
CITY OF KELOWNA

MEMORANDUM

Date: November 08, 2017
File No.: DP17-0230
To: Community Planning (AC)
From: Development Engineer Manager (JK)
Subject: 180 Rutland Road Renovation and addition to Community Hall

Development Engineering Services comments and requirements regarding this application are as follows:

- Development Engineering has no development service concerns and the existing municipal services are sufficient. Currently there is a 3.0m sanitary sewer SROW along the south property line.
- Applicant to confirm with Rutland Water Works for servicing needs.

James Kay, P.Eng.
Development Engineering Manager



agm

Development Permit & Development Variance Permit DP17-0203 & DVP17-0233



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

180 Rutland Rd N

and legally known as

Lot 2, Section 26, Township 26, ODYD, Plan EPP46594

and permits the land to be used for the development with variances to the following sections of the Zoning Bylaw 8000:

Section 16.2.5: P2 – Education and Minor Institutional (Development Regulations)

To vary the maximum site coverage for buildings parking areas and roads from 60% to 82.6%

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

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

Date of Decision: December 5th 2017

Decision By: CITY COUNCIL

Issued Date: **DATE**

Development Permit Area: Revitalization Development Permit Area

File Manager: AC

This permit will not be valid if development has not commenced within 2 years of the council approved Date of Decision.

Existing Zone: P2 - Education and Minor Institutional

Future Land Use Designation: INST - Institutional

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: Rutland Park Society, Inc. No. S0002533

Address: 180 Rutland Rd N

City: Kelowna, BC

Phone: n/a

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

- 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.

This Development Permit is valid for two (2) years from the Council Date of Decision if applicable, or Community Planning Department Manager 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) A Certified Cheque in the amount of \$73,100.63
- OR
- b) An Irrevocable Letter of Credit in the amount of \$73,100.63

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.**

RUTLAND CENTENNIAL HALL

ADDITION AND RENOVATION
180 Rutland Rd N, Kelowna, B.C., V1X 3B2



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

Revisions		
No	Date	Description
1	Oct. 4, 2017	Issued for DP

TRUE NORTH



ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING INC.
1464 St. Paul Street Kelowna, B.C., V1Y 2S9
Roman Yanchshikov, Architect AIBC
ph: 250 860 8185, fax: 250 860 0985
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- A0.00 COVERPAGE AND DWG LIST
- A0.01 ZONING AND CODE ANALYSIS
- A0.04 EXTERIOR VIEWS
- A2.00 SITE PLAN
- A3.02 MAIN FLOOR PLAN - RENOVATION
- A3.03 SECOND FLOOR PLAN - RENOVATION
- A4.00 EXTERIOR ELEVATIONS
- A5.01 BUILDING SECTIONS

CIVIL

LANDSCAPE

SCHEDULE A&B

This forms part of application
DP17-0230 / DVP17-0233

Planner
Initials AC



KEYPLAN:

project title
**RUTLAND CENTENNIAL
HALL ADDITION &
RENOVATION**

project address
**180 Rutland Rd N,
Kelowna, BC, V1X 3B2**

project no. 4022

file no.

drawing title

**COVERPAGE
AND DWG LIST**

designed	R.Y.	DATE
drawn		R.B.
checked		R.Y.
drawing no.		

A0.00

revised Sept. 28, 2017

ZONING SUMMARY		
ADDRESS	180 RUTLAND ROAD NORTH	
LEGAL DESCRIPTION	LOT B, SECTION 26, TP 26, COYD, PLAN KAP53836	
DEVELOPMENT PERMIT AREA	REVITALIZATION	
EXISTING ZONING	P2	
PROPOSED ZONING	P2	
EXISTING LEGAL USE	COMMUNITY RECREATION	
NUMBER OF BUILDINGS	1	
REQUIREMENTS FOR ALL DEVELOPMENT PERMIT APPLICATIONS		
	ZONING STANDARD	PROPOSED
SITE AREA (sqm)	MIN 660sqm	3,540.9 sqm
SITE DEPTH (m)	MIN 30m	84.6m
SITE WIDTH (m)	MIN 18m	41.5m
HEIGHT OF BUILDING(S) / # STORIES	13.5m OR 3 STOREYS	2 STOREYS (6.5m)
SITE COVERAGE OF BUILDING(S) (%)	40%	29.8%
SITE COVERAGE INCLUDING BUILDING(S), DRIVEWAY, AND PARKING	60%	82.6% (VARIANCE REQUIRED)
FLOOR AREA RATIO (FAR)	1.0	0.4
BUILDING SETBACKS		
WEST (FRONT)	6m (ROXBLY ROAD)	17.48m
NORTH (SIDE)	6.0m	1.69m (EXISTING NON-CONFORMING)
EAST (REAR)	7.5m	18.3m (EXISTING)
SOUTH (SIDE)	4.5m	6.4m (EXISTING)

FLOOR AREA			
	NEW FLOOR AREA (SM)	PROPOSED	STALL REQUIRED
NEW FLOOR AREA (CULTURAL FACILITY)	363.49	2.5 STALLS / 100SM	10.18
TOTAL NEW STALLS REQUIRED			11 STALLS
TOTAL NEW STALLS PROVIDED			13 STALLS

BUILDING CODE REVIEW		
BUILDING DESCRIPTION: 2 STOREY COMMUNITY HALL AND DAYCARE		
OCUPANCIES	GROUP A2 & GROUP D	
CODE ARTICLES	3.2.2.25 GROUP A, DIVISION 2, UP TO 2 STOREYS 1,200 m ² if facing 3 streets loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall i) have a fire-resistance rating not less than 45 min. or ii) be of noncombustible construction.	
	3.2.2.65, GROUP D, UP TO 2 STOREYS 1,200 m ² if facing 3 streets loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall i) have a fire-resistance rating not less than 45 min. or ii) be of noncombustible construction.	
	REQUIRED	PROPOSED
NUMBER OF STOREYS	2 STOREYS	2 STOREYS
NUMBER OF STREETS FACING	3	3
MAX. BUILDING AREA	1,200sm	1,040.2sm
CONSTRUCTION TYPE	COMBUSTIBLE / NON COMBUST.	COMBUSTIBLE
SPRINKLERED	NO	NO
ASSEMBLY RATINGS		NEW CONSTRUCTION:
FLOOR(S)		45 MIN FIRE RATED ASSEMBLY
WALLS / STRUCTURE		45 MIN FIRE RATED ASSEMBLY
ROOF		NR

SPATIAL SEPARATION		ARTICLE 3.2.3.1.D.
WINDOW OPENINGS AND WALL CONSTRUCTION ARE UNRESTRICTED, AS THE LIMITING DISTANCE EXCEEDS 9.0m EXCEPT SOUTH WALL, OR THE BUILDING IS FACING A STREET IN ACCORDANCE WITH ARTICLE 3.2.3.10		
SOUTH WALL		
SOUTH WALL EXISTING HALL, AREA 267.5 sm, RATIO 1.5 ALLOW UNPROTECTED OPENINGS 10%		
SOUTH WALL NEW KITCHEN, AREA 70.8 sm, RATIO LESS THAN 1.3 ALLOW UNPROTECTED OPENINGS 21%		
		53%

