



NEW TOWN

SUBMISSION RATIONALE RESIDENTIAL MID-RISE CONDOMINIUM



PROPOSAL

This application is to construct a 15-storey multiple residential building within the Capri/Landmark Urban Centre. The site is a consolidation of 1164, 1174, 1200 & 1210 Pacific Avenue, (Lot 6, Plan 2862 DL 137; Lot 2, Plan 3970 Sec 19, TP 26; lot 1 plan 6634, Sec 19, TP 26; all in ODYD). The property is zoned UC2 by the new Zoning Bylaw adoption. The proposed structure will host 81 dwellings within 8 studios, 16 one-bedroom homes and 57 dwellings with 2 or more bedrooms.



NEW TOWN

POLICY CONTEXT

This project is in the Capri / Landmark Urban Centre (UC2) as described in the Zoning Bylaw and OCP. The bylaw map to the right shows the north side of Pacific as being suitable for 12 storey structures with bonus potential for 15 Storeys



Subject Site

The identified Base FAR for this site is 3.0 FAR with a maximum height of 12 storeys. The bonus 0.5 FAR is available including an additional 3 storeys for a total of 15 storeys. Below is the table from the Zoning Bylaw describing these densities.

The areas are identified in the OCP (UC2 Capri / Landmark)

	For areas identified as PARK = 0.5 FAR	For areas identified as PARK = no bonus	For areas identified as PARK = 2 storeys	For areas identified as PARK = no bonus
	For areas identified as 3 storeys = 1.5 FAR	For areas identified as 3 storeys = no bonus	For areas identified as 3 storeys = 3 storeys & 13 m	For areas identified as 3 storeys = no bonus
	For areas identified as 4 storeys = 1.5 FAR	For areas identified as 4 storeys = no bonus	For areas identified as 4 storeys = 4 storeys & 18 m	For areas identified as 4 storeys = no bonus
	For areas identified as 6 storeys = 1.75 FAR	For areas identified as 6 storeys = no bonus	For areas identified as 6 storeys = 6 storeys & 22 m	For areas identified as 6 storeys = no bonus
UC2 (Capri / Landmark)	For areas identified as 12 storeys = 3.0 FAR	For areas identified as 12 storeys = 0.2 additional FAR	For areas identified as 12 storeys = 12 storeys & 39 m	For areas identified as 12 storeys = 3 additional storeys & 12 m
	For areas identified as 18 storeys = 4.5 FAR	For areas identified as 18 storeys = 0.5 additional FAR	For areas identified as 18 storeys = 18 storeys & 59 m	For areas identified as 18 storeys = 4 additional storeys & 16 m
	For areas identified as 26 storeys = See CD26 Zone for details	For areas identified as 26 storeys = 0.7 additional FAR	For areas identified as 26 storeys = See CD26 Zone for details	For areas identified as 26 storeys = No bonus

This application also is eligible for this bonus density based on a contribution to the Public Amenity & Streetscape Fund for the additional FAR and building height. The estimated contribution is \$88,541.

Developments within UC2 - Capri-Landmark Urban Centre	\$50 per m ² of lot area ^{1, 2}
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ARCHITECTURE FORM & CHARACTER



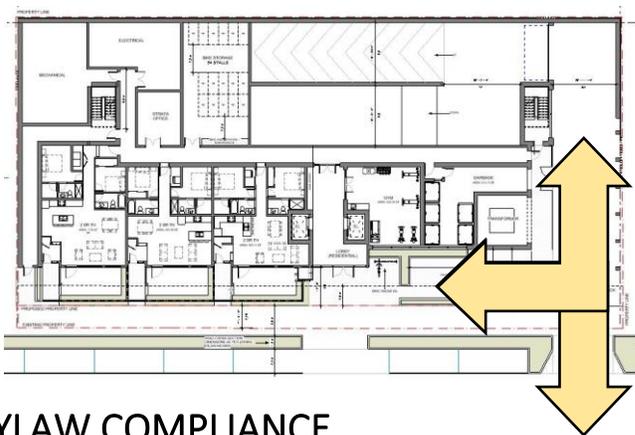
This mid-rise building has a distinctly residential personality. The massing is segmented vertically as well as horizontally into components that harmonize through materials, architectural details and colour tones. The base is personalized with street-fronting townhomes. The middle of the building has apartments with oversized balconies projecting from each dwelling. The vertical spine along the Pacific Avenue facade follows the elevator with glazed lobbies on each floor. The top of the building is multi leveled with larger apartments, penthouses and sky-trellis that deconstruct the boundary between the building and the sky.

Over-height windows give the townhomes a 'loft' personality and walk-side patios give residents the opportunity to lounge and socialize with the community.



COLLECTION & CIRCULATION

Safe management of recycle and waste collection mandates the collection vehicle must enter and exit from a single driveway in a forward motion. The building massing and site plan are shaped to accommodate this safe movement. An over-height loading space is on the right side of the first floor allowing the collection vehicle or moving truck to turn around on site.



BYLAW COMPLIANCE

This application has no bylaw variances.

SUMMARY

This development is another major component to be proposed within the context of the Capri/Landmark Town Centre. It complies with the zoning bylaw in all aspects, follows the OCP guidelines for appropriate development and delivers 81 much needed new homes. In summary, the proposal offers the right use, in the right place, at the right time and in the right form. We offer the form and character as a fresh view of mid-rise residential development and seek support from the approving authority.



PACIFIC UC2

RE-ISSUED DP, DEC 05, 2022



ARCHITECTURAL
 NEW TOWN ARCHITECTURE & ENGINEERING
 200-1464 ST. PAUL STREET
 KELOWNA, BC V1Y 2E6
 e: roman@newtownservices.net t: (250) 860-8185

CIVIL ENGINEERING
 NEW TOWN ARCHITECTURE & ENGINEERING
 200-1464 ST. PAUL STREET
 KELOWNA, BC V1Y 2E6
 e: jacob@newtownservices.ca t: (250) 860-8185

LANDSCAPE
 ECORA
 200-2045 ENTERPRISE WAY
 KELOWNA, BC V1Y 9T5
 e: Achim.Muller@ecora.ca t: (250) 469-9757

- A0.000 COVER PAGE
- A0.020 ZONING & BYLAW
- A0.040 MATERIAL DETAILS
- A3.000 PARKADE 0 FLOOR PLAN
- A3.010 LEVEL 1 FLOOR PLAN
- A3.020 PARKADE 2 FLOOR PLAN
- A3.030 PARKADE 3 FLOOR PLAN
- A3.040 LEVEL 4 FLOOR PLAN
- A3.050 LEVELS 5-11 FLOOR PLANS
- A3.060 LEVEL 12 FLOOR PLAN
- A3.070 LEVEL 13 + 14 FLOOR PLAN
- A3.080 LEVEL 15
- A4.000 MATERIALS
- A4.010 BUILDING ELEVATIONS
- A4.020 BUILDING ELEVATIONS
- A9.010 RENDERINGS
- A9.020 RENDERINGS

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Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



Revisions

No.	DATE	DESCRIPTION
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2	MAY 13, 2022	ISSUED FOR REVIEW
3	JULY 15, 2022	ISSUED FOR REVIEW
4	SEPT 21, 2022	ISSUED FOR DP
5	NOV 21, 2022	RE-ISSUED DP
6	DEC 05, 2022	RE-ISSUED DP

FOR PERMIT ONLY

project title
 PACIFIC UC2

project address
 1164, 1174, 1200, & 1210
 PACIFIC AVENUE,
 KELOWNA

project no. 4191

drawing title
 COVER PAGE

designed Designer scale
 drawn Author
 checked Checker
 drawing no.

