

June 6, 2018

Kimberly Brunet, Planner
City of Kelowna Planning Department
1435 Water Street
Kelowna BC
V1Y 1J4

RE: Development Proposal Application – Design & Parking Rationale

Site Location: 365 Highway 33 E, Kelowna, British Columbia (corner of Hwy 33 and Mallach Rd)

365 Highway 33 E, Kelowna, British Columbia (the “**Property**”) is a constrained site located on a high traffic area both for vehicular and pedestrian traffic. The current use of the site is a low density single family dwelling that is quite dated from the outside but renovated in the inside. Frankly, the building is a bit of an eye sore and the development of this corner lot would be beneficial to the values of neighboring properties.

The Property is just within the Rutland Urban Center and is surrounded by other multifamily developments. The Property has been the subject of previous development applications, however, due to the extensive road dedications, setbacks and parking requirements it has not been economically feasible to remove the existing structure and to replace it with a product that fits the neighbourhood. Our proposal is intended to provide a mix of unit types that take into consideration that the Property is in the Urban Center and on major bus routes. The Property is close to UBCO, Rutland’s Town Center, South Rutland Elementary School and Big White Mountain truly allowing for an urban lifestyle where the need for a vehicle is largely reduced. It is the developer’s intention through to work with the City to determine what incentives the developer can provide to future occupants such as ride share subsidies and public transit subsidies that promote urban living in consideration of the parking variance request.

At a time where attainable housing is in very short supply, this project would add much needed rental supply in a manner that is not desirable to all, but crucial to those that cannot afford a vehicle.

The development consists of (2) three storey buildings with a total of (4) units.

Building One – The first building includes (2) two-bedroom plus den units with roof top patios and a parking garage for the development (1 stall for each unit – 4 total). The first building is closer to the lane allowing for parking access off the lane. As determined in a meeting with City of Kelowna staff, any driveway access in the middle of the lot was deemed undesirable due to proximity to Highway 33.

Building Two - The second building, adjacent to Highway 33, includes (2) two-bedroom plus den ground oriented units. The units have a partially sunk-in unfinished basement and are designed to be attractive to young families. These unfinished basements have rear yard access and can be used for a rec room, home gym, and storage.

Due to the narrowness of the site after accounting for road dedications, the maximum amount of parking that would fit on site while allowing for a viable project is four parking stalls. The parking stall requirement for this development totals six stalls (1.5 stalls per two bedroom unit x 4 units = 6 stalls

required). This development is proposing four parking stalls at a one to one ratio and “cash in lieu” would be provided for the remaining two stalls. Street parking along Mallach road is also available.

This project will provide the neighborhood with a necessary facelift through its beautiful exterior finishes, low/no maintenance landscaping and privacy fencing and hedges. We hope that the City of Kelowna will allow this project to come to life by working through the various site constraints.



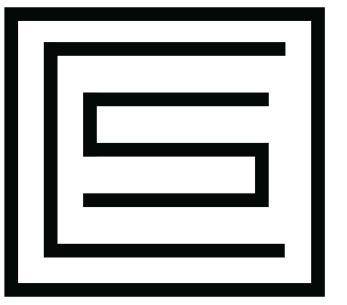
SITE LOCATION
NTS



MULTI-FAMILY DEVELOPMENT
365 HWY 33 E KELOWNA, BC
BUILDING 1

ISSUE FOR DEVELOPMENT PERMIT

SHEET INDEX	
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No.	DESCRIPTION	DATE
1.	Prelim. sketch review	21/11/17
2.	revised plan	22/12/17
3.	Design Review	02/03/18
4.	Rev. site plan - parking	09/04/18
5.	REVISED DP SET	07/05/18
6.	REV. DP SET	31/05/18

- GENERAL NOTES**
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**Multi-Family Development
365 Hwy 33 -E Kelowna BC**

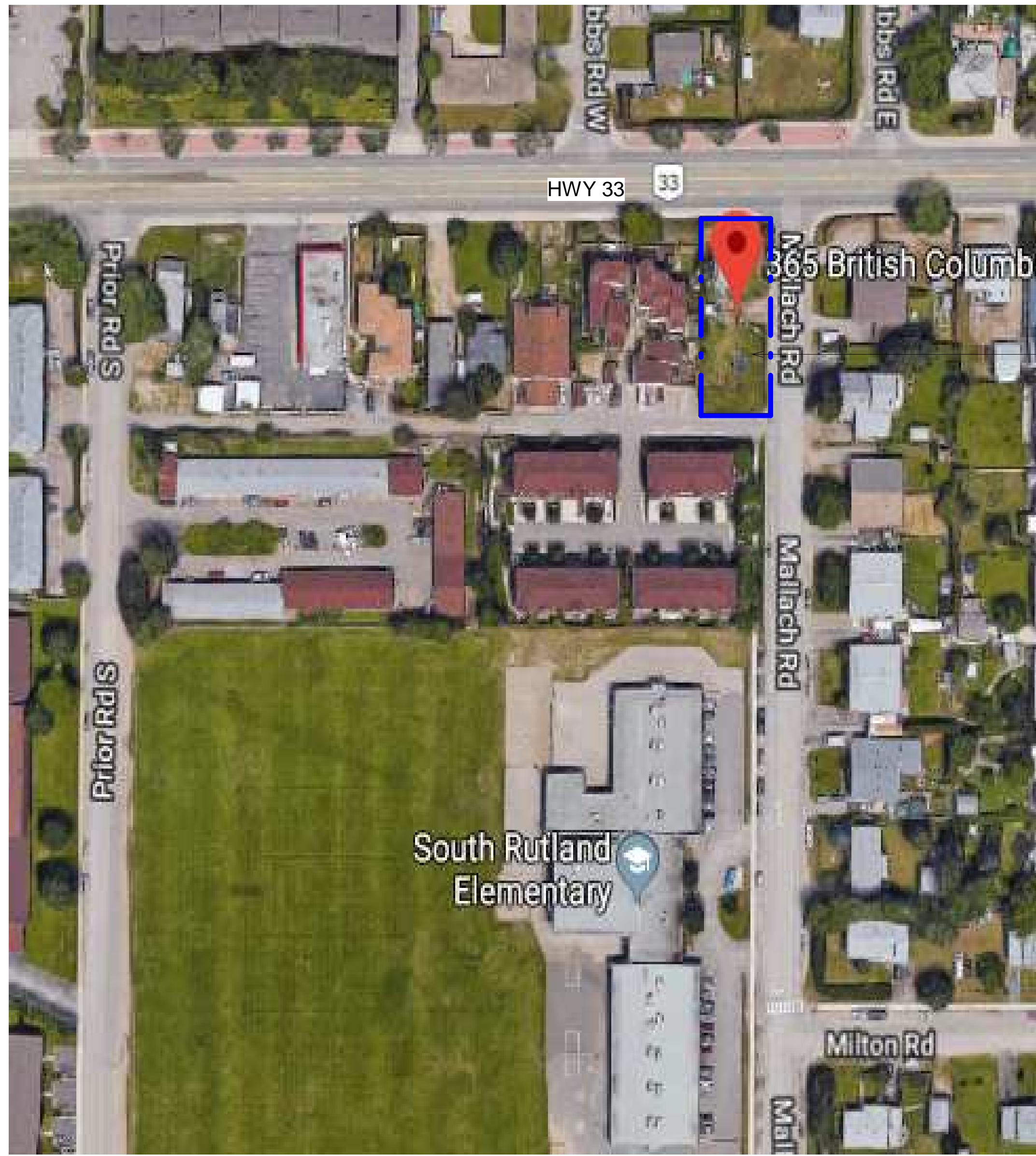
**BUILDER:
SUNTERRA CUSTOM HOMES
203- 2907 32ND STREET
VERNON BC**

Cover Page

DATE	June 8 2018
DRAWN BY	CR
PROJECT No.	1704
SCALE	

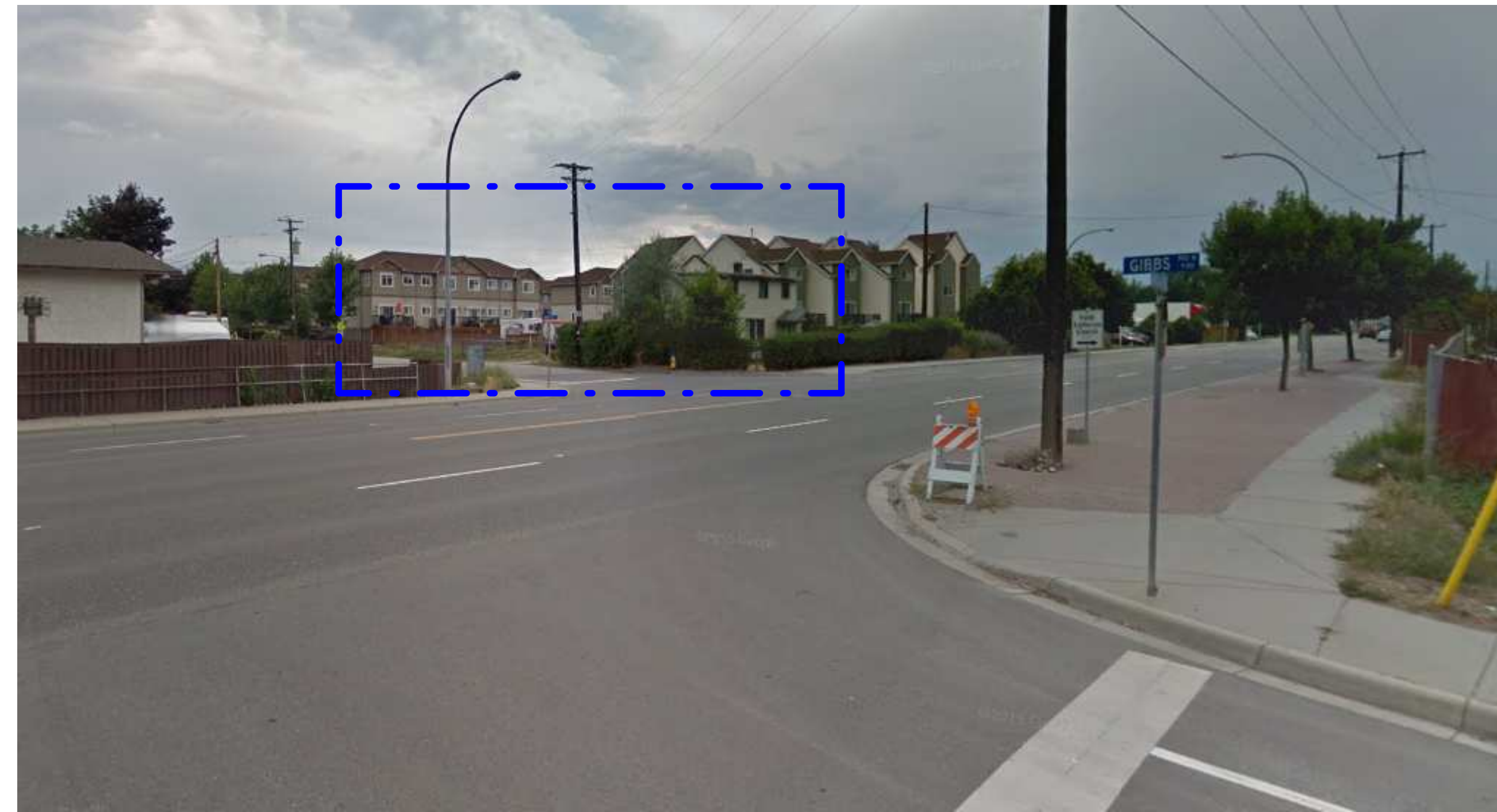
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SITE LOCATION
NTS

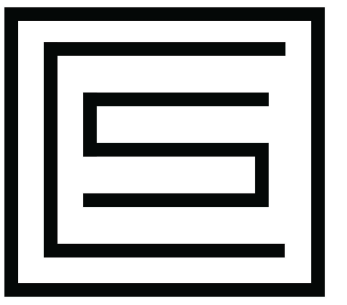
SITE LOCATION
365 HWY 33 E



STREET VIEW LOOKING WEST
NTS



STREET VIEW LOOKING EAST
NTS



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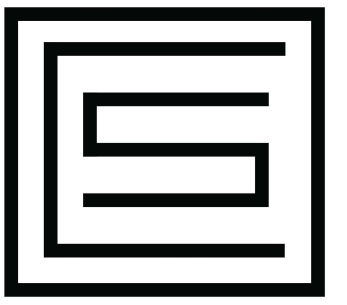
Multi-Family Development
365 Hwy 33 -E Kelowna BC

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Site Location

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SCALE	

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VERNON BC

Street Views

DATE	June 8 2018
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SCALE	

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STREET VIEW HWY 33 CORNER
NTS



STREET VIEW MALLACH RD LOOKING NORTH
NTS



STREET VIEW MALLACH RD LOOKING WEST
NTS

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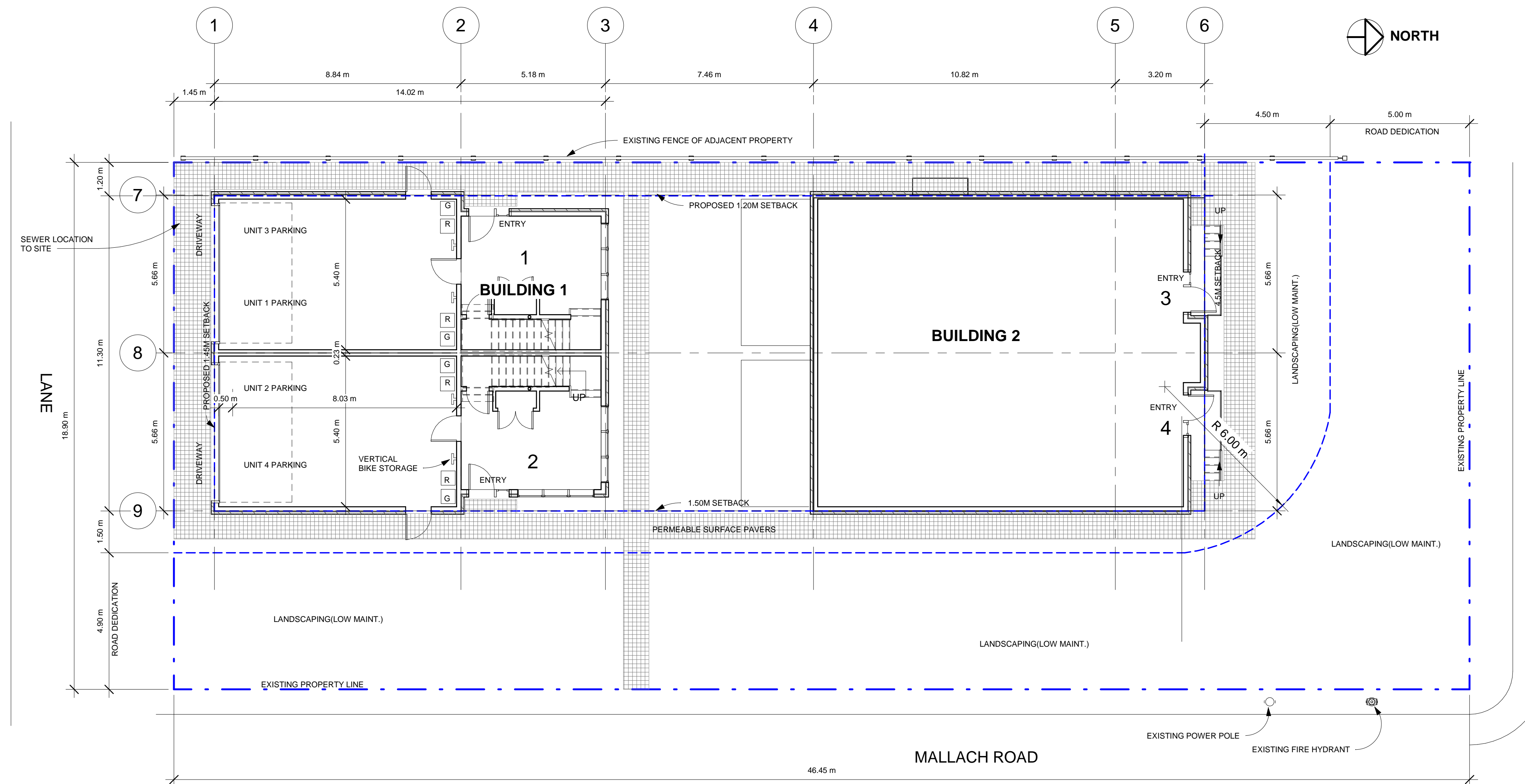
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Site plan

