

NOT FOR CONSTRUCTION

# 165 DOUGALL ROAD NORTH, KELOWNA, BC

LANDSCAPE WORKS - RE-ISSUED FOR DEVELOPMENT PERMIT  
FEBRUARY 27, 2026



CONTEXT PLAN


## LIST OF DRAWINGS

- LDP 1: OVERALL SITE PLAN
- LDP 2: BYLAW CALCULATION
- LDP 3: ON-SITE PLAN
- LDP 4: ON-SITE DETAILS
- LDP 5: WATER CONSERVATION PLAN

**SCHEDULE C**  
This forms part of application  
# DP25-0234

Planner Initials **SO**

City of Kelowna  
COMMUNITY PLANNING



CLIENT:



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**SCHEDULE C**  
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# DP25-0234

Planner Initials **SO**

2	RE-ISSUED FOR DEVELOPMENT PERMIT	2026-02-27
1	ISSUED FOR DEVELOPMENT PERMIT	2025-12-05

NO.	ISSUE/ REVISION	DATE
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PROJECT

**165 DOUGALL ROAD  
MIHP**

PROJECT ADDRESS  
165 DOUGALL ROAD NORTH, KELOWNA, BC

TITLE

**OVERALL SITE PLAN**

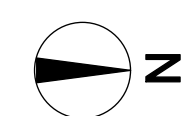
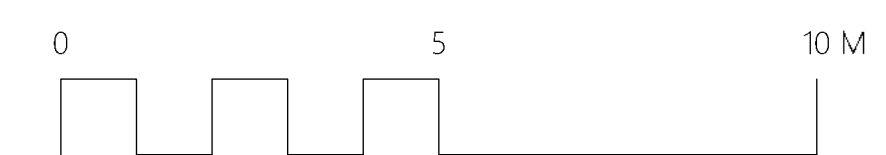
PROJECT NO.	DRAWN BY	CHECKED BY
25039-100	MC	AW/M

DRAWING NO.

**LDP1**



SCALE 1:150



CLIENT:

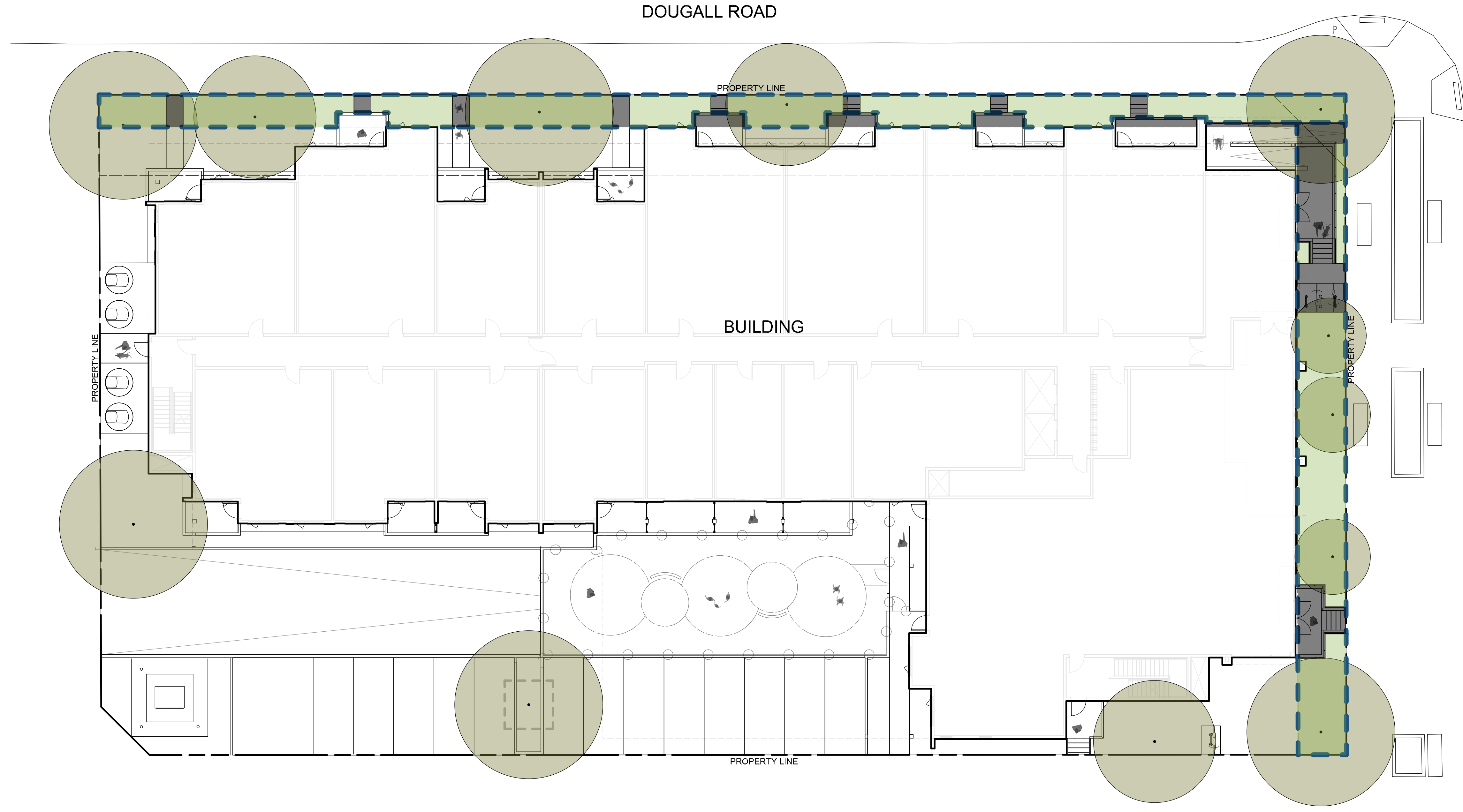


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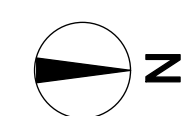
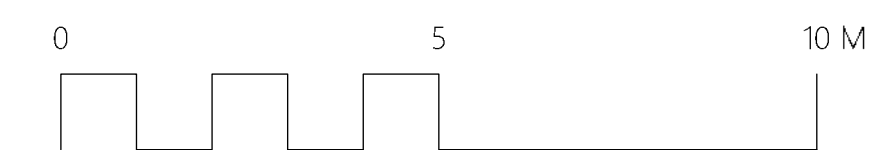


PROJECT NAME: MIHP DOUGALL		
Landscape Bylaw 12375 (Table 7.2)	Required: UC4 Zone (1 Tree/10 lin.m.)	Proposed
Min. tree amount	Landscape lin.m setback = 118 Lm/10 12 (min.) trees in Landscape Area setback	12
Min. deciduous tree caliper:	Large: 5cm Medium: 4cm Small: 3cm	Large: 5cm Medium: 4cm Small: 3cm
Min. coniferous tree height:	250cm	N/A
Min. ratio between tree size:	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	(L) 6 trees = 50% (M) 3 trees = 25% (S) 3 trees = 25%
Min. growing medium (planted) area	Min. planted area 270m <sup>2</sup> x 75% = 202m <sup>2</sup>	Total planted area = 202m <sup>2</sup> (75%)
Min. growing medium volumes per tree:	(L) Tree: Single: 30cu.m, Pair: 20cu.m, shared: 15cu.m (M) Tree: Single: 20cu.m, Pair: 15cu.m, shared: 12cu.m (S) Tree: Single: 15cu.m, Pair: 12cu.m, shared: 10cu.m	(L) Tree: 6 trees @ 15cu.m/tree, shared (M) Tree: 3 trees @ 12cu.m/tree, shared (S) Tree: 3 trees @ 10cu.m/tree, shared
Landscape graded areas (7.2.7):	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.
Fence height:	2.0m max.	1.8m max.
Riparian management area:	Y/N	N/A
Retention of trees on site:	Y/N	N
Surface parking lot (7.2.10):	Y/N	N
Refuse & recycle bin screened:	Y/N	Molok bins proposed
Other:	N/A	N/A

LEGEND:

- REQUIRED TREES
- SETBACK AREA
- SOIL-BASED LANDSCAPING
- AREA SUBTRACTED FROM LANDSCAPING

SCALE 1:150



**LDP2**

**SCHEDULE C**  
This forms part of application  
# DP25-0234  
Planner Initials: SO  
City of Kelowna  
COMMUNITY PLANNING

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1	ISSUED FOR DEVELOPMENT PERMIT	2025-12-05

NO.	ISSUE/ REVISION	DATE
PROJECT		

**165 DOUGALL ROAD  
MIHP**

PROJECT ADDRESS  
165 DOUGALL ROAD NORTH, KELOWNA, BC

TITLE  
**BYLAW CALCULATION**

PROJECT NO. 25039-100	DRAWN BY MC	CHECKED BY AW/M
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DRAWING NO.

