



**Transmittal** Page 1 of 2

**To:** Planning Department  
**CC:** Justice Marks

City of Kelowna  
justice@handhhomes.ca

December 21, 2023

**Re: Design Rationale for the Proposed Development of  
2654 Gore Street, Kelowna, BC (The Site)**

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the Development Permit application associated with the proposed Development of 2654 Gore Street in Kelowna, we offer the following Rationale for the project:

Located on the middle block of Gore Street, which intersects with Osprey Avenue, with parkade access from a lane. Gore Street is located in the Pandosy Urban Centre of Kelowna. The development is located just outside the core area boundary, and is close to shopping, personal services, and restaurants allowing most errands from the location to be accomplished by foot. This property boasts a Bike Score of 91 and a Walk Score of 93, making the downtown core and surrounding community easily accessible. The Pandosy Urban Centre area is ideally located for multi-unit residential use as the area is experiencing tremendous growth while having the lowest number of residential units. Because of its associated high walk score and bike score, the reliance on automobile use is greatly reduced allowing the area to diversify while creating healthy community practices and reducing the residents carbon footprint.

The building design include portions of the building being stepped back, use of different colours and materials at intervals alongside the window pattern alternating. The lobby is located on the front corner of the building, with an entrance canopy providing definition. The building design includes easily accessible units with all units having access to short-term and long-term bicycle storage, with additional storage included. The reduction in automobile reliance in conjunction with the higher density infill development of the property contribute to a more sustainable approach to the building design that aligns with the City of Kelowna's Healthy City Strategy and planning initiatives.

The priority to densify precious, developable land within an existing core area while ensuring the neighbouring properties were respected resulted in a building that is under the 4-storey height allowance set out by the UC5 zoning. Achieving 7 residences on the property while being sensitive to the neighbourhood was felt to be important from a location and sustainability standpoint. The result is an attractive infill project that provides needed residential units, addresses the human scale while being sensitively designed to reduce impact on neighbouring properties.



**Transmittal** Page 2 of 2

In summary, the rationale for this project is as follows:

- i. Provide a thoughtful, sustainable infill housing solution to a property located within the core area of Kelowna.
- ii. A ground-oriented unit is provided along the fronting street which avoids dead frontages at the ground level and masks the off-street parking.
- iii. The proposed development meets the City of Kelowna Parking Bylaw requirements. Specifically, and in conjunction with zoning requirements, the project provides the required vehicle parking space for all 7 residences (11 stalls).
- iv. The proposed development results in a building design that is attractive in its design, is inviting and addresses the human scale at ground level as well is sensitive to the neighbourhood at large by the way it has been designed and massed on the site.
- v. The proposed development provides the required 6 short-term bicycle storage spaces and 7 long-term bicycle stalls, which can be accessed from the front or rear of the property.

This proposed development recognizes the City of Kelowna's strategic approach to overall growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy, and planning initiatives.

We look forward to your supportive comments in response to this Development Permit application.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston Architect AIBC, LEED AP  
**LIME Architecture Inc.**

# 2654 GORE STREET, KELOWNA, BC



SITE KEY PLAN (NTS)

## ARCHITECTURAL SHEET LIST

- A-000 COVER SHEET
- A-001 LOCATION CONTEXT&OCP RESPONSE
- A-002 SITE & PROJECT INFORMATION
- A-101 LEVEL 1 PLAN
- A-102 LEVEL 2 PLAN
- A-103 LEVEL 3 PLAN
- A-104 ROOFTOP DECK PLAN
- A-200 FRONT ELEVATIONS
- A-201 LEFT ELEVATIONS
- A-202 BACK ELEVATIONS
- A-203 RIGHT ELEVATIONS
- A-204 COURTYARD ELEVATIONS
- A-205 COURTYARD ELEVATIONS

## PROPERTY DESCRIPTION

CIVIC: 2654 GORE STREET, KELOWNA, BC  
 LEGAL: LOT 4, PLAN KAP7927

## CONSULTANT TEAM

### OWNER/ OPERATOR

Okanagan Infill  
 101-540 Groves Avenue  
 Kelowna, BC V1Y 4Y7  
 250-826-9888

Contact(s):  
 Justice Marks

### ARCHITECTURAL

LIME Architecture  
 205-1626 Richter Street  
 Kelowna, BC V1Y 2M3  
 250-448-7801

