

REPORT TO COUNCIL



Date: June 19th, 2012
To: City Manager
From: Land Use Management, Community Sustainability (AW)
Application: DP12-0048 **Owner:** Victor Projects Ltd., Inc. No. 593426
Address: 1850 Underhill Street **Applicant:** CEI Architecture
Subject: Development Permit

Existing OCP Designation: Commercial
Existing Zone: A1 - Agriculture 1
Proposed Zone: C3 - Community Commercial

1.0 Recommendation

THAT Final Adoption of Zone Amending Bylaw No. 10708 be considered by Council;

THAT Council authorize the issuance of Development Permit No. DP12-0048 for Lot 3, D.L. 127, ODYD, Plan KAP59534 located at 1850 Underhill Street, Kelowna B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. 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 professional landscaper;

AND THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 Purpose

To consider a Development Permit for the form and character of the proposed Mr. Lube station.

A handwritten signature in the bottom right corner of the page.

3.0 Land Use Management

Although this is not the highest and most efficient use of this urban centre location, the proposal has merits and will compliment the other auto-dominated uses that are within the vicinity. Access will be gained through an access agreement with the gas station to the north and from Underhill Street. While corporate branding is typical for these types of franchises, the applicant has made modest elevation changes and has incorporated appropriate landscaping to buffer the proposed development. The signage will include corporate fascia signage and a free standing pylon sign. The improved building materials and landscaping will contribute to the redevelopment of this auto services node along the Highway.

4.0 Proposal

The proposed building includes three indoor service bays. As part of the Development Permit process the developer has improved the site landscaping and the building's aesthetic details, the site plan, building elevations and landscape plan are attached.

The application compares to the requirements of Zoning Bylaw No. 8000 as follows:

Zoning Bylaw No. 8000		
Criteria	Proposed	C3 Zone Requirements
Development Regulations		
Floor Area Ratio (FAR)	0.07	1.0
Site Coverage (buildings)	13.74%	50%
Height	6.7m	15m/ 4 storeys
Front yard	7.15m	3.0m
Side yard (N)	7.09m	0.0m
Side Yard (S)	35.92m	2.0m
Rear yard	1.5 m	0.0m
Other Regulations		
Vehicle Parking	7 Stalls	7 stalls required
Bicycle Parking	Class I: 1 Class II: 2	Class I: 1 Class II: 2
Loading stalls	1 stall	1 stall
Queuing stalls	To be addressed for DP	3 stalls per wash bay

The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	C4 - Urban Centre Commercial	Commercial
West	C4 - Urban Centre Commercial	Commercial
South	RM5 - Medium Density Multiple Housing	Apartment
East	C4 - Urban Centre Commercial	Commercial

4.1 SUBJECT PROPERTY MAP:



5.0 **Current Development**

5.1 Kelowna Official Community Plan (OCP)

5.1.1 Development Process (Chapter 5)

Streetscaping (Objective 5.8). Urban Centre roads should be considered as part of public space and streetscaped with full amenities (i.e. sidewalks, trees and other planting, furniture, bike facilities, boulevards, etc.)

5.1.2 Urban Design Development Permit Areas (Chapter 14) - Design Guidelines

Revitalization Design Guidelines

Objectives

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

6.0 Technical Comments

6.1 Building & Permitting Department

1. Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
2. Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building.
3. A second rated exit from the interconnected floor space (main floor & Basement is required or an alternative solution in place that is acceptable to the City of Kelowna Chief Building Inspector prior to the release of the DP
4. This second exit from the basement may affect the number of on site parking stalls
5. The building code analysis provided with this application is to be based on the British Columbia Building Code. Fire separations are to be established between the 2nd floor office space and the garage area. These are required at the time of building permit application.
6. Size and location of all signage to be clearly defined as part of the development permit
7. Full Plan check for Building Code related issues will be done at time of Building Permit

6.2 Development Engineering Department

See Attached

6.3 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 150ltr/sec flow. Flammable liquids are not to be stored in the basement or pit area. Additional comments will be required when detailed plans are submitted for the building permit application.

6.4 Fortis BC

FortisBC has reviewed the attached referral. In conjunction with provision of electrical servicing to the property, the property owner is required provide all necessary rights of ways to FortisBC prior to dispatch of construction.

7.0 Application Chronology

Date of Application Received: March 15, 2012

Report prepared by:



Alec Warrender, Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

Approved for Inclusion:



Shelley Gambacort, Director of Land Use Management

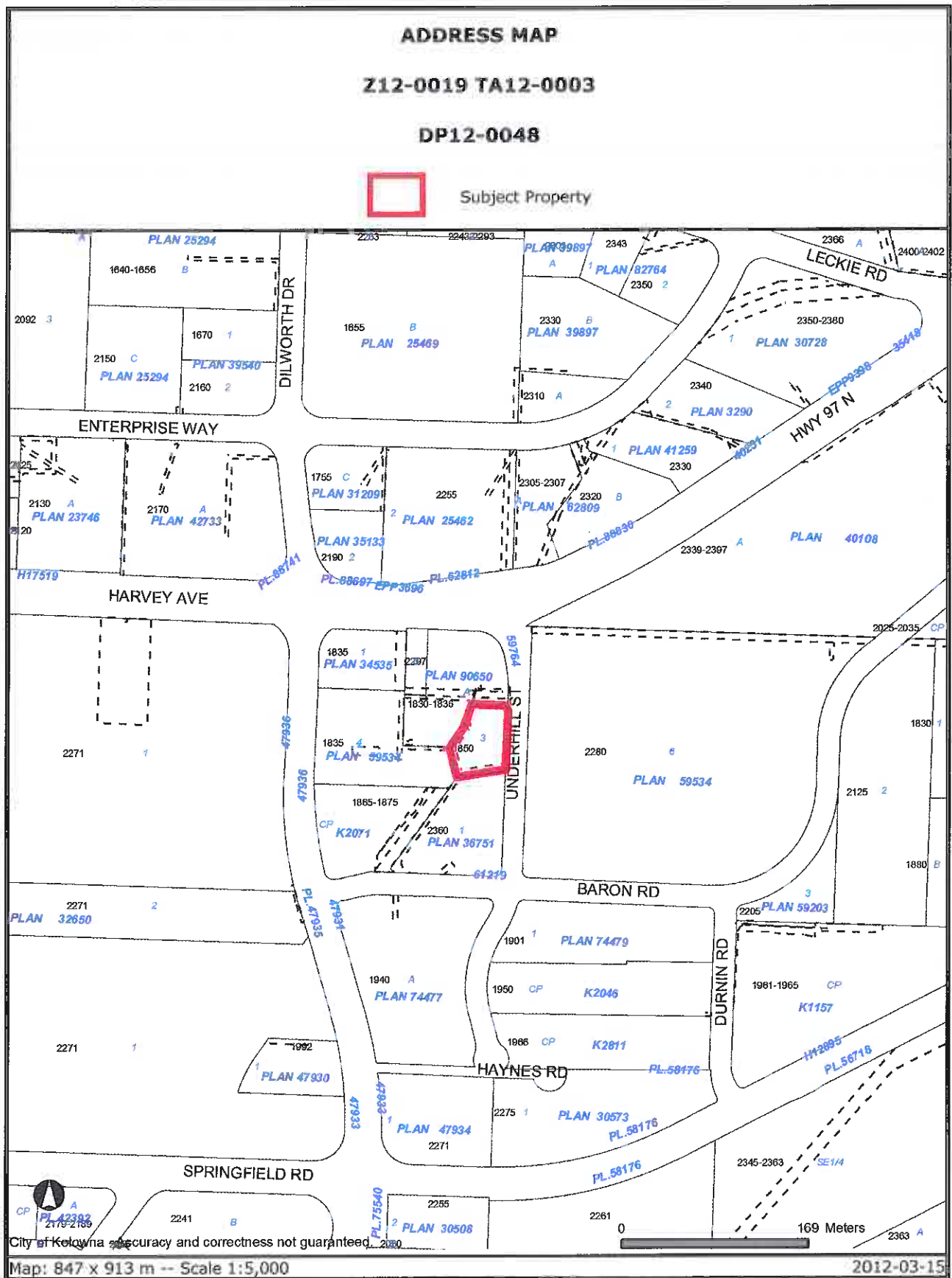
Attachments:

Site Plan

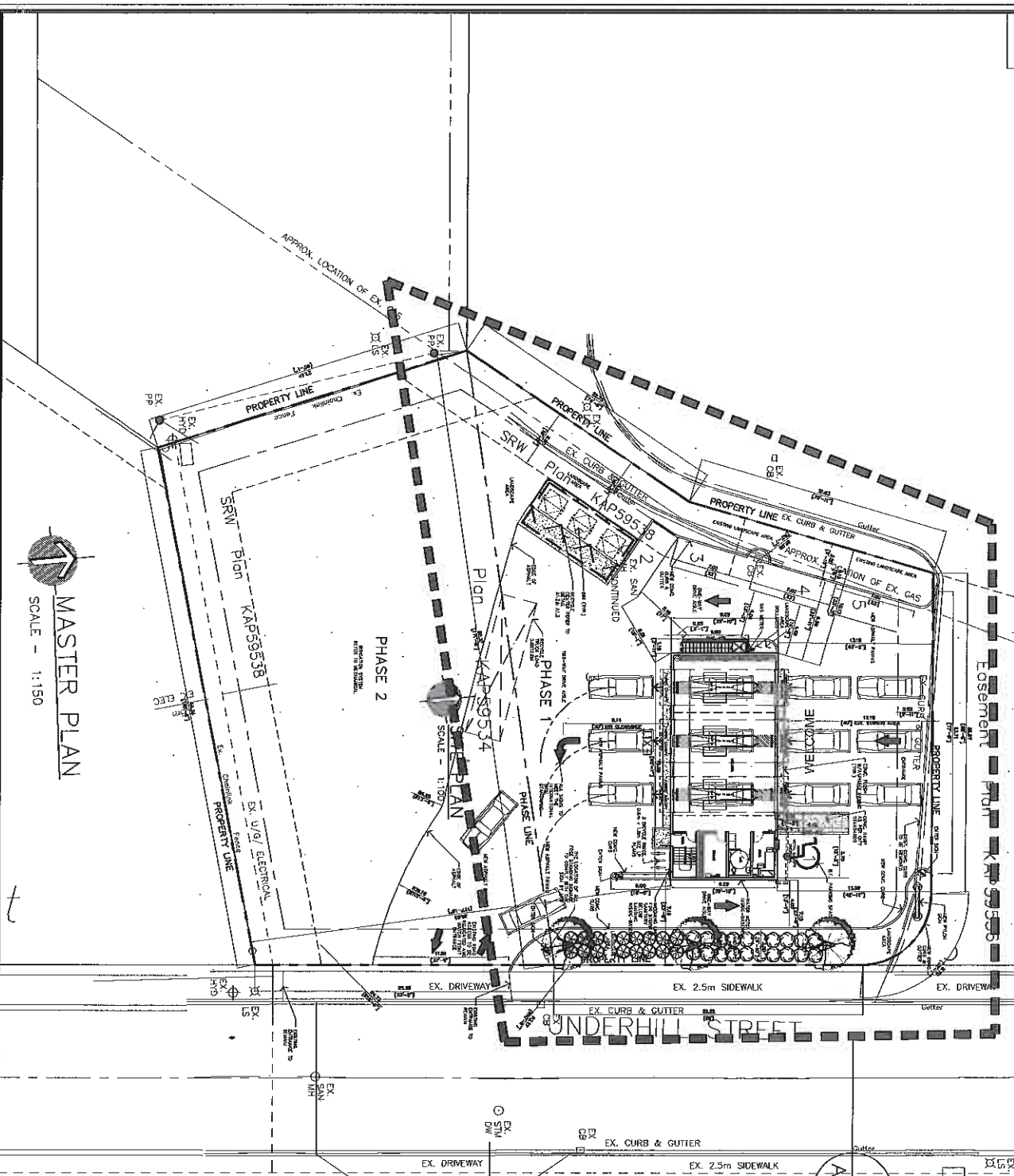
Elevations

Landscape Plan

Development Engineering Requirements



*Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.*





MASTER PLAN

 SCALE - 1:150

SCHEDULE A-1
 This forms part of development
 Permit # **DPA-0048**



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 CANTAM GROUP LIMITED BEFORE COMMENCING WORK.
DRAWINGS NOT TO BE SCALED

NO.	REVISIONS	DATE
01	ISSUED FOR PRELIMINARY REVIEW	JUN. 16, 2012
02	REVISION TO SITE PLAN (NEW ADDRESS)	FEB. 02, 2012
03	REVISION TO SITE PLAN (NEW ADDRESS)	FEB. 02, 2012
04	REVISION TO SITE PLAN (NEW ADDRESS)	FEB. 02, 2012
05	REVISION TO SITE PLAN (NEW ADDRESS)	FEB. 02, 2012
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09	REVISION TO SITE PLAN (NEW ADDRESS)	FEB. 02, 2012
10	REVISION TO SITE PLAN (NEW ADDRESS)	FEB. 02, 2012

K.O. & Partners Ltd.
 Structural Engineering Consultants
 233 Denison Street, Unit 15
 Toronto, Ontario M5G 1Z4
 TEL: (416) 593-8811
 FAX: (416) 593-0728