FIRE PROTECTION		
LOCATION OF HYDRANT TO SIAMESE CONNECTION	45m MAX.	3.2.5.5.
STANDPIPE / HOSE	NO	3.2.5.8
SPRINKLERED	NO	
FIRE ALARM SYSTEM	YES	
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	
OCCUPANT LOAD		
LEVEL 1	126 sm / 1.86 sm PER PERSON	= 133
LEVEL 2	126 sm / 1.86 sm PER PERSON	= 6
TOTAL OCCUPANT LOAD		= 336

HALL 489 sm at 0.95 = 514.7 PERSONS
KITCHEN 56.7 SM at 0.3 = 6.3 PERSONS
STORAGE 94.7 sm at 46 = 2 PERSONS

EXIT FACILITIES		ARTICLE 3.2.3.1.D.
REQUIRED EXITS	2 PER FLOOR MINIMUM	
	REQUIRED	
	MIN. 600mm DOOR WIDTH MIN. 900mm STAIR WIDTH MIN. 1100mm EXIT CORRIDOR, RAMP, AND PASSAGEWAY WIDTH	
	6.1mm / PERSON x 41 = 250mm	2 DOORS AT 900mm WIDE = 1,800mm
	8.0mm / PERSON x 41 = 328mm	2 STAIRS @ 1,067mm WIDE = 2,134mm
LEVEL 1 DOORS	6.1mm / PERSON x 187 = 1141mm	2 DOORS AT 900mm WIDE = 1,800mm
LEVEL 1 STAIRS	8.0mm / PERSON x 187 = 1496mm	2 STAIRS AT 1,067mm WIDE = 2,134mm
LEVEL 2 DOORS	6.1mm / PERSON x 54 = 329mm	2 DOORS AT 900mm WIDE = 1,800mm
LEVEL 2 STAIRS	8.0mm / PERSON x 54 = 432mm	2 STAIRS AT 1,067mm WIDE = 2,134mm
	MIN. 1 DOOR - 800mm WIDE PER UNIT	1 DOOR - 915mm WIDE PER UNIT
EXIT THROUGH LOBBY		N/A (ARTICLE 3.4.4.2)
PANIC DOOR HARDWARE		REQUIRED (ARTICLE 3.4.8.16.(1))
EXIT EXPOSURE		NO ADDITIONAL PROTECTION NEEDED (ARTICLE 3.2.3.13)
MAX. TRAVEL DISTANCE	45m (RESIDENTIAL) AND 60m (PARKADE)	(ARTICLE 3.4.2.5.(1))
EXIT RATINGS REQUIRED		
STAIR SHAFTS		1 HOUR IN RESIDENTIAL / 2 HOURS IN PARKADE (ARTICLE 3.4.4.1)
CORRIDORS		1 HOUR (ARTICLE 3.3.2.6.(1))

REQUIRED FIRE SEPARATIONS	
TENANTS / MAJOR OCCUPANCIES	45 MIN (ARTICLE 3.3.1.1)
PUBLIC CORRIDORS	45 MIN (ARTICLE 3.3.1.4)
SERVICE ROOMS	1 HOUR (ARTICLE 3.6.2)
JANITOR ROOMS	NON-RATED FIRE SEPARATION (ARTICLE 3.3.1.21.(3))
BUILDING FIRE SAFETY	
SOFFIT PROTECTION	NOT REQUIRED - SPRINKLERED (ARTICLE 3.2.3.16.(4))
FLAME SPREAD RATING	COMPLIES (ARTICLE 3.1.13.2)
ROOF COVERING CLASSIFICATION	CLASS "A" (ARTICLE 3.1.15.2)
MAX. CRAWL SPACE AREA	N/A (ARTICLE 3.1.11.6.1)

ACCESSIBILITY REQUIREMENTS			(ARTICLE 3.8)
	REQUIRED	PROVIDED	
ACCESS TO MAIN ENTRANCE	YES	YES	
ACCESS TO ALL FLOORS	YES	YES	
ACCESSIBLE WASHROOMS	YES	YES	

WASHROOM REQUIREMENTS			(ARTICLE 3.8)
	REQUIRED	PROVIDED	
	FIXTURES FEMALE 10, MALE 4 TABLE 3.7.2.2A	YES	
MAIN FLOOR DAYCARE 139.4 sm at 4.6 = 30	FIXTURES FEMALE 1, MALE 1 TABLE 3.7.2.2A	YES	
UPPER FLOOR DAYCARE 139.4 sm at 4.6 = 30	FIXTURES FEMALE 1, MALE 1 TABLE 3.7.2.2A	YES	
UPPER FLOOR FLOOR MULTI-USE 118.1 sm at 95 = 122 PERSONS	FIXTURES FEMALE 3, MALE 2 TABLE 3.7.2.2A	YES	

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SEAL

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SCHEDULE A&B

This forms part of application
DP17-0230 / DVP17-0233

Planner Initials

AC



City of Kelowna
COMMUNITY PLANNING

project title
RUTLAND CENTENNIAL HALL ADDITION & RENOVATION

project address
180 Rutland Rd N, Kelowna, BC, V1X 3B2

project no. 4022

file no.

drawing title
ZONING AND CODE ANALYSIS

designed: R.V. / checked: SBF - 1/27

drawn: / R.B.

checked: / R.V.

drawing no.

A0.01

dated Sept. 28, 2017

SCHEDULE

A&B

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City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **AC**