A0.00D

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Revisions

No.	DATE	DESCRIPTION
5	NOV 21, 2022	RE-ISSUED DP

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project title
PACIFIC UC2

project address
**1164, 1174, 1200, & 1210
PACIFIC AVENUE,
KELOWNA**

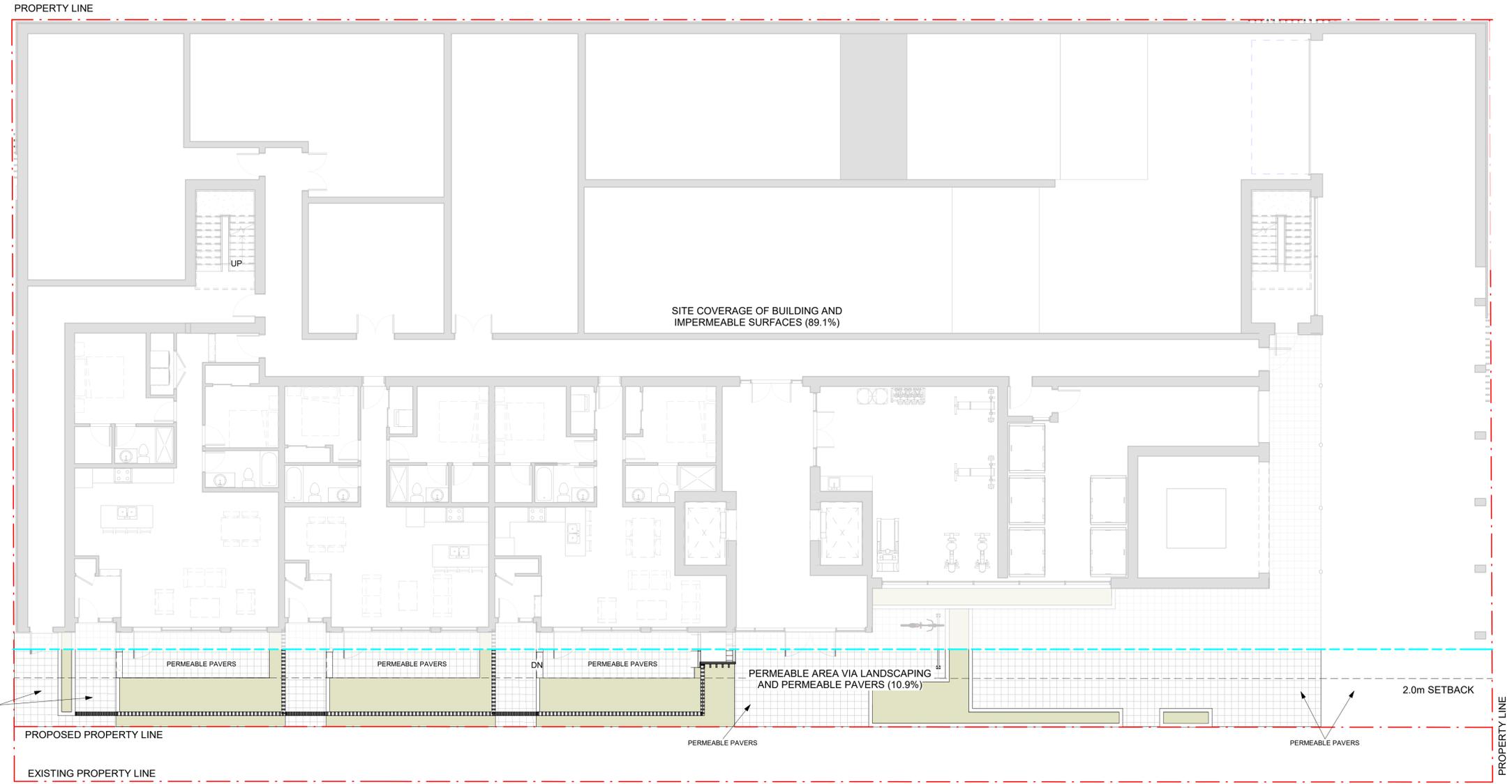
project no. **4191**

drawing title
SITE PLAN

designed Designer scale 1/8" = 1'-0"
drawn Author
checked Checker
drawing no.

A1.01D

plotted 12/05/22 9:23:12 AM



1 SITE PLAN (DP)
1/8" = 1'-0"

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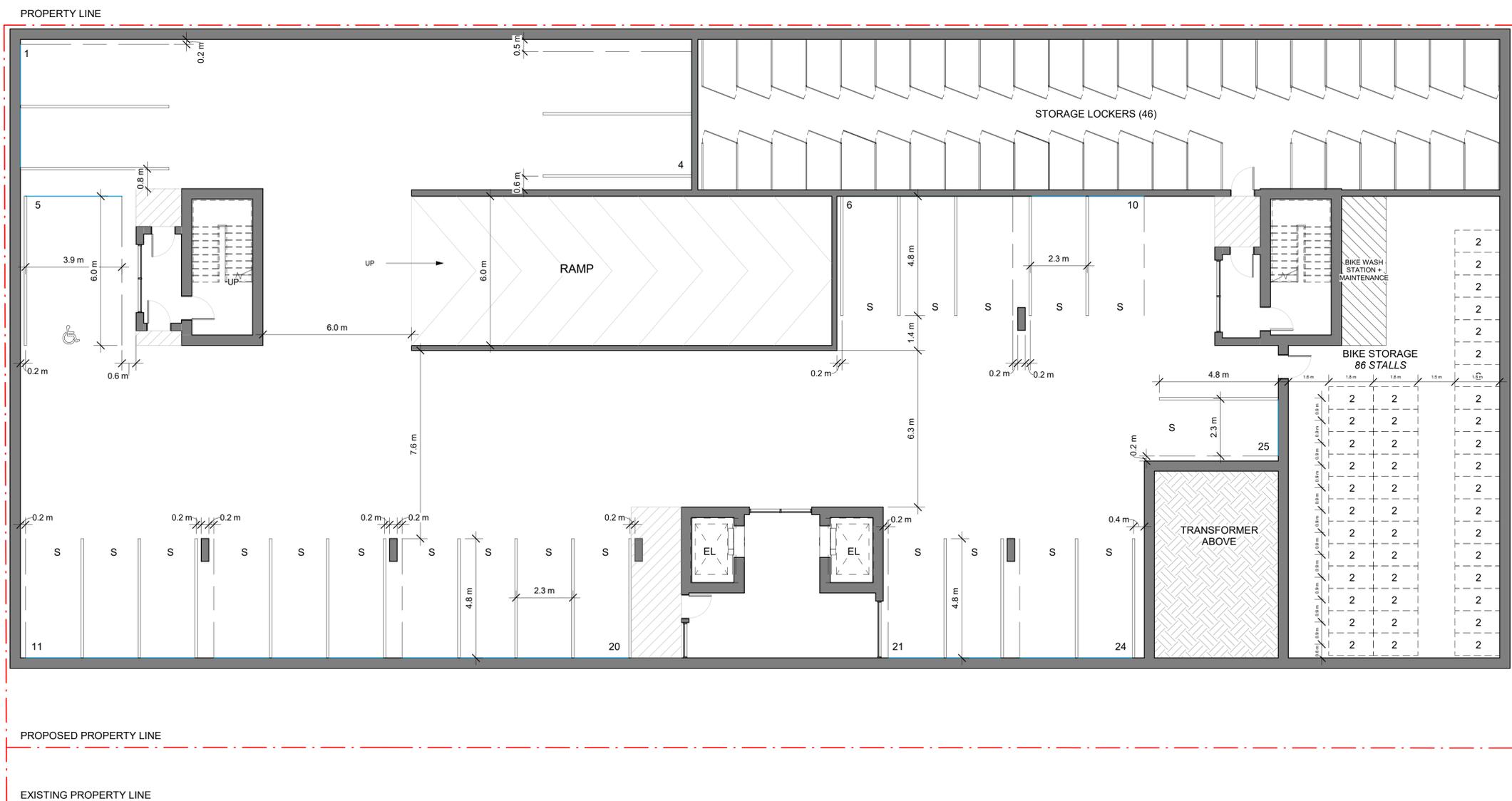
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1 LEVEL 0 (PARKADE)
1/8" = 1'-0"

project title
PACIFIC UC2

project address
1164, 1174, 1200, & 1210
PACIFIC AVENUE,
KELOWNA

project no. 4191

file no. C:\Users\james\Documents\1164_Pacific UC2_R01_Cover_parkade.rvt

drawing title
**PARKADE 0
FLOOR PLAN**

designed JR / RY scale 1/8" = 1'-0"

drawn JR / RY

checked RY

drawing no.