CANTAM Group Ltd.
 PROJECT COORDINATOR:
 PLANNING & BUILDING CONSULTANTS
 850 TAYBROCK RD., UNIT 8 ST. CATHARINES ONT. M1V 1L4
 TEL: (905) 552-5555 FAX: (905) 552-2967 CELL: (416) 552-5445

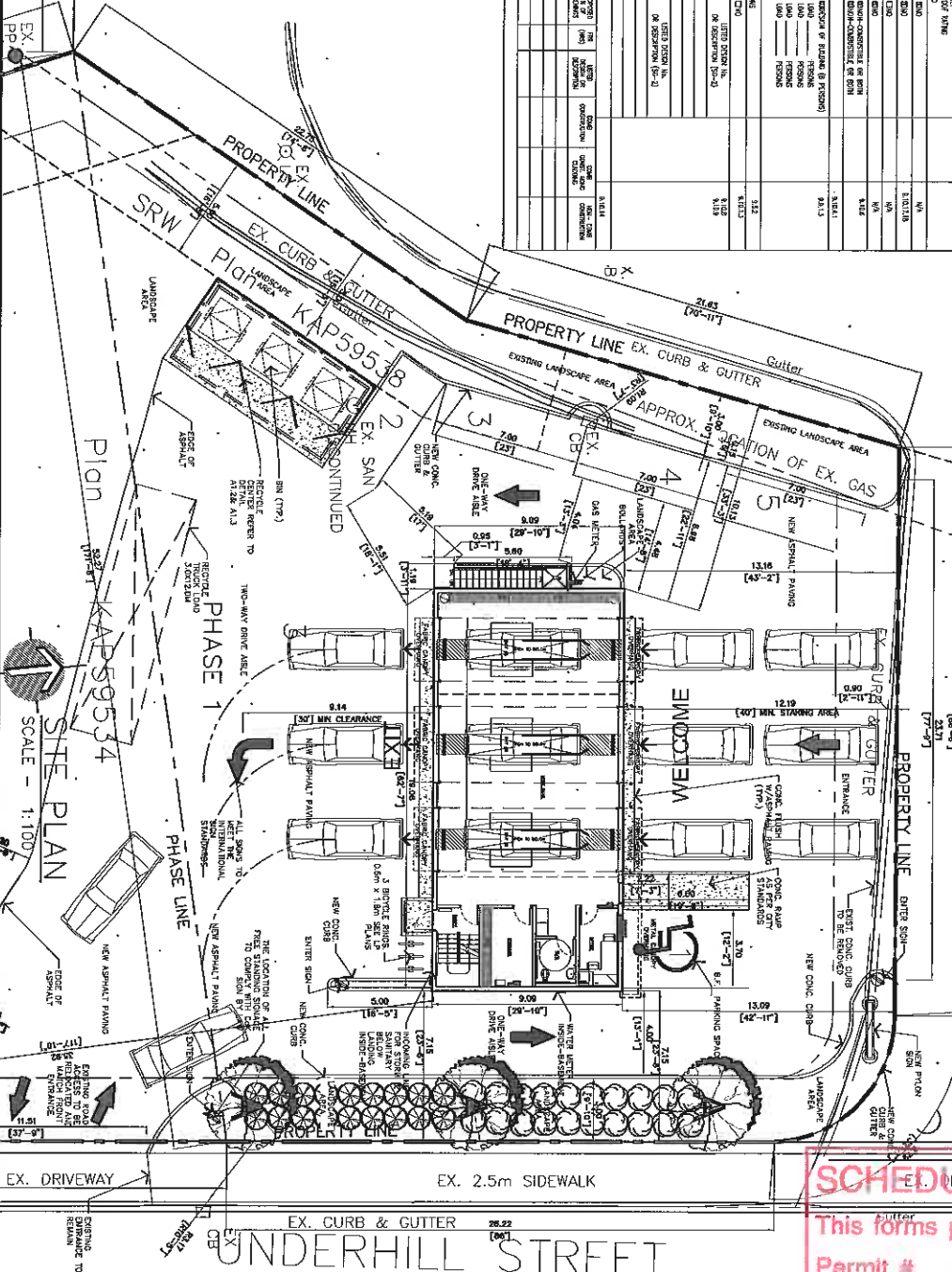
PROPOSED MR. LUBE
 AT 1850 UNDERHILL STREET,
 KELOWNA,
 BRITISH COLUMBIA.

DATE: JUN 06, 2012
 SCALE: 1/150
 DRAWING NO: **A1**
 PERM. NO:

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	PROPOSED 3-WAY W/ ONE STRIKE	1	CONCRETE	2.11	2.11
2	PAVING RECONSTRUCTION - ROAD 1 - ROAD 2	1	CONCRETE	111.0	111.0
3	PAVING RECONSTRUCTION - ROAD 1 - ROAD 2	1	CONCRETE	111.0	111.0
4	PAVING RECONSTRUCTION - ROAD 1 - ROAD 2	1	CONCRETE	111.0	111.0
5	PAVING RECONSTRUCTION - ROAD 1 - ROAD 2	1	CONCRETE	111.0	111.0
6	PAVING RECONSTRUCTION - ROAD 1 - ROAD 2	1	CONCRETE	111.0	111.0
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SCHEDULE A
 This forms part of development
 Permit # **DP12-0048**



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 233 Denison Street, Unit 15
 Markham, Ontario L3R 2Z4
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 FAX: (905) 940-0728