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project no. 4022

date

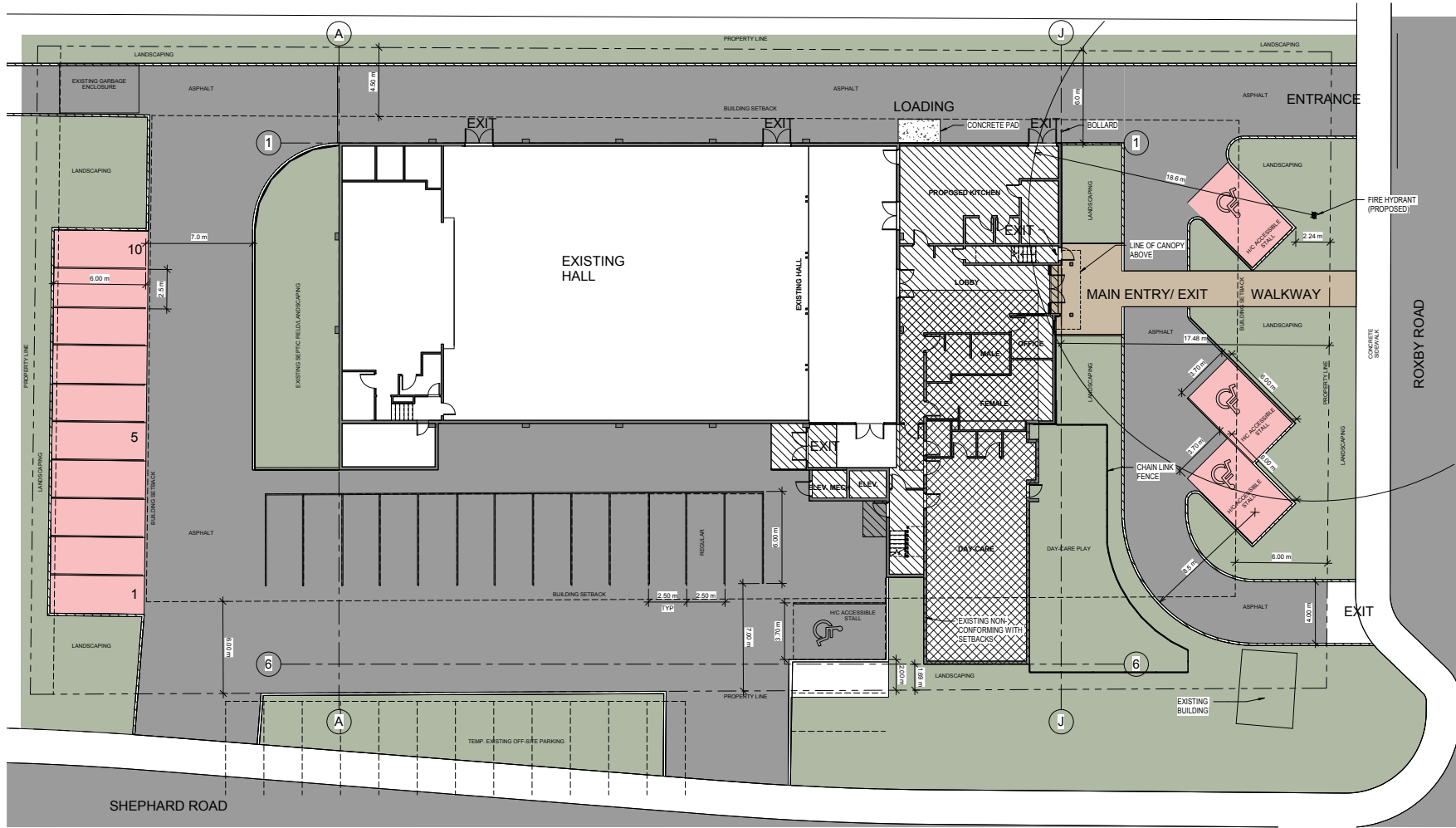
drawing title

EXTERIOR VIEWS

designed	R.Y.	DATE
drawn	R.B.	
checked	R.Y.	
drawing no.		

A0.04

printed Sept. 28, 2017



1 SITE PLAN
1:150








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City of Kelowna
 COMMUNITY PLANNING

SITE PLAN LEGEND

	EXISTING BUILDING		PAVERS
	NEW CONSTRUCTION		ASPHALT
	EXISTING/RE-PURPOSED		NEW PARKING
	LANDSCAPING/GREEN SPACE		

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project address
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project no. 4022
drawing title
SITE PLAN

Designed	R.Y.	Scale	As Indicated
Drawn			R.B.
Checked			R.Y.
Drawing no.			

A2.00

Issued Sept. 28, 2017

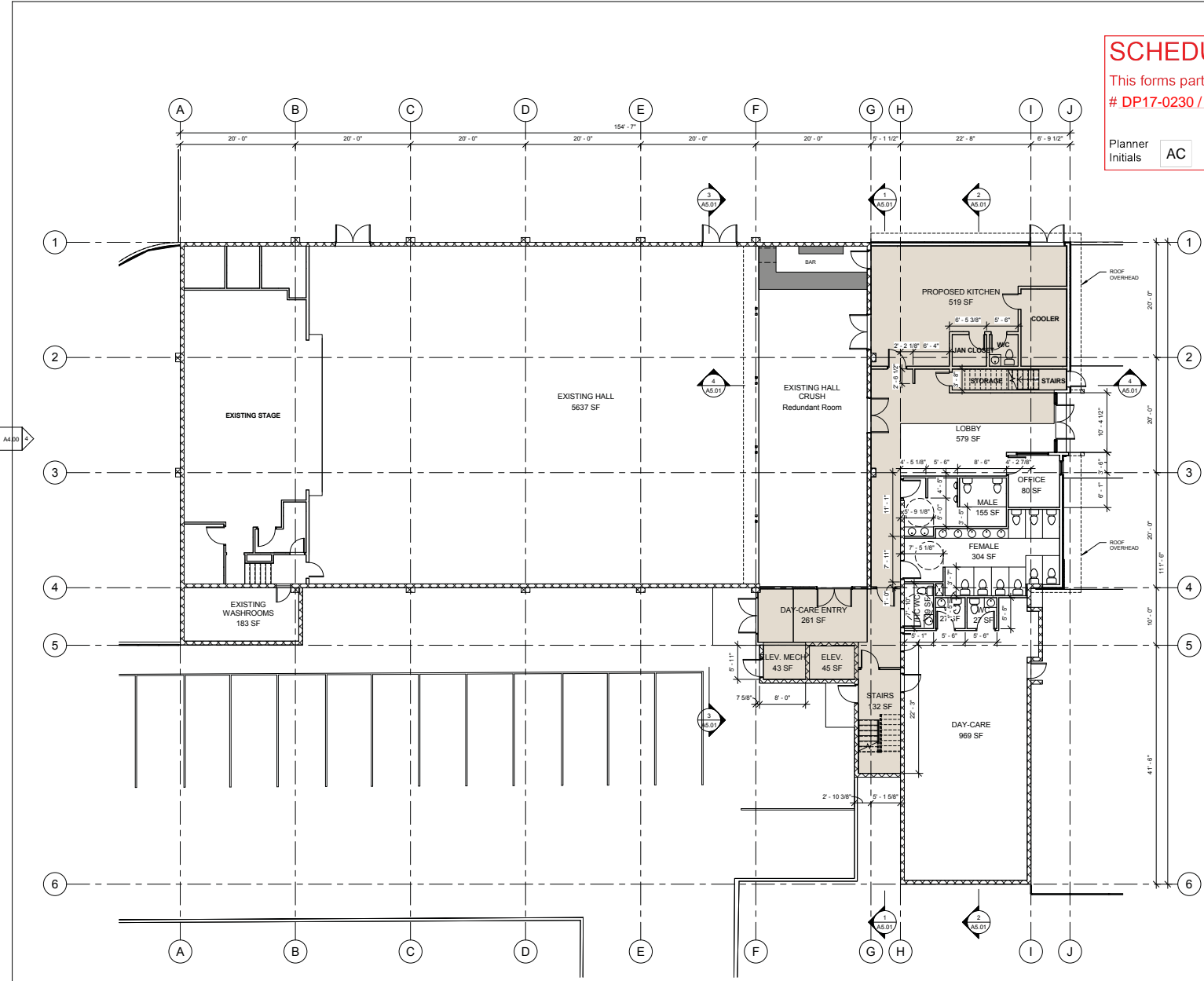
SCHEDULE A&B

This forms part of application
DP17-0230 / DVP17-0233

Planner Initials AC



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1 MAIN LEVEL PLAN - RENOVATION
1/8" = 1'-0"

FLOOR PLAN LEGEND	
	NEW FLOOR PLAN

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project address
180 Rutland Rd N, Kelowna, BC, V1X 3B2

project no. 4022

drawing title
MAIN FLOOR PLAN - RENOVATION

designed: [] date: As indicated

drawn: [] date: R.B.

checked: [] date: R.V.

drawing no.