A3.00D

plotted 12/05/22 9:23:13 AM

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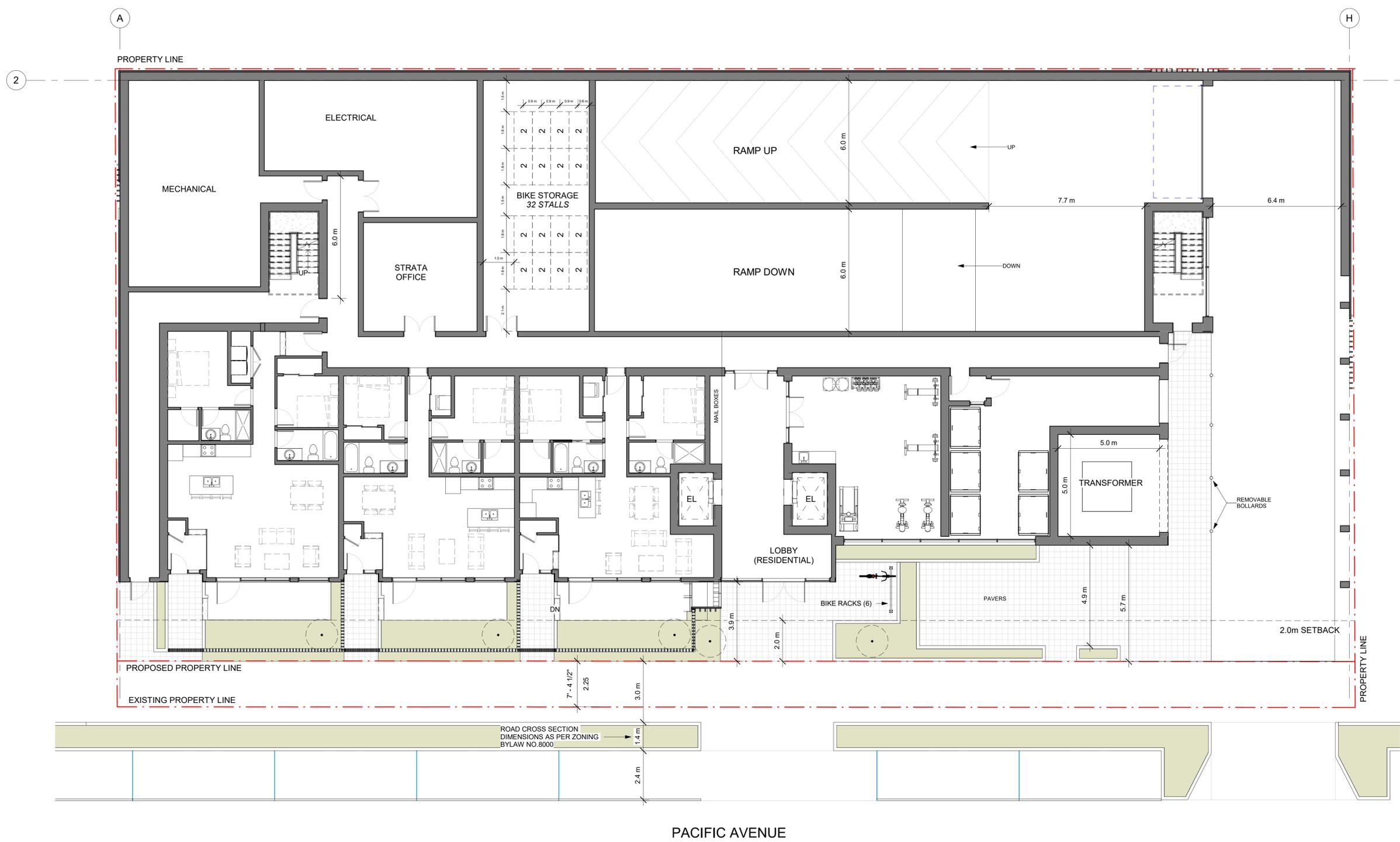
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1 LEVEL 1 (DP)
1/8" = 1'-0"

project title
PACIFIC UC2

project address
1164, 1174, 1200, & 1210
PACIFIC AVENUE,
KELOWNA

project no. **4191**

file no. C:\Users\james\Documents\1164_Pacific UC2_DP1_Cover_sheets.rvt

drawing title
**LEVEL 1
FLOOR PLAN**

designed **JR / RY** scale **1/8" = 1'-0"**

drawn **JR / RY**

checked **RY**

drawing no.

A3.01D

plotted 12/05/22 9:23:16 AM

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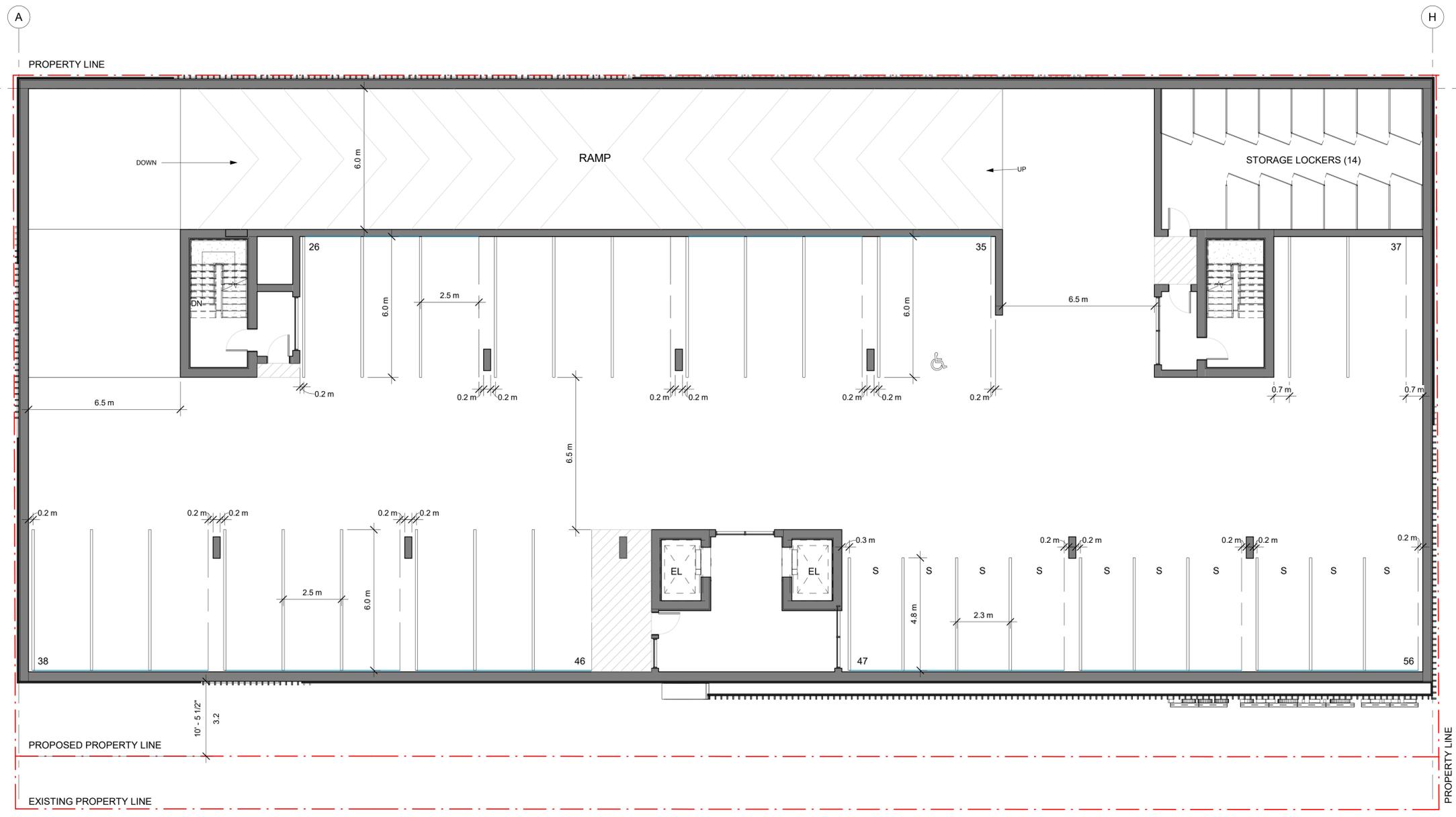
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1 LEVEL 2 (PARKADE)
1/8" = 1'-0"

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project title
PACIFIC UC2

project address
1164, 1174, 1200, & 1210
PACIFIC AVENUE,
KELOWNA

project no. 4191

file no. C:\Users\james\Documents\1164 Pacific UC2\REV1 - Gen1_parkade2022.rvt

drawing title
**PARKADE 2
FLOOR PLAN**

designed JR / RY scale 1/8" = 1'-0"
drawn JR / RY
checked RY

drawing no.