Contact(s):  
 Jenessa Kehl

### LANDSCAPING

Ecora  
 200-2406 Enterprise Way  
 Kelowna, BC V1Y 9T5  
 250-469-9757

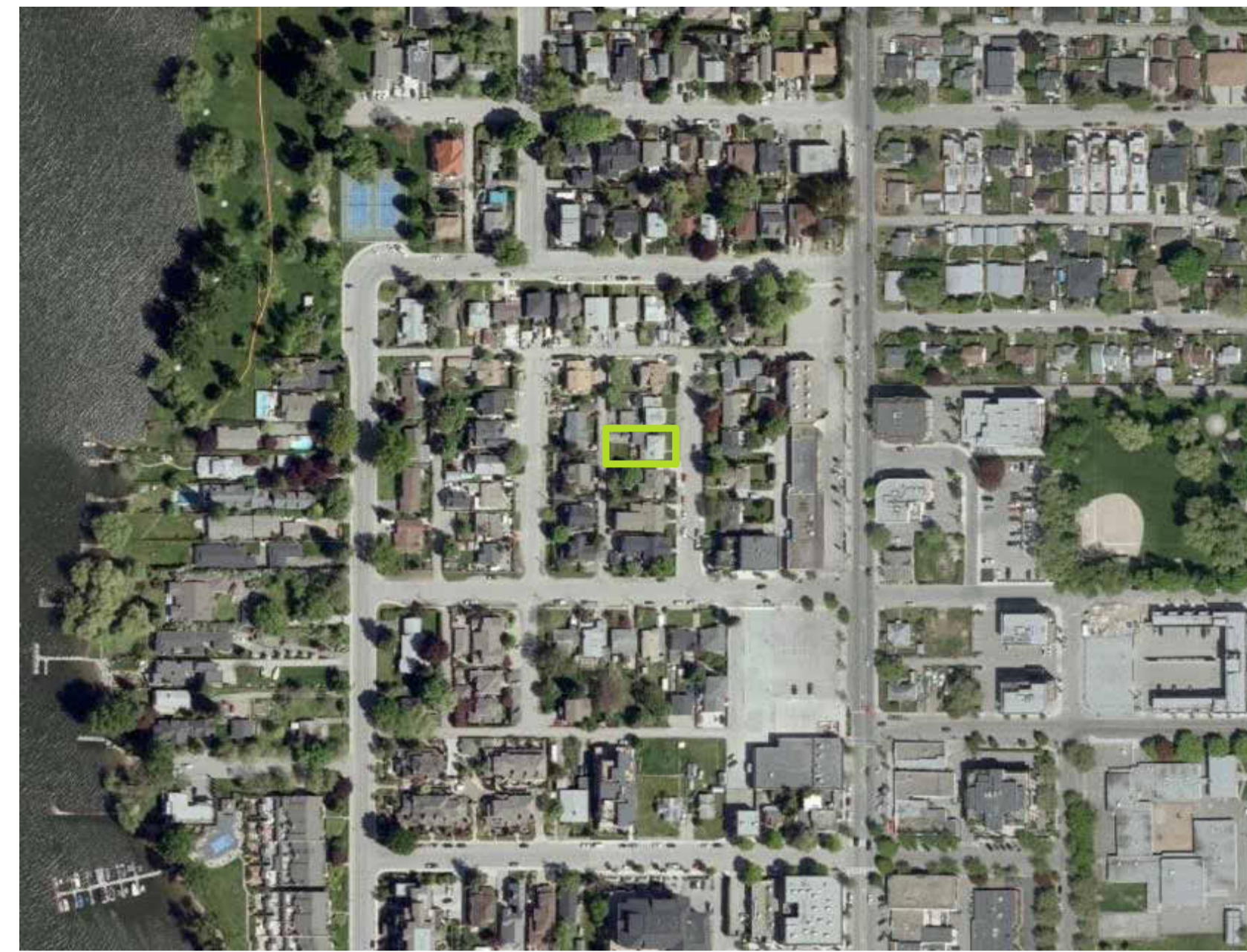
Contact(s):  
 Po Ho



# Site Description & Current Conditions

The proposed development is a single lot located mid-block on Gore Street, with parkade access from a lane. Located in the Pandosy Urban Centre, a vibrant and developing area with many amenities, the proposed 3-storey building will fit seamlessly in the developing neighbourhood.