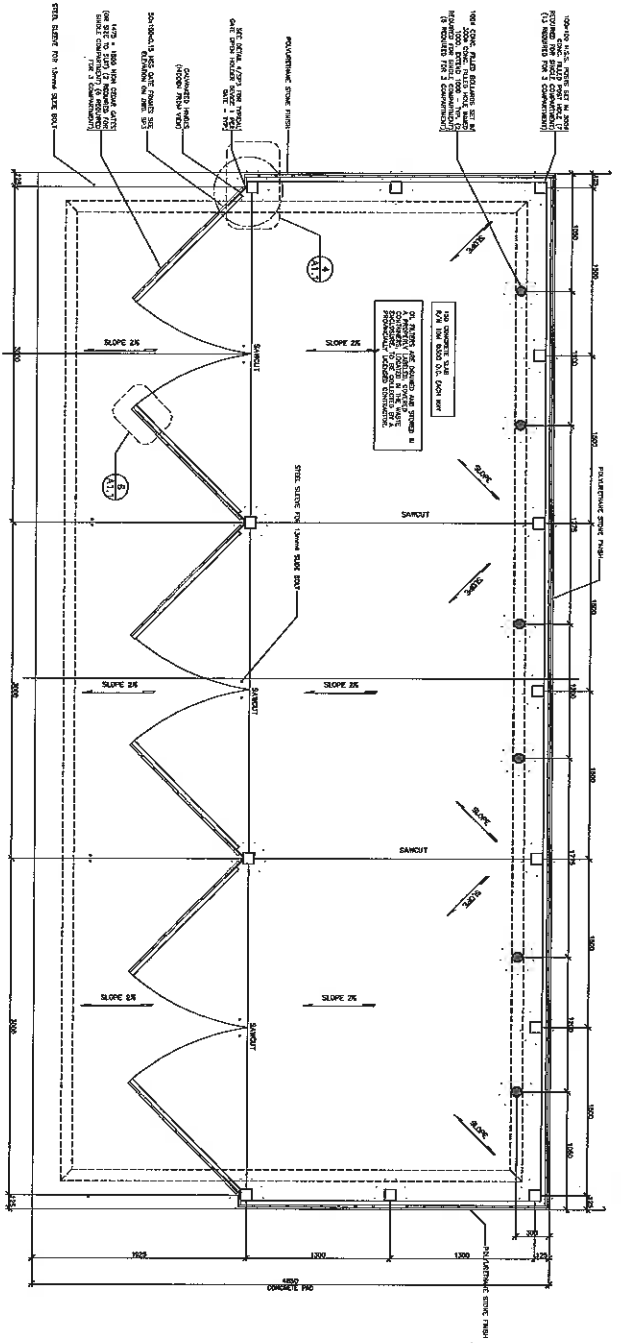
CANTAM Group Ltd.
 PLANNING & BUILDING CONSULTANTS
 8881 TAYBROCK RD. UNIT #51 TORONTO ON M3J 1T4
 TEL: (416) 593-5533 FAX: (416) 593-7957
 CELL: (416) 593-5485

PROPOSED MR. LUBE
 AT 1850 UNDERHILL STREET,
 KELOWNA,
 BRITISH COLUMBIA.

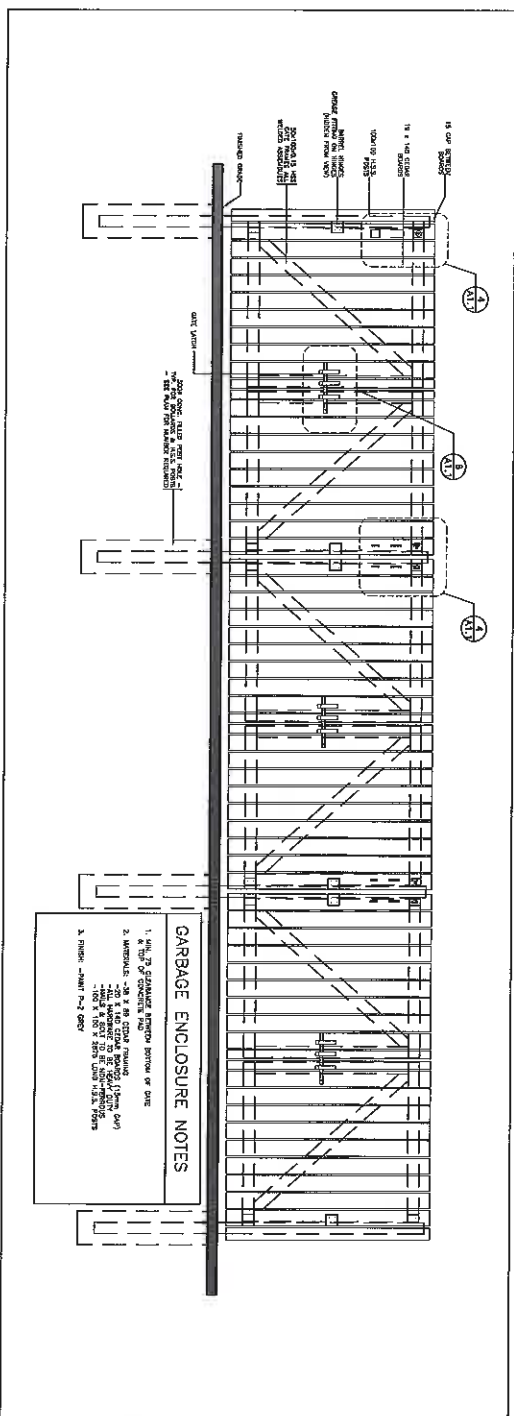
DATE: JAN 08 2012
 SCALE: 1:100
 DRAWING NO: **A1.1**

DRAWINGS NOT TO BE SCALED

NO.	REVISION	DATE
01	ISSUED FOR PERMITTING REVIEW	JAN 18 2012
02	REVISION TO SITE PLAN AND ACCESS	FEB 06 2012
03	REVISION TO SITE PLAN AND FRONT SETBACK	FEB 06 2012
04	REVISION FOR THE OTHER PROPERTY	FEB 06 2012
05	REVISION FOR LANDSCAPE PROPOSAL	FEB 17 2012
06	REVISION FOR THE LANDSCAPE PROPOSAL	FEB 17 2012
07	REVISION FOR ONE-WAY DRIVE	MAR 01 2012
08	REVISION FOR TWO DRIVE IN THE REAR YARD	MAR 01 2012
09	REVISION FOR TWO DRIVE IN THE REAR YARD	MAR 01 2012
10	ISSUED FOR BUILDING PERMIT	JUN 04 2012



1 TYPICAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 COMPARTMENT RECYCLE CENTER PLAN
SCALE: 1/8" = 1'-0"

GARBAGE ENCLOSURE NOTES

1. 18" x 18" GRANULAR FINISH OR DATE
2. MATERIALS: - 3/8" x 18" GIPB FINISH
- 20' x 18" GIPB FINISH (1/2" DIA)
- 18" x 18" GIPB FINISH (1/2" DIA)
- 18" x 18" GIPB FINISH (1/2" DIA)
3. FINISH: WHITE PAINT OVER