DATE	June 8 2018
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SCALE	1 : 100

A0.3



PROPERTY ADDRESS: 365 HWY 33 - E RUTLAND BC
LEGAL ADDRESS: KID 326886, PLAN 5012, LOT C
LOT SIZE: 0.21 ACRES (849.83 M2)

PROPOSED DEVELOPMENT: 4 UNITS TOTAL
UNITS 1,2,3,4 = 3 STOREY 2 BED + DEN, 2.5 BATH WITH ROOF TOP PATIO,
BUILDING 2 - UNFINISHED GROUND FLOOR

ZONING BYLAW No. 8000

ZONING: SECTION 13.9 - RM3 LOW DENSITY MULTIPLE HOUSING
(SITE LOCATED WITHIN THE URBAN CENTRE)

SECTION 13.9.6 - DEVELOPMENT REGULATIONS
MAX FLOOR AREA RATIO IS 0.75 + 0.05 FOR SCREENED PARKING
+ 0.1 FOR SITE LOCATED WITHIN THE URBAN CENTRE
= 0.90 MAX FLOOR AREA RATIO

BLDG 1	BLDG 2
GROUND LEVEL - 211SF	GROUND LEVEL - 1430 SF
MAIN LEVEL - 1418 SF	MAIN LEVEL - 1388 SF
UPPER LEVEL - 1218 SF	UPPER LEVEL - 1418 SF
ROOF TOP PATIO - 610 SF	ROOF TOP PATIO - 586 SF

*NOT INCLUDING PARKING, STAIRWELLS, AND MECH RMS
PROPOSED = 8279 SF (769.14M2) / 849.83M2 = 0.90

SITE COVERAGE

MAX BUILDING SITE COVERAGE: 40%, W/ PRIVATE OPEN SPACE PER
UNIT MAX ALLOWED 50%

BUILDING FOOTPRINT:

BLDG 1 = 155,07M2
BLDG 2 = 157,46M2
312.53M2 / 849.83M2 = 37%

MAX SITE COVERAGE FOR DRIVEWAYS AND PARKING = 10%,
MAY BE INCREASED TO 15% WITH PERMEABLE SURFACES

PERMEABLE SIDEWALKS = 117 M2

117 M2 / 849.83M2 = 14%

TOTAL COMBINED SITE COVERAGE (50% + 15% = 65%) = PROVIDED 51%

MAX HEIGHT: LESSER OF 1M OR 3 STOREYS

PROPOSED BUILDING HEIGHT = TOP TO ROOF DECK 9.96M
PLUS 2.65M ADDITIONAL HEIGHT TO TOP OF ENCLOSED STAIR ACCESS ROOF
(STAIR ACCESS HEIGHT NOT INCLUDED IN CALC. PER SECTION 6.6, SENTANCE 6.6.1)

ROAD DEDICATIONS:

HWY 33 - 5M, MALLACH RD - 4.9M, WITH 6M RADIUS CORNER ROUNDING

SETBACKS:

FRONT: REQUIRED 4.5M (HWY 33), PROVIDED 4.5M
SIDE FROM LANE: REQUIRED 3.0M, PROVIDED 1.45M -VARIANCE REQUIRED
SIDE YARD: REQUIRED 1.5M (MALLACH RD) -URBAN CENTER, PROVIDED 1.5M
SIDE YARD: REQUIRED 4.5M, PROPOSED 1.20M -VARIANCE REQUIRED

SECTION 6.4 PROJECTIONS INTO SIDE YARDS
MAX PROJECTION 0.6M

OPEN TREAD STAIR AND LANDING FOR UNITS 5& 6 = 0.6M INTO SIDE YARD

SECTION 8: PARKING AND LOADING

PARKING STALL SIZE = 6.0M X 2.5M, BESIDE A COLUMN OR WALL 2.70M

TABLE 8.1 PARKING SCHEDULE

APARTMENT PARKING:

1.5 SPACES PER 2 BEDROOM - 1.5 x 4 UNITS=6

TOTAL REQUIRED SPACES = 6

PROVIDED 4 STALLS, WITH CASH IN LEU FOR THE REMAINING 2 STALLS
STREET PARKING ALONG MALLACH RD

TABLE 8.3 BICYCLE PARKING

CLASS 1 - FOR RESIDENTS 0.5 PER DWELLING

= 0.5 X 4 = 2 STALLS REQUIRED

PROVIDED 1 PER UNIT, VERTICAL RACK INSIDE GARAGE

TOTAL BIKE PARKING PROVIDED = 4 STALLS

SECTION 13.9.7

OPEN SPACE REQUIRED PER UNIT -

25M2 PER 2 OR MORE BEDROOMS

TOTAL REQUIRED OPEN SPACE= 100 M2

PROVIDED: 2 BEDROOM UNITS - ROOF TOP PATIO

610SF X 2 PLUS 586SF X 2= 2392 SF 222 M2

TOTAL PROVIDED USABLE OPEN SPACE = 222 M2

GROUND LEVEL LANDSCAPEING AREA = 420.30 M2

SECTION 7: LANDSCAPING AND SCREENING

7.3 REFUSE AND RECYCLE BINS

(NOTED ON THE DEVELOPEMENT PERMIT CHECK LIST - 5 OR MORE RESIDENTIAL UNITS
REQUIRES A COMMERCIAL BIN)

PROVIDED - 4 STANDARD RESIDENTIAL GARBAGE AND RECYCLE BINS,
ONE EACH PER UNIT LOCATED IN GARAGE. - ROLL TO CURB (LANE) DAY OF PICK UP

BC BUILDING CODE:

DIV B PART 9 - TABLE 9.10.14.4.A

LIMITING DISTANCE-

MAX FACE OVER 100M2, 6.0M APART = MAX ALLOWABLE

OPENINGS = 19% FOR EACH BUILDING FACE

BLDG 1

BLDG 2

(DISTANCE BETWEEN BLDGS 7.54M)

WALL FACE = 124.30M2

WALL FACE = 125.14M2

OPENINGS = 20.06M2

OPENINGS = 22.11M2

= 16%

= 18%

3.2.2.52 - GROUP C, UP TO 3 STOREYS

FACING TWO STREETS - MAX BUILDING AREA 750M2

NOT SPRINKLERED, COMBUSTABLE OR NON COMBUSTABLE

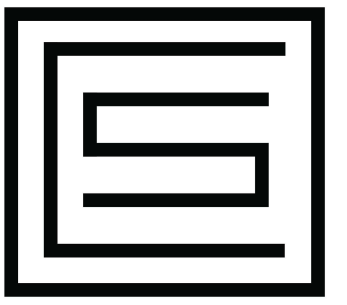
CONSTRUCTION

PROPOSED BUILDING FOOTPRINT FOR BOTH BUILDINGS = 312.53M2

3.3.4.2 (1) FIRE SEPARATION

FIRE SEPARATION BETWEEN RESIDENTIAL UNITS 1 HR

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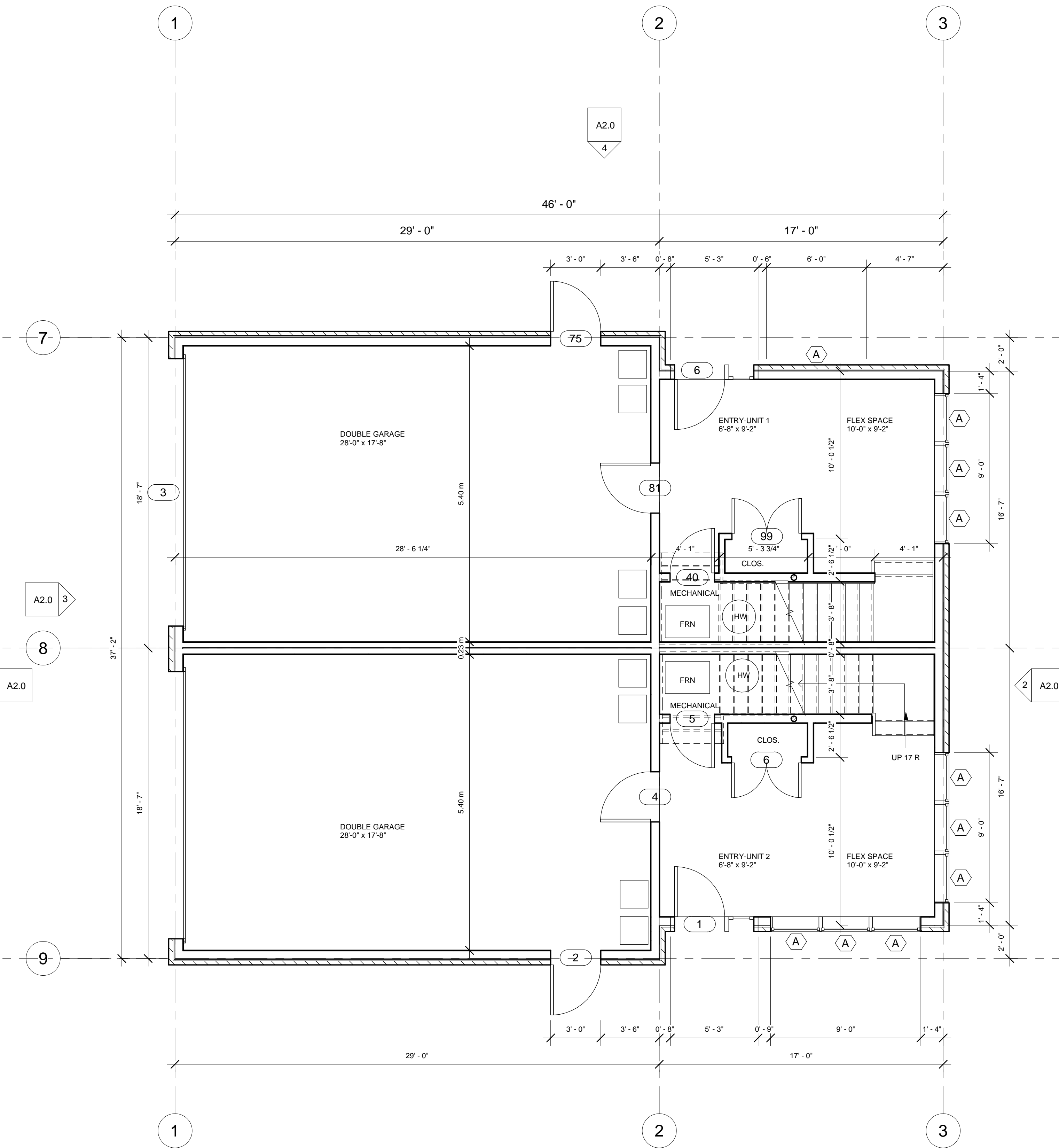
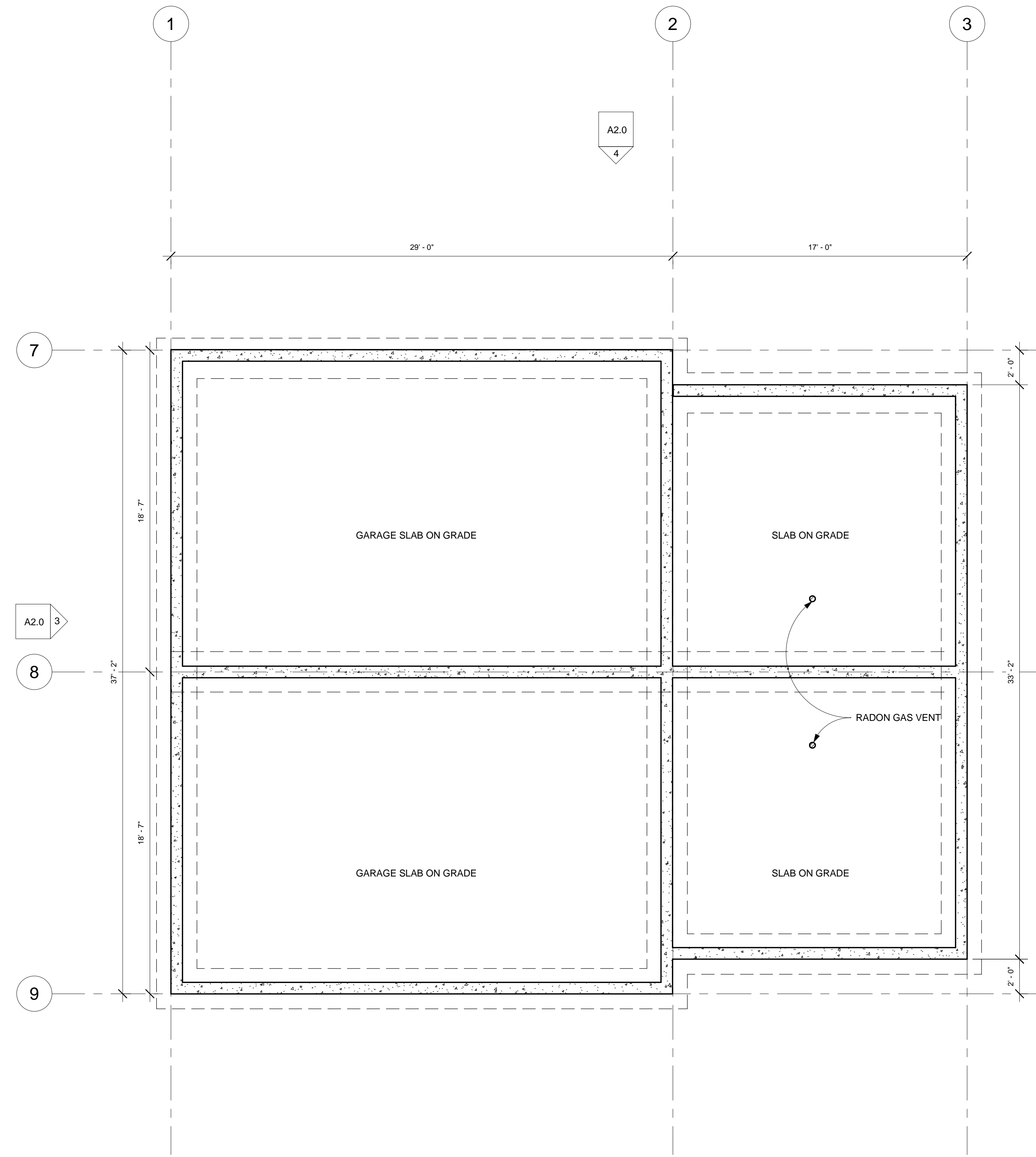
Multi-Family Development
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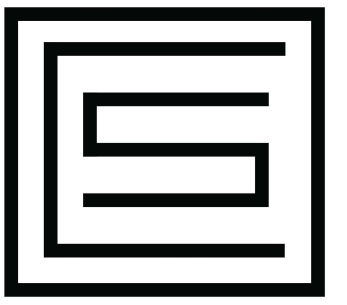
Foundation &
Ground Level