A3.02
revised Sept. 28, 2017

SCHEDULE A&B

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DP17-0230 / DVP17-0233

Planner Initials **AC**



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4022

file no.

drawing title

SECOND FLOOR PLAN - RENOVATION

designed

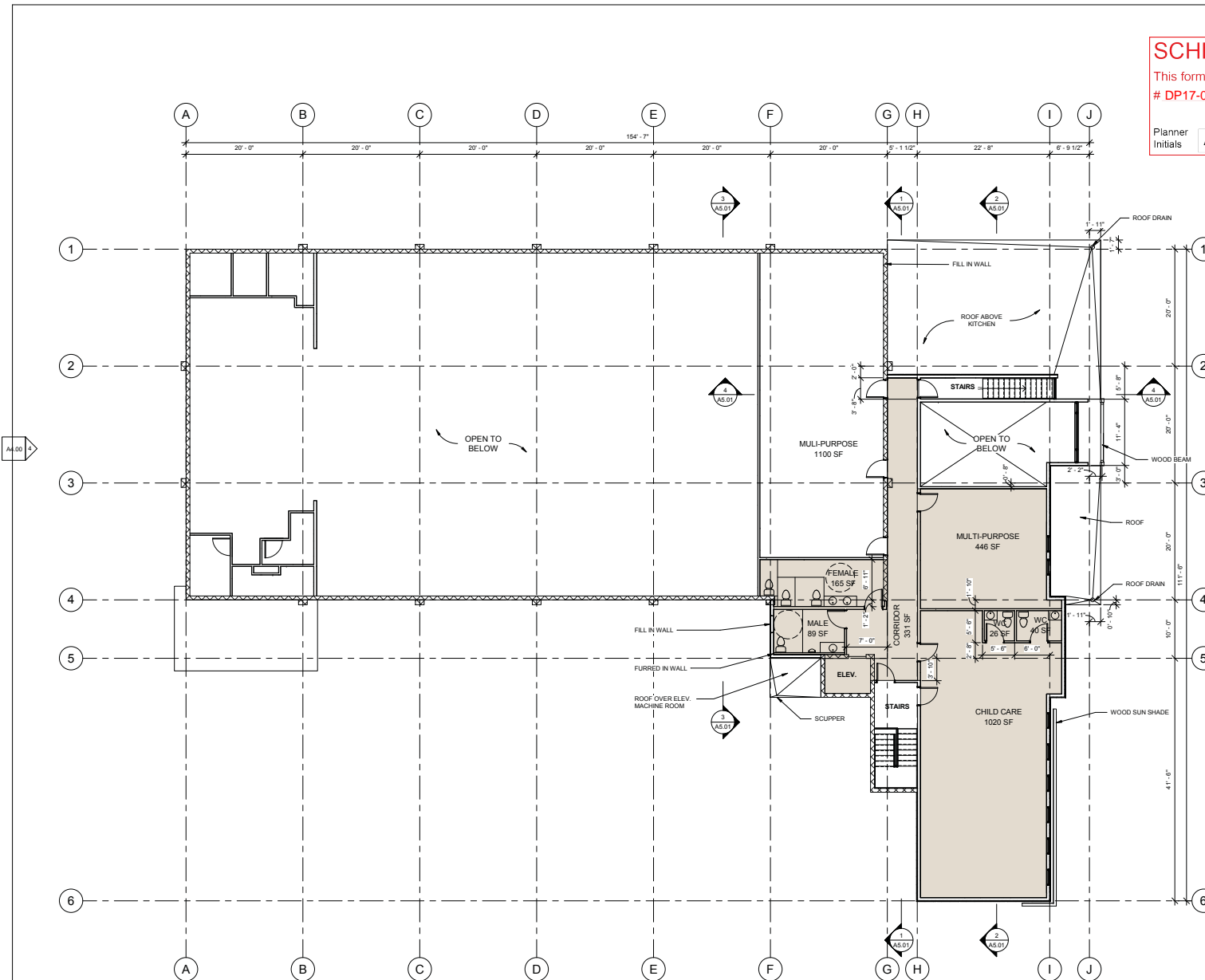
drawn

checked

drawing no.