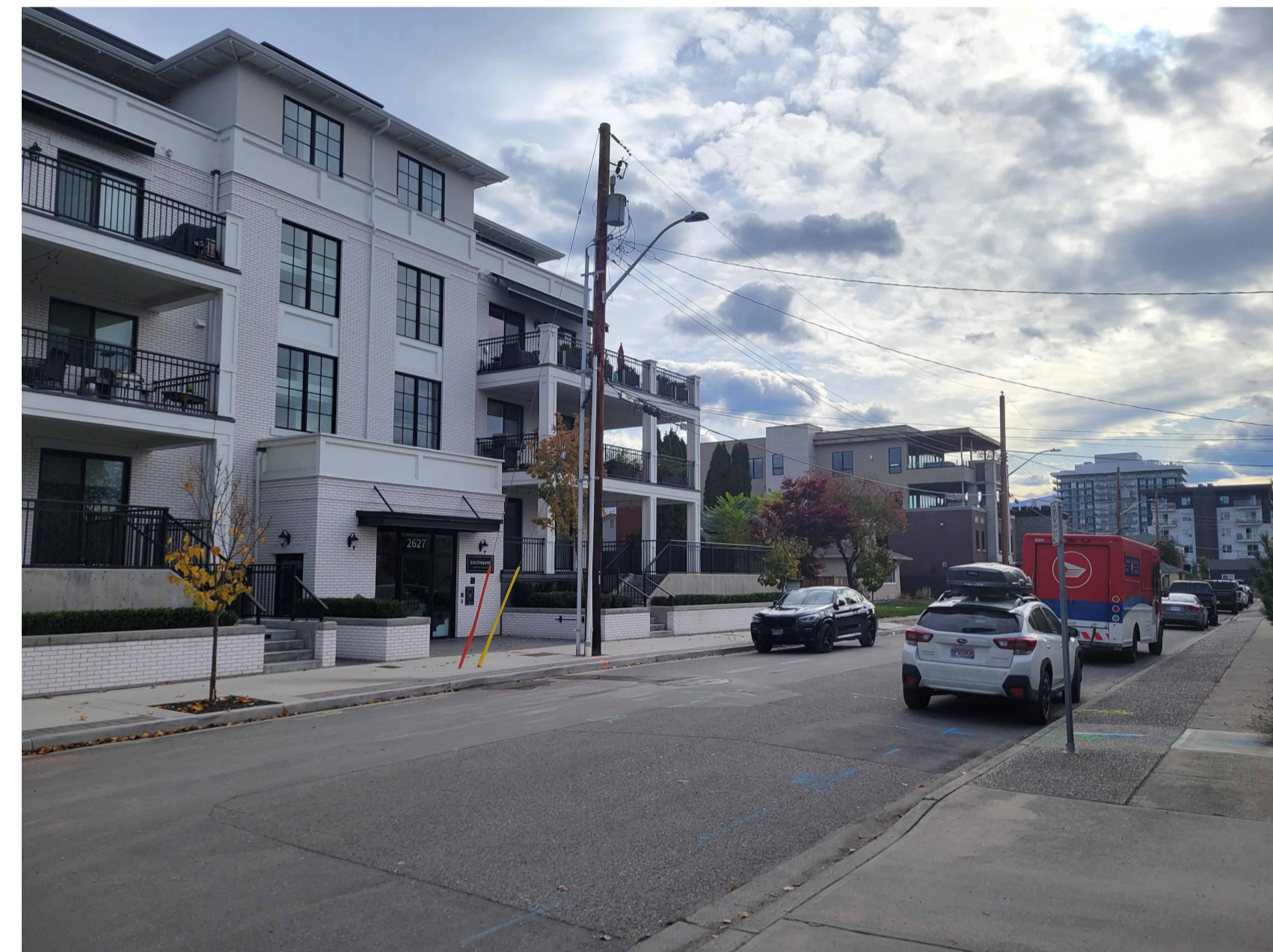
The site is within close proximity to grocery and retail stores, restaurants, schools and parks. There is frequent transit with bus stops nearby and the site is near a primary bicycle route.



SITE LOCATION



SITE CONDITION KEY MAP



1. VIEW OF GORE STREET FACING SOUTH EAST



2. VIEW OF PROPERTY & GORE STREET FACING SOUTH



3. VIEW OF PROPERTY & GORE STREET FACING NORTH

# Response to Form & Character

## Relationship to Street Guidelines

Ensure lobbies are clearly visible from the fronting street

- The lobby is located on the front corner of the building
- Significant amounts of glazing have been provided to ensure the lobby is clearly visible
- An entrance canopy defines the primary entrance into the building

Avoid blank walls at grade wherever possible:

- A ground-oriented unit is provided along the fronting street which avoids dead frontages at the ground level and masks the off-street parking

## Scale and Massing Guidelines

Ensure buildings provide a sensitive transition to existing and future buildings:

- The building height is lower than the zoning bylaw allowance
- There are existing buildings on the street that are 4 storeys in height, while the proposed is only 3 storeys

## Site Servicing, Access and Parking

Provide adequate servicing, vehicle access and parking while maintaining safety and attractiveness of the public realm:

- Off-street parking, garbage pickup, and the transformer are accessed from the rear lane
- Bicycle parking within the building is accessible from the front and rear of the property