DATE	June 8 2018
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PROJECT No.	1704
SCALE	1/4" = 1'-0"

A1.0



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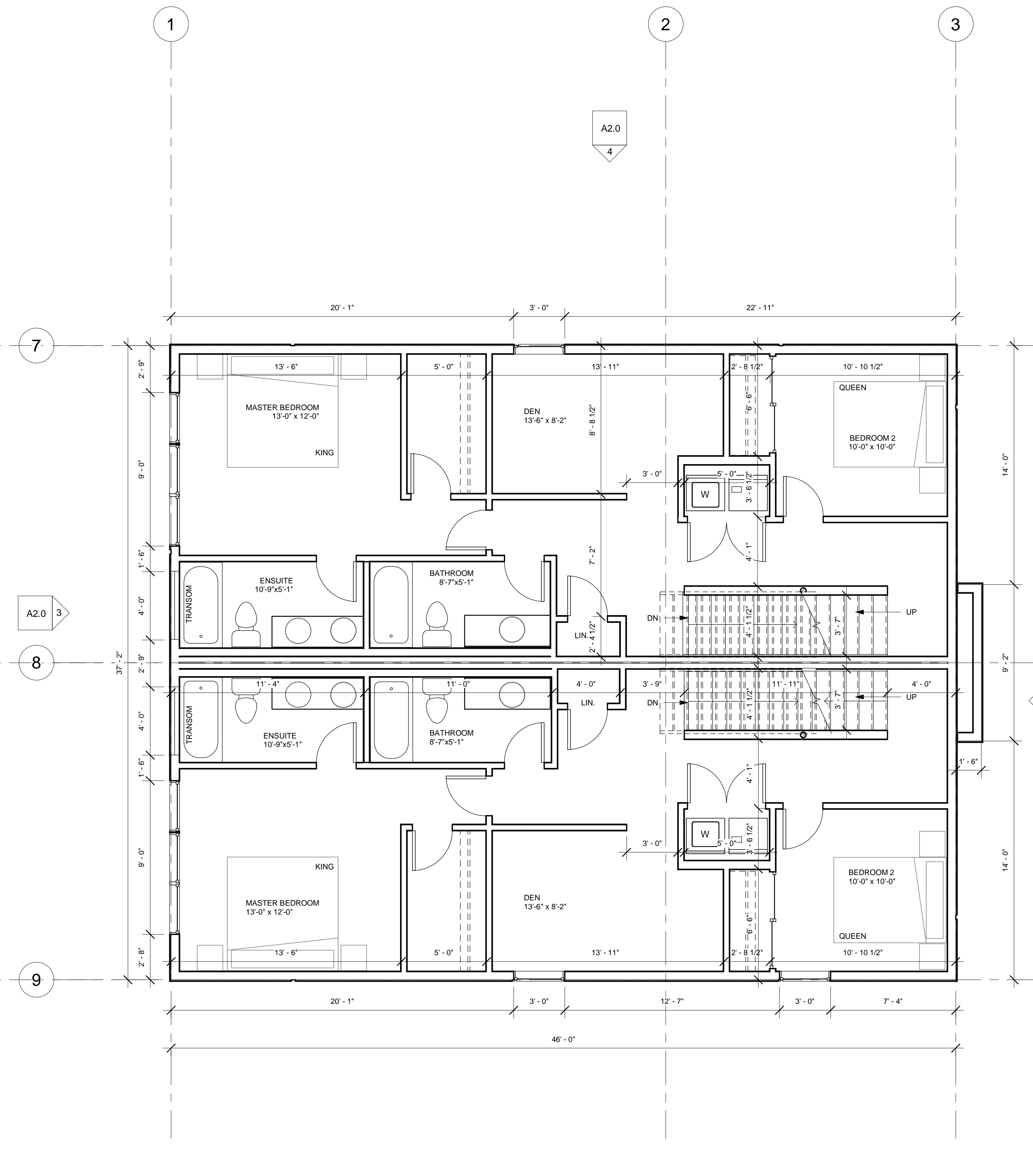
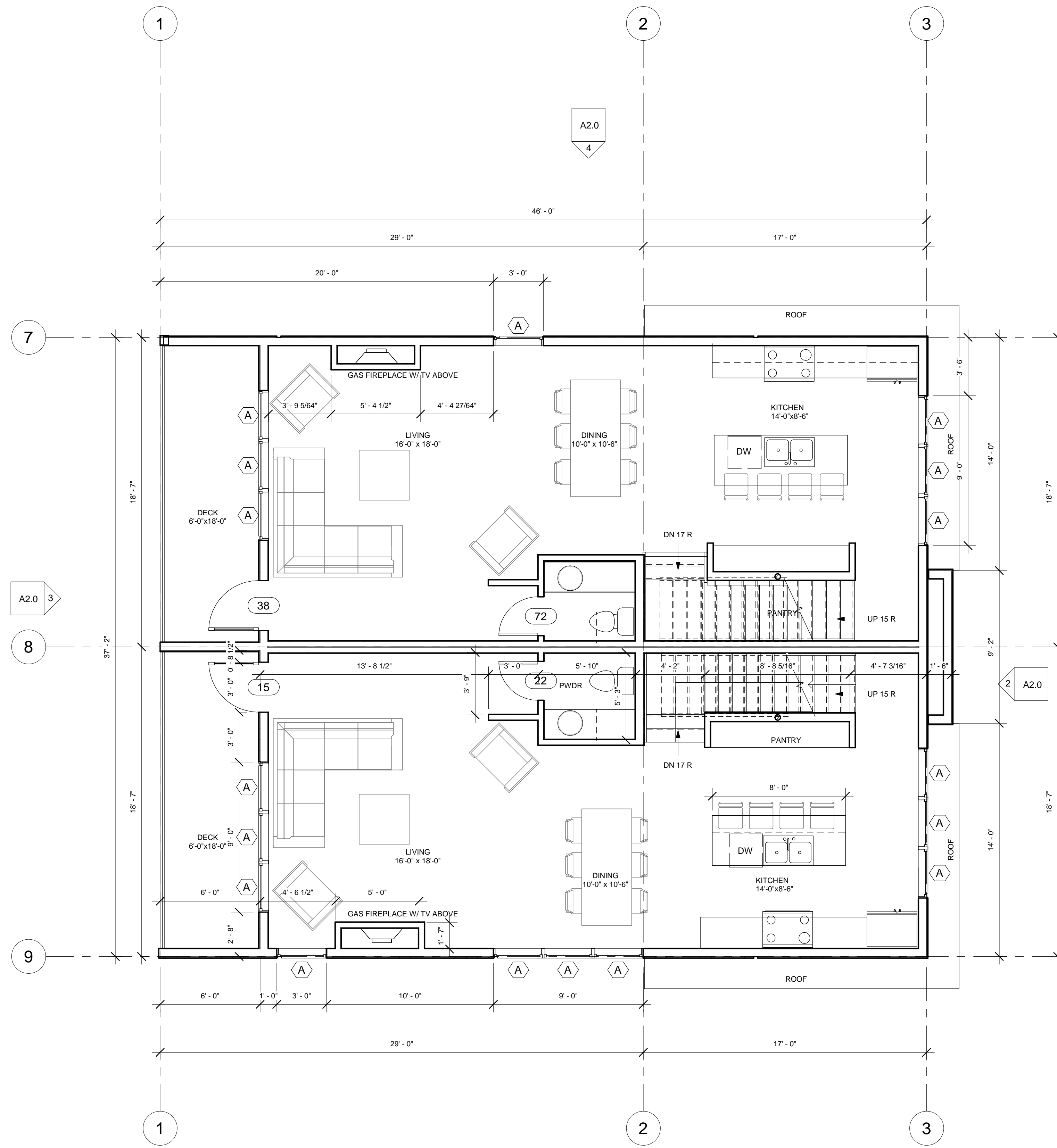
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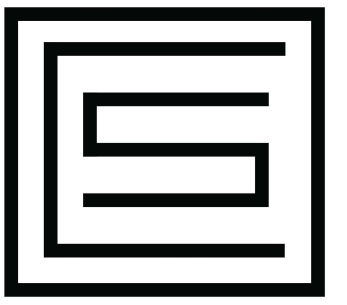
Main Floor &
Upper Floor

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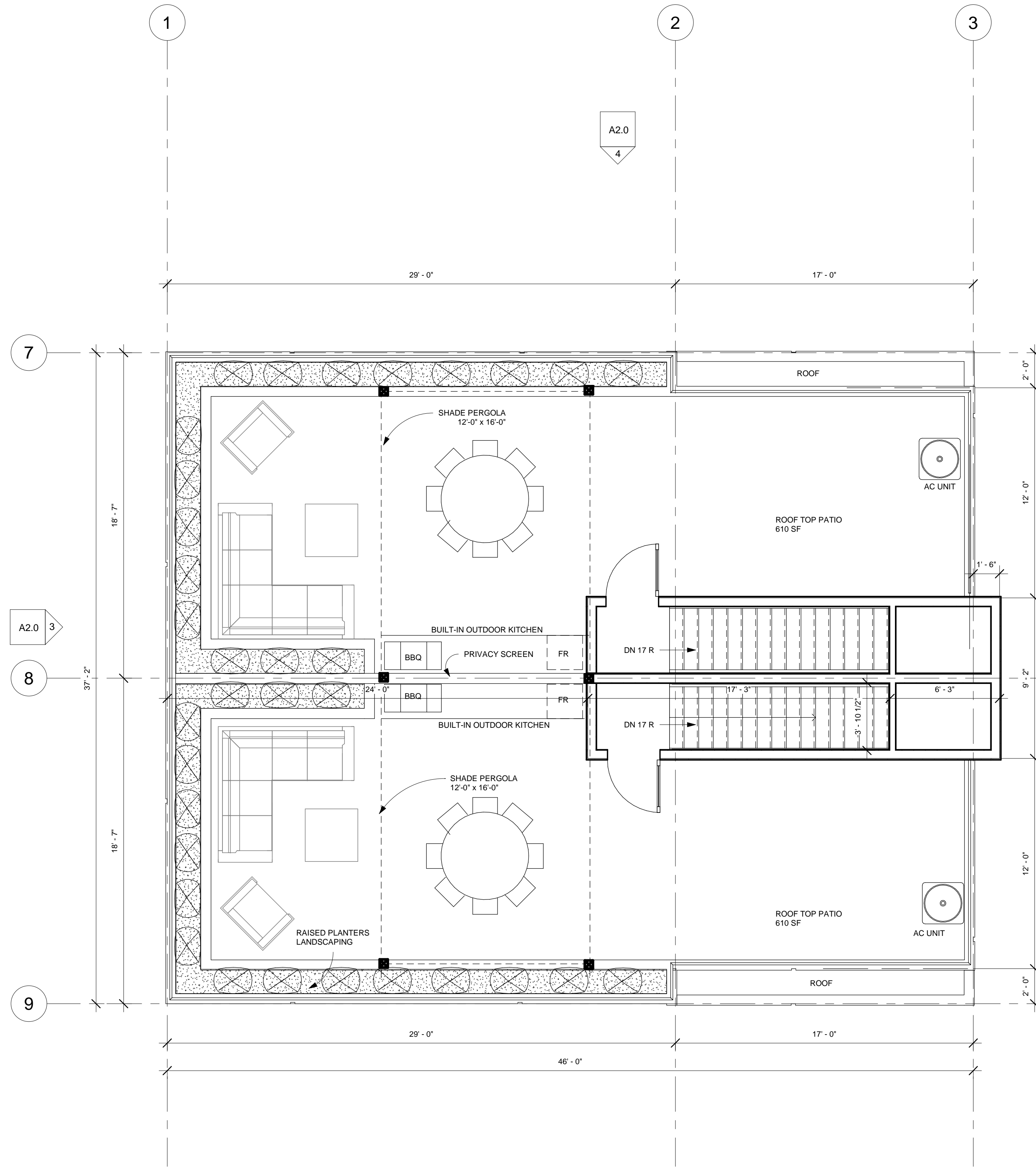
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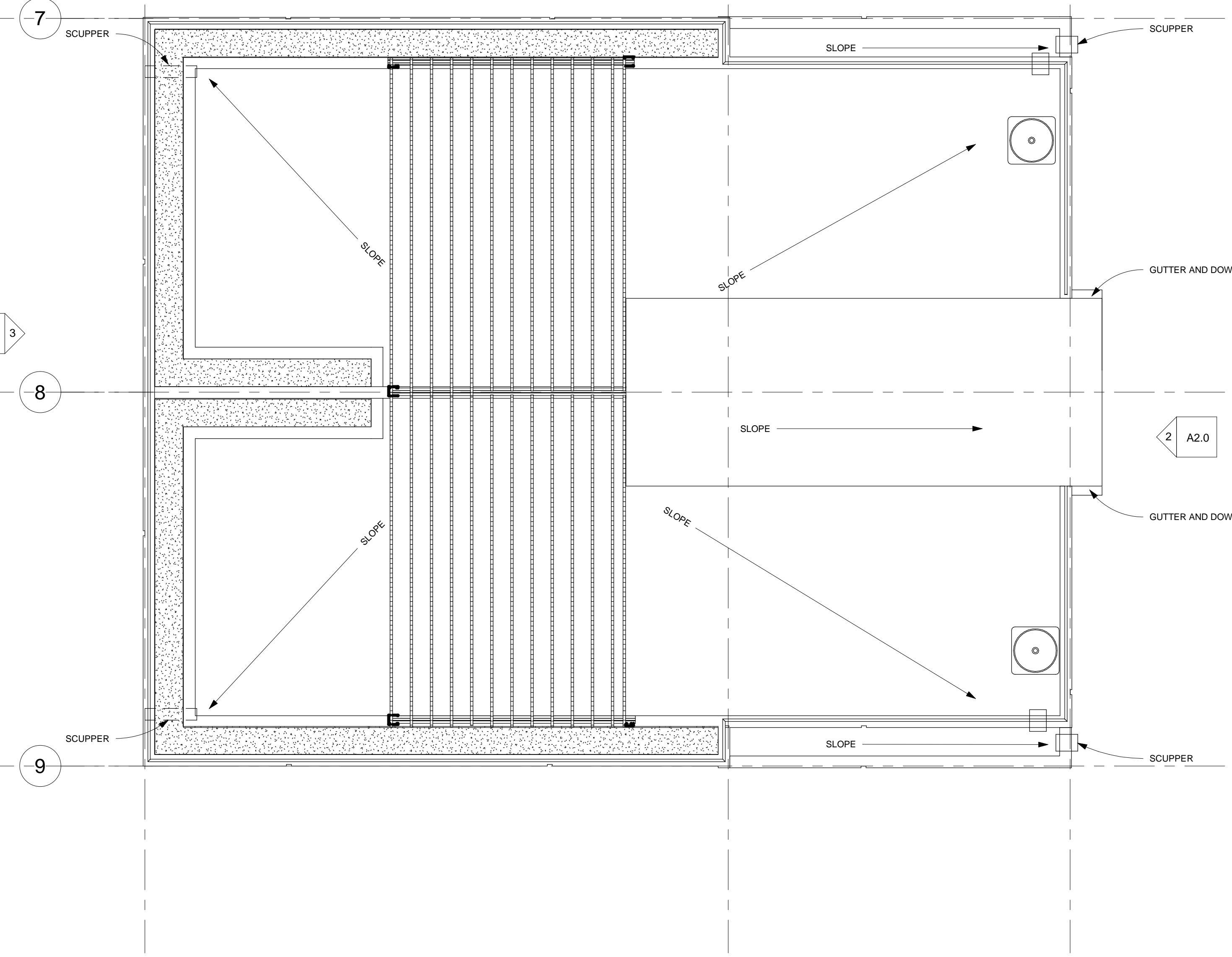
Roof Top Patio & Roof Plan