FLOOR PLAN LEGEND

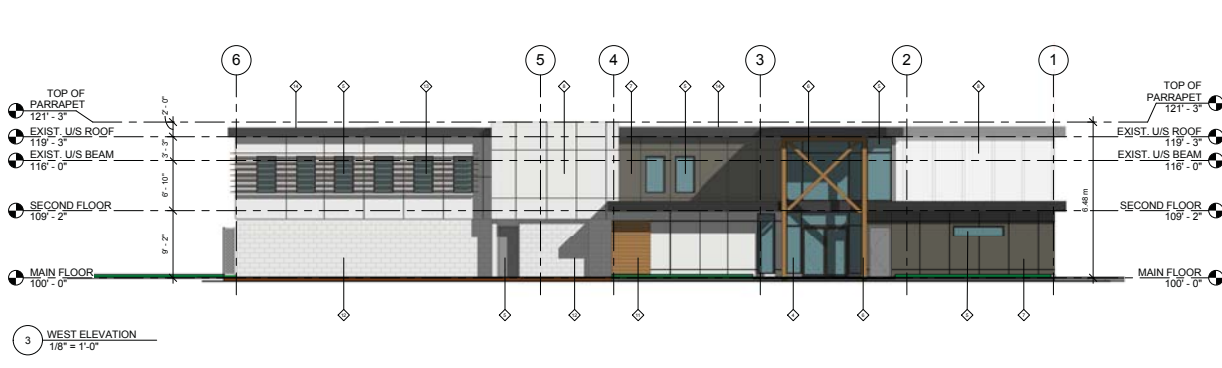
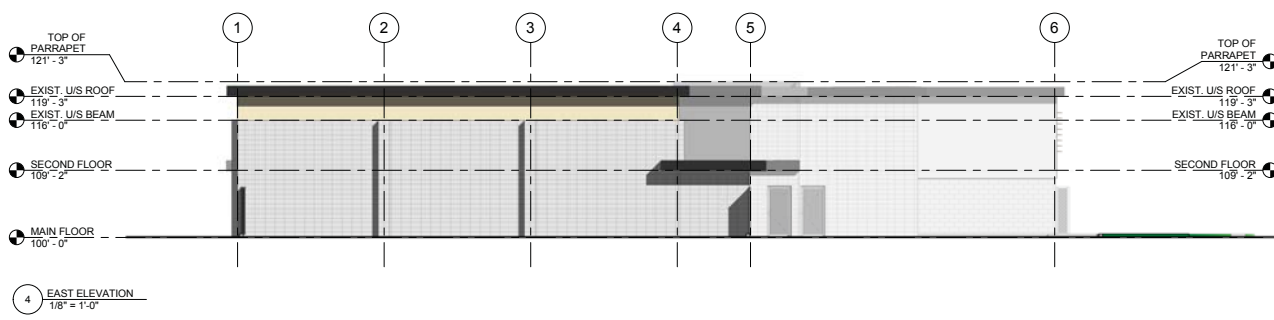
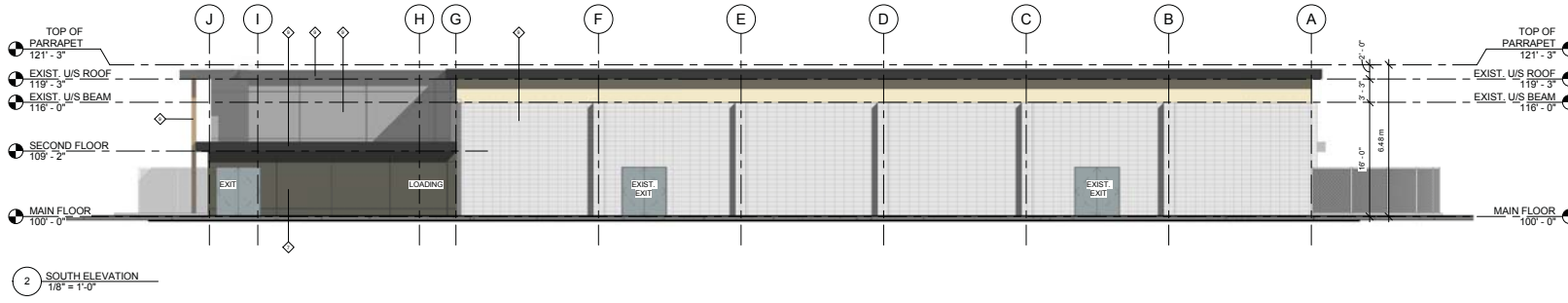
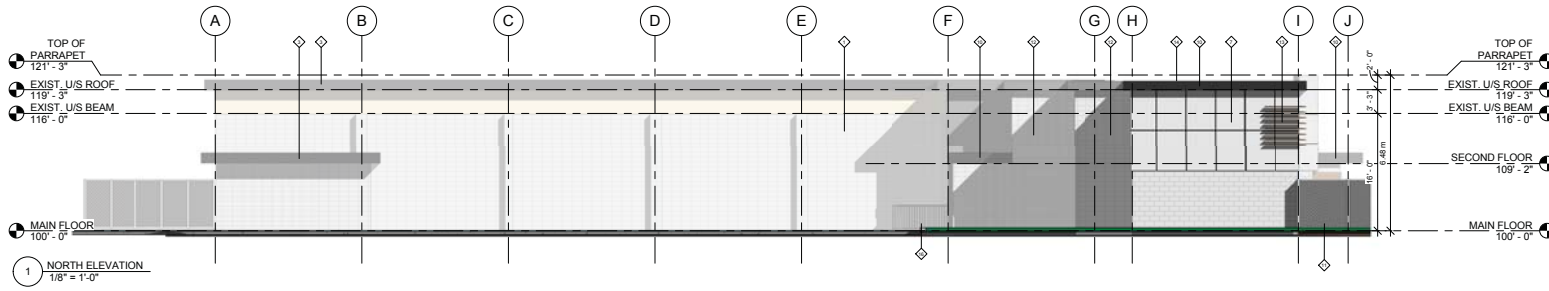
NEW FLOOR PLAN



1 SECOND FLOOR PLAN - RENOVATION
1/8" = 1'-0"

A3.03

revised Sept. 28, 2017



SCHEDULE A&B

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DP17-0230 / DVP17-0233

Planner Initials **AC**

City of Kelowna
COMMUNITY PLANNING

- EXTERIOR MATERIAL LEGEND**
- EXISTING CONCRETE BLOCK (CMU)
 - EXISTING DOOR
 - EXISTING ROOF
 - ALUMINUM STOREFRONT GLAZING
 - VINYL WINDOWDOOR
 - HEAVY WOOD TIMBER
 - FIBER CEMENT PANELS - 1 C/W REVEALS
 - FIBER CEMENT PANELS - 2 C/W REVEALS
 - FIBER CEMENT PANELS - 3 C/W REVEALS
 - FIBER CEMENT FASCIA
 - WOOD SIDING
 - CONCRETE BLOCK (CMU)
 - WOOD SUN SHADE
 - PRE-FINISHED METAL CAP FLASHING - LIGHT GREY
 - CONCRETE STAIRS
 - PRE-FINISHED METAL RAILING

- EXTERIOR COLOUR LEGEND**
- FIBER CEMENT PANELS C/W CAULKED BUTT JOINTS COLOUR: DARK GREY
 - FIBER CEMENT PANELS C/W CAULKED BUTT JOINTS COLOUR: WHITE
 - WOOD SIDING PANELS COLOUR: WOOD
 - FIBER CEMENT PANELS C/W CAULKED BUTT JOINTS COLOUR: LIGHT GREY

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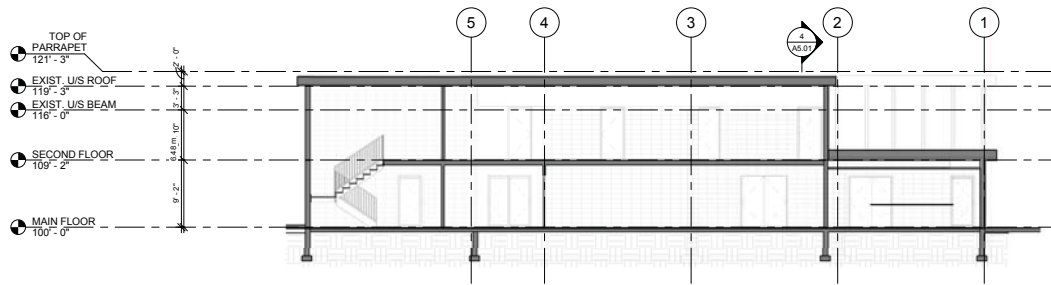
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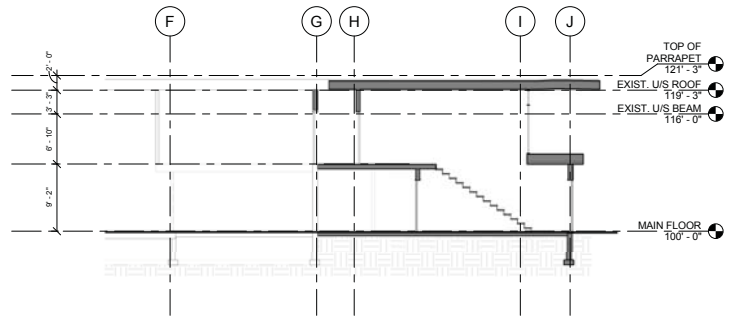
project no. 4022