CLIENT:

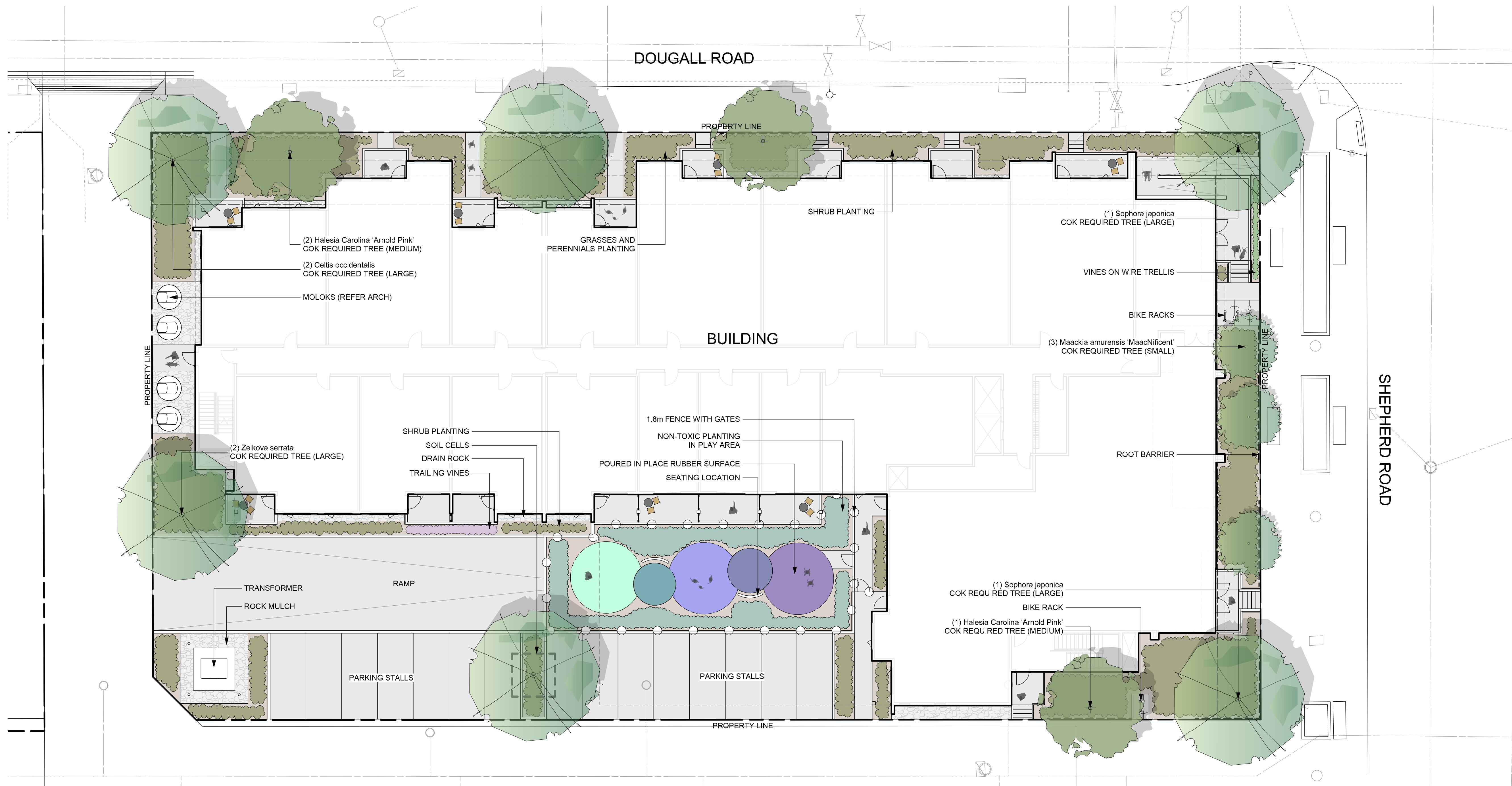


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**LEGEND:**

- PROPOSED TREES
- CONCRETE PAVING
- ROCK MULCH
- 1.8m FENCE
- SHRUB, PERENNIAL & GRASS PLANTING
- VINES ON TRELLIS
- TRAILING VINES
- NON-TOXIC SHRUB PLANTING

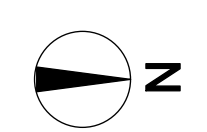
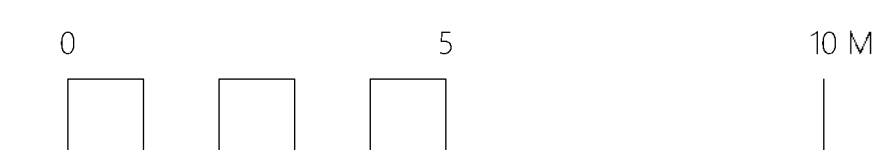
**POURED IN PLACE RUBBER LEGEND:**

