
TOTAL AREA: 94 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 30 cu.m.
- ZONE #15: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 149 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 50 cu.m.



PROJECT TITLE
1994 SPRINGFIELD ROAD

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION / IRRIGATION PLAN

SUBMITTER / REVISION	
1	21.09.05 Review
2	21.10.04 Review
3	
4	

PROJECT NO.	21002
DESIGN BY	AM
DRAWN BY	MC
CHECKED BY	FB
DATE	2021.4.2021
SCALE	1:250
PAGE SIZE	24x36"
SCALE	



DRAWING NUMBER

LS-002

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