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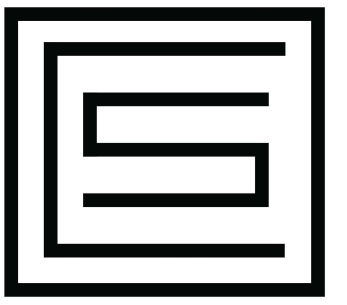
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1 u/s of Roof Truss
1/4" = 1'-0"



2 T/O Roof Deck
1/4" = 1'-0"



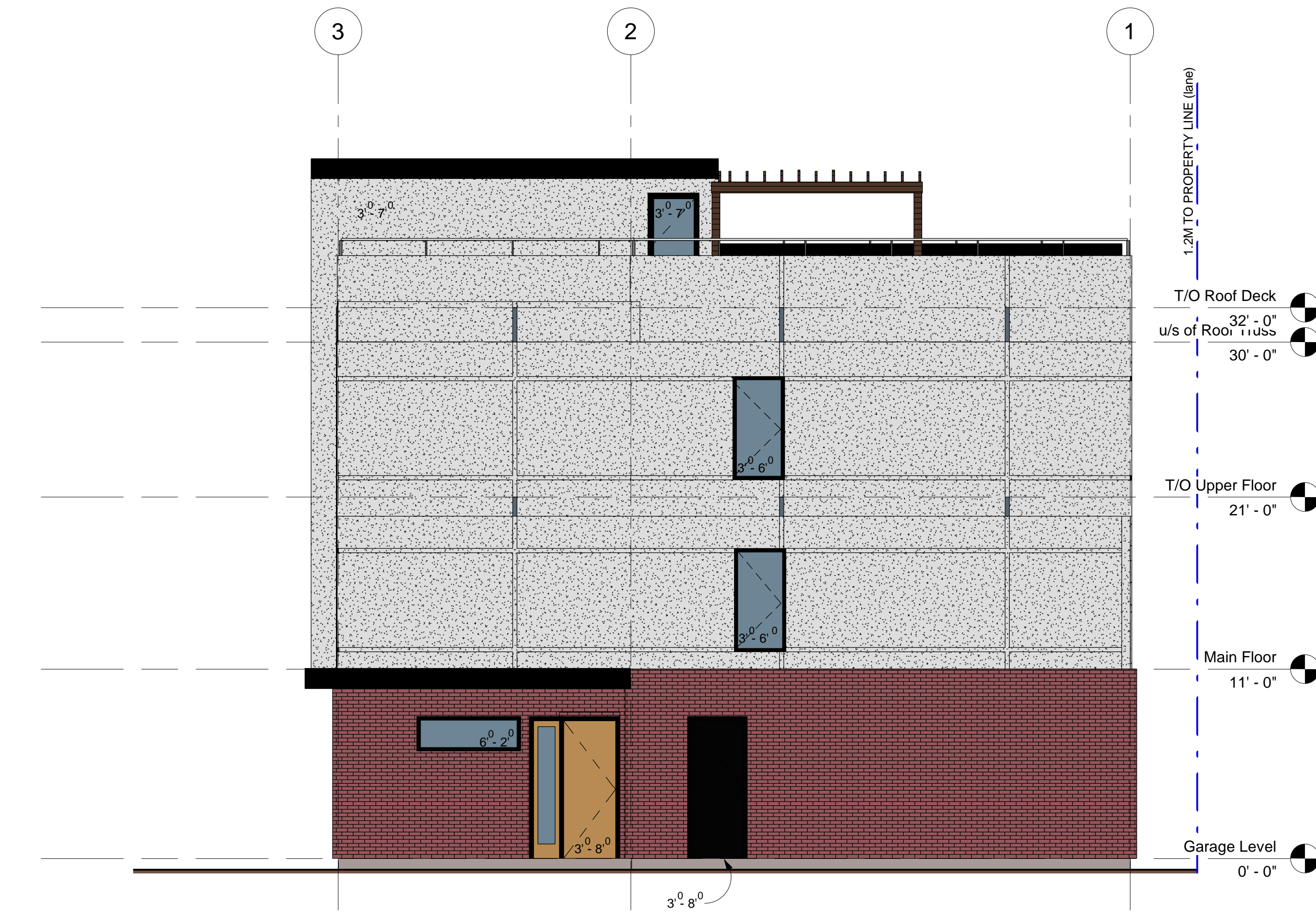
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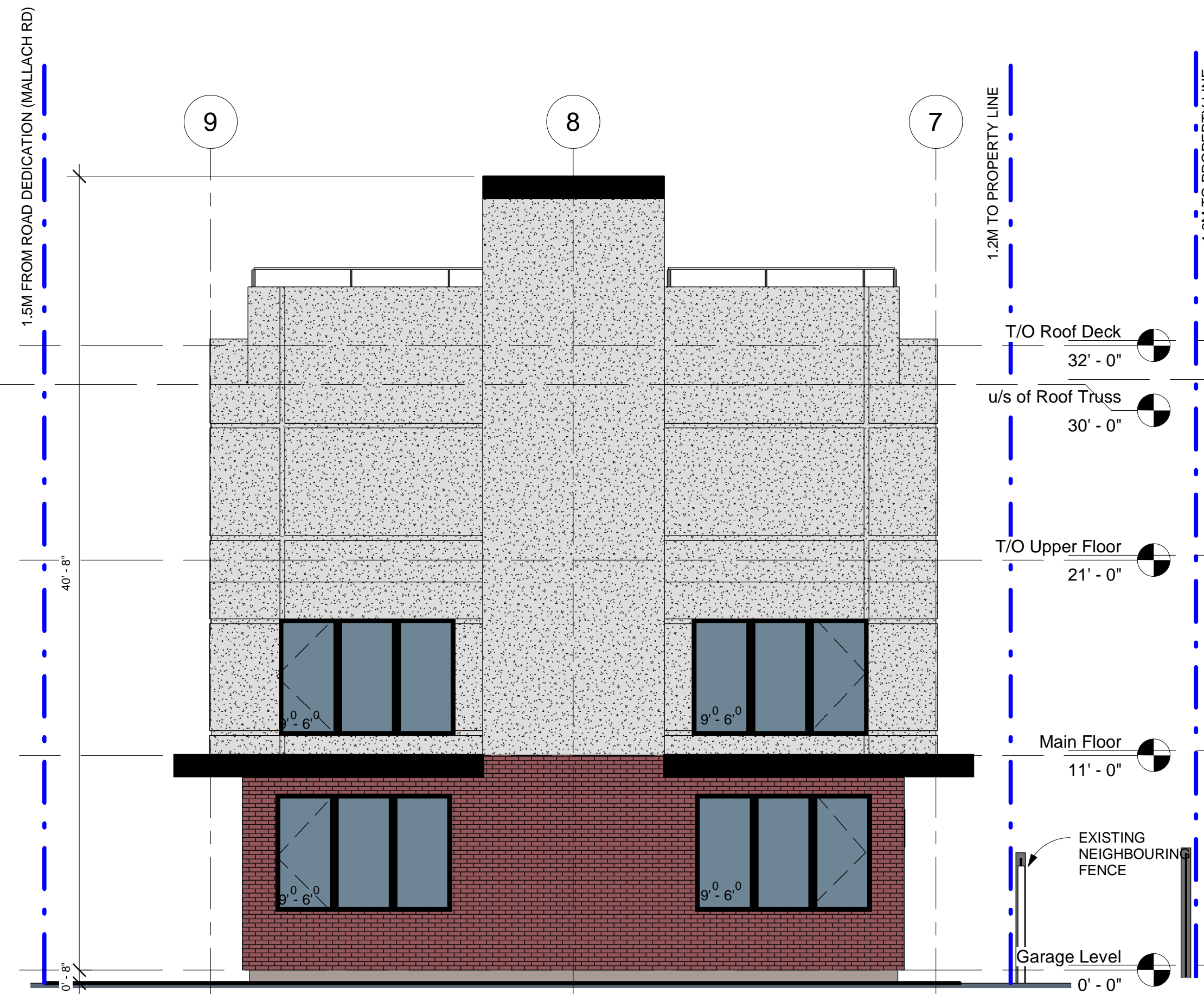
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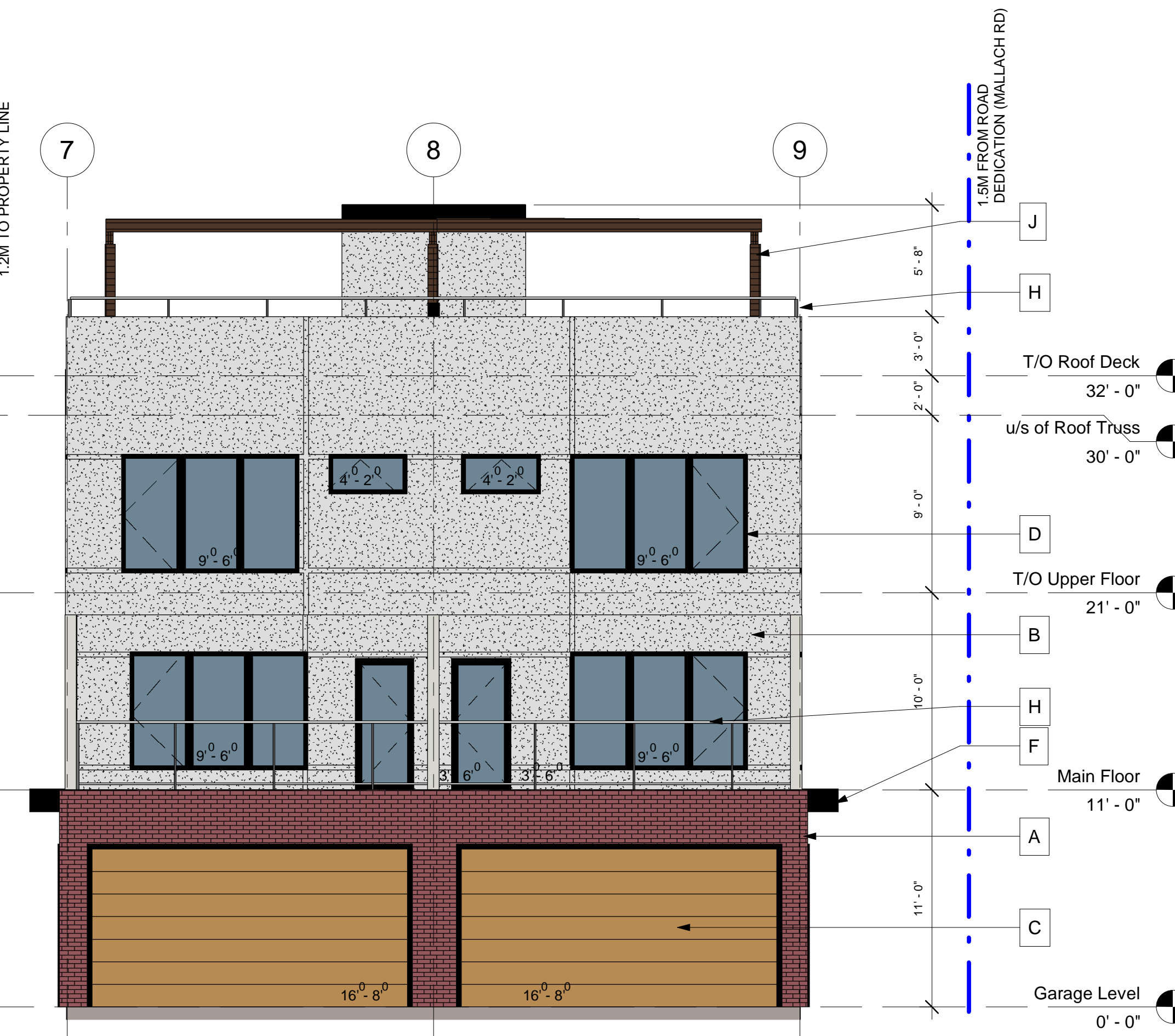
4 BLDG 1 - West Elevation
3/16" = 1'-0"



1 BLDG 1 - East Elevation
(Mallach Rd.)
3/16" = 1'-0"



2 BLDG 1 - North Elevation
3/16" = 1'-0"



3 BLDG 1 - South Elevation
3/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

- A - BRICK VENEER - COLOR: CANADIAN STONE - OLDE COLUMBIA
- B - STUCCO WITH REVEAL LINES (FRY REGLET) COLOR: IMASCO -- CRYSTAL WHITE OR SIMILAR
- C - ENTRY DOORS AND OVERHEAD DOORS COLOR: STEEL CRAFT - CEDAR (18-1581)
- D - WINDOW FRAMES COLOR: BLACK
- E - DOOR FRAMES, AND EXTERIOR MAN DOOR FOR GARAGE COLOR: BLACK
- F - ROOF FASCIA TRIM 12" COLOR: BLACK
- G - ALUMINUM SOFFIT COLOR: BLACK
- H - ALUMINUM RAILING - ROOF TOP AND EXTERIOR STAIR COLOR: BLACK
- J - STAINED TIMBER POST AND BEAM PERGOLA COLOR: TO MATCH FRONT ENTRY DOORS

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Elevations

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A2.0

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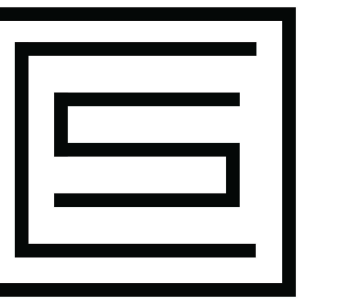
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BUILDING 2