- PURPLE
- 50% PURPLE / 50% RAINBOW BLUE MIX
- RAINBOW BLUEE
- 50% MAY GREEN / 50% RAINBOW BLUE MIX
- MAY GREEN

**NOTES:**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE 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 NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECIEVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT.
5. TURF AREA 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.
7. LEGACY TREES SHALL HAVE A MINIMUM LANDSCAPE AREA OF 1.6sq.m., EXCAVATED TO A MINIMUM DEPTH OF 1.2M. SELECTED LEGACY SPECIES SHALL LIVE TO A MINIMUM OF 75 YEARS.

SCALE 1:150



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PROJECT		

**165 DOUGALL ROAD  
MIHP**

PROJECT ADDRESS  
165 DOUGALL ROAD NORTH, KELOWNA, BC

TITLE  
**ON-SITE PLAN**

PROJECT NO. 25039-100	DRAWN BY MC	CHECKED BY AW/M
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DRAWING NO.

**LDP3**

CLIENT:



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PROJECT

## 165 DOUGALL ROAD MIHP

PROJECT ADDRESS  
165 DOUGALL ROAD NORTH, KELOWNA, BC

TITLE

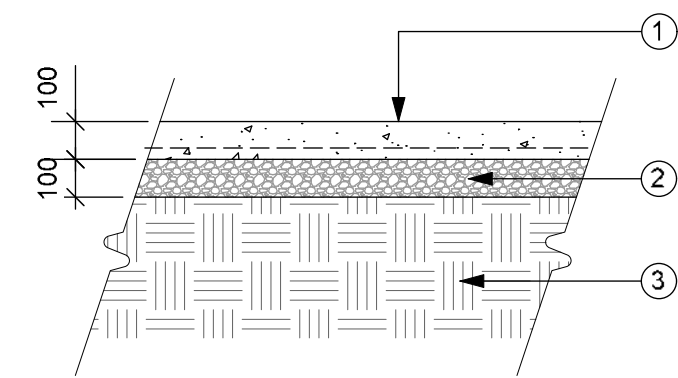
### ON-SITE DETAILS

PROJECT NO.	DRAWN BY	CHECKED BY
25039-100	MC	AW/M

DRAWING NO.

## LDP4

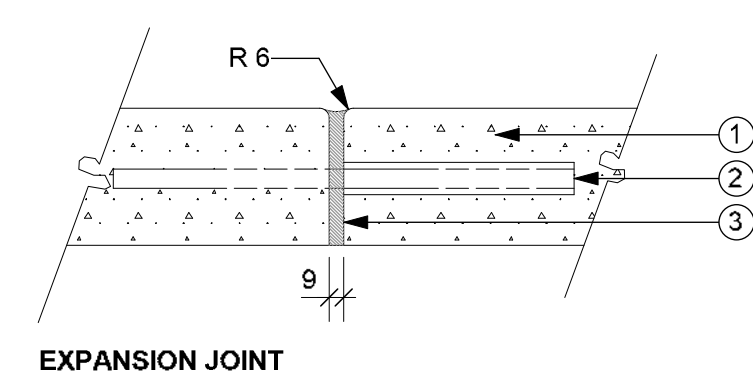
**NOTE:**  
A. CONCRETE PAVING TO BE NATURAL GREY, LIGHT BROOM FINISH W/O TROWELED EDGE.  
B. SEE STRUCTURAL FOR REINFORCEMENT.



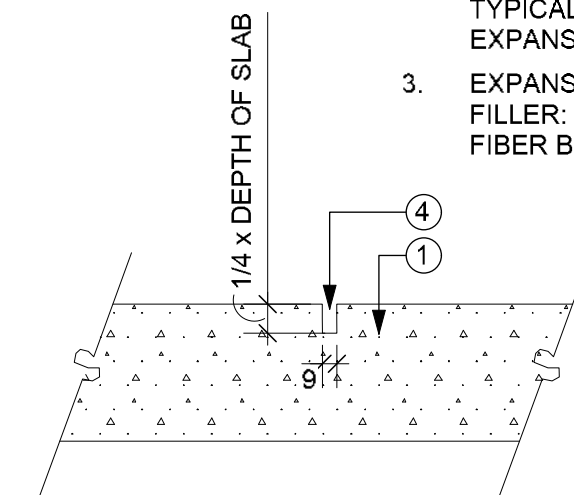
1. C.I.P. CONCRETE SLAB W/ REINFORCEMENT
2. GRANULAR BASE COMPACTED TO 95% M.P.D.
3. SUBGRADE COMPACTED TO 95% M.P.D.