A3.02D

plotted 12/05/22 9:23:17 AM

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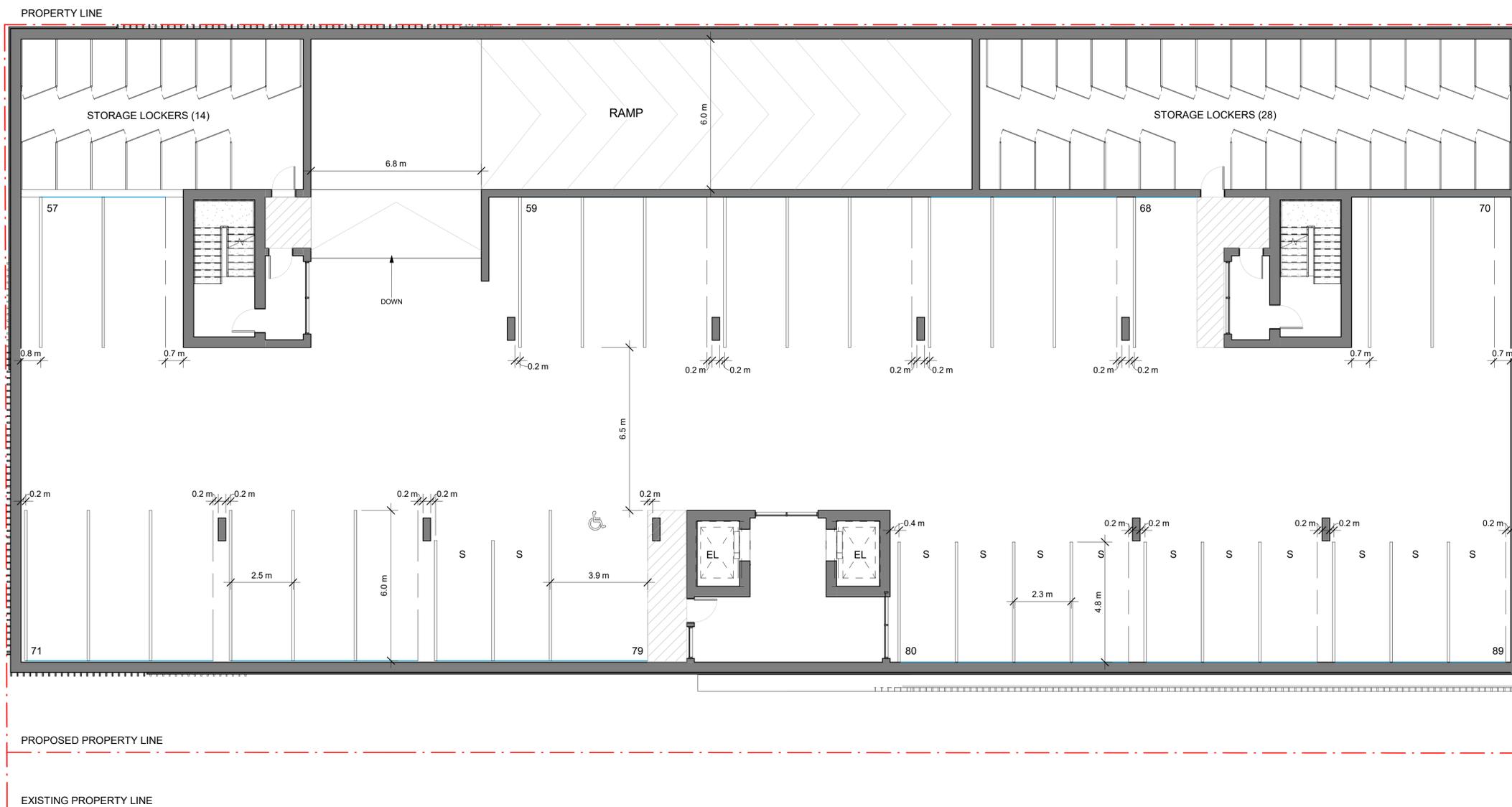
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PACIFIC AVENUE

1 LEVEL 3 (PARKADE)
1/8" = 1'-0"

project title
PACIFIC UC2

project address
1164, 1174, 1200, & 1210
PACIFIC AVENUE,
KELOWNA

project no. 4191

file no. C:\Users\james\Documents\1164_Pacific UC2_R301_Cent_120225.rvt

drawing title
**PARKADE 3
FLOOR PLAN**

designed JR / RY scale 1/8" = 1'-0"

drawn JR / RY

checked RY

drawing no.

A3.03D

plotted 12/05/22 9:23:18 AM

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

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project title
PACIFIC UC2

project address
1164, 1174, 1200, & 1210
PACIFIC AVENUE,
KELOWNA

project no. 4191

file no. C:\Users\james\Documents\1164_Pacific_UC2_DP1_Cent_pac2022.rvt

drawing title
LEVEL 4 FLOOR
PLAN

designed JR / RY scale 1/8" = 1'-0"

drawn JR / RY

checked RY

drawing no.

A3.04D

plotted 12/05/22 9:23:25 AM

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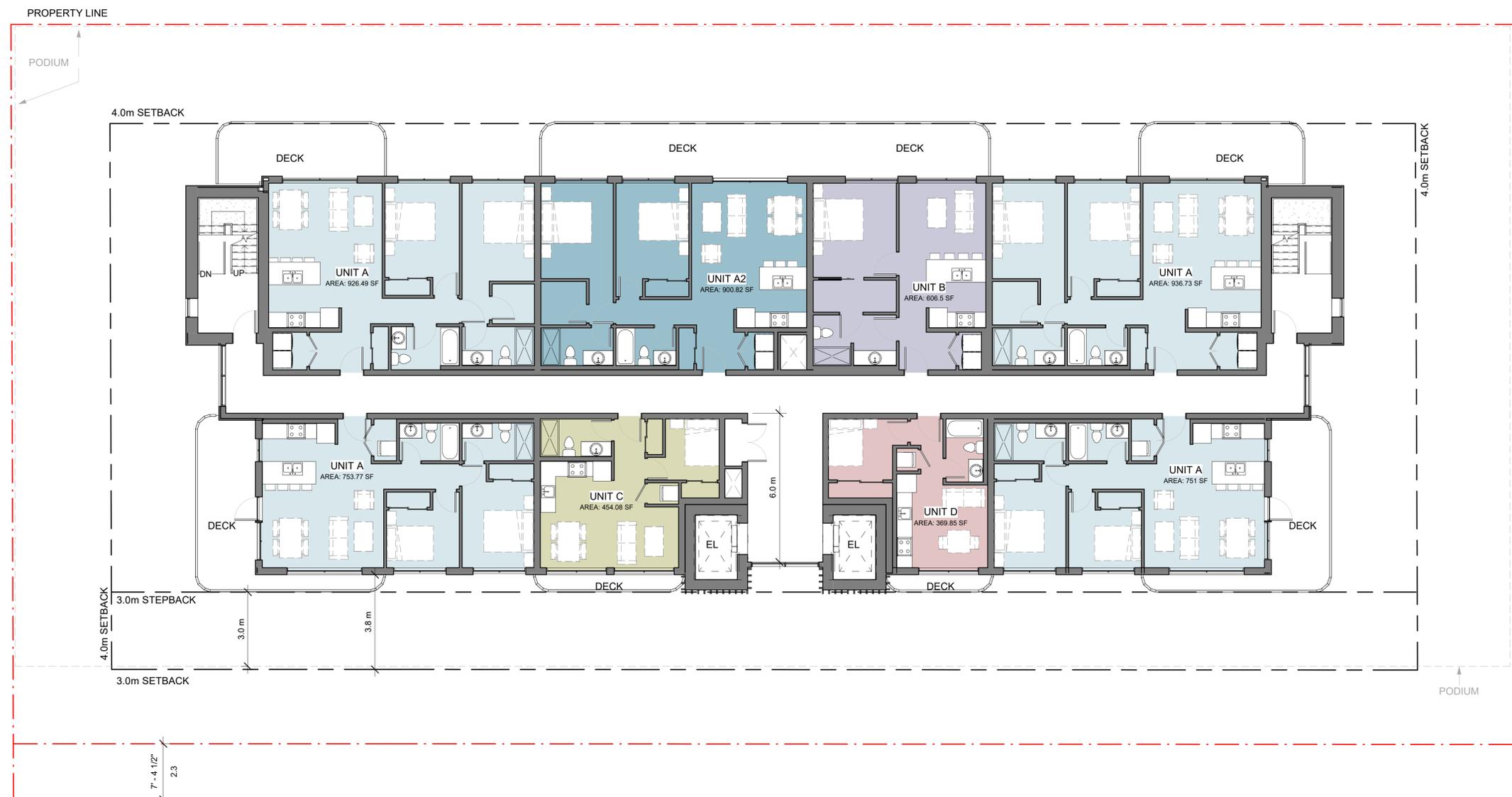
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1 LEVELS 5 - 11
1/8" = 1'-0"

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project title
PACIFIC UC2

project address
1164, 1174, 1200, & 1210
PACIFIC AVENUE,
KELOWNA

project no. 4191

drawing title
LEVELS 5 - 11
FLOOR PLANS

designed JR / RY scale 1/8" = 1'-0"

drawn JR / RY

checked RY

drawing no.

