

NEW TOWN ARCHITECTURE + ENGINEERING

515 RUTLAND RD N & 115 HARDIE RD - MIXED USE DEVELOPMENT

LANDSCAPE WORKS - DEVELOPMENT PERMIT

KELOWNA

MAY 28, 2024

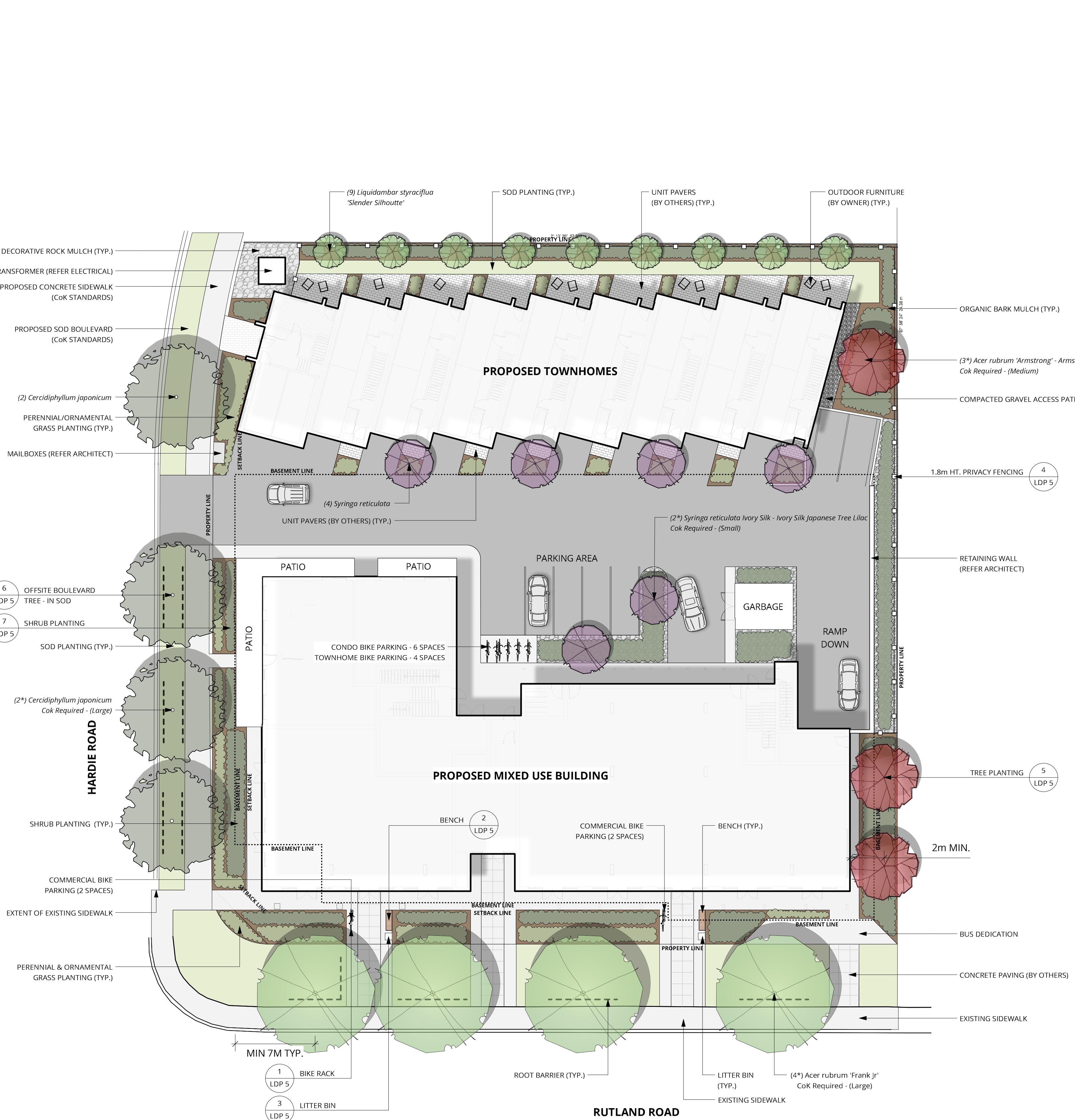
LIST OF DRAWINGS

- LDP 1.0 : COVER SHEET
- LDP 2.0 : LANDSCAPE PLAN - ON SITE
- LDP 3.0 : LANDSCAPE PLAN - OFF SITE
- LDP 4.0 : LANDSCAPE PLAN - WATER CONSERVATION
- LDP 5.0 : LANDSCAPE DETAILS

ZONING ANALYSIS TABLE

PROJECT NAME: - Urban Centre Zone UC4 - 515 Rutland Rd. N. & 115 Hardie Rd.