drawing title
EXTERIOR ELEVATIONS

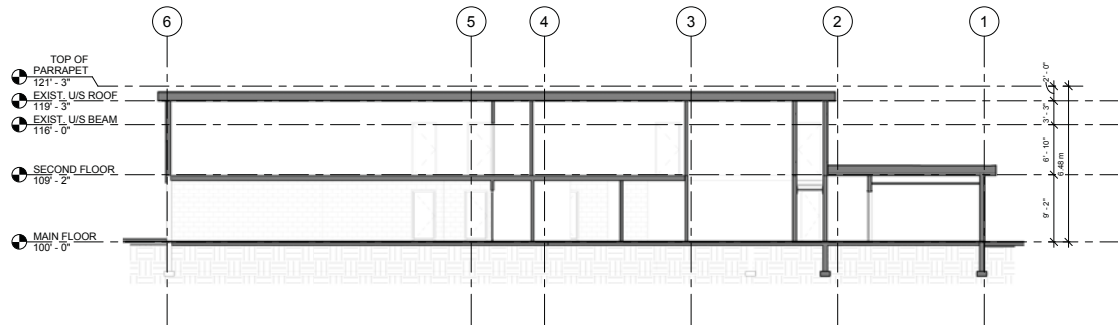
designed R.Y. msh As indicated
drawn R.B.
checked R.Y.
drawing no. **A4.00**
revised Sept. 28, 2017



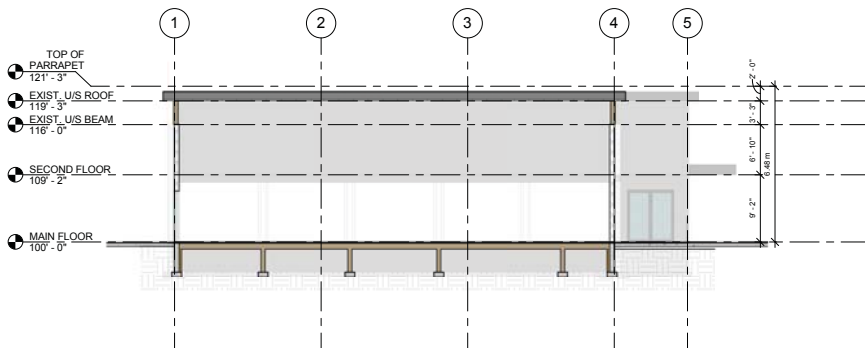
1 Section 1
1/8" = 1'-0"



4 Section 4
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"



3 Section 3
1/8" = 1'-0"

SCHEDULE A&B

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DP17-0230 / DVP17-0233

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City of Kelowna
COMMUNITY PLANNING

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

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This drawing must not be scaled. Verify all dimensions and datums prior to commencement of work. Report all errors and omissions to the Architect.



NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

SEAL

Revisions		
No	Date	Description
1	Oct. 4, 2017	Issued for DP

project title
RUTLAND CENTENIAL HALL ADDITION & RENOVATION

project address
180 Rutland Rd N, Kelowna, BC, V1X 3B2

project no. 4022

date

drawing title
BUILDING SECTIONS

designed	R.Y.	scale	1/8" = 1'-0"
drawn			R.B.
checked			R.Y.
drawing no.			

A5.01

revised Sept. 28, 2017



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

Thursday, October 06, 2017

Newtown Planning Services

1464 St. Paul Street

Kelowna BC V1Y 2E6

Attn: Jesse Alexander, Planner

Via Email to: jesse@newtownservices.net

SCHEDULE	C
This forms part of application # DP17-0230 / DVP17-0233	
Planner Initials	AC
 City of Kelowna COMMUNITY PLANNING	

**Re: Landscape Architectural Services Proposal – Rutland Centennial Hall Renovation,
Kelowna BC**

Dear Jesse:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 180 Rutland Rd N conceptual landscape plan dated 17.10.06;

- 875 square meters (10,333 square feet) of improvements = \$58,480.50.

This preliminary cost estimate is inclusive of trees, shrubs, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA

as per

Outland Design Landscape Architecture

APPLICATION IDENTIFICATION

Owner:	
Agent if applicable:	Fiona Barton
Title:	Landscape Architect
Company:	Outland Design Landscape Architecture
City:	Kelowna

Subject Address:	180 Rutland Rd N, Kelowna, BC V1X 3B2	
Telephone:	250-868-9270	
Fax No:		
Email:	Fiona@outlanddesign.ca	
Mailing Address:	206-1889 Spall Road	
Province:	BC	Postal Code: V1Y 4R2

LANDSCAPE WATER CONSERVATION CHECKLIST

Note: all boxes are to be checked - see instruction page

- Install Backflow prevention devices to meet City of Kelowna standards to isolate the outdoor irrigation system from the potable water system.
- Group planting into 'hydrozones' of high, medium and low water-use plants or unirrigated/unwatered areas.
- Minimize mown turf areas that are high water use areas - ideally to 50% of the landscape area or less - substitute with areas of lower water use treatments like unwatered native woods or meadow, mulch, spaced wood deck, pervious paving.
- Provide adequate topsoil or growing medium of depth and quality to meet the BC Landscape Standard, published by the BC Society of Landscape Architects and the BC Landscape and Nursery Association. General minimum depths over poor subsoils are 150mm for lawn and 300mm for shrubs groundcover.
- Group irrigation circuits/zones into 'hydrozones' of high, medium, and low or unirrigated areas consistent with the landscape planting plan. Provide a separate irrigation valve for each irrigated hydrozone.
- Minimize use of high-volume spray heads, and employ drip or low volume irrigation where practical.
- When spray or rotor irrigation is used, design and install head to head coverage in accordance with manufacturer's specifications, and avoid overspray outside landscape areas.
- Ensure matched precipitation rates within all irrigation circuits.
- Design and install pipe and head layout so flow velocity does not exceed 1.5 m/s, and to minimize elevation change or pressure variation in circuits. Provide check valves to stop low head drainage.
- Ensure irrigation mainlines are proved leak-free with hydrostatic tests.
- Provide pressure regulating devices to ensure irrigation outlets are operating at the manufacturer's optimum pressure range.
- Install - and program to minimize water use - 'Smart Controllers' to meet standards of the City of Kelowna Water Regulation Bylaw.
- Install an irrigation master shut-off valve (isolation valve) located outside the building in a location accessible to the City that when closed shall stop the supply of water from the potable water supply to the outdoor irrigation system and shall be capable of being closed and locked off by the City.