**1 Concrete Paving**  
LDP 6 1:20

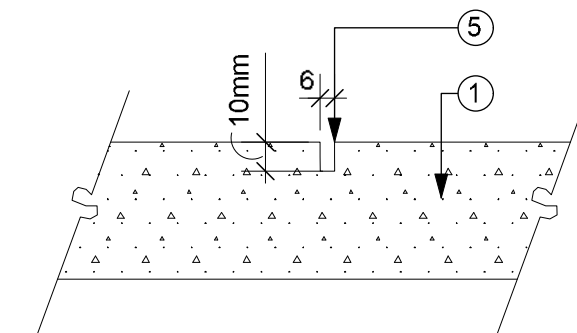
**NOTE:**  
PLACE EXPANSION JOINTS AT 9.0m MAX. INTERVALS & IN ACCORDANCE TO THE CONTROL JOINTS SHOWN ON THE PLAN



EXPANSION JOINT



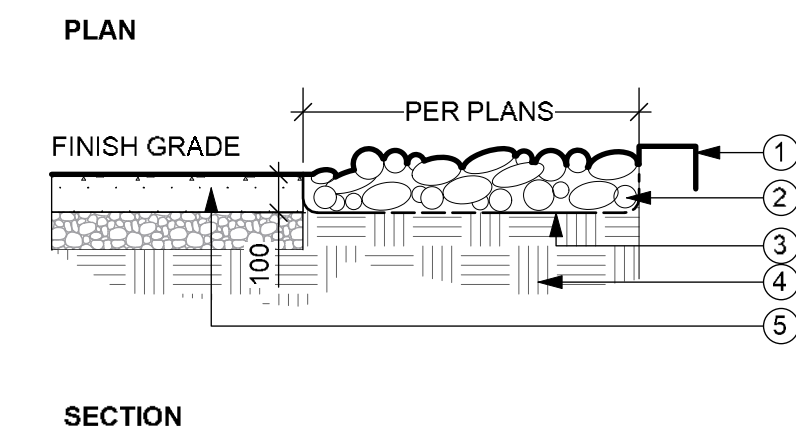
SCORE JOINT



3. SURFACE JOINT

1. CONCRETE PAVEMENT
2. 12mm DIA. x 300mm DOWEL @ 1.2m O.C., TYPICAL @ ALL EXPANSION JOINTS
3. EXPANSION JOINT FILLER: 9mm ASPHALTIC FIBER BOARD
4. SAW CUT SCORE JOINT
5. SAW CUT SURFACE/DUMMY JOINT SEE PLANS AND DETAILS FOR PATTERN