Landscape Bylaw 12375 (Table 7.2)	UC4 ZONE (1/10 LM)	Proposed	Additional	Compliance (Y/N)
Min. tree amount	Landscape lin. m setback = 108/10 = 11 trees (min.)	11 Trees	15 Trees	Y
Min. deciduous tree caliper:	Large: 5cm Medium: 4cm Small: 3cm	All deciduous trees = 6cm Caliper	All deciduous trees = 6cm Caliper	Y
Min. coniferous tree height:	250cm	N/A	N/A	N/A
Min. ratio between tree size:	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	Large (L): 6 = 55% Medium (M): 3 = 27% Small (S): 2 = 18%	Large (L): 2 Trees Medium (M): 0 Trees Small (S): 13 Trees	Y
Min. growing medium (planted) area	Min. planted area 256 x 75% = 192m ² *	Total planted area: 194m ² *	N/A	Y
Min. growing medium volumes per tree	(L) Tree: Single: 30cu.m, Pair: 20cu.m, Shared: 25cu.m (M) Tree: Single: 20cu.m, Pair: 15cu.m, Shared: 12cu.m (S) Tree: Single: 15cu.m, Pair: 12cu.m, Shared: 10cu.m	(L) Tree: Single: 4 Trees/30cu.m, Pair: 2 Trees/20cu.m (M) Tree: Single: 1 Tree/20cu.m, Pair: 2 Trees/15cu.m (S) Tree: Pair: 2 Trees/12cu.m	(L) Tree: 2 Trees/4cu.m (M) Tree: N/A (S) Tree: 13 Trees/4cu.m	Y
Landscape graded areas (7.2.7)	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	N/A	Y
Fence height	2.0m max.	1.8m max.	N/A	Y
Riparian management area (Y/N)	No, development area not within a riparian management zone			Y
Existing tree retention (Y/N)	N/A			Y
Surface parking lot over 15 stalls (Y/N)	No			N
Comments	*Reduced Landscape Area due to Bus Dedication in Setback Area.			



PRECEDENT IMAGES:



LEGEND:

- PROPOSED TREES
- PROPERTY LINE
- SETBACK LINE
- ASPHALT (BY OTHERS)
- CONCRETE PAVING (BY OTHERS)
- UNIT PAVERS
- DECORATIVE ROCK MULCH
- COMPACTED GRAVEL ACCESS PATH
- ORGANIC BARK MULCH
- SHRUB PLANTING
- PERENNIAL PLANTING
- SOD AREA
- 1.8m PRIVACY FENCE
- ROOTBARRIER

PLANT LIST - ONSITE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Trees Deciduous				
3*	<i>Acer rubrum 'Armstrong'</i>	Armstrong Maple	6cm Cal	B&B
4*	<i>Acer rubrum 'Frank Jr.'</i>	Redpoint Maple	6cm Cal	B&B
2*	<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm Cal	B&B
2	<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm Cal	B&B
9	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	Slender Silhouette Sweet Gum	6cm Cal	B&B
2*	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	6cm Cal	B&B
4	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	6cm Cal	B&B

Shrubs

<i>Buxus 'Green Velvet'</i>	Green Velvet Boxwood	#02	Potted
<i>Cornus alba 'Baihai'</i>	Ivory Halo Dogwood	#02	Potted
<i>Cornus stolonifera 'Arctic Fire'</i>	Arctic Fire Red Osier Dogwood	#02	Potted
<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	#02	Potted
<i>Hydrangea paniculata 'Bobo'</i>	Bobo Hydrangea	#02	Potted
<i>Rhus aromatica 'Gro-Low'</i>	Gro Low Fragrant Sumac	#02	Potted
<i>Sambucus nigra 'Gerda'</i>	Black Beauty Elder	#02	Potted
<i>Syringa meyeri 'Palibin'</i>	Dwarf Korean Lilac	#02	Potted
<i>Taxus x media 'Hicksii'</i>	Hicks Yew	#02	Potted

Ornamental Grasses

<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	#01	Potted
<i>Deschampsia caespitosa 'Goldtau'</i>	Gold Dew Tufted Hair Grass	#01	Potted

Perennials

<i>Achillea filipendulina 'Gold Plate'</i>	Gold Plate Yarrow	#01	Potted
<i>Aster frikartii 'Monch'</i>	Frikart's Aster	#01	Potted
<i>Echinacea purpurea</i>	Purple Coneflower	#01	Potted
<i>Geranium 'Rozanne'</i>	Rozanne Geranium	#01	Potted
<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted
<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage	#01	Potted
<i>Rudbeckia fulgida 'Goldstrum'</i>	Goldstrum Black Eyed Susan	#01	Potted