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4.	Rev. site plan - parking	09/04/18
5.	REVISED DP SET	07/05/18

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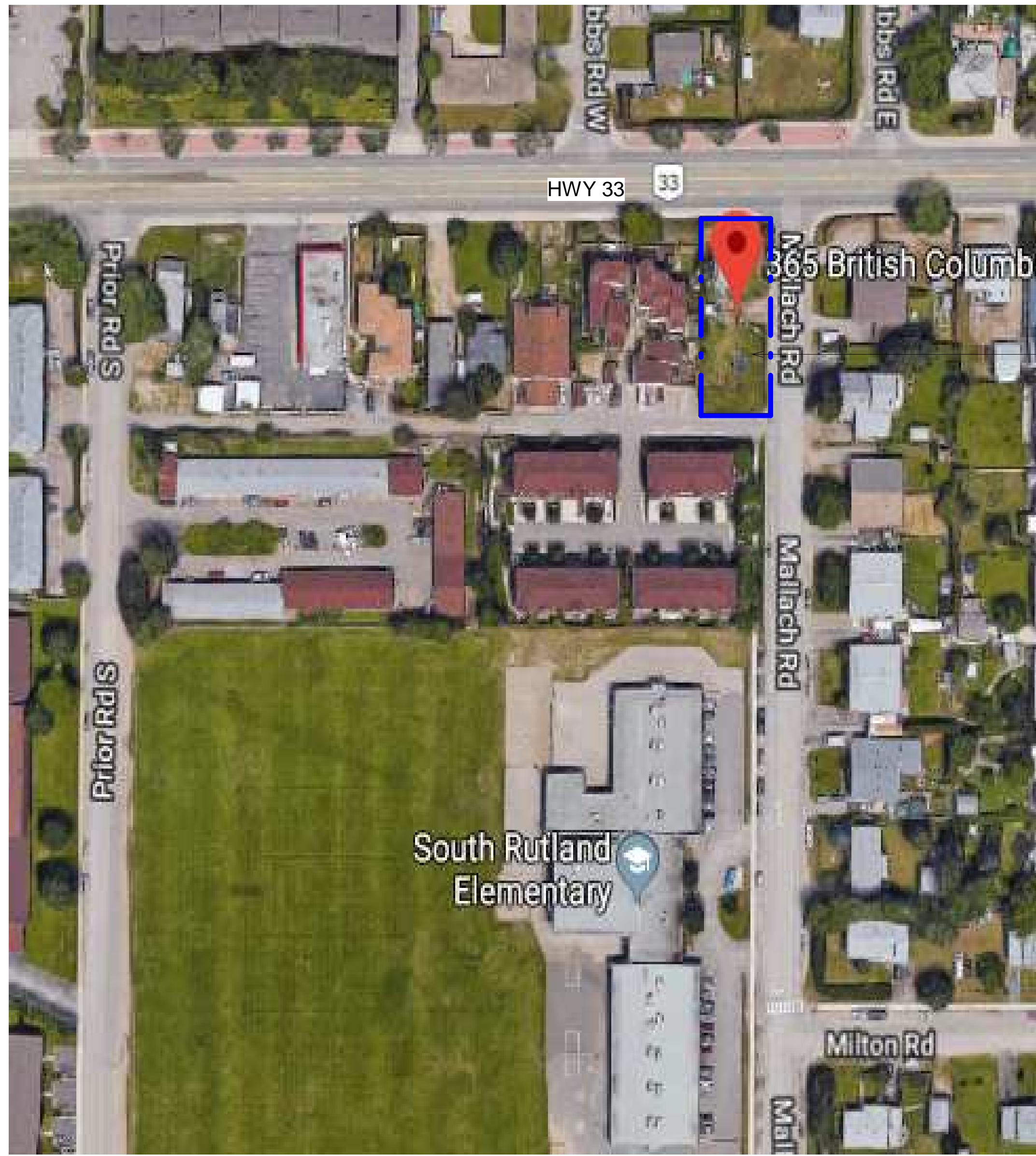
**Multi-Family Development
365 Hwy 33 -E Kelowna BC**

**BUILDER:
SUNTERRA CUSTOM HOMES
203- 2907 32ND STREET
VERNON BC**

Cover Page

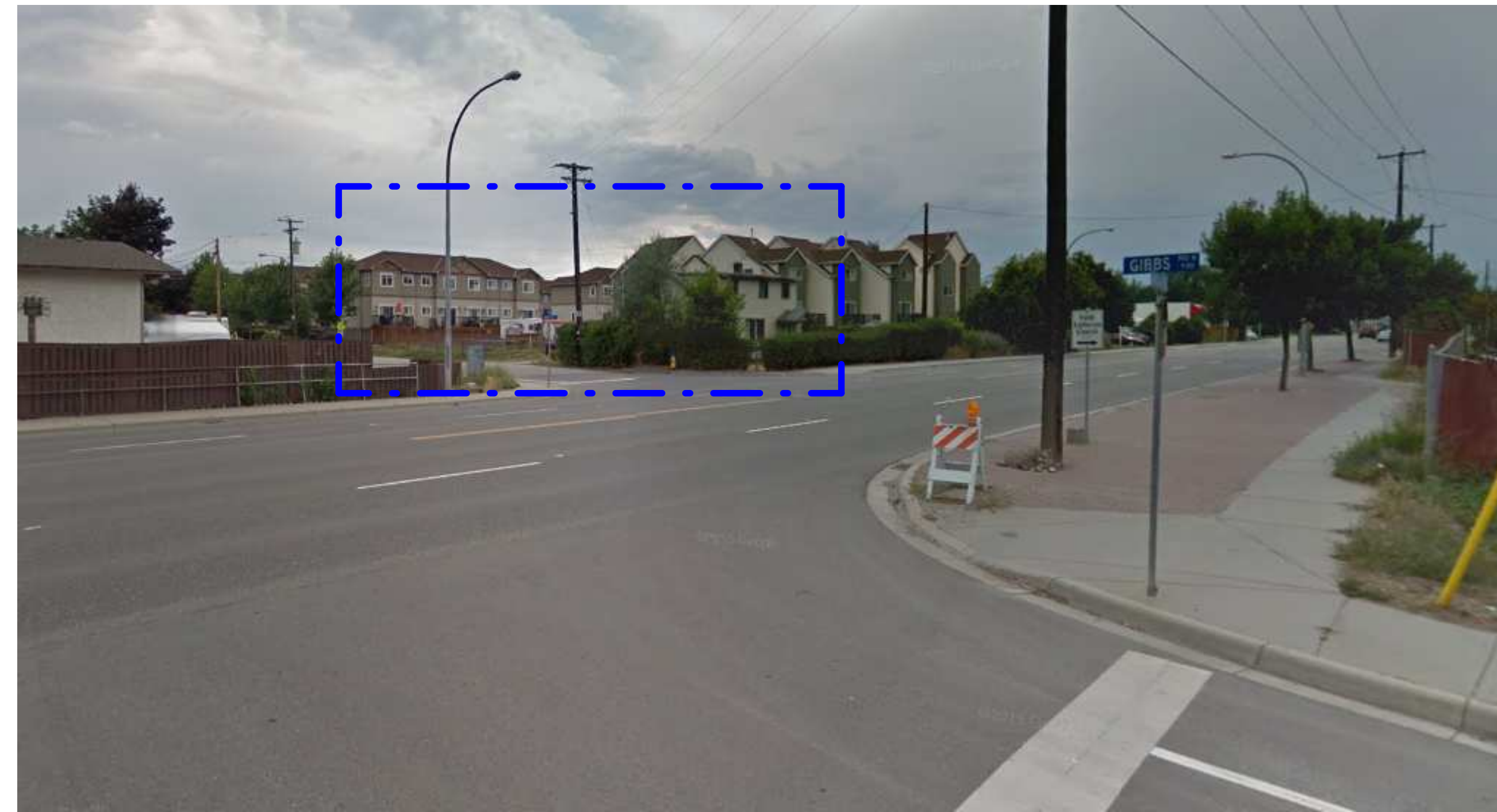
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SCALE	

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SITE LOCATION
NTS

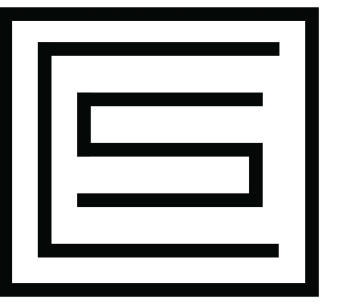
SITE LOCATION
365 HWY 33 E



STREET VIEW LOOKING WEST
NTS



STREET VIEW LOOKING EAST
NTS



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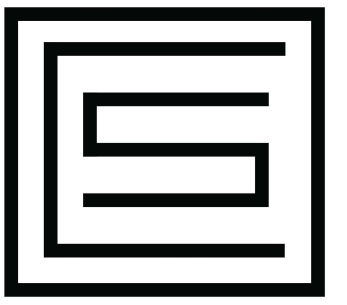
Multi-Family Development
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BUILDER:
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Site Location

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Street Views

DATE	JUNE 8 2018
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STREET VIEW HWY 33 CORNER
NTS



STREET VIEW MALLACH RD LOOKING NORTH
NTS



STREET VIEW MALLACH RD LOOKING WEST
NTS



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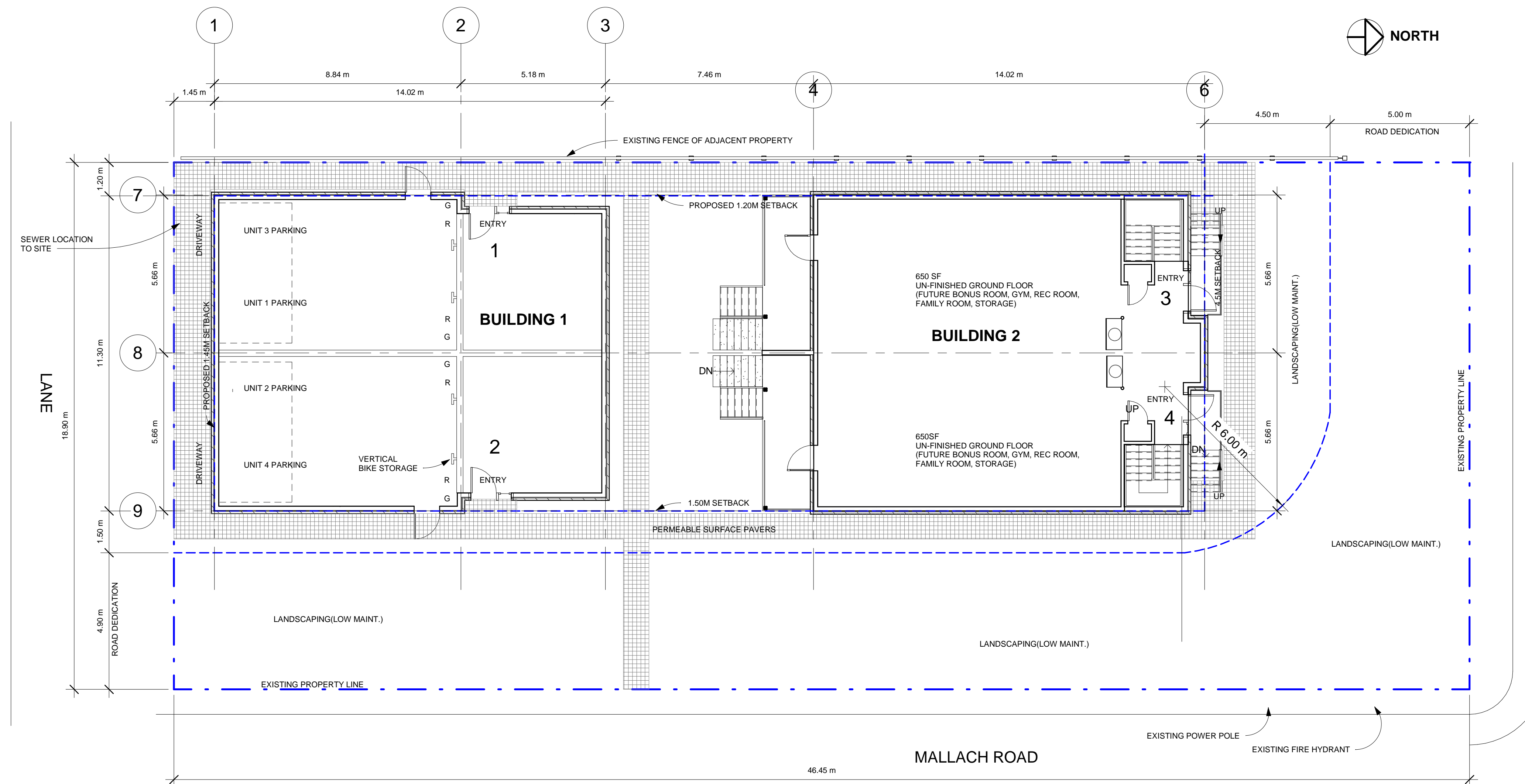
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VERNON BC

Site plan

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PROJECT No.	1704
SCALE	1 : 100

A0.3



PROPERTY ADDRESS: 365 HWY 33 -E RUTLAND BC
LEGAL ADDRESS: KID 326886, PLAN 5012, LOT C
LOT SIZE: 0.21 ACRES (849.83 M2)

PROPOSED DEVELOPMENT: 4 UNITS TOTAL
UNITS 1,2,3,4 = 3 STOREY 2 BED + DEN, 2.5 BATH WITH ROOF TOP PATIO,
BUILDING 2 - UNFINISHED GROUND FLOOR

ZONING BYLAW No. 8000

ZONING: SECTION 13.9 - RM3 LOW DENSITY MULTIPLE HOUSING
(SITE LOCATED WITHIN THE URBAN CENTRE)

SECTION 13.9.6 - DEVELOPMENT REGULATIONS
MAX FLOOR AREA RATIO IS 0.75 + 0.05 FOR SCREENED PARKING
+ 0.1 FOR SITE LOCATED WITHIN THE URBAN CENTRE
= 0.90 MAX FLOOR AREA RATIO

BLDG 1	BLDG 2
GROUND LEVEL - 211SF	GROUND LEVEL - 1430 SF
MAIN LEVEL - 1418 SF	MAIN LEVEL - 1388 SF
UPPER LEVEL - 1218 SF	UPPER LEVEL - 1418 SF
ROOF TOP PATIO - 610 SF	ROOF TOP PATIO - 586 SF

*NOT INCLUDING PARKING, STAIRWELLS, AND MECH RMS
PROPOSED = 8279 SF (769.14M2) / 849.83M2 = 0.90

SITE COVERAGE

MAX BUILDING SITE COVERAGE: 40%, W/ PRIVATE OPEN SPACE PER
UNIT MAX ALLOWED 50%

BUILDING FOOTPRINT:

BLDG 1 = 155,07M2
BLDG 2 = 157,46M2
312.53M2 / 849.83M2 = 37%

MAX SITE COVERAGE FOR DRIVEWAYS AND PARKING = 10%,
MAY BE INCREASED TO 15% WITH PERMEABLE SURFACES

PERMEABLE SIDEWALKS = 117 M2

117 M2 / 849.83M2 = 14%

TOTAL COMBINED SITE COVERAGE (50% + 15% = 65%) = PROVIDED 51%

MAX HEIGHT: LESSER OF 1M OR 3 STOREYS

PROPOSED BUILDING HEIGHT = TOP TO ROOF DECK 9.96M
PLUS 2.65M ADDITIONAL HEIGHT TO TOP OF ENCLOSED STAIR ACCESS ROOF
(STAIR ACCESS HEIGHT NOT INCLUDED IN CALC. PER SECTION 6.6, SENTANCE 6.6.1)

ROAD DEDICATIONS:

HWY 33 - 5M, MALLACH RD - 4.9M, WITH 6M RADIUS CORNER ROUNDING

SETBACKS:

FRONT: REQUIRED 4.5M (HWY 33), PROVIDED 4.5M
SIDE FROM LANE: REQUIRED 3.0M, PROVIDED 1.45M -VARIANCE REQUIRED
SIDE YARD: REQUIRED 1.5M (MALLACH RD) -URBAN CENTER, PROVIDED 1.5M
SIDE YARD: REQUIRED 4.5M, PROPOSED 1.20M -VARIANCE REQUIRED

SECTION 6.4 PROJECTIONS INTO SIDE YARDS
MAX PROJECTION 0.6M

OPEN TREAD STAIR AND LANDING FOR UNITS 5& 6 = 0.6M INTO SIDE YARD

SECTION 8: PARKING AND LOADING

PARKING STALL SIZE = 6.0M X 2.5M, BESIDE A COLUMN OR WALL 2.70M

TABLE 8.1 PARKING SCHEDULE

APARTMENT PARKING:

1.5 SPACES PER 2 BEDROOM - 1.5 x 4 UNITS=6

TOTAL REQUIRED SPACES = 6

PROVIDED 4 STALLS, WITH CASH IN LEU FOR THE REMAINING 2 STALLS

STREET PARKING ALONG MALLACH RD

TABLE 8.3 BICYCLE PARKING

CLASS 1 - FOR RESIDENTS 0.5 PER DWELLING

= 0.5 X 4 = 2 STALLS REQUIRED

PROVIDED 1 PER UNIT, VERTICAL RACK INSIDE GARAGE

TOTAL BIKE PARKING PROVIDED = 4 STALLS

SECTION 13.9.7

OPEN SPACE REQUIRED PER UNIT -

25M2 PER 2 OR MORE BEDROOMS

TOTAL REQUIRED OPEN SPACE= 100 M2

PROVIDED: 2 BEDROOM UNITS - ROOF TOP PATIO

610SF X 2 PLUS 586SF X 2= 2392 SF 222 M2

TOTAL PROVIDED USABLE OPEN SPACE = 222 M2

GROUND LEVEL LANDSCAPEING AREA = 420.30 M2

SECTION 7: LANDSCAPING AND SCREENING

7.3 REFUSE AND RECYCLE BINS

(NOTED ON THE DEVELOPEMENT PERMIT CHECK LIST - 5 OR MORE RESIDENTIAL UNITS
REQUIRES A COMMERCIAL BIN)

PROVIDED - 4 STANDARD RESIDENTIAL GARBAGE AND RECYCLE BINS,

ONE EACH PER UNIT LOCATED IN GARAGE. - ROLL TO CURB (LANE) DAY OF PICK UP

BC BUILDING CODE:

DIV B PART 9 - TABLE 9.10.14.4.A

LIMITING DISTANCE-

MAX FACE OVER 100M2, 6.0M APART = MAX ALLOWABLE

OPENINGS = 19% FOR EACH BUILDING FACE

BLDG 1

(DISTANCE BETWEEN BLDGS 7.54M)

WALL FACE = 124.30M2

OPENINGS = 20.06M2

= 16%

BLDG 2

(DISTANCE BETWEEN BLDGS 7.54M)

WALL FACE = 125.14M2

OPENINGS = 22.11M2

= 18%

3.2.2.52 - GROUP C, UP TO 3 STOREYS

FACING TWO STREETS - MAX BUILDING AREA 750M2

NOT SPRINKLERED, COMBUSTABLE OR NON COMBUSTABLE

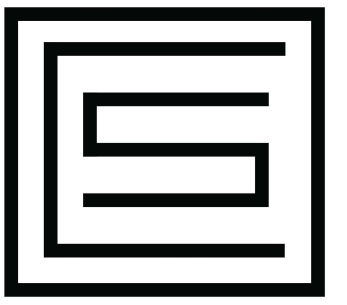
CONSTRUCTION

PROPOSED BUILDING FOOTPRINT FOR BOTH BUILDINGS = 312.53M2

3.3.4.2 (1) FIRE SEPARATION

FIRE SEPARATION BETWEEN RESIDENTIAL UNITS 1 HR

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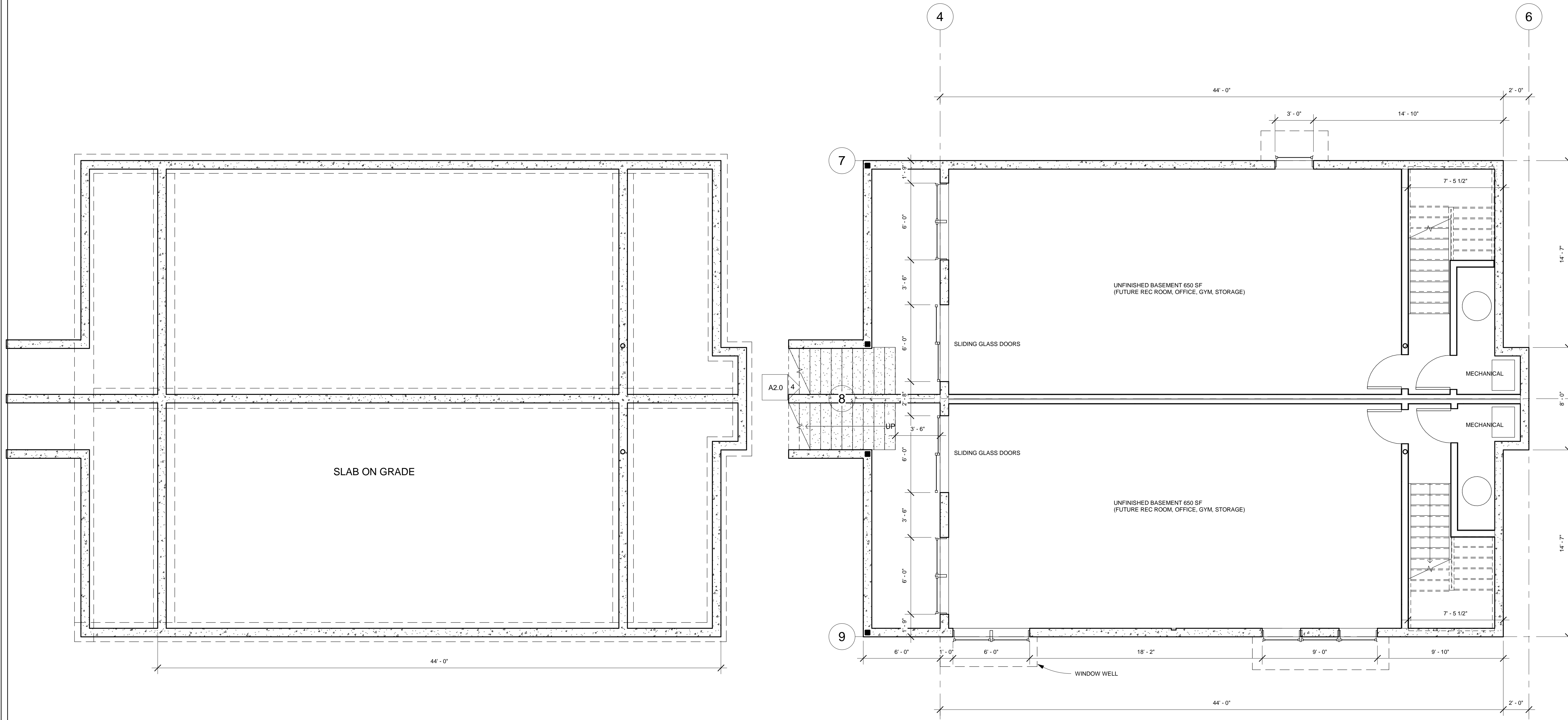
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2 Foundation
1/4" = 1'-0"

3 Top of Slab
1/4" = 1'-0"

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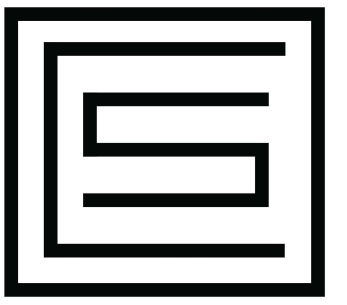
Foundation & Basement Plan

BUILDING 2

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SCALE	1/4" = 1'-0"

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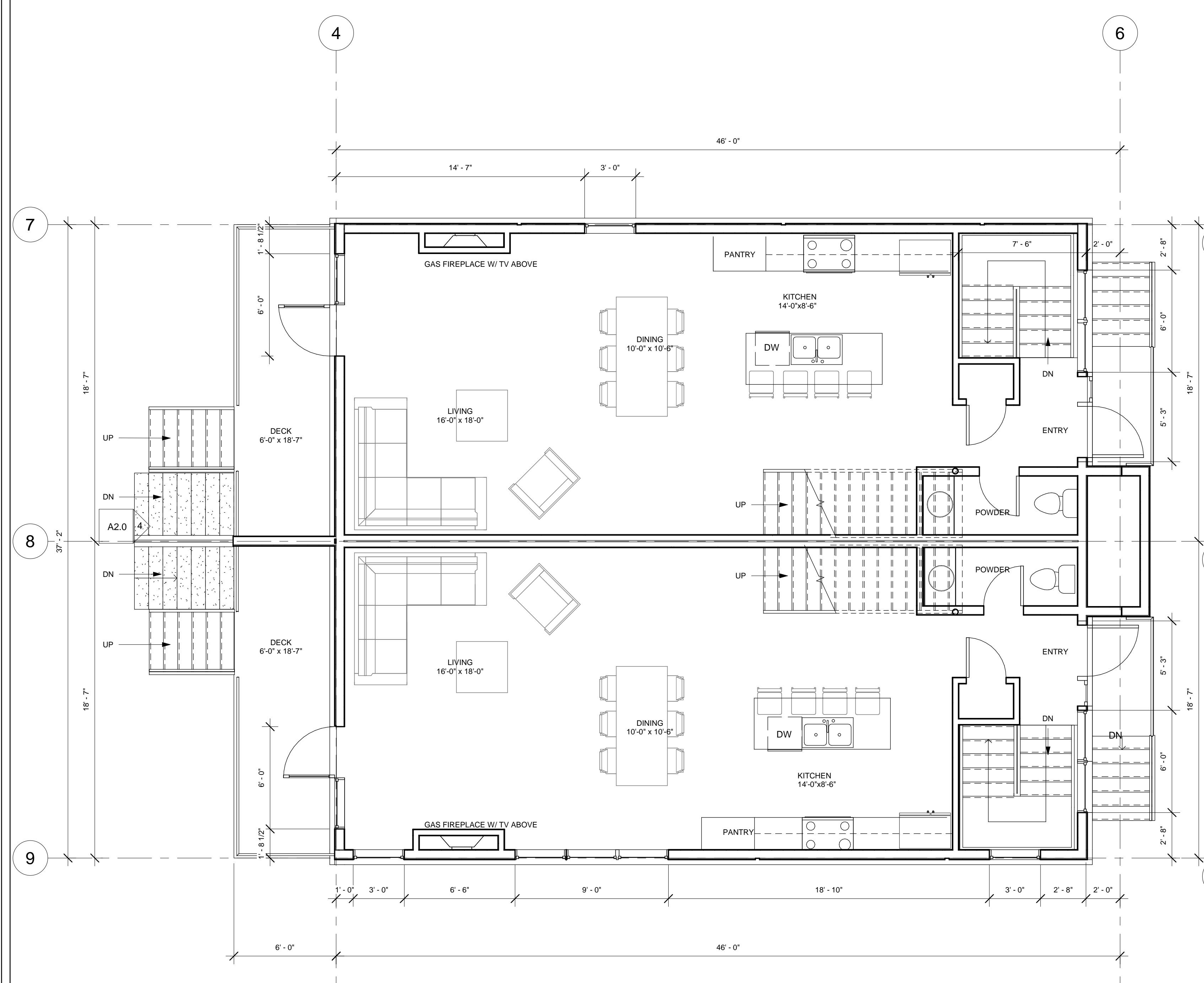
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Ground Level &
 Upper Level Plan