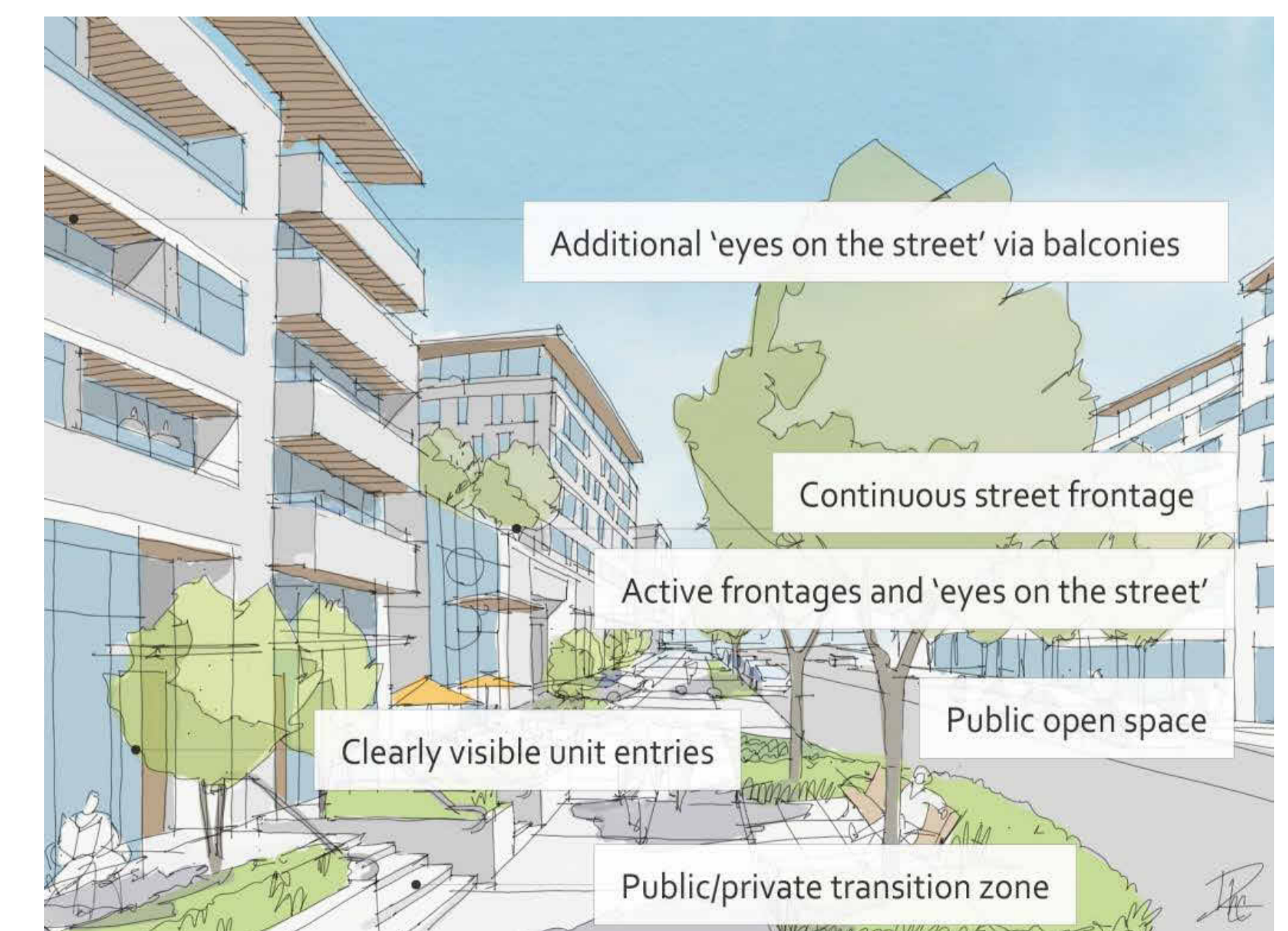
## Building Articulation, Features, & Material Guidelines

Articulate building facades into intervals:

- Portions of the building are stepped back
- Different colours and materials are proposed at intervals
- Window patterning alternates to correspond with intervals

Enhance liveability, visual interest, and sense of place:

- The building facade is articulated with design elements that are inherent to the building



2040 OCP Relationship to Street Graphic

# LOT 4 GORE STREET, KELOWNA, BC

## PROPERTY DESCRIPTION:

CIMC: 2654 GORE STREET, KELOWNA, BC  
LEGAL: LOT 4, PLAN KAP7927

## ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA UC5 ZONING  
PANDOSY URBAN CENTRE  
OCP MAP 4.5: 4 STOREYS  
OCP MAP 4.6: RESIDENTIAL STREET

## SITE INFORMATION:

GROSS SITE AREA =	6,889 SF (640 m <sup>2</sup> )
SITE COVERAGE =	85% (5,856 SF)
SITE COVERAGE + HARDSCAPING =	90% (6,200 SF)
FAR =	1.6 (11,023 SF)
HEIGHT =	18.0m (4 STOREYS)

## PRIVATE & COMMON AMENITY SPACE:

COMMON =	7 UNITS x 4m <sup>2</sup> /UNIT = 28m <sup>2</sup> (301 SF)	604 SF
PRIVATE: 2+ BEDROOM UNITS =	11m <sup>2</sup> /UNIT (118 SF)	305-886 SF/UNIT (SEE TABLE)

## YARD SETBACKS:

FRONT YARD =	3.0m	5.0m
SIDE YARD =	0.0m	0.07m
SIDE YARD =	0.0m	0.03m
REAR YARD =	0.0m	0.15m

## PARKING CALCULATIONS:

2+ BEDROOM UNITS =	7 UNITS x 1.0 (MIN.) = 7*	10
VISITOR =	7 UNITS x 0.14 = 1	1
TOTAL =	8	11
ACCESSIBLE PARKING =	1 (0 VAN ACCESSIBLE)	1 (0 VAN ACCESSIBLE)
*MAX. ALLOWABLE: 1.5/UNIT = 11		