SCHEDULE A
This forms part of development
Permit # **DP12-0048**

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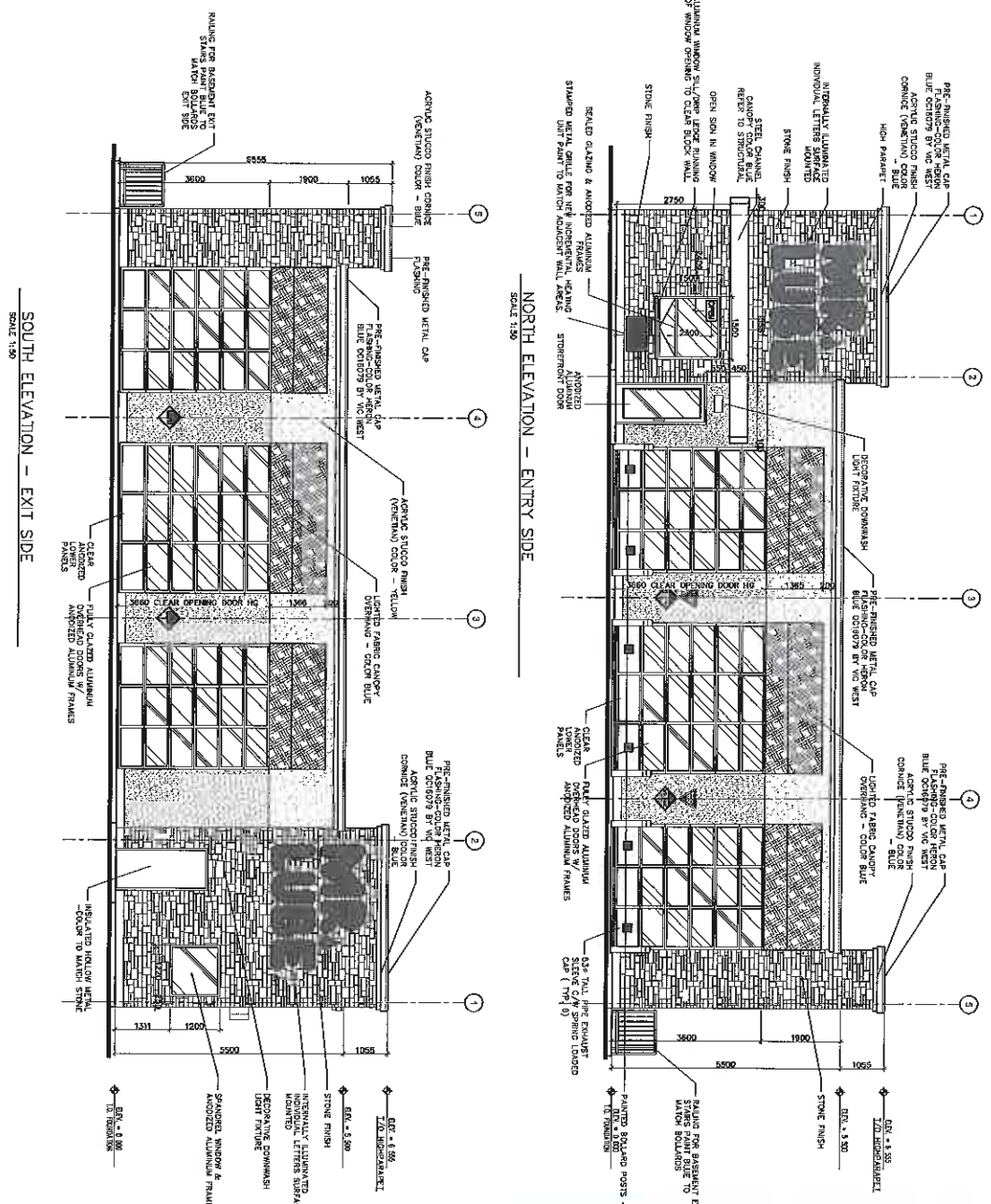
NO.	REVISIONS	DATE
01	ISSUED FOR PRELIMINARY REVIEW	JAN. 10, 2012
02	REVISION TO THE FOUNDATION ACCESS	FEB. 03, 2012
03	REVISION TO THE PLAN AND FOUNDATION ACCESS	FEB. 03, 2012
04	SHOW EXIST. ON THE OTHER SIDE OF THE ROAD	FEB. 13, 2012
05	REVISION TO THE FOUNDATION ACCESS	FEB. 13, 2012
06	REVISION TO THE FOUNDATION ACCESS	FEB. 13, 2012
07	REVISION TO THE FOUNDATION ACCESS	FEB. 13, 2012
08	REVISION TO THE FOUNDATION ACCESS	FEB. 13, 2012
09	REVISION TO THE FOUNDATION ACCESS	FEB. 13, 2012
10	ISSUED FOR PRELIMINARY REVIEW	JAN. 10, 2012

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3801 YARBROOK RD, UNIT #51 TORONTO ON M3J 1L4
TEL: (416) 291-3333 FAX: (416) 291-7787 CELL: (416) 291-3448

PROJECT: PROPOSED MR. LUBE AT 1850 UNDERHILL STREET, KELOWNA, BRITISH COLUMBIA.
DRAWING: RECYCLE CENTER & DETAILS
DATE: JAN. 09, 2012
SCALE: AS NOTED
DRAWN BY: [Name]
CHK: YAB

A1.2



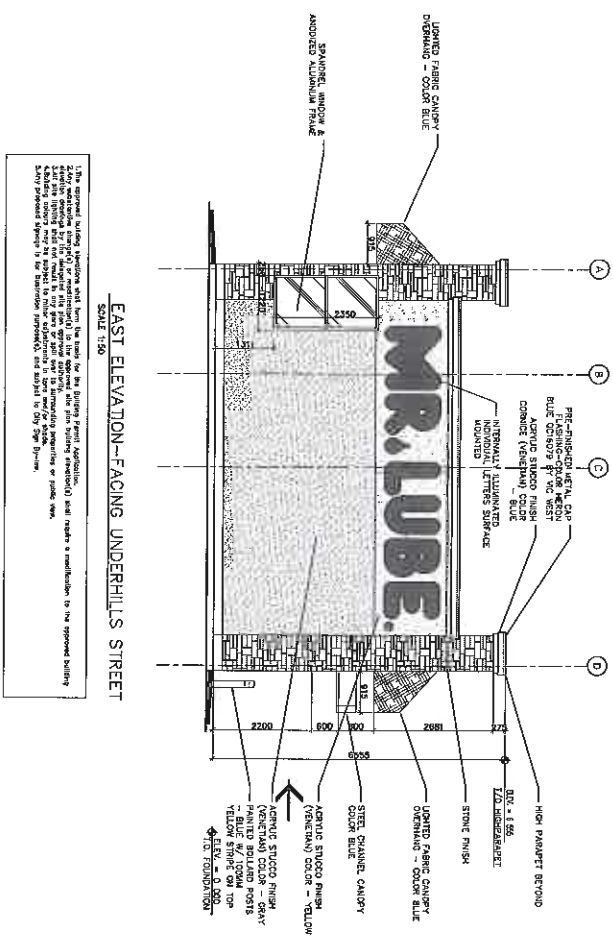
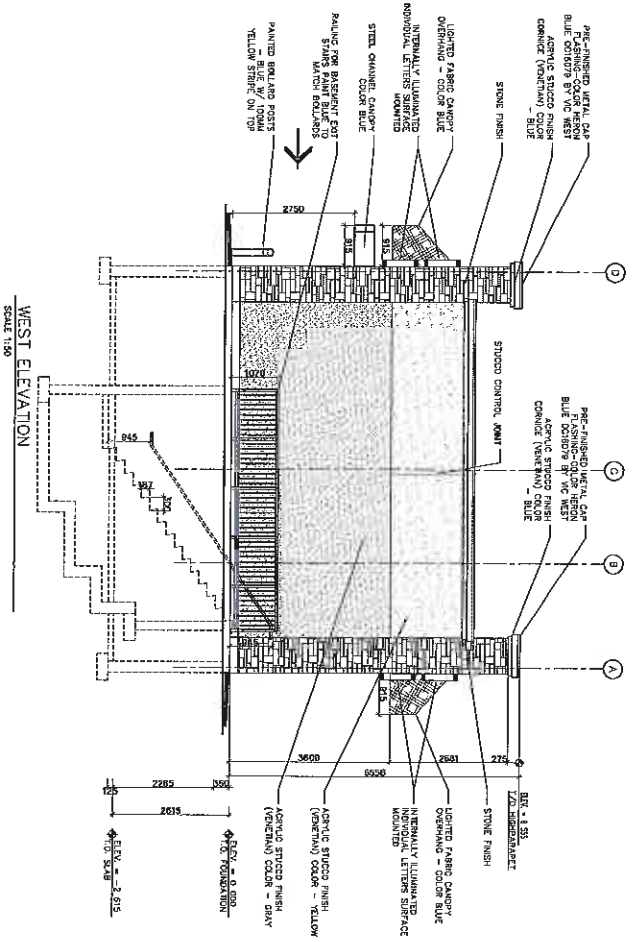
SCHEDULE A
 This form part of development
 Permit # DP12-0418