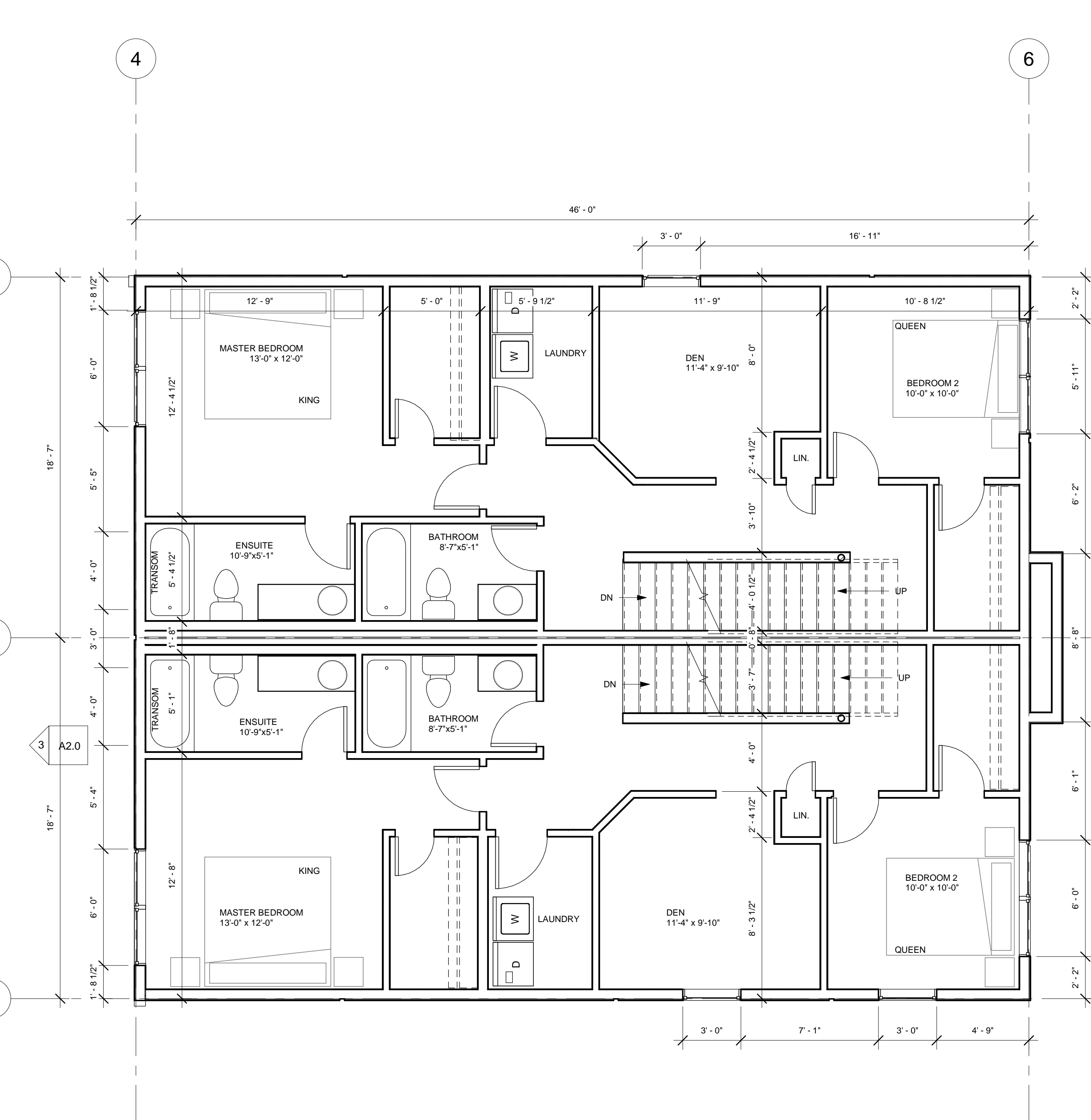
BUILDING 2

DATE	JUNE 8 2018
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A1.1

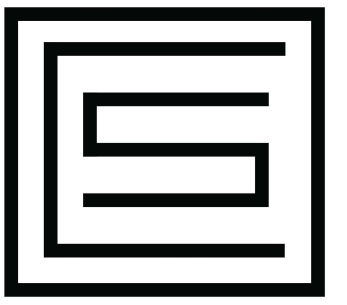


1 Main Floor
 1/4" = 1'-0"



2 Upper Level
 1/4" = 1'-0"

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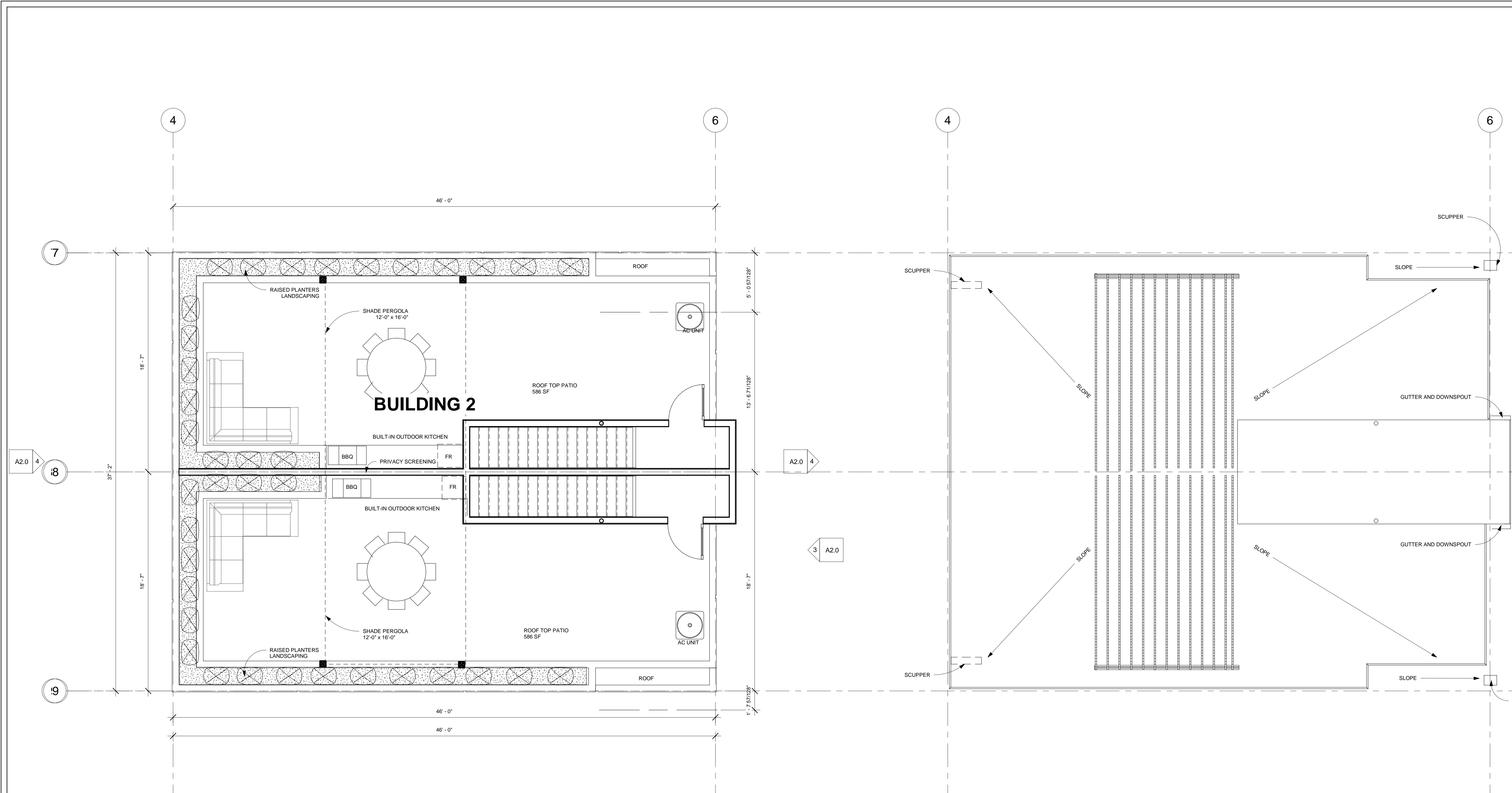
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Roof Top Patio &
Roof Plan

BUILDING 2

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SCALE	1/4" = 1'-0"

A1.2



1 u/s of Roof Truss ROOF TOP PATIO
1/4" = 1'-0"

2 T/O Roof Deck
1/4" = 1'-0"



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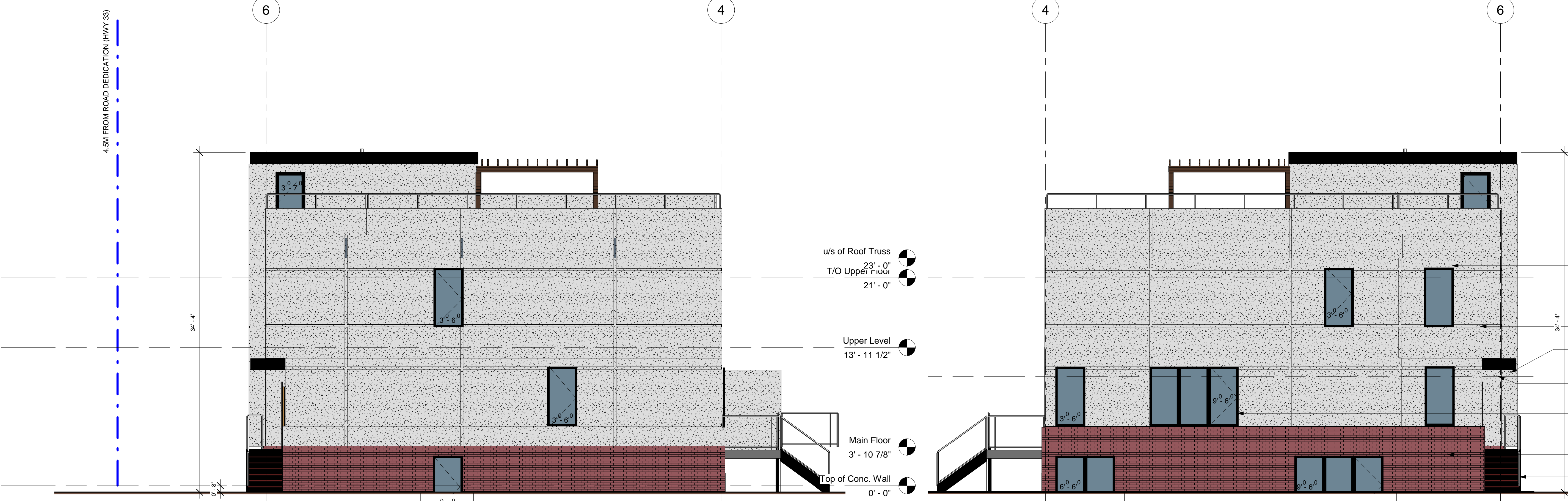
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4.5M FROM ROAD DEDICATION (HWY 33)

4.5M FROM ROAD DEDICATION (HWY 33)

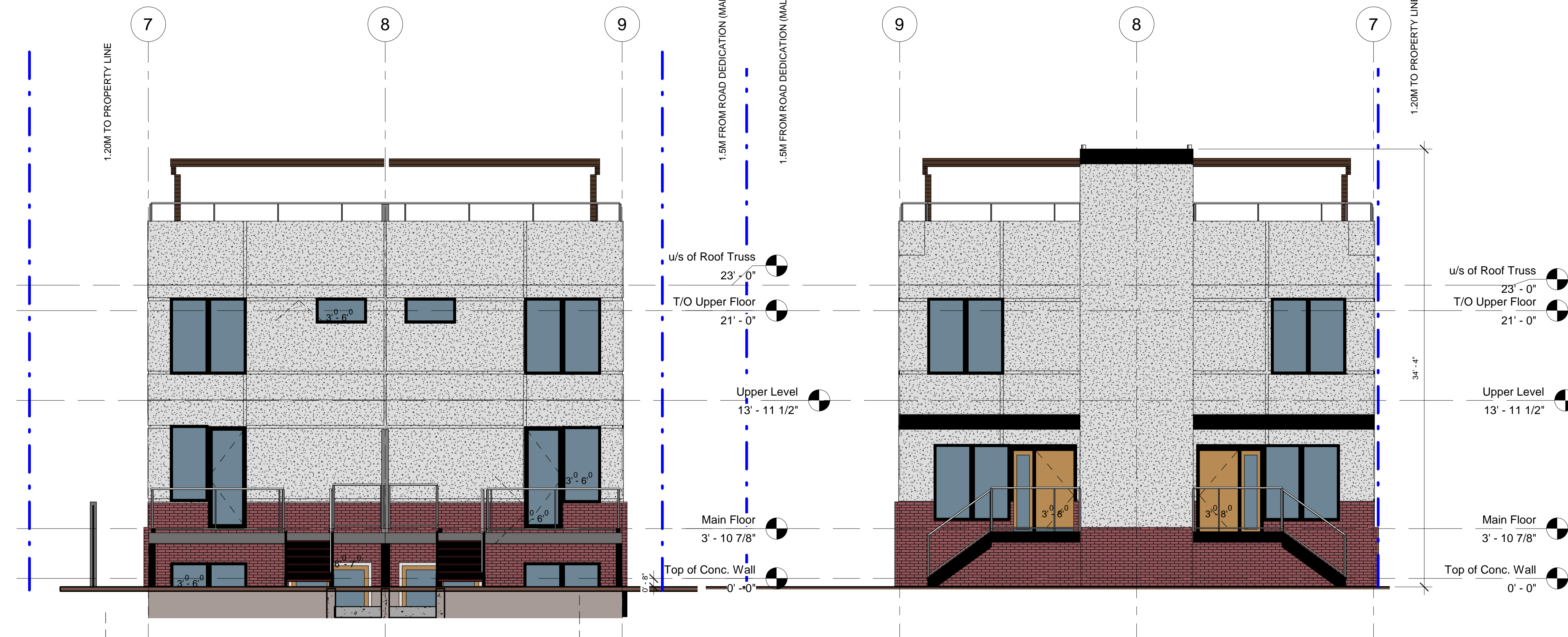


2 West Elevation-BLDG 2
3/16" = 1'-0"

1 East Elevation-BLDG 2
(Mallach Rd.)
3/16" = 1'-0"

1.20M TO PROPERTY LINE

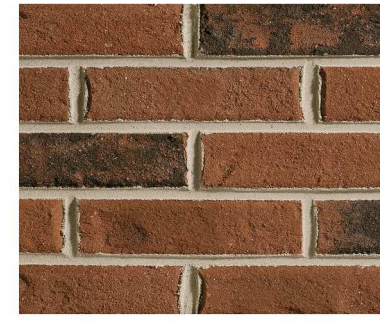








1.20M TO PROPERTY LINE



4 BLDG 2 -South Elevation
3/16" = 1'-0"

3 BLDG 2 - North Elevation
3/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

-  A - BRICK VENEER -
COLOR: CANADIAN STONE - OLDE COLUMBIA
-  B - STUCCO WITH REVEAL LINES (FRY REGLET)
COLOR: IMASCO -- CRYSTAL WHITE OR SIMILAR
-  C - ENTRY DOORS AND OVERHEAD DOORS
COLOR: STEEL CRAFT - CEDAR (18-1581)
-  D - WINDOW FRAMES
COLOR: BLACK
-  E - DOOR FRAMES, AND EXTERIOR
MAN DOOR FOR GARAGE
COLOR: BLACK
-  F - ROOF FASCIA TRIM 12"
COLOR: BLACK
-  G - ALUMINUM SOFFIT
COLOR: BLACK
-  H - ALUMINUM RAILING - ROOF TOP
AND EXTERIOR STAIR
COLOR: BLACK
-  J - STAINED TIMBER POST AND BEAM PERGOLA
COLOR: TO MATCH FRONT ENTRY DOORS