Bulbs

<i>Allium sphaerocephalon</i>	Drumstick Allium	3 bulbs per m2
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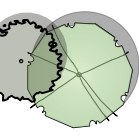



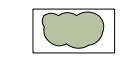
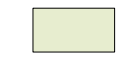
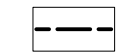
* - Cok Bylaw No.12375 Required Tree

- NOTES:**
- THIS DRAWING DEPICTS FORM AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
 - ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 - ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF COMPOSTED BARK MULCH UNLESS OTHERWISE NOTED AND APPROVED.
 - ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM. SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 300mm MIN
TREES 900mm UNLESS OTHERWISE NOTED.

ISSUED FOR:

NO.	DESCRIPTION	DATE
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-05-28
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-03-15
0	ISSUED FOR DEVELOPMENT PERMIT	2023-09-08

LEGEND:

-  PROPOSED TREES
-  ASPHALT (REFER CIVIL)
-  CONCRETE PAVING
-  ORGANIC BARK MULCH
-  PERENNIAL PLANTING
-  SOD AREA
-  ROOTBARRIER

PRECEDENT IMAGES:



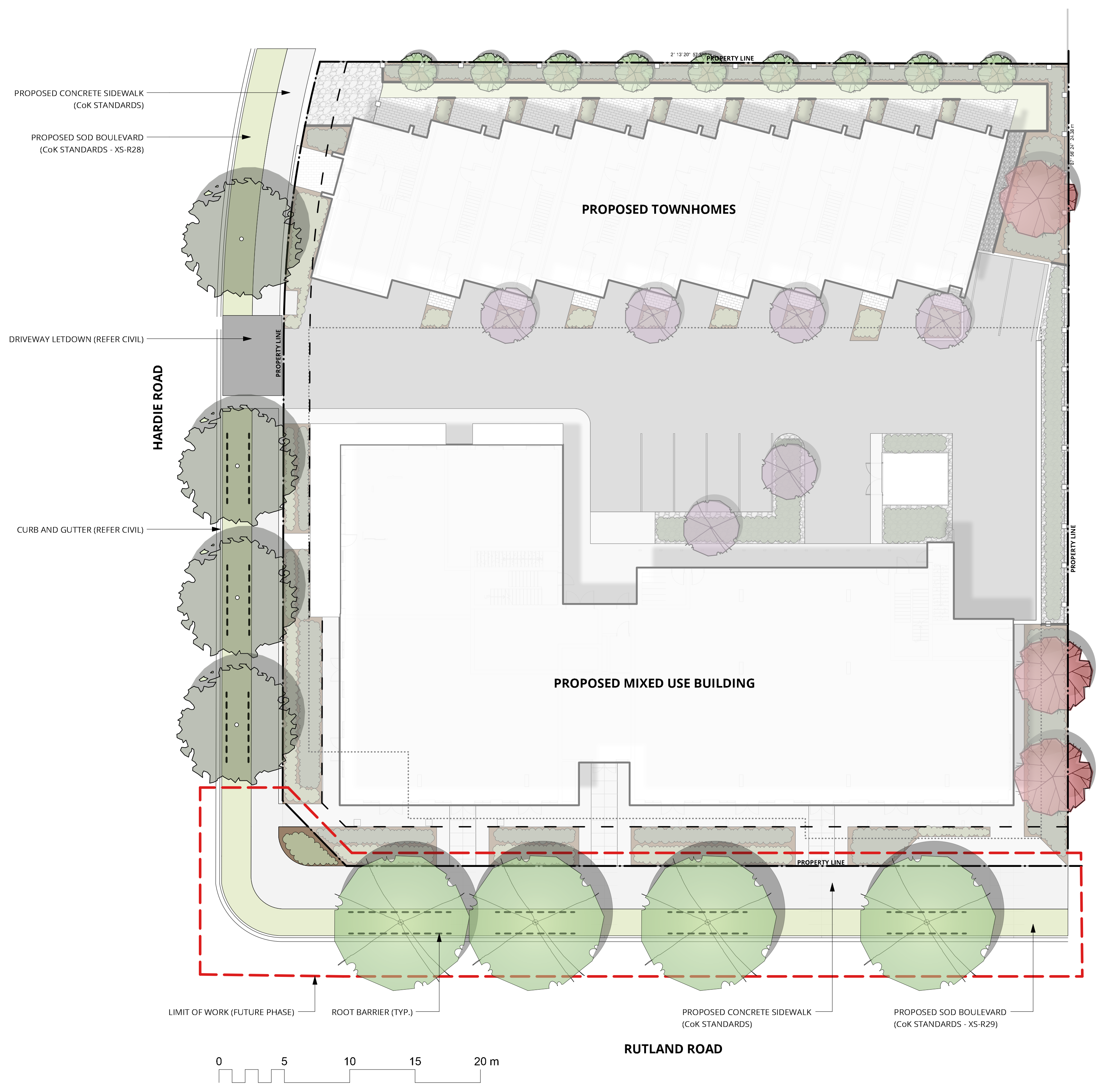
PLANT LIST - OFFSITE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Trees Deciduous				
4	<i>Acer rubrum 'Frank Jr.'</i>	Redpointe Maple	6cm Cal	B&B
4	<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm Cal	B&B