The structural engineer certifies that this plan has been prepared for the building permit application. Any additional changes to the construction of the building (including but not limited to) shall require a modification to the approved building permit. The structural engineer shall not be responsible for the construction of the building or for any other work not shown on these drawings. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes and regulations.

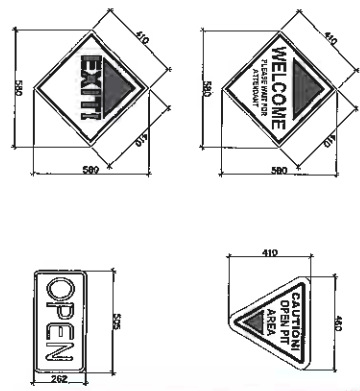
K.O. & Partners Ltd. Structural Engineering Consultants 225 Dundas Street, Unit 15 Mississauga, Ontario L4R 2Z4 TEL: (905) 840-5811 FAX: (905) 840-0128	CANTAM <i>Group Ltd.</i> PLANNING & BUILDING CONSULTANTS 9 840 TAPSCOTT RD. UNIT #317 TORONTO ON M1X 1L4 TEL: 416-593-2885 FAX: 416-593-7887 CELL: 416-593-9445	PROPOSED MR. LUBE AT 1850 UNDERHILL STREET, BRITISH COLUMBIA, NORTH & SOUTH ELEV.	DATE: MAY 05, 2015 DRAWN BY: AS CHECKED BY:
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REVISIONS	
NO.	DESCRIPTION
01	ISSUED FOR PERMIT/CONTRACT REVIEW
02	REVISION TO THE FOUNDATION DESIGN
03	REVISION TO THE FOUNDATION DESIGN
04	REVISION TO THE FOUNDATION DESIGN
05	REVISION TO THE FOUNDATION DESIGN
06	REVISION TO THE FOUNDATION DESIGN
07	REVISION TO THE FOUNDATION DESIGN
08	REVISION TO THE FOUNDATION DESIGN
09	REVISION TO THE FOUNDATION DESIGN
10	REVISION TO THE FOUNDATION DESIGN

DRAWINGS NOT TO BE SCALED



1. The architect's liability is limited to the work for the building described. The architect is not responsible for the design of the building or for the construction of the building. The architect is not responsible for the design of the building or for the construction of the building. The architect is not responsible for the design of the building or for the construction of the building.



SCHEDULE A
 This forms part of development
 Permit # **DP12-0018**

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NO.	REVISION	DATE
01	ISSUED FOR PERMITS AND APPROVALS	APR 10, 2012
02	REVISION TO SITE PLAN AND ACCESS	APR 10, 2012
03	REVISION TO SITE PLAN AND ACCESS	APR 10, 2012
04	REVISION TO SITE PLAN AND ACCESS	APR 10, 2012
05	REVISION TO SITE PLAN AND ACCESS	APR 10, 2012
06	REVISION TO SITE PLAN AND ACCESS	APR 10, 2012
07	REVISION TO SITE PLAN AND ACCESS	APR 10, 2012
08	REVISION TO SITE PLAN AND ACCESS	APR 10, 2012
09	REVISION TO SITE PLAN AND ACCESS	APR 10, 2012
10	REVISION TO SITE PLAN AND ACCESS	APR 10, 2012

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PROJECT
 PROPOSED MR. LUBE
 AT 1850 UNDERHILL STREET,
 KELOWNA,
 BRITISH COLUMBIA.

DRAWING
 EAST & WEST ELEV.

DATE APR 10, 2012
SCALE AS NOTED
DESIGNER A6



STUCCO CORNICE
This sample is for the stucco cornice.
Material: Stucco
Color: Dark Blue