## LONG-TERM BICYCLE STORAGE:

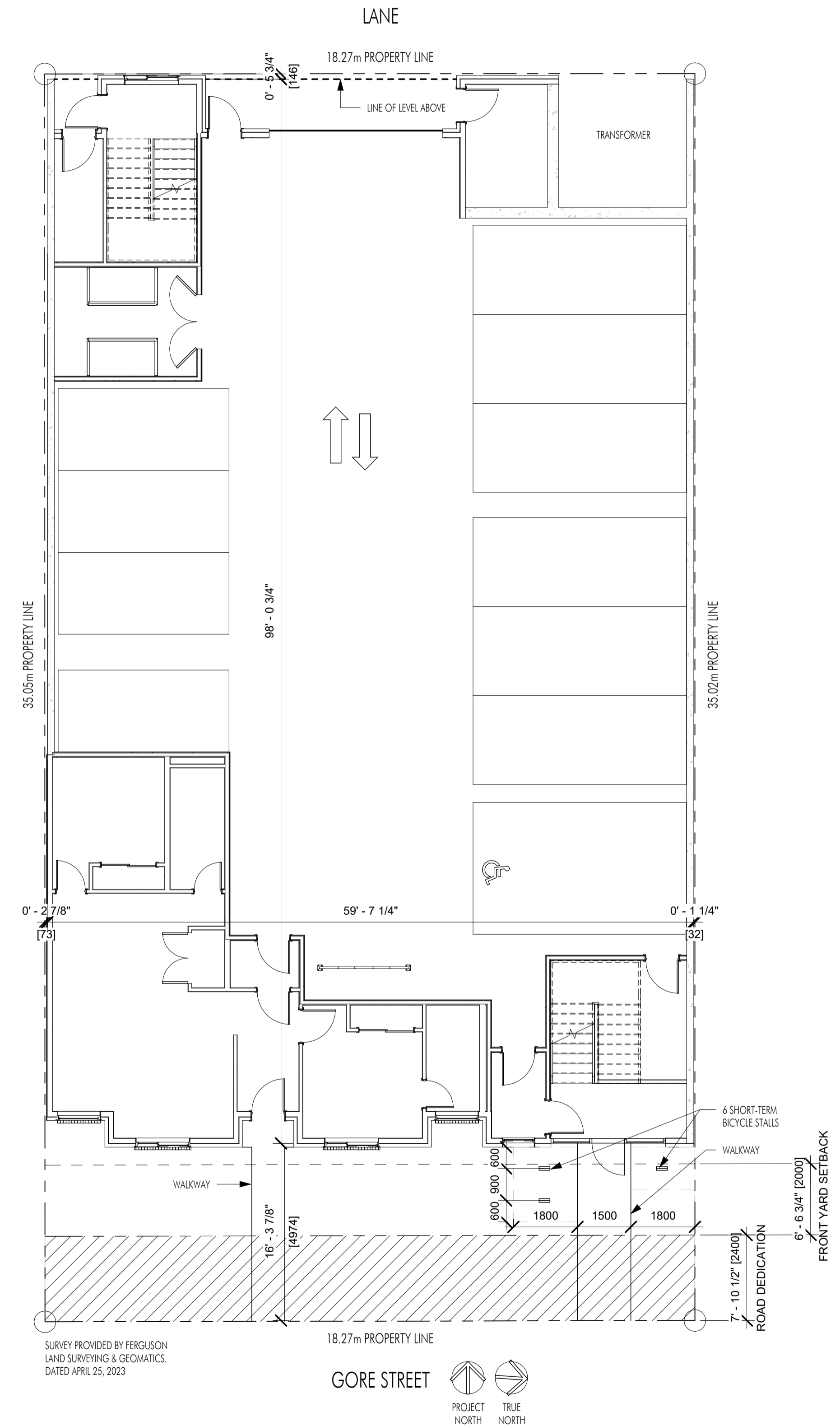
2 BEDROOM UNITS =	5 UNITS x 0.75 = 4
3 BEDROOM UNITS =	2 UNITS x 1 = 2
TOTAL =	6

## SHORT-TERM BICYCLE STORAGE:

6 PER ENTRANCE =	6	6
------------------	---	---

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
1	2	865 SF	305 SF
2	3	1376 SF	763 SF
3	2	1289 SF	629 SF
4	2	1260 SF	615 SF
5	3	1282 SF	886 SF
6	2	1167 SF	764 SF
7	2	1140 SF	757 SF
TOTAL UNIT AREAS		8378 SF	

PARKING	
COUNT	TYPE
1	ACCESSIBLE - 90 deg
6	REGULAR - 90 deg
4	SMALL - 90 deg
11	



SURVEY PROVIDED BY FERGLUSON  
LAND SURVEYING & GEOMATICS,  
DATED APRIL 25, 2023

GORE STREET  
PROJECT NORTH  
TRUE NORTH

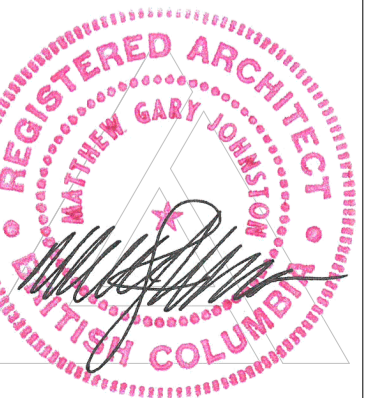
**COPYRIGHT**  
ALL RIGHTS RESERVED  
All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No.	Date	Description
10.03.23	90% DP REVIEW	
12.18.23	FOR REVIEW	
12.19.23	FOR DP	

<b>Plot Date</b>	12.19.23
<b>PROJECT</b>	2654 GORE STREET
<b>DRAWING TITLE</b>	SITE & PROJECT INFORMATION

**Drawing No.**  
**A-002**



FOR DP

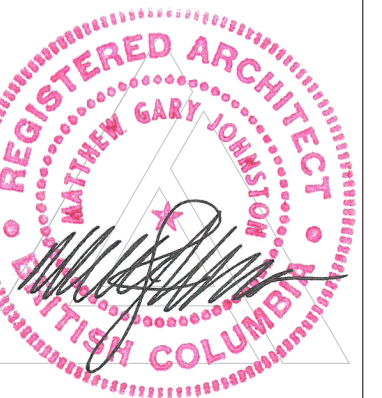
Revision No.	Date	Description
04.18.23	04.18.23	SCHEMATIC PLANS
06.30.23	06.30.23	SCHEMATIC PLANS
09.22.23	09.22.23	FOR REVIEW
10.03.23	10.03.23	90% DP REVIEW
12.18.23	12.18.23	FOR REVIEW
12.19.23	12.19.23	FOR DP