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- ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF COMPOSTED BARK MULCH UNLESS OTHERWISE NOTED AND APPROVED.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM.
- SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 300mm MIN
TREES 900mm UNLESS OTHERWISE NOTED.

4m³ MIN UNLESS OTHERWISE NOTICED.



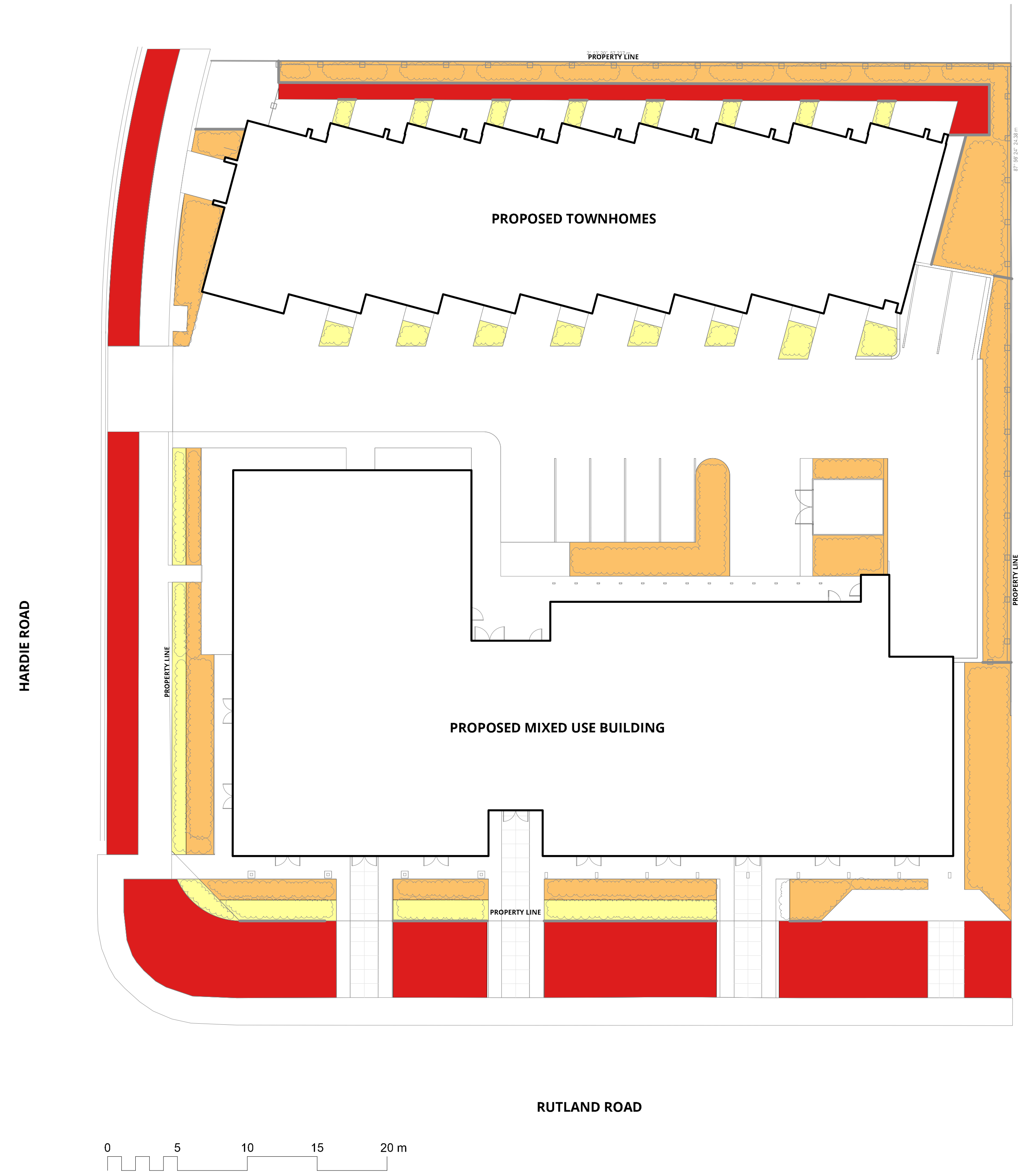
OFF SITE LAYOUT - FUTURE ROAD UPGRADES TO RUTLAND ROAD