A3.05D

plotted 12/05/22 9:23:34 AM

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1 LEVEL 12
1/8" = 1'-0"

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project title
PACIFIC UC2

project address
1164, 1174, 1200, & 1210
PACIFIC AVENUE,
KELOWNA

project no. 4191

file no. C:\Users\james\Documents\1164_Pacific_UC2_DP1_Cover_page2022.rvt

drawing title
LEVEL 12
FLOOR PLAN

designed JR / RY scale 1/8" = 1'-0"

drawn JR / RY

checked RY

drawing no.

A3.06D

plotted 12/05/22 9:23:40 AM

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1 LEVEL 14
1/8" = 1'-0"

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project title
PACIFIC UC2

project address
1164, 1174, 1200, & 1210
PACIFIC AVENUE,
KELOWNA

project no. 4191

file no. C:\Users\james\Documents\14 Pacific UC2\REV1_Centri_xm2025.rvt

drawing title
LEVEL 13 + 14
FLOOR PLAN

designed JR / RY scale 1/8" = 1'-0"

drawn JR / RY

checked RY

drawing no. A3.07D

plotted 12/05/22 9:23:47 AM

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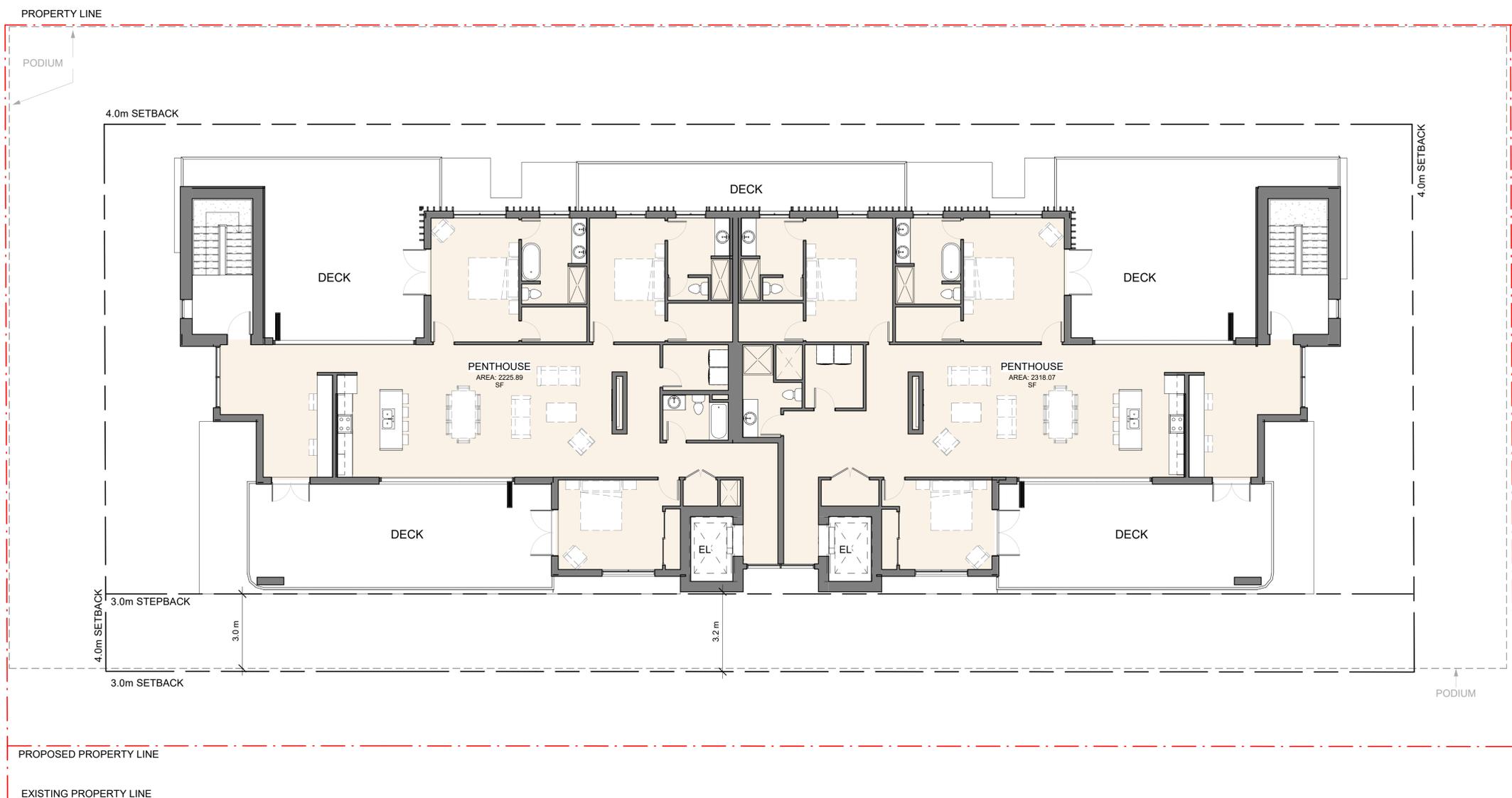
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1 LEVEL 15
1/8" = 1'-0"

FOR PERMIT ONLY

project title
PACIFIC UC2

project address
1164, 1174, 1200, & 1210
PACIFIC AVENUE,
KELOWNA

project no. 4191

file no. C:\New\Documents\1164_Pacific_UC2_DP1_Centimetre.dwg

drawing title
LEVEL 15

designed JR / RY scale 1/8" = 1'-0"

drawn JR / RY

checked RY

drawing no.

A3.08D

plotted 12/05/22 9:23:52 AM

BRICK VENEER - CHARCOAL GREY (#1)



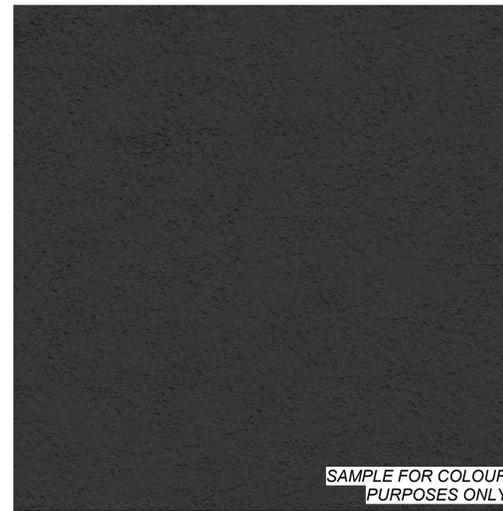
SAMPLE FOR COLOUR
PURPOSES ONLY

SMOOTH STUCCO - WHITE (#2)



SAMPLE FOR COLOUR
PURPOSES ONLY

SMOOTH STUCCO - CHARCOAL (#3)



SAMPLE FOR COLOUR
PURPOSES ONLY

BOX RIB METAL SIDING - WOOD FINISH (#4)



SAMPLE FOR COLOUR
PURPOSES ONLY

ALUMINUM PICKET RAILING - WOOD FINISH (#5)



SAMPLE FOR COLOUR
PURPOSES ONLY

BALCONY SLIDING DOOR - BLACK (#6)



SAMPLE FOR COLOUR
PURPOSES ONLY

GROUND ANCHORED BIKE PARKING (#7)



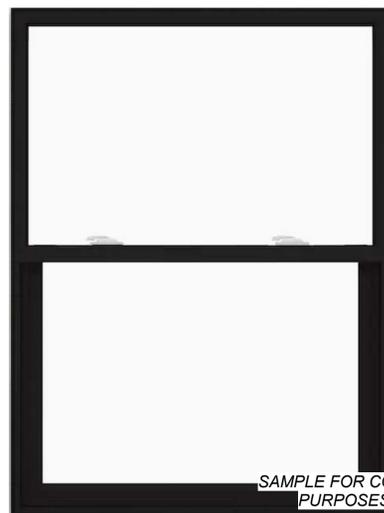
SAMPLE FOR COLOUR
PURPOSES ONLY

ALUMINUM RAILING - BLACK (#8)



SAMPLE FOR COLOUR
PURPOSES ONLY

ALUMINUM FRAMED WINDOWS - BLACK (#9)



SAMPLE FOR COLOUR
PURPOSES ONLY

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KELOWNA

project no. 4191

file no. C:\Users\james\Documents\4191 Pacific UC2\REV1 - Gen1_pac2025.rvt

drawing title
MATERIALS

designed Designer scale 1 : 10

drawn Author

checked Checker

drawing no.