Applicant Notes on the Landscape Water Conservation Checklist:



1435 Water Street
Kelowna, BC V1Y 1J4
250 469-8500
kelowna.ca

IRRIGATION APPLICATION

SCHEDULE C

This forms part of application
DP17-0230 / DVP17-0233

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

LANDSCAPE WATER CONSERVATION TABLE

Applicant: Address:

Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water: **875** sq.m.

Note: INCLUDE BOULEVARD, and proposed lawn, plants, mulch, PERVIOUS decks or paving. Do not include building areas, driveways, patios, decks or walks unless pervious.

Step 2: Divide Into Landscape Treatments*		Plant Factor	Irrig Efficiency	Hydrozone Area	% of Total LA	Estimated Water
Note: each of the areas below are a 'HYDROZONE'		(PF)	(IE)	(HA)		(WU)
Unwatered Pervious Areas (not impervious paving)						
Mulch (Stone, bark or sand)		N/A	N/A		0%	N/A
Pervious deck (Spaced wood deck)		N/A	N/A		0%	N/A
Pervious paving (AquaPave, Rima Pave)		N/A	N/A		0%	N/A
Naturalized meadow (wildflowers)		N/A	N/A		0%	N/A
Naturalized area (Existing natural area)		N/A	N/A		0%	N/A
Other:		N/A	N/A		0%	N/A
Swimming or ornamental pool		1	1		0%	0
Watered Planting Beds (shrubs or groundcover)						
<i>Planting Type</i>	<i>Irrig Efficiency</i>					
Low water use plants	High (Drip or Bubbler)	0.3	0.9		0%	0
Low water use plants	Low (Spray orRotor)	0.3	0.7		0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	875	100%	486
Moderate water use plants	Low (Spray orRotor)	0.5	0.7		0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9		0%	0
High water use plants	Low (Spray orRotor)	0.7	0.7		0%	0
Watered Mown Lawn Areas						
Low		1	0.7		0%	0
Special Landscape Areas (SLA)						
Vegetable Garden	High (Drip or Bubbler)	1	0.9		0%	0
Vegetable Garden	Low (Spray orRotor)	1	0.7		0%	0
Sports Lawn	Low (Spray orRotor)	1	0.7		0%	0
Rainwater or Recycled Water Use		0.3	1		0%	0
Totals				875	100%	486
Special Landscape Area (SLA) Sub total				0		

*If proposed design conditions are not shown on the form please contact the City at 250 469-8502

CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

Note: For Evapotranspiration (ETo) in Kelowna use 1000m Amount Units

Total Landscape Area	875	sq.m.
Landscape Maximum Water Budget (WB)	875	cu.m./yr.
Estimated Landscape Water Use (WU)	486	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	389	cu.m./yr.
	OK	



I have identified and confirmed, by completing the attached 'Landscape Water Conservation Checklist' above, that the project will conform to current landscape and irrigation water conservation practices listed in the checklist. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas identified by me in the 'Landscape Water Conservation Calculation Table' above.

Signature of Applicant

Date: _____

FOR CITY OF KELOWNA OFFICE USE ONLY

The Irrigation Application and calculations above satisfy the requirements of the Water Regulation Bylaw 10480 Section 4.4.2 and 4.4.3. and is hereby APPROVED with the signature of the Water Manager or designate.

Signature of Kelowna Water Smart designate
For Water Manager

Date: _____

Print Name

NOTE: Post Signed and approved application at Smart Controller for future reference