NOT FOR CONSTRUCTION

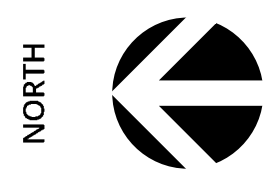
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LEGEND:

- LOW WATER REQUIREMENTS GRASSES / PERENNIALS
- MEDIUM WATER REQUIREMENTS SHRUBS
- HIGH WATER REQUIREMENTS SOD

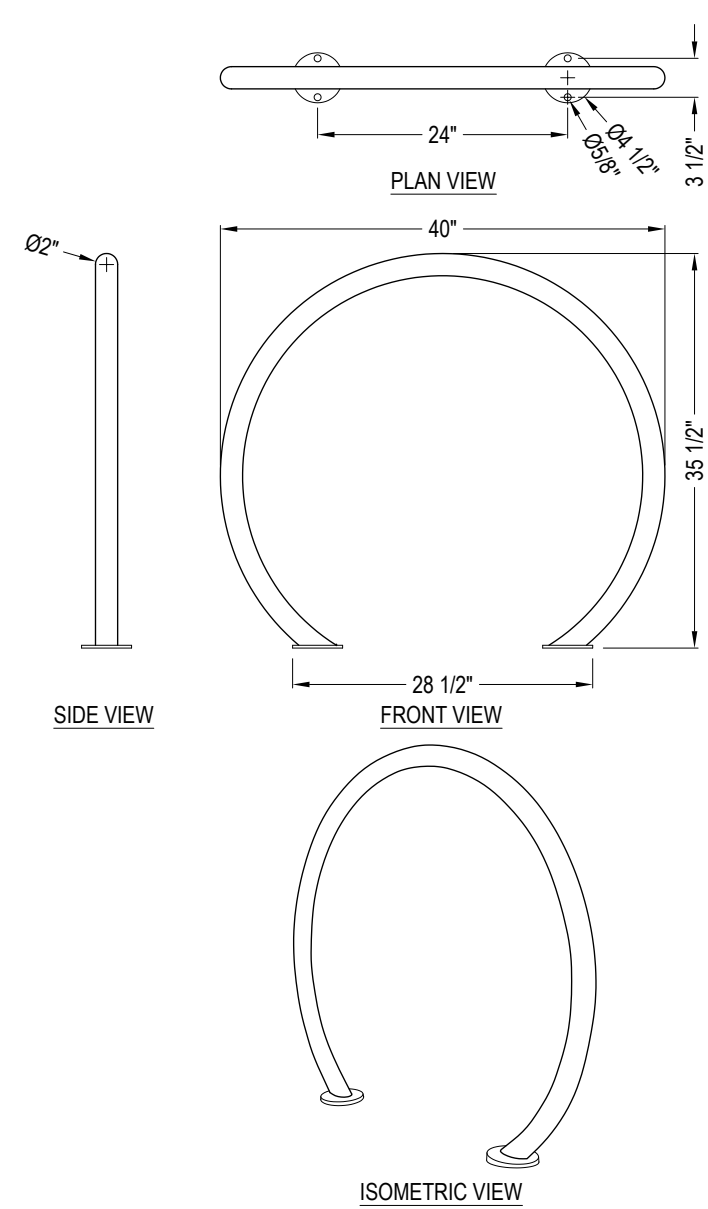


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SCALE : 1 : 200

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1 BIKE RACK
LDP 2 NTS

Wishbone site furnishings

KOBLE PARK BENCH
Model Number : K-6 (6ft) K-5 (5ft)

PRODUCT SPECIFICATIONS
100% Recycled Plastic Slats
10 YEAR LIMITED WARRANTY
Super Durable Powder Coated Aluminium Frame
Standard Colours: Brown Slats, Walnut Slats, Redwood Slats, Grey Slats, Teakwood Slats, Precious Sand, Groovy Red, Black Teakwood, South Clay, Maple Bronze, Modern Black, Flame Red, Parrot Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green
Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS
Custom Powder Coating (Setup Charges May Apply)
2 ft to 8 ft Lengths
2 Center Armrests. See drawing in the downloads, (K-6A)
INST-1.5 Stainless Steel Bolt Down Kit