**2 Control Joints**  
LDP 6 1:5

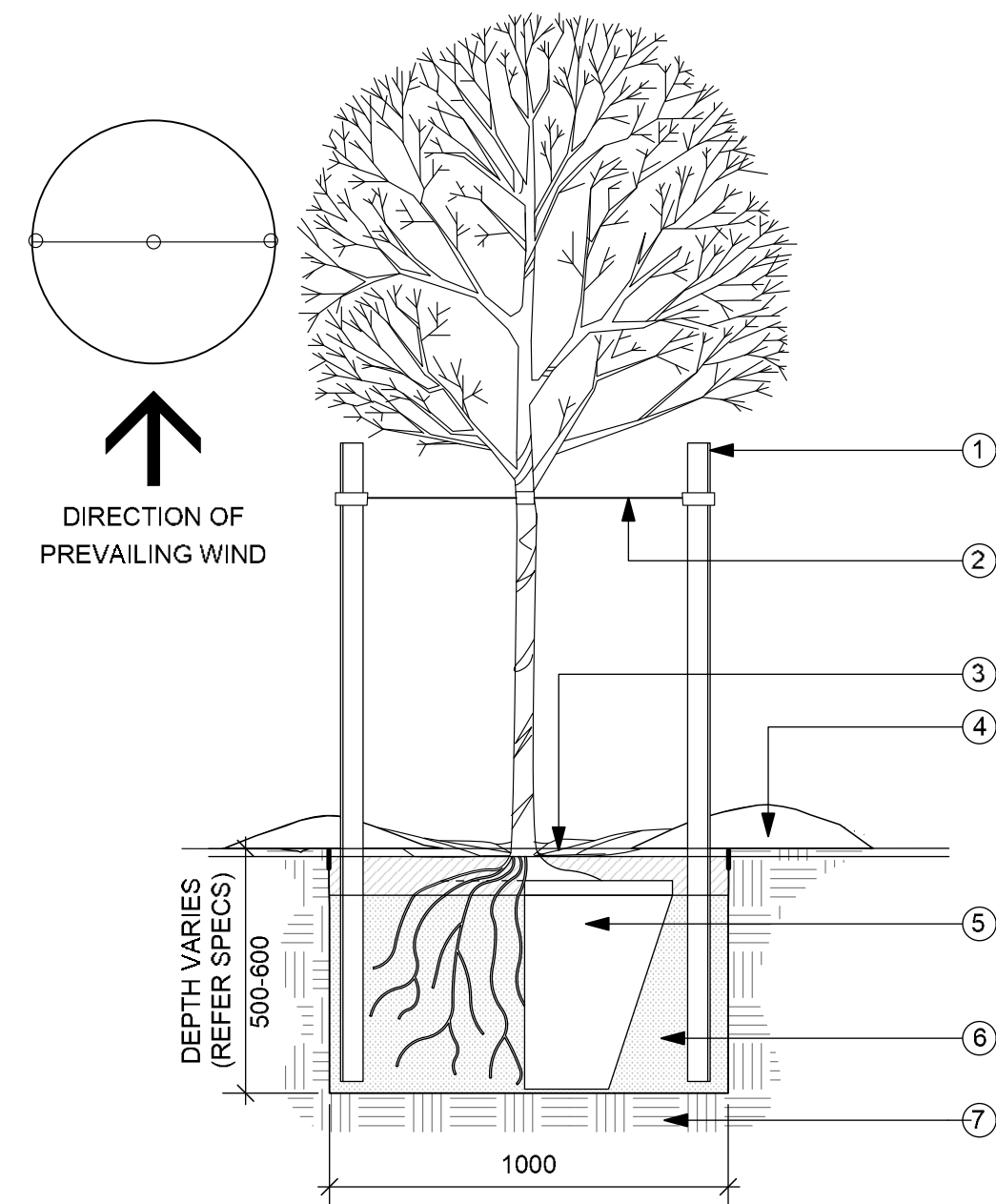


SECTION

1. ADJACENT CONCRETE CURB
2. RIVER ROCK: 25-50mm ROUND, 100mm MIN DEPTH
3. FILTER FABRIC
4. COMPACTED SUBGRADE
5. ADJACENT CONCRETE PAVING