A4.00D

plotted 12/05/22 9:23:53 AM

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Revisions

No.	DATE	DESCRIPTION
1	MARCH 17, 2022	ISSUED FOR REVIEW
2	MAY 13, 2022	ISSUED FOR REVIEW
3	JULY 15, 2022	ISSUED FOR REVIEW
4	SEPT 21, 2022	ISSUED FOR DP
5	NOV 21, 2022	RE-ISSUED DP
6	DEC 05, 2022	RE-ISSUED DP

FOR PERMIT ONLY



1 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

1. BRICK VENEER - CHARCOAL
2. SMOOTH STUCCO - WHITE
3. SMOOTH STUCCO - CHARCOAL
4. ALUMINUM FOLDED WALL PANEL (BOX RIB PROFILE - 90 DEGREE CORNERS) - WOOD FINISH
5. ALUMINUM GLASS RAILING - BLACK
6. ALUMINUM PICKET RAILING (WOOD FINISH) W/ GLASS BEHIND - NO TOP RAIL
7. ALUMINUM FRAMED WINDOWS - BLACK
8. BALCONY SLIDING DOOR - BLACK
9. COLUMNS - CHARCOAL
10. BIKE RACKS
11. TRANSFORMER
12. GARAGE DOOR
13. SIGNAGE
14. CONCRETE CURB

project title
PACIFIC UC2

project address
1164, 1174, 1200, & 1210
PACIFIC AVENUE,
KELOWNA

project no. **4191**

drawing title
BUILDING ELEVATIONS

designed JR / RY scale As indicated
drawn JR / RY
checked RY
drawing no. **A4.01D**
plotted 12/05/22 9:24:03 AM

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.



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2 EAST ELEVATION
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PACIFIC AVENUE,
KELOWNA

project no. **4191**

file no. C:\Users\james\Documents\1164 UC2\REV1\Gen1_jm220527.dwg

drawing title
BUILDING ELEVATIONS

designed JR / RY scale As indicated
drawn JR / RY
checked RY

drawing no.

A4.02D

printed 12/05/22 9:24:07 AM

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SOUTH ELEVATION

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



SOUTH WEST ELEVATION

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



SOUTH ELEVATION - ENTRANCE

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



VIEW FROM SIDEWALK - LOOKING AT TOWNHOUSE ENTRANCES

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

FOR PERMIT ONLY

project title
PACIFIC UC2

project address
1164, 1174, 1200, & 1210
PACIFIC AVENUE,
KELOWNA

project no. 4191

file no. C:\Users\james\Documents\1164_Pacific_UC2_Ren1_Cover_page.dwg

drawing title
RENDERINGS

designed Designer scale 1:10
drawn Author
checked Checker
drawing no.

A9.01D

plotted 12/05/22 9:24:08 AM



NORTH WEST ELEVATION

RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY



NORTH EAST ELEVATION

RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY



PODIUM PERSPECTIVES

RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY

RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY



SOUTH EAST ELEVATION - NIGHT VIEW

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designed Designer scale 1:10

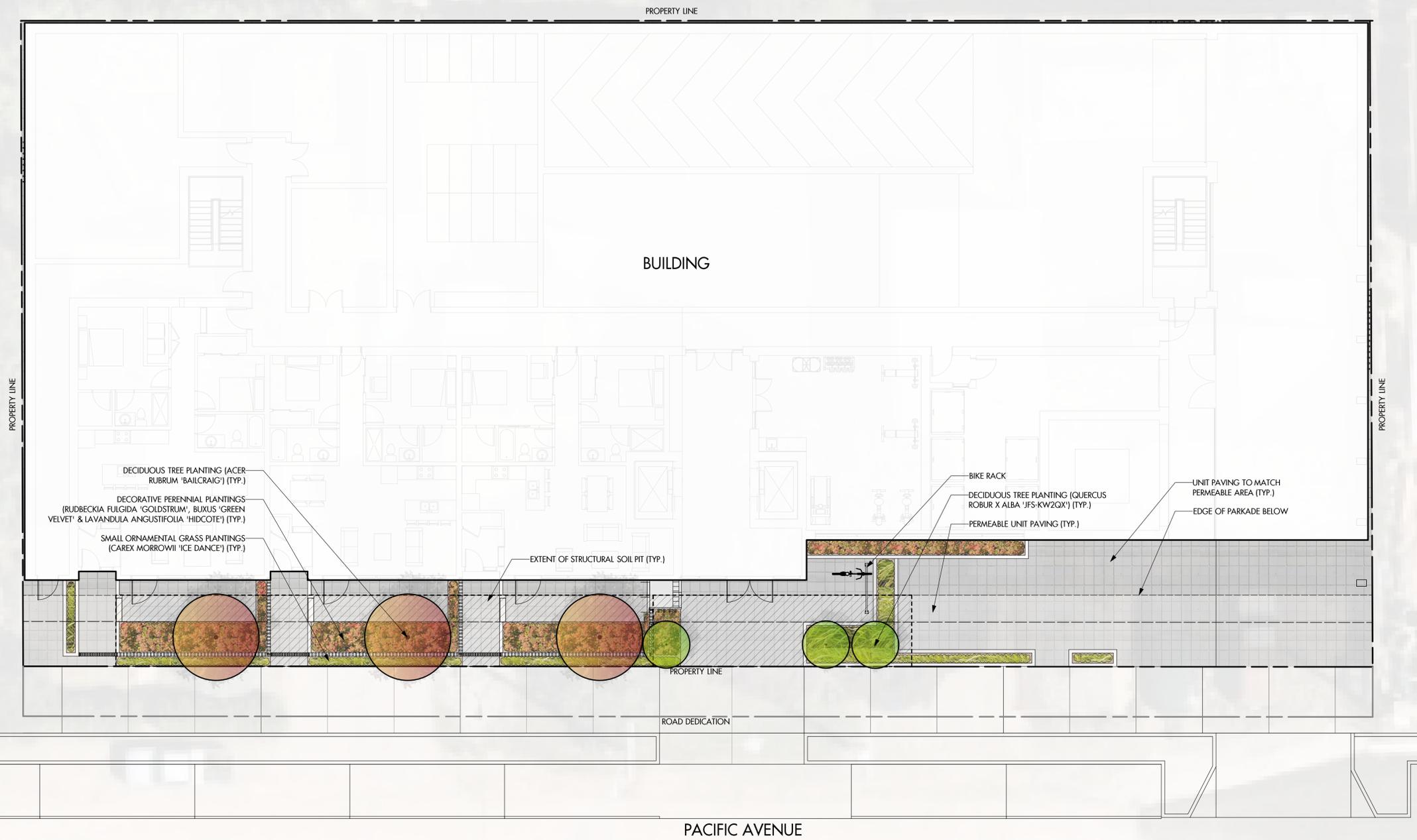
drawn Author

checked Checker

drawing no. **A9.02D**

plotted 12/05/22 9:24:09 AM

0 5 10 15 20 25 M



PROJECT TITLE

PACIFIC UC2 MULTIFAMILY

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN -
LEVEL 1**

ISSUED FOR / REVISION

1	22.08.24	Review
2	22.11.17	Review
3		
4		
5		

PROJECT NO. 22-0414

DESIGN BY KM

DRAWN BY PH/MC

CHECKED BY FB

DATE NOV. 17, 2022

SCALE 1:100

PAGE SIZE 24x36"