DESIGNER NOTES
The Koble Bench is a newly designed bench created to replace a recently discontinued model. Due to the difficulty of finding quality parts, we made the decision to create a new bench that would blend in nicely in communities with the discontinued benches in their parks and walks. In true Wishbone fashion, we took on the challenge and worked with the client in what they thought would be a complementary design replacement. One area we improved on with this design is the benches' "skateability." The cast armrests extend past the lumber making it very difficult to skateboard in projects like this, we enjoy giving the client the opportunity to also give the product a name. And the name they came up with, Koble, the Norwegian word which means unlined, unspiced, correct, correct. It's the perfect name for this extremely comfortable bench. Capped ends finish off the clean and modern design. Sit back with ease and enjoy the view. With a small footprint, it takes up little space. Take a seat. Unplug. Correct. Reconnect.

PRODUCT DIMENSIONS
Height 31 3/4 inches / 806 mm
Seat Height 17.5 inches / 445 mm
Seat Depth 18.3/4 inches / 375 mm
Total Depth 21.5 inches / 546 mm
Length 6 feet / 183 cm
Weight 114 lbs / 52 kg

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS
Black Grey Redwood Sand Walnut

RECYCLED CONTENT
63% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

100% Canadian Made
Wishbone Ltd provides an extended 10 year limited warranty from the date of invoice.
Visit us online at www.wishboneltd.com

Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0476 sales@wishboneltd.com

2 BENCH
LDP 2 NTS

Wishbone site furnishings

URBAN FORM EASY ACCESS WASTE RECEPTACLE
Model Number : UFEATR-30

PRODUCT SPECIFICATIONS
Perma-Deck T&G Recycled Plastic Slats
Durable Powder Coated Aluminium Frame
Standard Colours: Brown Slats, Walnut Slats, Redwood Slats, Grey Slats, Teakwood Slats, Precious Sand, Groovy Red, Black Teakwood, South Clay, Maple Bronze, Modern Black, Flame Red, Parrot Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green
Hidden Door Latch
Long Lasting Stainless Steel Hardware
Heavy Duty Aluminium Liner With Drain Holes
Surface Mount

CUSTOMIZED SOLUTIONS
Custom Powder Coating (Setup Charges May Apply)
Bottle and Can Recycler
Urban Cigarette Receptacle
INST-1 Stainless Steel Bolt Down Kit

DESIGNER NOTES
Class-leading design combined with affordability and functionality make the Urban Form Waste Receptacle a must-have to enhance any outdoor setting. The 4 sided "fl" openings allow easy access and the laminated design ensures all waste is directed towards the liner. Like the rest of the Urban Form Series, the horizontal lumber orientation and minimalist look match well with modern architectural elements. Innovative features such as the Keyless hidden door latch system make emptying and cleaning a breeze for any maintenance worker. Minimal fasteners and clever design mean that the recycled plastic boards can be easily replaced if damaged. The solid top design helps deter locals from emptying their household waste and keep out water and critters.

PRODUCT DIMENSIONS
Total Height 42 inches / 1067mm
Width 24 inches / 610mm
Depth 24.5 inches / 622mm
Capacity 36 Gal / 136L
Weight 145lbs / 66kg

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS
Black Grey Redwood Sand Walnut