STUCCO
This sample is for the stucco.
Material: Stucco
Color: Yellow



STUCCO
This sample is for the stucco.
Material: Stucco
Color: Grey



CLEAR ANODIZED ALUMINUM



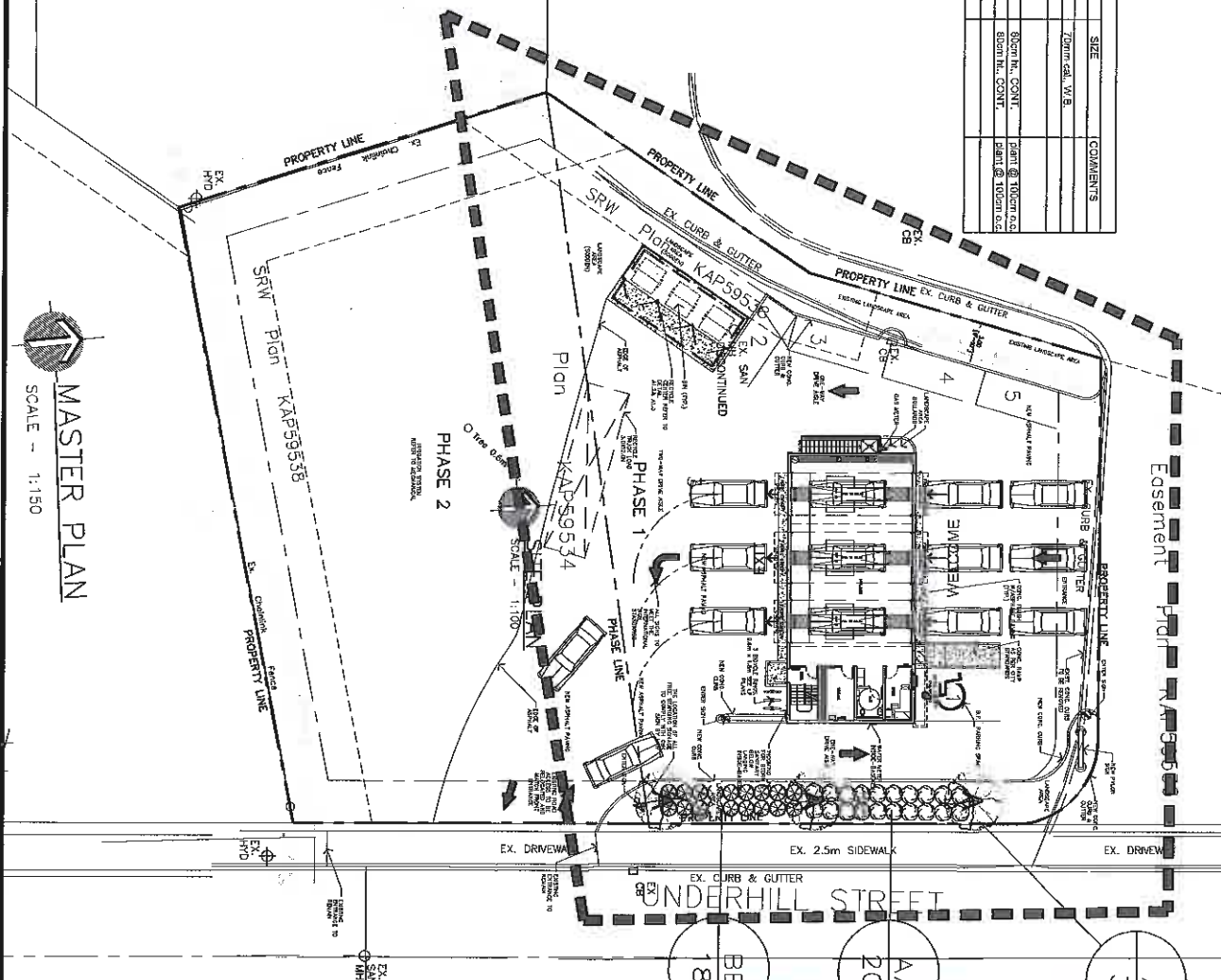
UPC #6999648309028
STONE
This sample is for the stone.
Material: Stone
Color: Grey



METAL FLASHING
This sample is for the metal flashing.
Material: Metal
Color: Dark

SCHEDULE B
This forms part of development
Permit # DP17-0048

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
DEODIOUS TREES					
A	3	DEODIOUS TREES	Douglas Maple	700m cdb. w. B.	
DEODIOUS SHRUBS					
AA	20	Philadelphus lewisii	Maple-Cornus	800mm cdb.	Plant @ 1000mm cdb
BB	10	Pinus strobus	Christmas Tree	800mm cdb.	Plant @ 1000mm cdb




MASTER PLAN
 SCALE - 1:150

SCHEDULE
 This forms part of development
 Permit # **DP12-0018**



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DRAWINGS NOT TO BE SCALED

NO.	REVISIONS	DATE
01	ISSUED FOR PERMITS/PLANNING REVIEW	JUNE 10, 2013
02	REVISION TO SITE PLAN AND ACCESS	FEB. 05, 2013
03	REVISION TO SITE PLAN AND FRONT BUILDING	FEB. 05, 2013
04	SHOW/SET ON THE OTHER PROPERTY	FEB. 05, 2013
05	REVISION FOR LANDSCAPE APPROVAL	FEB. 17, 2013
06	REVISION FOR PROXIMITY TO NEIGHBOURHOOD	FEB. 22, 2013
07	REVISION FOR NEW DRIVEWAYS	MAY 01, 2013
08	REVISION FOR NEW DRIVEWAY	JUNE 10, 2013
09	REVISION FOR NEW DRIVEWAY	JUNE 10, 2013
10	ISSUED FOR BUILDING PERMIT	JUNE 10, 2013

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 & HWY 108) SCARBOROUGH, ONTARIO M1V 1Y4
 TEL: (416) 291-5500 FAX: (416) 291-5501 CELL: (416) 291-5544

PROJECT: **PROPOSED MR. LUBE AT 1850 UNDERHILL STREET, BRITISH COLUMBIA.**
 DRAWING: **LANDSCAPE PLAN**
 DATE: JUN 09, 2013
 SCALE: 1:150
 SHEET NO: **1**

LANDSCAPE SPECIFICATIONS

RODENT DAMAGE

1.55 standard product density, unless specified otherwise. Storage in open air, without protection, is not permitted. Provide free protection of stored plants.

SPRINGING OF TOPSOIL
 1.55 standard product density, unless specified otherwise. Storage in open air, without protection, is not permitted. Provide free protection of stored plants.

PREPARATION OF PLANTING BEDS
 1.55 standard product density, unless specified otherwise. Storage in open air, without protection, is not permitted. Provide free protection of stored plants.

PLANTING
 1.55 standard product density, unless specified otherwise. Storage in open air, without protection, is not permitted. Provide free protection of stored plants.

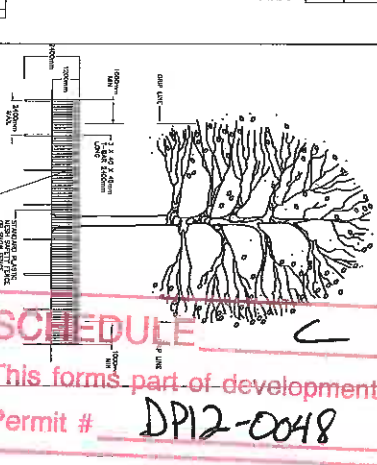
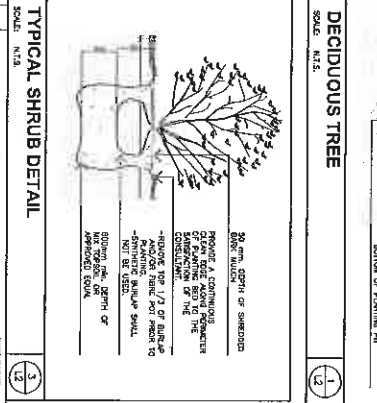
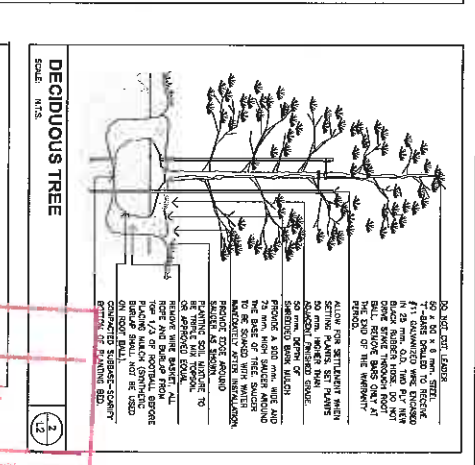
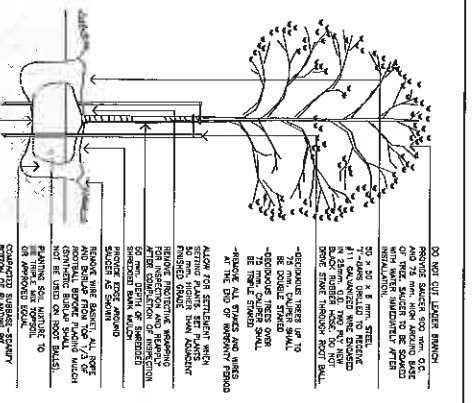
GENERAL MAINTENANCE
 1.55 standard product density, unless specified otherwise. Storage in open air, without protection, is not permitted. Provide free protection of stored plants.