SEAL



DRAWING NUMBER

L1/4

ISSUED FOR REVIEW ONLY

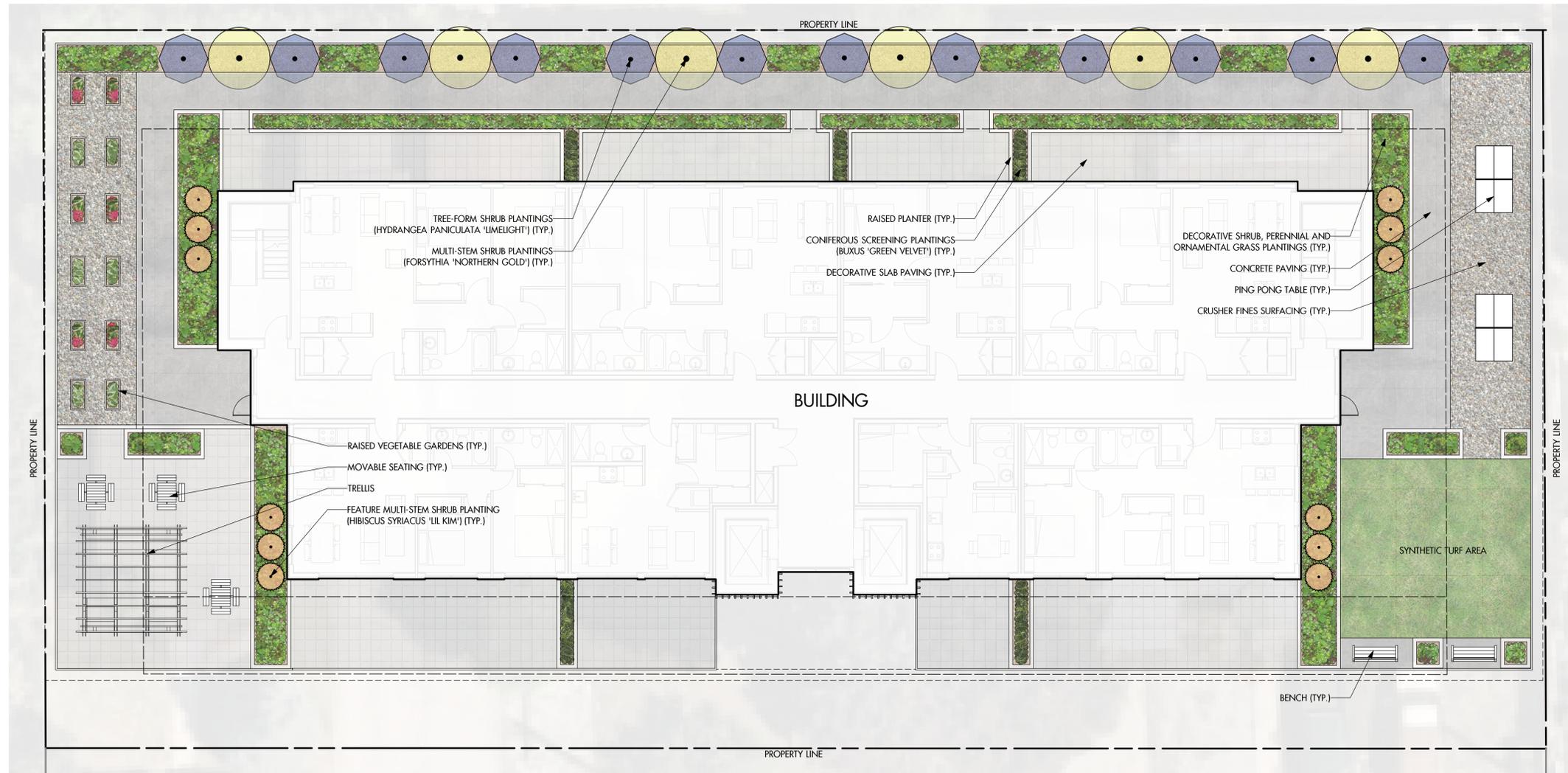
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PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER RUBRUM 'BAILCRAIG'	SCARLET JEWEL RED MAPLE	3	5cm CAL.
QUERCUS ROBUR X ALBA 'JFS-KW2GX'	SKINNY GENES OAK	3	3cm CAL.
SHRUBS			
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	6	#02 CONT. /0.9M O.C. SPACING
FORSYTHIA 'NORTHERN GOLD'	NORTHERN GOLD FORSYTHIA	6	#02 CONT. /2.0M O.C. SPACING
HIBISCUS SYRIACUS 'LIL KIM'	LIL KIM ROSE OF SHARON	12	#02 CONT. /0.75M O.C. SPACING
HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	12	#02 CONT. /1.2M O.C. SPACING
SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	15	#02 CONT. /1.5M O.C. SPACING
PERENNIALS & GRASSES			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	17	#01 CONT. /1.0M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	17	#01 CONT. /1.0M O.C. SPACING
CAREX MORROWII 'ICE DANCE'	ICE SAGE DANCE	21	#01 CONT. /0.9M O.C. SPACING
HOSTA 'STRIPTEASE'	STRIPTEASE HOSTA	21	#01 CONT. /0.9M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	20	#01 CONT. /1.2M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	27	#01 CONT. /1.8M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	20	#01 CONT. /1.2M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	17	#01 CONT. /1.0M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. EXTEND DEPTH OF TREE BEDS WITHIN LANDSCAPE BUFFER AREAS (FRONT AND REAR) PER BYLAW 12375 TO ACHIEVE REQUIRED GROWING MEDIUM PER TREE.
5. 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.



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PROJECT TITLE

PACIFIC UC2 MULTIFAMILY

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN -
LEVEL 4**

ISSUED FOR / REVISION

1	22.08.24	Review
2	22.11.17	Review
3		
4		
5		

PROJECT NO. 22-0414

DESIGN BY KM

DRAWN BY PH/MC

CHECKED BY FB

DATE NOV. 17, 2022

SCALE 1:100

PAGE SIZE 24"x36"