RECYCLED CONTENT
50% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

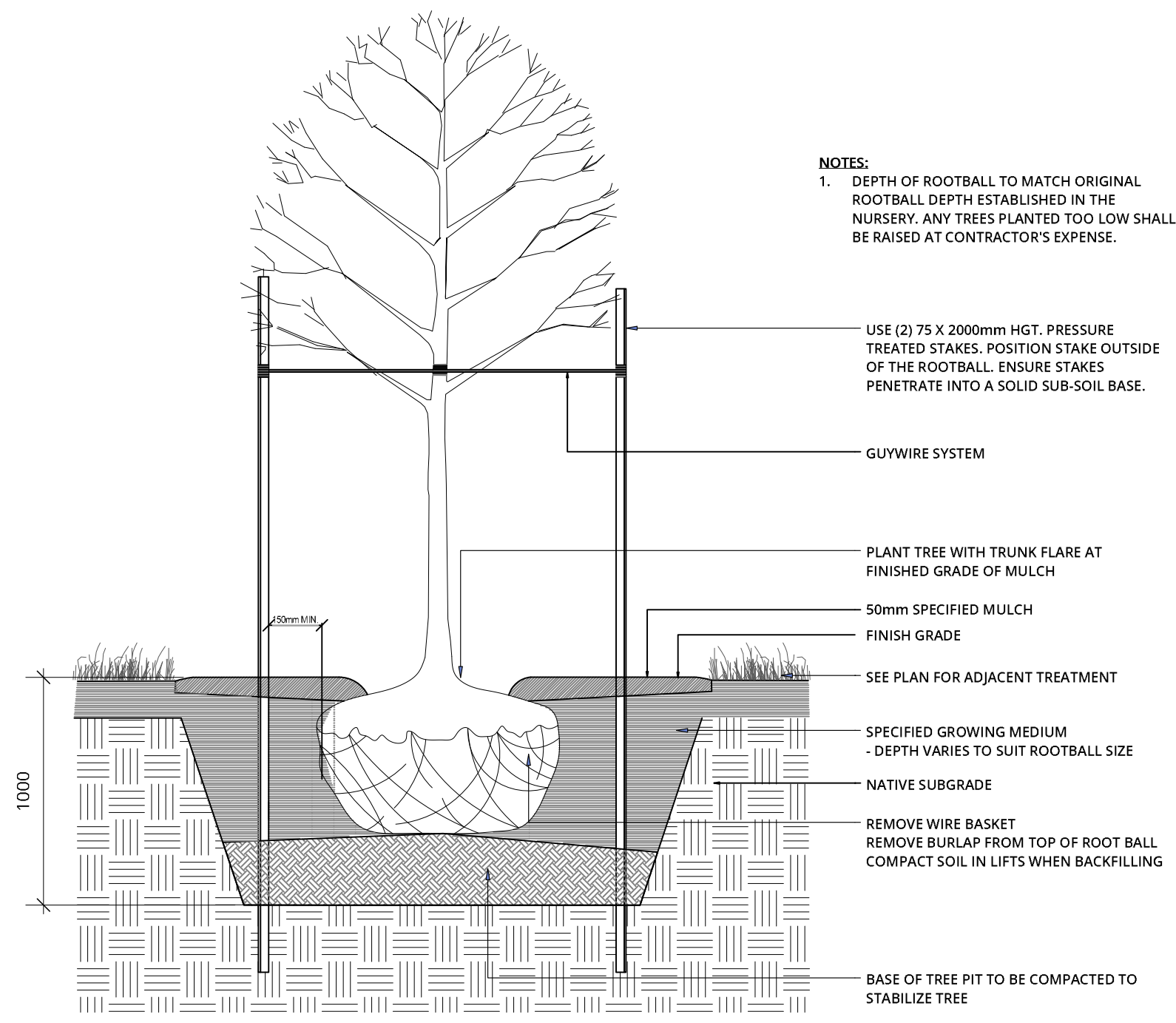
100% Canadian Made
Wishbone Ltd provides an extended 10 year limited warranty from the date of invoice.
Visit us online at www.wishboneltd.com

Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0476 sales@wishboneltd.com

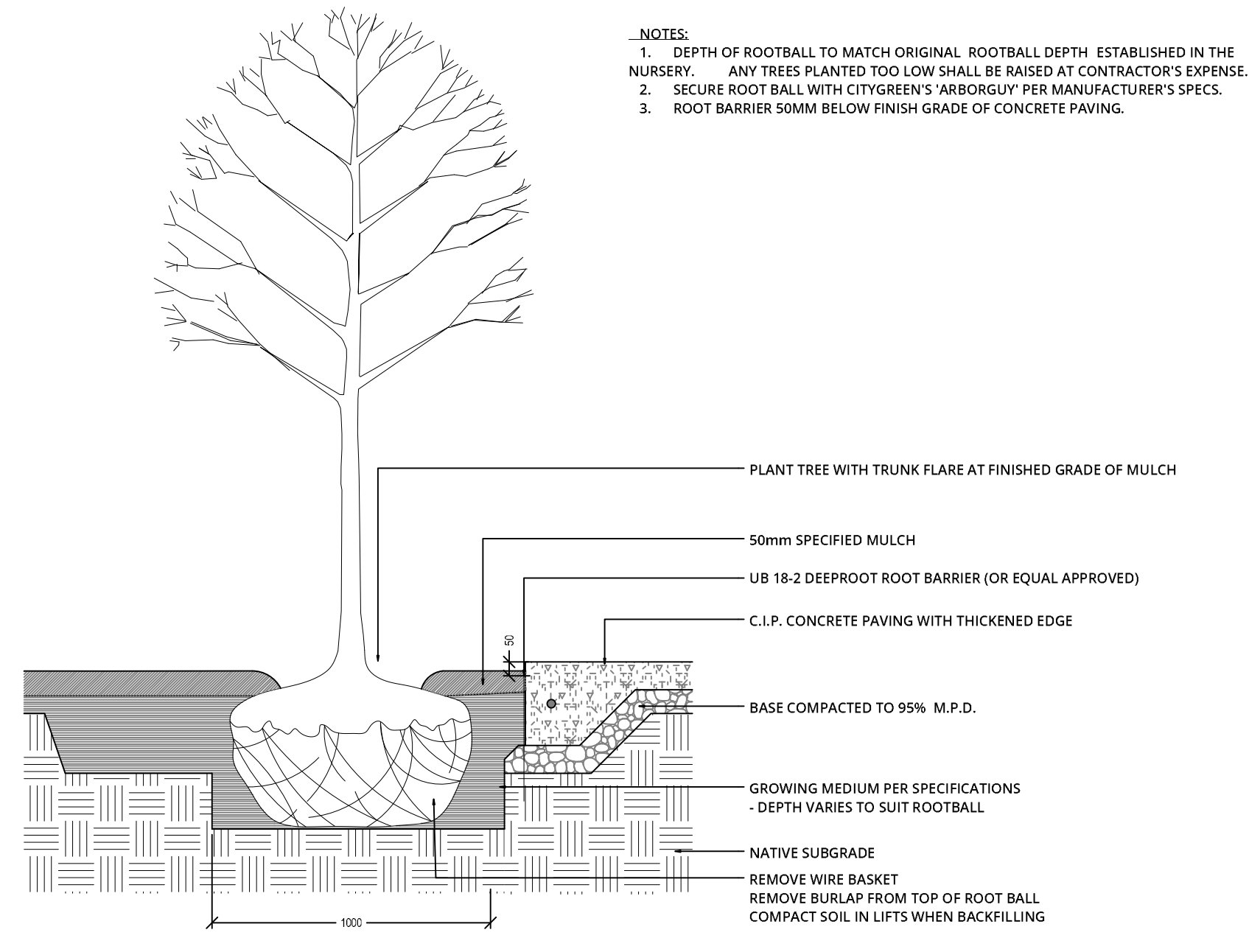
3 LITTER BIN
LDP 2 NTS



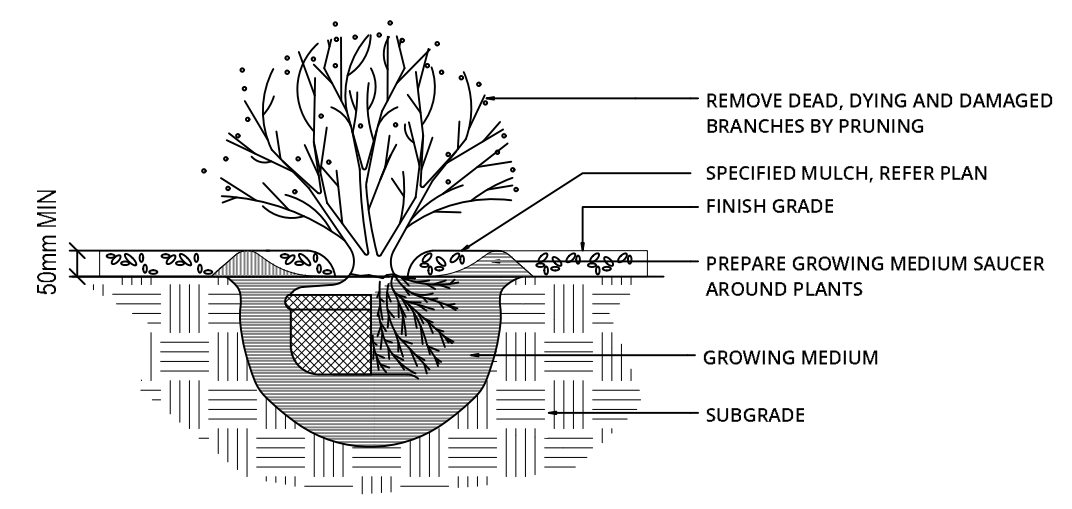
4 1.8m HT. PRIVACY FENCE
LDP 2 NTS



5 TREE PLANTING - SECTION
LDP 3 1:20



6 OFFSITE BOULEVARD TREE
LDP 3 NTS



7 SHRUB PLANTING - SECTION
LDP 2 1:20



NOT FOR CONSTRUCTION

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LANDSCAPE DETAILS

LDP 5.0

SCALE: AS SHOWN

PROJECT NO.: 23018-100 DATE: 2023-07-17