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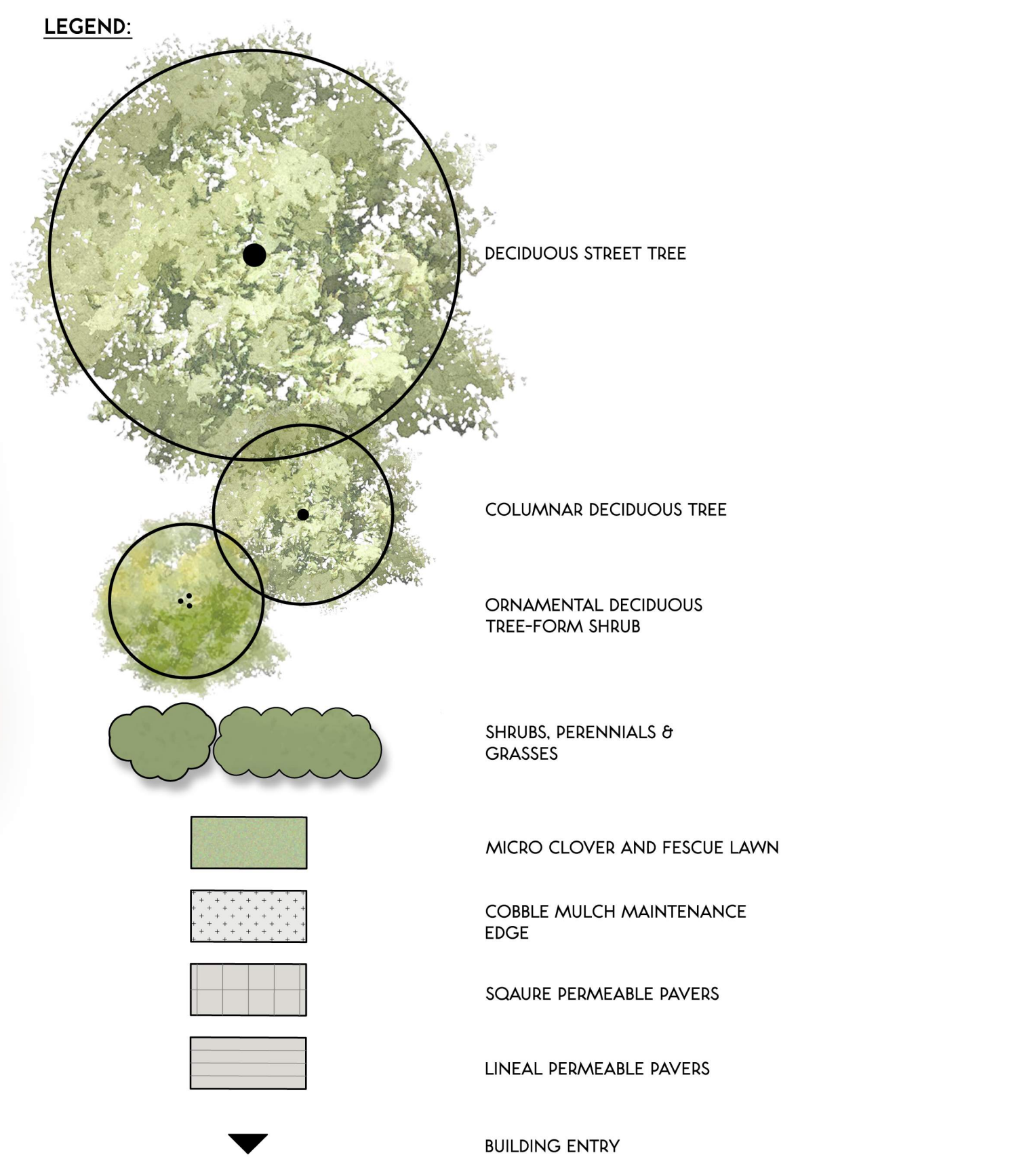
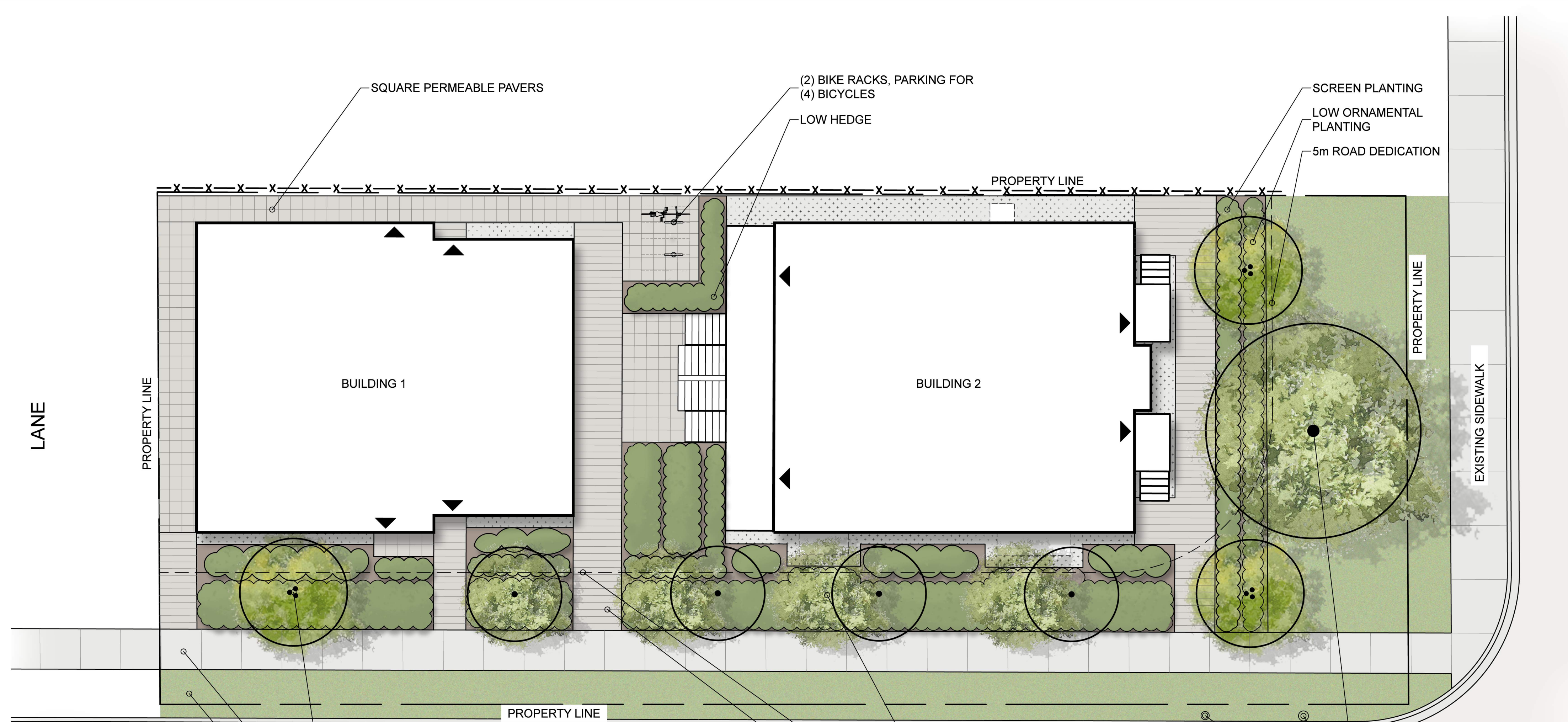
Elevations
BUILDING 2

DATE	JUNE 8 2018
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/VOLUMES/BENCH/400 - PROJECTS/2018/18-014_365HIGHWAY33_MULTI-FAMILY/440 - DRAWINGS/00-CURRENT/442 - PRODUCTION/442 - DRAWINGS/00-CURRENT/DO_18-014_365HIGHWAY33_LANDSCAPEPLAN.DWG



HIGHWAY 33-E RUTLAND

DEVELOPMENT PERMIT NOTES:

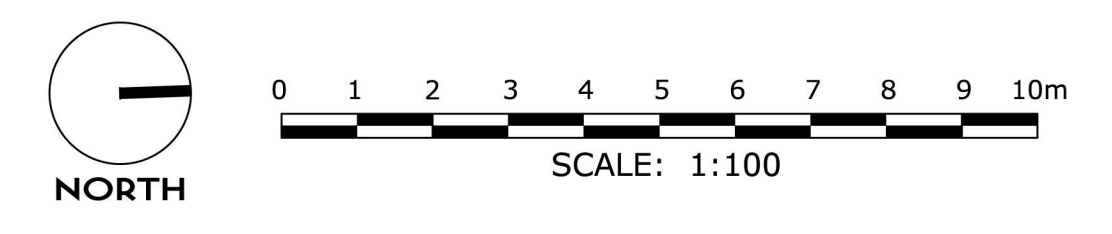
- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE ROUND ROCK. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- H SEEDED MICRO CLOVER & FESCUE LAWN AREAS SHALL BE LOW WATER USE 'CERTIFIED CANADA NO. 1' SEED WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- I A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

PLANT LIST:

TREES			
Botanical Name	Common Name	Size	Root
<i>Fraxinus pennsylvanica</i> 'Prairie Spire'	Green ash	6 cm Cal.	B&B
<i>Hamamelis x intermedia</i> 'Arnold Promise'	Arnold Promise witch hazel	1.8m Ht.	Potted
<i>Hamamelis x intermedia</i> 'Jelena'	Jelena witch hazel	1.8m Ht.	Potted
<i>Liquidambar styraciflua</i> 'Emerald Sentinel'	American sweetgum	6 cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Buxus</i> 'Green Velvet'	Boxwood	#02 Cont./1.0m O.C.	Potted
<i>Erica carnea</i> 'Springwood Pink'	Winter heath	#02 Cont./0.45m O.C.	Potted
<i>Weigela florida</i> 'Alexandra'	Wine & Roses weigela	#02 Cont./1.5m O.C.	Potted
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Nepeta racemosa</i> 'Walker's Low'	Walker's Low catmint	#01 Cont./0.9m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather reed grass	#02 Cont./0.9m O.C.	Potted
<i>Pennisetum alopecuroides</i> 'Hameln'	Fountain grass	#01 Cont./0.6m O.C.	Potted
<i>Sesleria autumnalis</i>	Autumn moor grass	#01 Cont./0.3m O.C.	Potted

NO.	DATE	DESCRIPTION
3	JUN 02/18	RE-ISSUED FOR DP
2	MAY 02/18	ISSUED FOR DP
1	APR 24/18	ISSUED FOR REVIEW

PROJECT
365 HIGHWAY 33 MULTI-FAMILY SAATH DEVELOPMENT CORP.

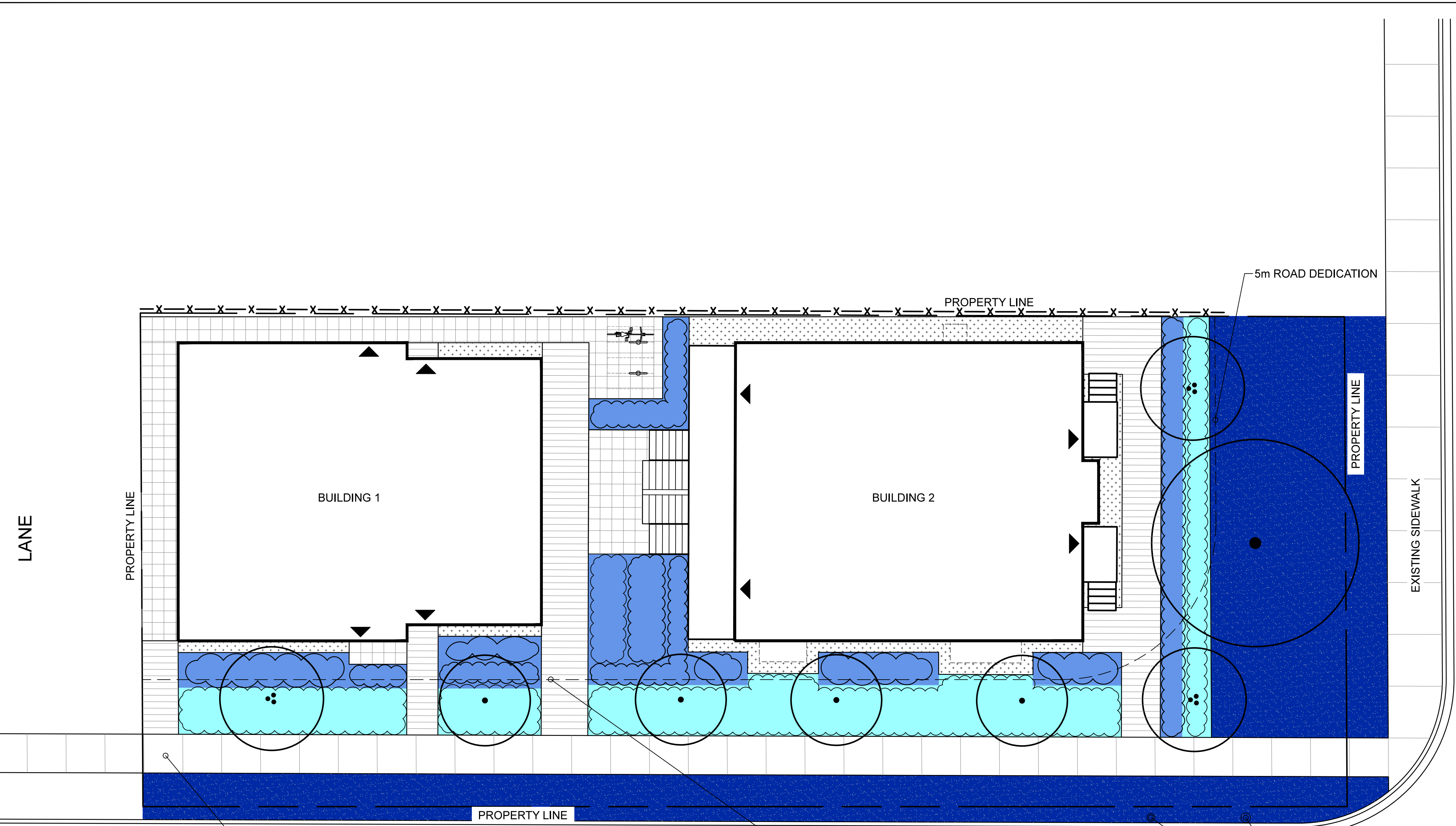


NOT FOR CONSTRUCTION



SHEET TITLE	
LANDSCAPE PLAN	
SHEET NO.	PROJECT #
L-1	18-014
SCALE	1:100

/VOLUMES/BENCH/400 - PROJECTS/2018/18-014_365HIGHWAY33_MULTI-FAMILY/440 - PRODUCTION/442 - DRAWINGS/00-CURRENT/00_18-014_365HIGHWAY33_LANDSCAPEPLAN.DWG



LEGEND:

- LOW WATER USE
- MODERATE WATER USE
- HIGH WATER USE

LANE

PROPERTY LINE

BUILDING 1

BUILDING 2

PROPERTY LINE

5m ROAD DEDICATION

EXISTING SIDEWALK

HIGHWAY 33-E RUTLAND

PROPERTY LINE

MALLACH ROAD

CONCRETE SIDEWALK

4.9m ROAD DEDICATION

EXISTING HYDRANT

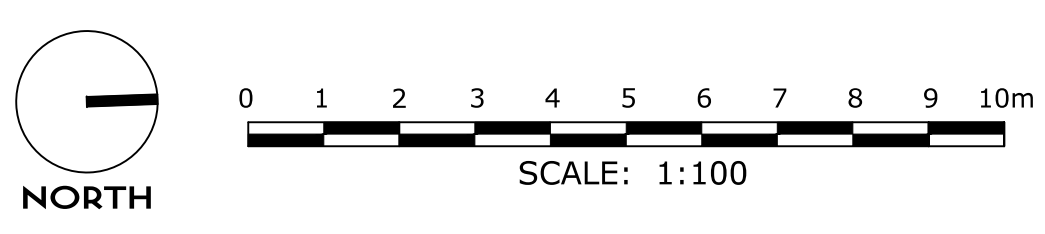
EXISTING POWER POLE

NEW CONCRETE CURB & GUTTER

REVISIONS / ISSUED	
NO.	DESCRIPTION
3	JUN 08/18 RE-ISSUED FOR DP
2	MAY 02/18 ISSUED FOR DP
1	APR 24/18 ISSUED FOR REVIEW

PROJECT

365 HIGHWAY 33 MULTI-FAMILY
SAATH DEVELOPMENT CORP.



NOT FOR CONSTRUCTION

BENCH
SITE DESIGN

4-1562 water street, kelowna bc V1Y 1J7 |
+1 250 860 6778 |

SHEET TITLE	
HYDROZONE PLAN	
SHEET NO.	PROJECT #
L-2	18-014
SCALE	1:100