SCHEDULE C

This forms part of application
DP17-0230 / DVP17-0233

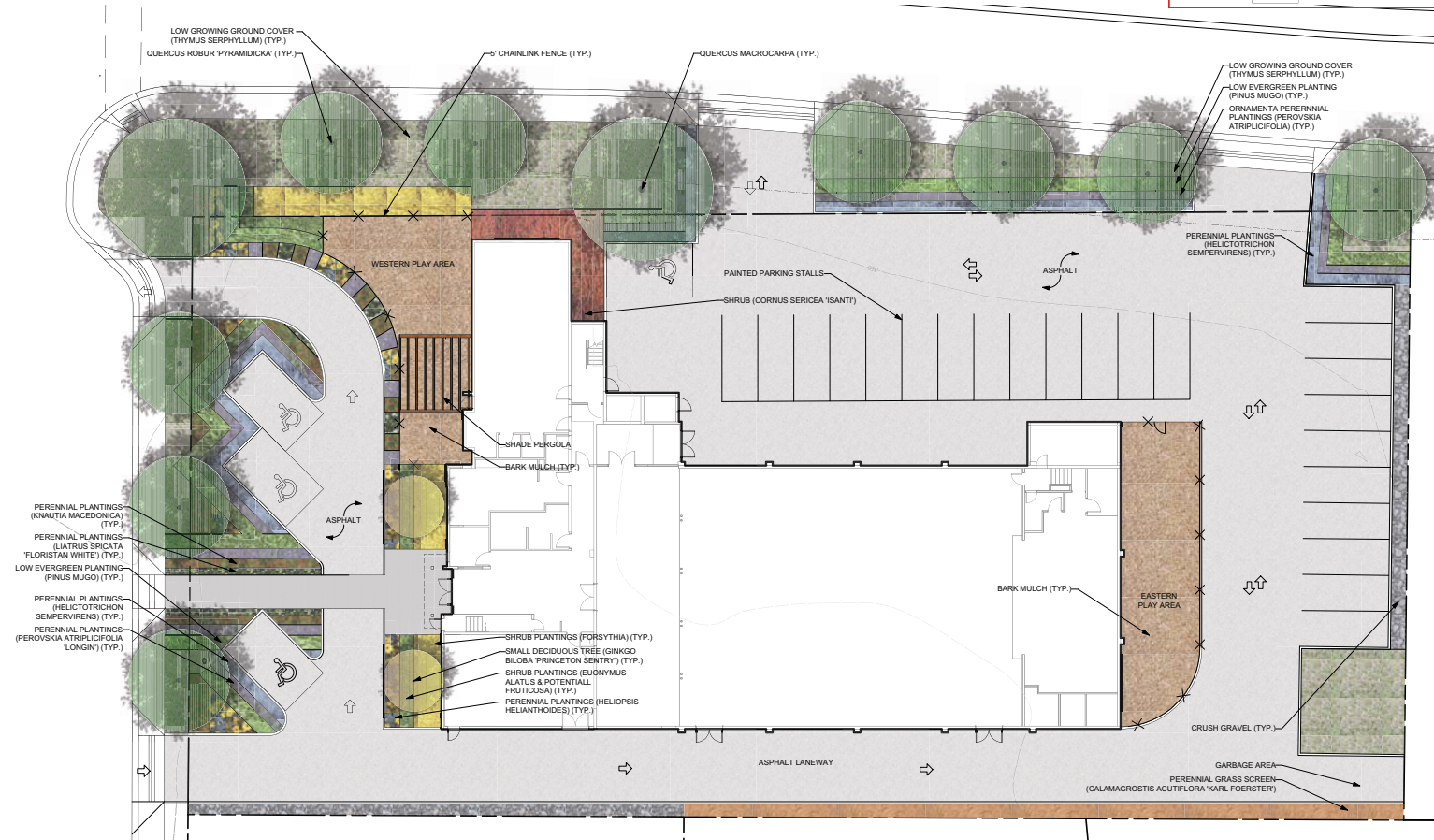


City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **AC**

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2	5cm CAL
QUERCUS MACROCARPA	BUR OAK	2	5cm CAL
QUERCUS ROBUR 'PYRAMIDICA'	PYRAMIDAL ENGLISH OAK	10	5cm CAL
SHRUBS, PERENNIALS & GRASSES			
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	37	#01 CONT. / 0.75m O.C. SPACING
CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	7	#01 CONT. / 2.0m O.C. SPACING
BUDENYUMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	13	#01 CONT. / 1.25m O.C. SPACING
FORSYTHIA 'NORTHERN GOLD'	NORTHERN GOLD FORSYTHIA	14	#01 CONT. / 2.0m O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	107	#01 CONT. / 0.75m O.C. SPACING
HELIOPSIS HELIANTHOIDES 'SUMMER SUN'	SUMMER SUN SUNFLOWER	62	#01 CONT. / 0.75m O.C. SPACING
KNAUTHIA MACEDONICA	CRIMSON PINCUSHION FLOWER	124	#01 CONT. / 0.6m O.C. SPACING
LIATRIS SPICATA 'FLORISTAN WHITE'	WHITE BLAZING STAR	60	#01 CONT. / 0.5m O.C. SPACING
PEROVSKIA ATRIPLOFOLIA 'LONGIN'	LONGIN RUSSIAN SAGE	125	#01 CONT. / 0.75m O.C. SPACING
PINUS MUGO 'MORS'	MORS MUGO PINE	102	#01 CONT. / 1.0m O.C. SPACING
THYMUS SERPYLLUM	THYME	686	#01 CONT. / 0.75m O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIME UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm 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.



PROJECT TITLE

RUTLAND CENTENNIAL HALL RENOVATION

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	17.10.06	Review
2		
3		
4		

PROJECT NO. 17101

DESIGN BY CS

DRAWN BY NG/CS

CHECKED BY JB

DATE OCT. 06, 2017

SCALE 1:150

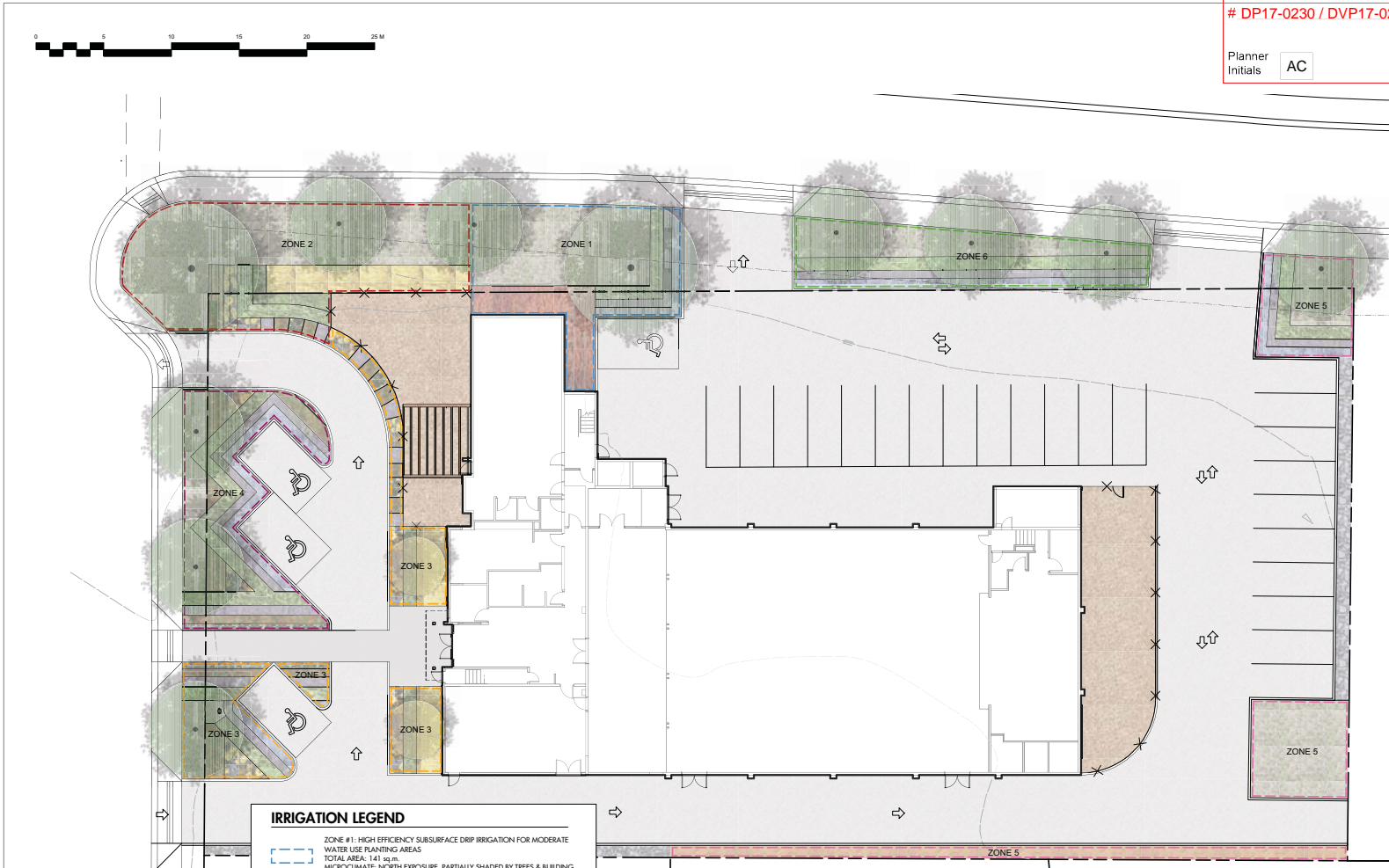
SEAL



DRAWING NUMBER

L1/2

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IRRIGATION LEGEND

	ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 141 sq.m. MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 78 cu.m.
	ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 208 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 116 cu.m.
	ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 131 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 73 cu.m.
	ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 128 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 71 cu.m.
	ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 155 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 86 cu.m.
	ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 112.5 sq.m. MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 63 cu.m.

- 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.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 875 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 486 cu.m. / year
WATER BALANCE = 389 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

RUTLAND CENTENNIAL HALL RENOVATION
 Kelowna, BC
WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION	DATE	BY
1	17.10.06	Review
2		
3		
4		
5		

PROJECT NO: 17101
 DESIGN BY: CS
 DRAWN BY: CS
 CHECKED BY: FB
 DATE: OCT 06, 2017
 SCALE: 1:150



DRAWING NUMBER
L1/2
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