**Plot Date**  
12.19.23

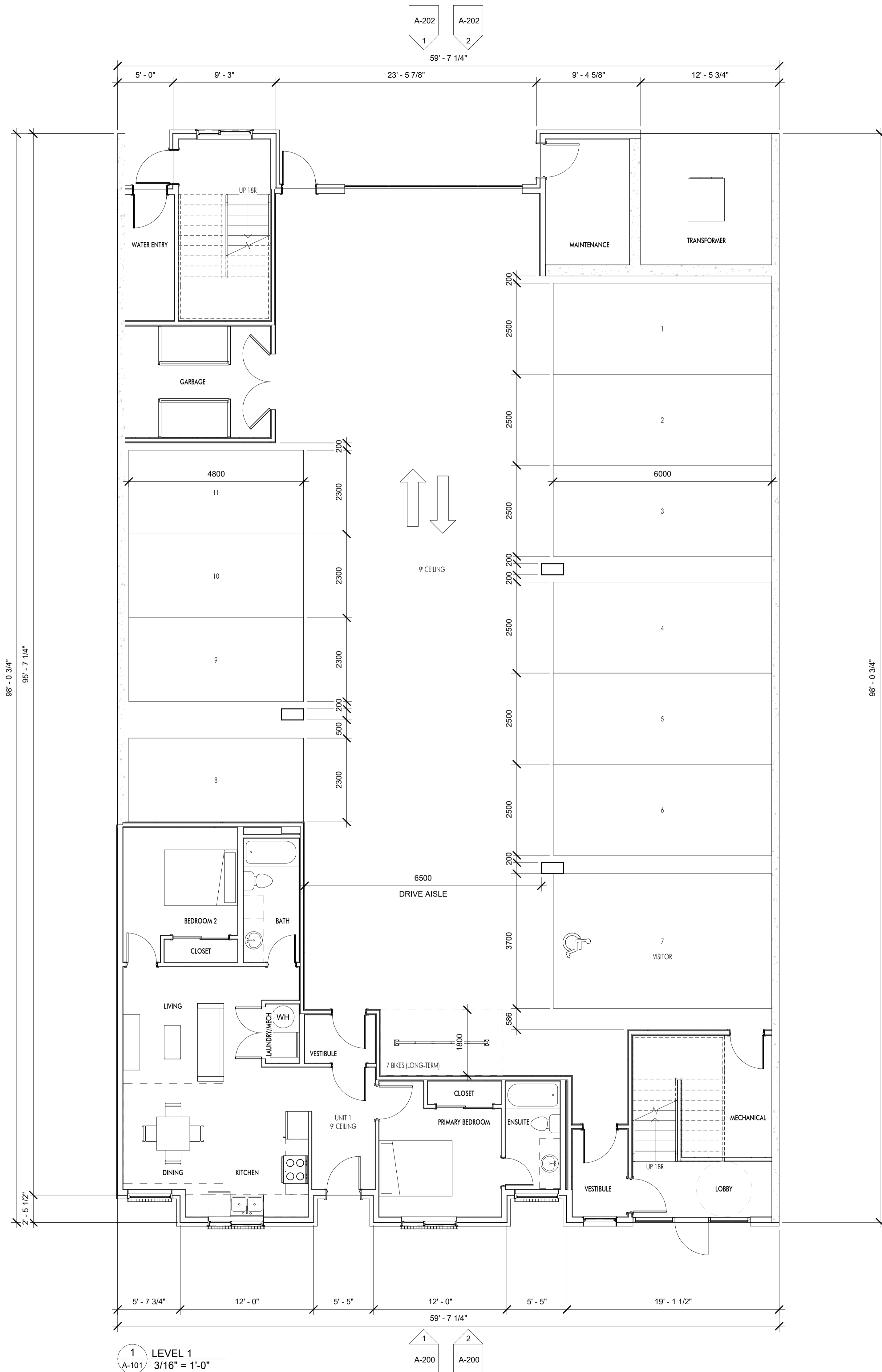
**PROJECT**  
2654 GORE STREET

**DRAWING TITLE**  
LEVEL 1 PLAN

**Drawing No.**  
A-101



FOR DP



1 LEVEL 1  
A-101 3/16" = 1'-0"

1 A-200  
2 A-200

1 A-201  
2 A-201

1 A-203  
2 A-203

**COPYRIGHT**  
ALL RIGHTS RESERVED  
All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No.	Date	Description
04.18.23		SCHEMATIC PLANS
05.10.23		SCHEMATIC PLANS
06.30.23		SCHEMATIC PLANS
07.19.23		SCHEMATIC PLANS
07.28.23		SCHEMATIC PLANS
09.22.23		FOR REVIEW
10.03.23		90% DP REVIEW
12.18.23		FOR REVIEW
12.19.23		FOR DP



1 LEVEL 2  
A-102 3/16" = 1'-0"

<b>Plot Date</b>	12.19.23
<b>PROJECT</b>	2654 GORE STREET
<b>DRAWING TITLE</b>	LEVEL 2 PLAN
<b>Drawing No.</b>	A-102