GENERAL REQUIREMENTS
 1.55 standard product density, unless specified otherwise. Storage in open air, without protection, is not permitted. Provide free protection of stored plants.

QUALITY CONTROL
 1.55 standard product density, unless specified otherwise. Storage in open air, without protection, is not permitted. Provide free protection of stored plants.

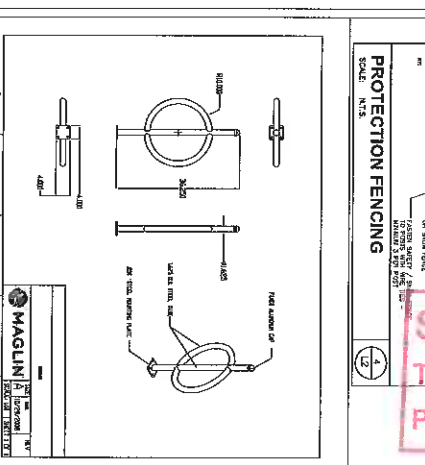
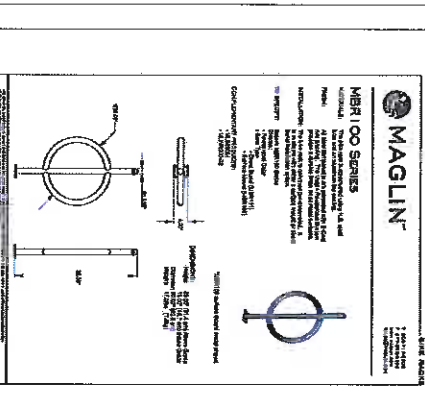
NOTES
 1.55 standard product density, unless specified otherwise. Storage in open air, without protection, is not permitted. Provide free protection of stored plants.

CONTRACTOR TO SUPPLY AND INSTALL PLANT MATERIAL AS PER QUANTITIES LISTED ON LANDSCAPE PLAN IN CASE OF PLANT MATERIAL TO BE SUPPLIED BY CONTRACTOR TO CANADIAN NURSERY ASSOCIATION METRIC CODE SPECIFICATIONS FOR NUMBER 1.55 UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE IN CONTINUOUS METERS, UNLESS OTHERWISE NOTED.



SCHEDULE
 This forms part of development Permit # DP12-0048

NO.	REVISION	DATE
01	ISSUED FOR PRELIMINARY REVIEW	JAN. 14, 2012
02	REVISION TO THE PLAN-NUMBER ADDRESS	FEB. 02, 2012
03	REVISION TO THE PLAN-NUMBER ADDRESS	FEB. 02, 2012
04	REVISION TO THE PLAN-NUMBER ADDRESS	FEB. 02, 2012
05	ISSUED FOR LANDSCAPE DEVELOPMENT	FEB. 17, 2012
06	ISSUED AS PER REGULATORY REQUIREMENTS WITH CITY	FEB. 28, 2012
07	REVISION FOR THE PLAN-NUMBER	MAY. 04, 2012
08	REVISION FOR THE PLAN-NUMBER	MAY. 21, 2012
09	REVISION FOR THE PLAN-NUMBER	MAY. 21, 2012
10	REVISION	JUNE 04, 2012
11	REVISION	04/18



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 TEL: (416) 291-8888 FAX: (416) 291-8887

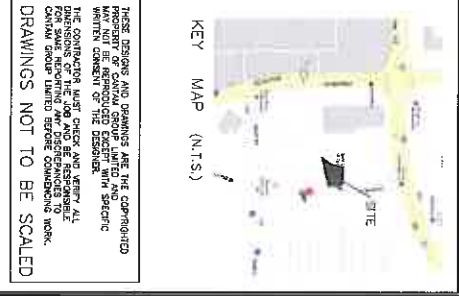
PROPOSED MR. LUBE AT 1850 UNDERHILL STREET, BRITISH COLUMBIA.

LANDSCAPE PLAN

DATE: JAN. 28, 2012

SCALE: 1:100

PROJECT NO. 12



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THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

DRAWINGS NOT TO BE SCALED

CITY OF KELOWNA
MEMORANDUM

Date: May 1, 2012
File No.: Z12-0019
To: Planning & Development Services Department (AW)
From: Development Engineer Manager (SM)
Subject: 1850 Underhill Street. Victor Projects Ltd, Lot 3, plan 59534 Sec. 26 Twp 21 ODYD

Development servicing issues and requirements regarding this development to rezone the subject property from A1 to C4 are as follows:

These are Development Engineering initial comments and they may be subject to MOT requirements

1. General.

Provide easements and right of ways as may be required.

2. Sanitary Sewer System.

The subject property is serviced by the Municipal wastewater collection system and an inspection chamber has been installed at the property line

3. Water Servicing Requirements.

The subject property is serviced by the Municipal domestic water system.

4. Stormwater Management plan.

- a) A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of the building permit.
- b) The subject property does not have a storm sewer service; the drainage study must indicate the size and location of an on-site retention facility.

5. Road and access

The development plan submitted in support of this application indicates removal of the sidewalk to accommodate the driveway. The sidewalk must remain in place and the driveway must be in accordance with the City of Kelowna standard driveway crossing as per drawing SS-C7 of the Subdivision, Development and Servicing Bylaw.

6. Power and Telecommunication Services.

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

7. Landscaping and irrigation

The proposed landscaping and irrigation within the road right of way is subject to the City of Kelowna Park approval as per Bylaw 7900. Detailed drawings must be provided prior to the planting and irrigation installation.

Steve Muenz, P. Eng.
Development Engineering Manager

BB