SEAL

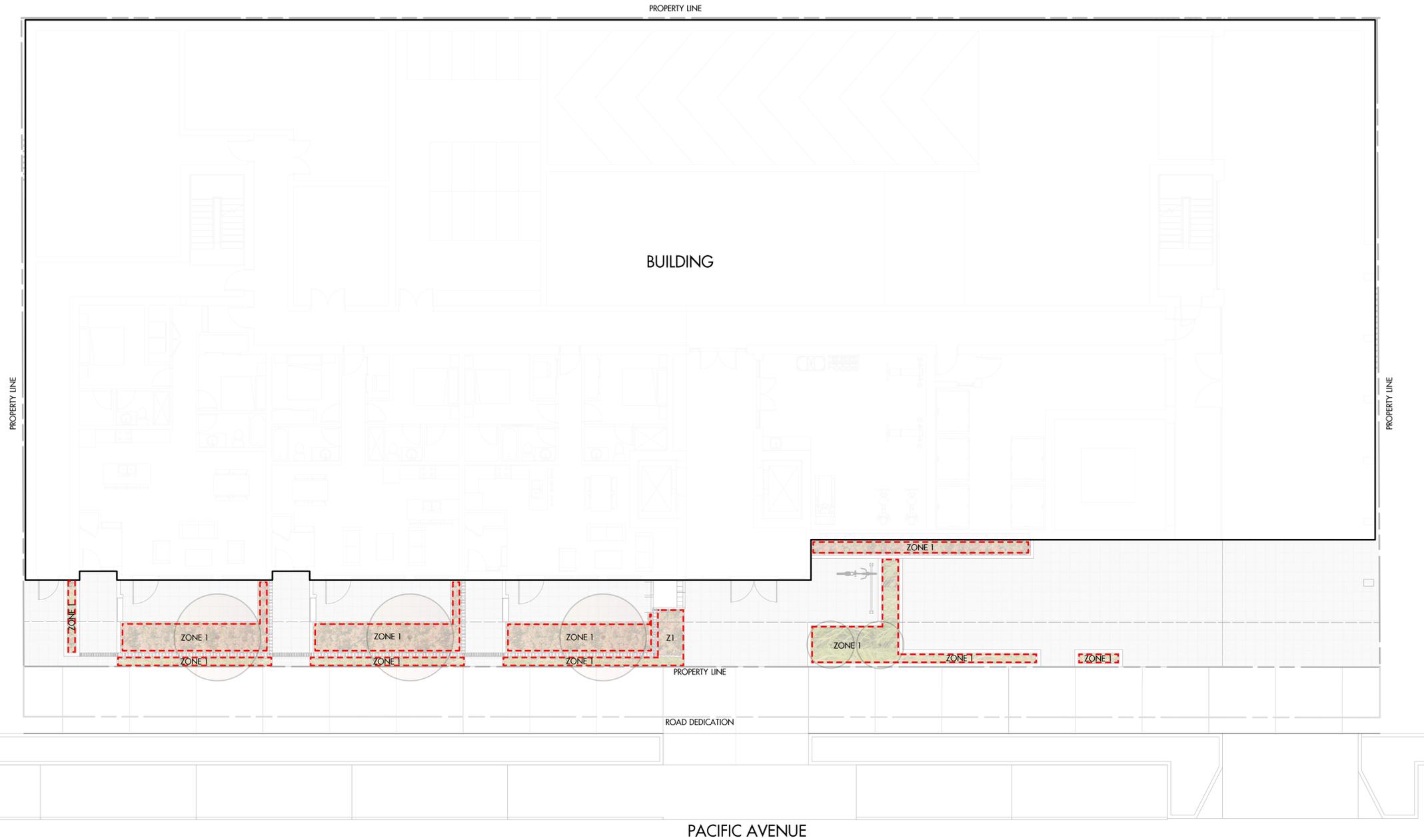


DRAWING NUMBER

L2/4

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PROJECT TITLE

PACIFIC UC2 MULTIFAMILY

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION /
IRRIGATION PLAN -
LEVEL 1**

ISSUED FOR / REVISION

1	22.08.24	Review
2	22.11.17	Review
3		
4		
5		

PROJECT NO: 22-0414

DESIGN BY: KM

DRAWN BY: PH/MC

CHECKED BY: FB

DATE: NOV. 17, 2022

SCALE: 1:100

PAGE SIZE: 24"x36"

SEAL



DRAWING NUMBER

L3/4

IRRIGATION NOTES

1. 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).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

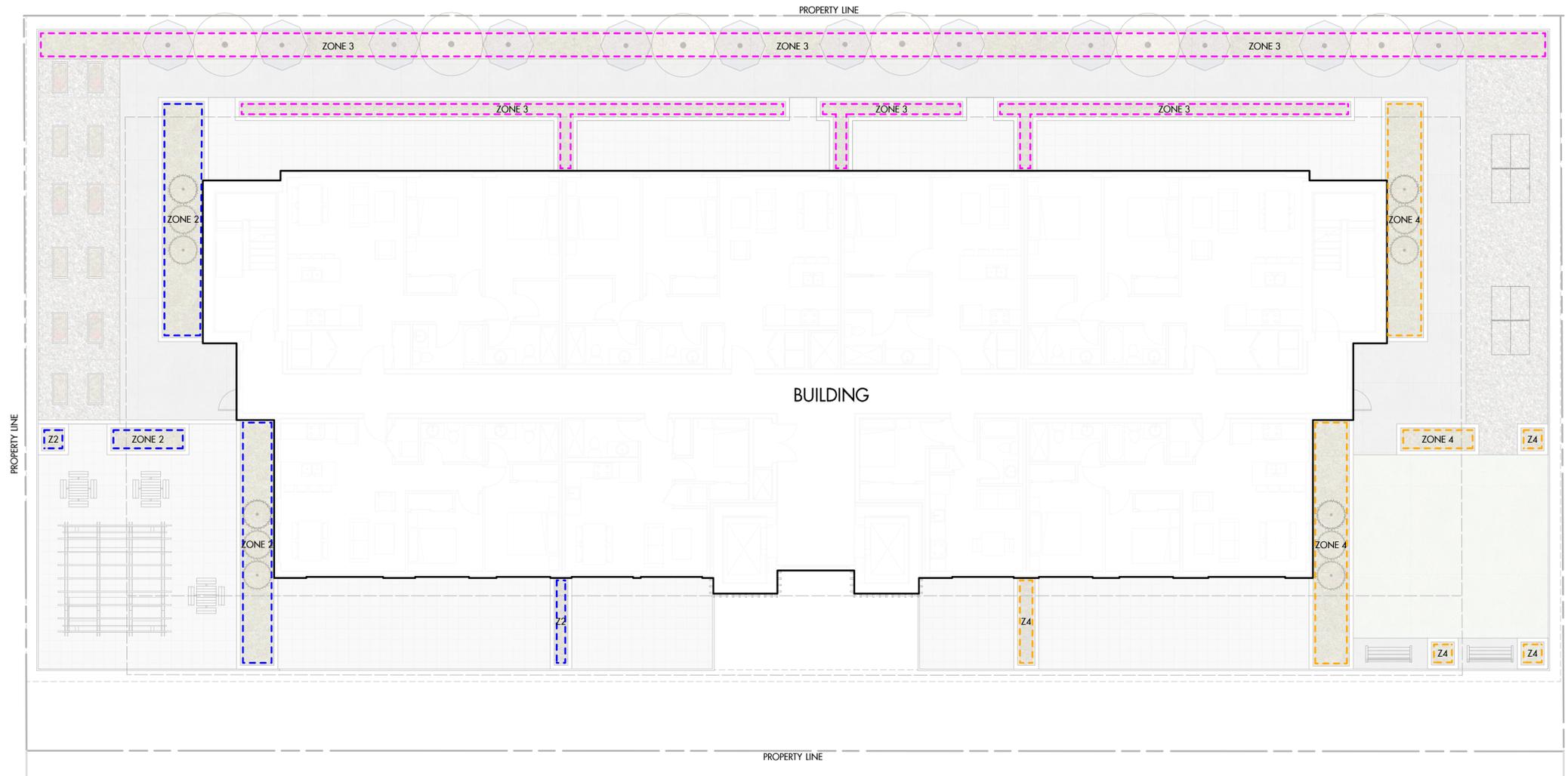
- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 64 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY BUILDING & TREES
ESTIMATED ANNUAL WATER USE: 21 cu.m.
- ZONE #2:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 34 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 11 cu.m.
- ZONE #3:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 96 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE
ESTIMATED ANNUAL WATER USE: 32 cu.m.
- ZONE #4:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 36 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 12 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 420 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 76 cu.m. / year
WATER BALANCE = 344 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

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PACIFIC UC2 MULTIFAMILY

Kelowna, BC

DRAWING TITLE
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 LEVEL 4**

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IRRIGATION LEGEND

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LANDSCAPE MAXIMUM WATER BUDGET (WB) = 420 cu.m. / year
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 WATER BALANCE = 344 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



Pacific UC2 MF - Zoning Bylaw 12375 - Landscape Summary

Municipal Address: 1164, 1174, 1200-1210 Pacific Avenue

Ecora Project Number: 22-0414

Landscaping Standards (7.2)	Zone (UC2)		Proposed
Min. tree amount	6		6
Min. deciduous tree caliper	L: 5cm M: 4cm S: 3cm		L: 5cm M: N/A S: 3cm
Min. coniferous tree height	250cm		N/A
Min. ratio between tree size	L: 50% minimum (min.) M: no min. or max. S: 25% maximum (max.)		L: 50% M: N/A S: 50%
Min. growing medium area	75% soil based landscaping		42% soil based landscaping ²
Min. growing medium volumes per tree	L: 30 cu.m or 25 cu.m if connected trench/cluster M: 20 cu.m or 18 cu.m if connected trench/cluster S: 15 cu.m or 12 cu.m if connected trench/cluster		L: 30 cu.m or 25 cu.m if connected trench/cluster ¹ S: 15 cu.m or 12 cu.m if connected trench/cluster
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes		Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes
Fence Height	Front/Flanking Yards: 1.2m Side/Rear Yards: 2.0m		Front/Flanking Yards: 1.2m
Riparian management area?	N	y/n	N
Retention of existing trees on site?	N	y/n	N
Surface parking lot (7.2.10)?	N	y/n	N
Refuse & recycle bins screened?	Y	y/n	Bins are located within interior room in parkade
Other:	¹ Growing medium volumes includes areas outside of landscape buffer to attain required volumes per tree. ² Patio/entry areas along this frontage limit availability for soil-based landscaping.		