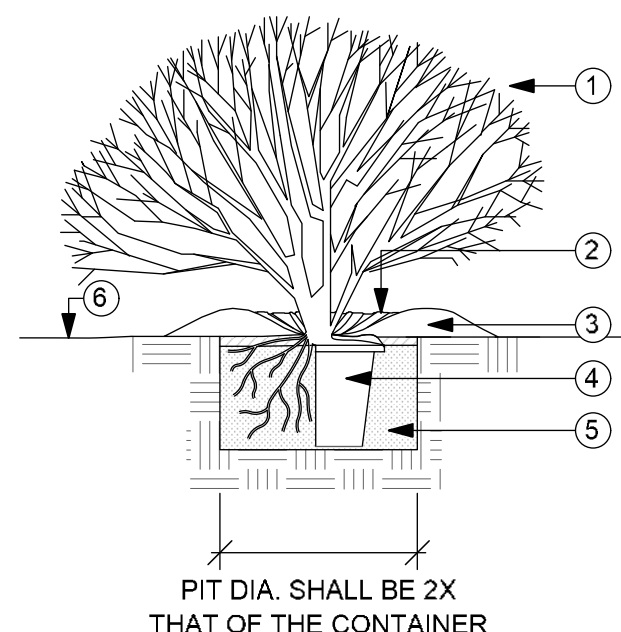
**3 Rock Mulch**  
LDP 6 1:20

**NOTE:** IRRIGATION TO TREES AS PER APPROVED IRRIGATION PLAN



1. CEDAR OR PRESSURE TREATED TIMBER STAKE - USE (2) 75MM DIA. X 2000mm HEIGHT STAKES. PLACE STAKE BEYOND THE EDGE OF THE ROOTBALL. ENSURE STAKES PENETRATE INTO A SOLID SUB-SOIL BASE. ORIENT STAKES TO BE PERPENDICULAR TO THE PREVAILING WIND.
2. GUYWIRE - ATTACH NO. 11 GALVANIZED WIRE TO TREE SLING STRAP, 20" WITH #4 GROMMET AROUND STEM ABOVE FIRST BRANCH (TYP. OF 2)
3. 75mm MIN. DEPTH EARTHEN SAUCER W/ MULCH, ROOTBALL/ TRUNK FLARE NOT TO BE BURIED W/ GROWING MEDIUM OR MULCH
4. 75mm MIN. DEPTH MULCH
5. CONTAINER GROWN SPECIMEN TREE PLANTED IN CENTER OF TREE PIT; REMOVE CONTAINER WHEN PLANTING
6. FIRMLY COMPACTED GROWING MEDIUM (REFER SPECS.)
7. TREE PIT EXCAVATED TO SPECIFICATION AND FILLED WITH APPROVED TOPSOIL/COMPOST MIX, PER SPECS

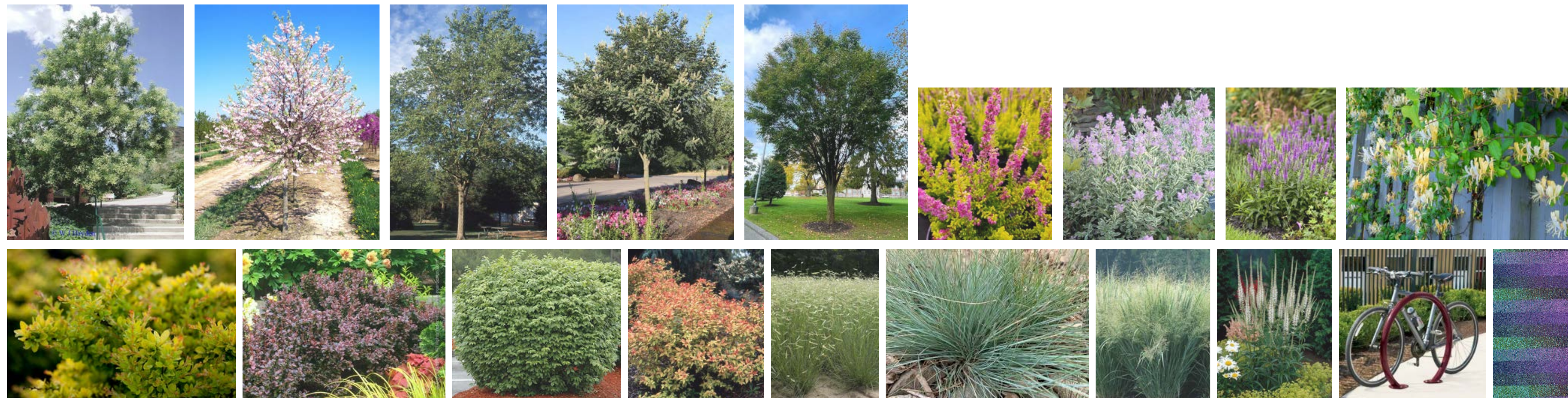
**4 Tree Planting**  
LDP 6 1:400



1. PRUNE DEAD & BROKEN BRANCHES - MAINTAIN NATURAL PLANT FORM
2. FIRMLY COMPACTED EARTH SAUCER
3. 75mm MIN. DEPTH WOOD MULCH (REFER SPECS)
4. REMOVE CONTAINER
5. FIRMLY PACKED GROWING MEDIUM (REFER SPECS)
6. FINISHED GRADE

**5 Shrub Planting**  
LDP 6 1:400

PRECEDENT IMAGES:



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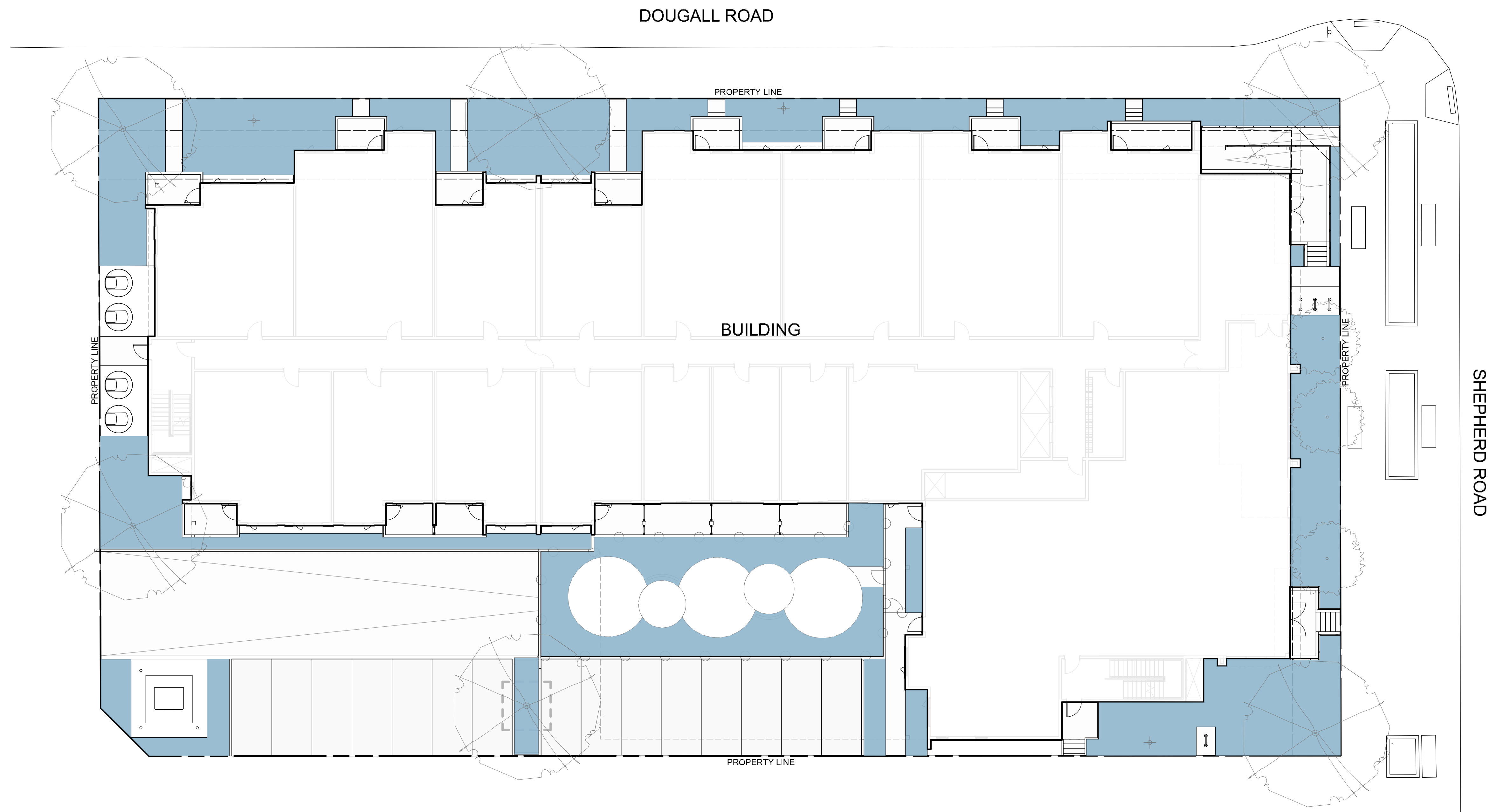


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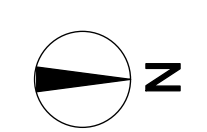
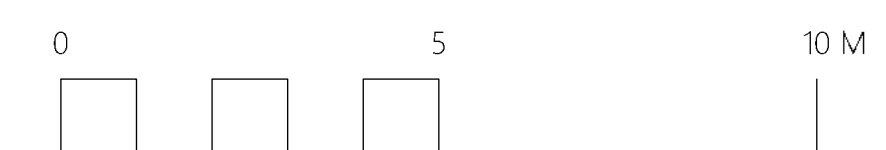


LEGEND:

- HIGH WATER REQUIREMENTS (TURF)
- MODERATE WATER REQUIREMENTS (SHRUBS)
- LOW WATER REQUIREMENTS (GRASSES AND PERENNIALS)

**WATER CONSERVATION CALCULATIONS:**  
 LANDSCAPE MAXIMUM WATER BUDGET (WB) = 356cu.m. / year  
 ESTIMATED LANDSCAPE WATER USE (WU) = 177 cu.m. / year  
 WATER BALANCE = 179 cu.m. / year  
 \*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

SCALE 1:150



**LDP5**

**SCHEDULE C**  
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 City of Kelowna  
 COMMUNITY PLANNING

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PROJECT

**165 DOUGALL ROAD  
MIHP**

PROJECT ADDRESS  
165 DOUGALL ROAD NORTH, KELOWNA, BC

TITLE

**WATER  
CONSERVATION PLAN**

PROJECT NO.	DRAWN BY	CHECKED BY
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DRAWING NO.