FOR DP

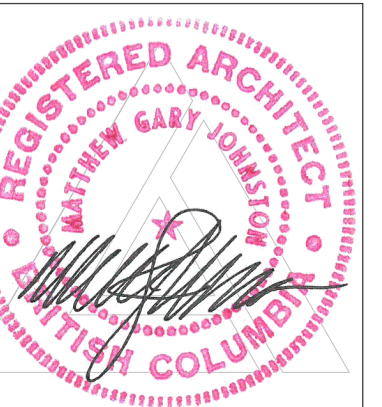
04.18.23	SCHEMATIC PLANS
05.10.23	SCHEMATIC PLANS
06.30.23	SCHEMATIC PLANS
07.19.23	SCHEMATIC PLANS
07.28.23	SCHEMATIC PLANS
09.22.23	FOR REVIEW
10.03.23	90% DP REVIEW
12.18.23	FOR REVIEW
12.19.23	FOR DP

**Plot Date**  
12.19.23

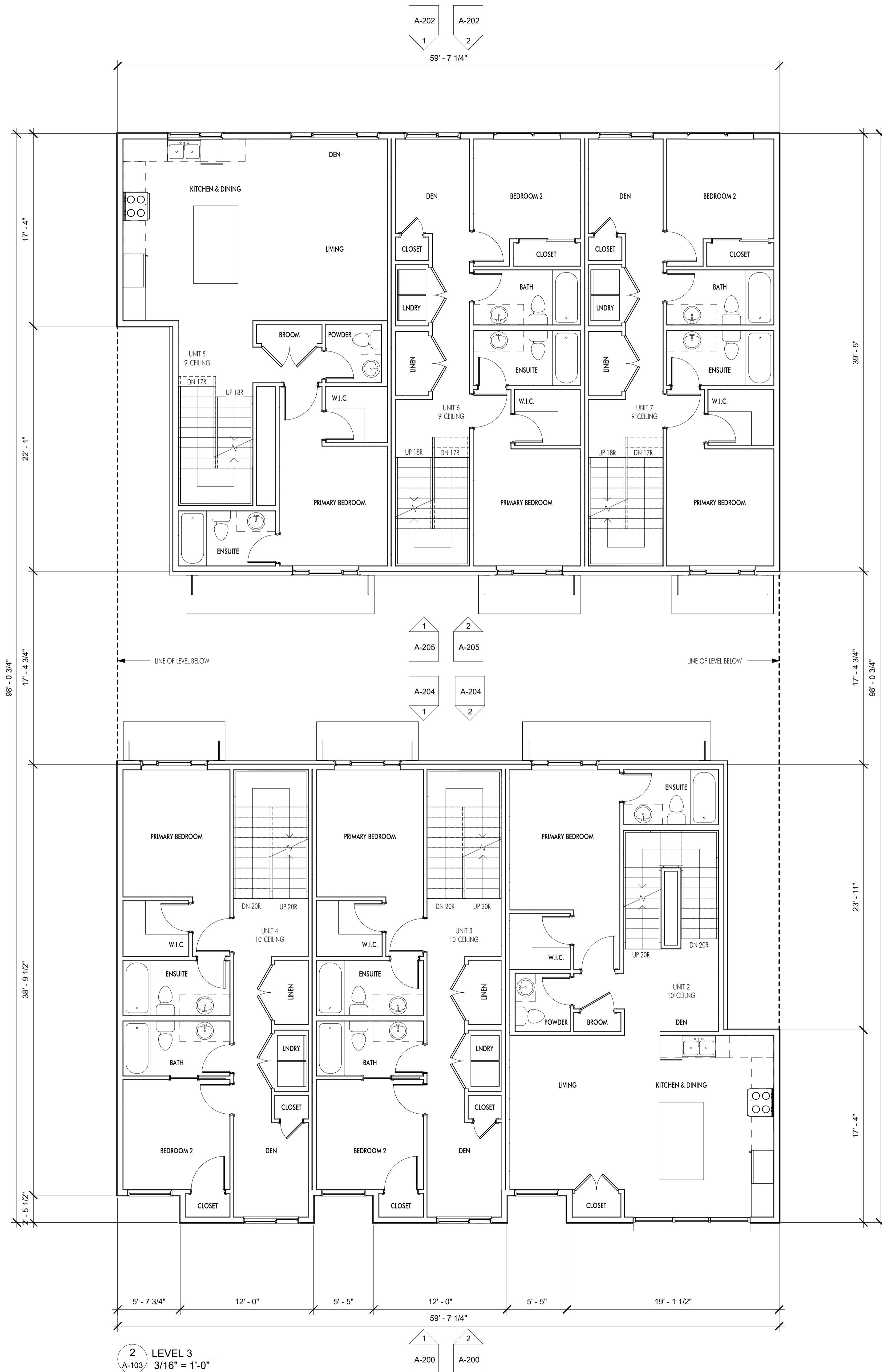
**PROJECT**  
2654 GORE STREET

**DRAWING TITLE**  
LEVEL 3 PLAN

**Drawing No.**  
**A-103**



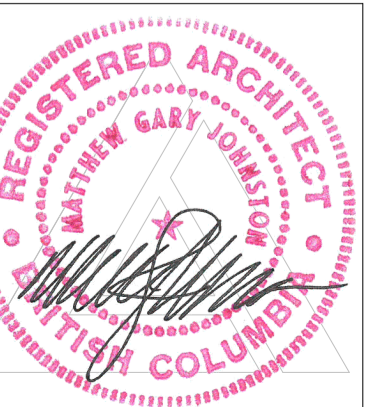
FOR DP



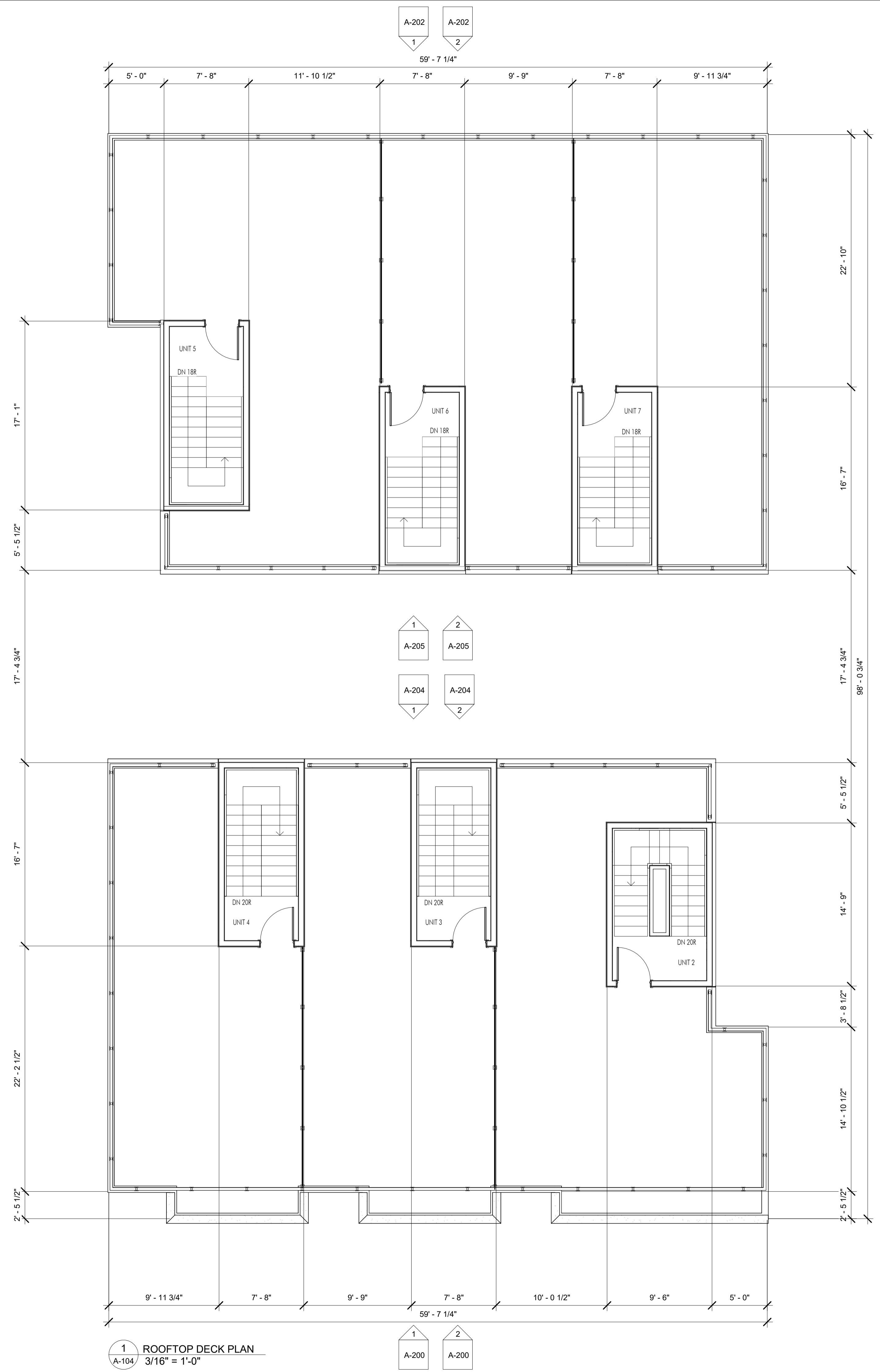
2 LEVEL 3  
A-103 / 3/16" = 1'-0"



04.18.23	SCHEMATIC PLANS
05.10.23	SCHEMATIC PLANS
06.30.23	SCHEMATIC PLANS
10.03.23	90% DP REVIEW
12.18.23	FOR REVIEW
12.19.23	FOR DP



FOR DP



1 ROOFTOP DECK PLAN  
A-104 / 3/16" = 1'-0"

1 A-200  
2 A-200

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		CLADDING: ACME BRICK, HERITAGE TEXTURE, CAPE COD (OR SIMILAR)
2		CLADDING: MAC, HARRYWOOD, SMOKED BIRCH
3		CLADDING: STUCCO PAINTED BENJAMIN MOORE, BARRON PLAIN, 2111-60
4		SOFFIT, FASCIA, AWNING, WINDOWS, DOORS, RAILINGS: BLACK



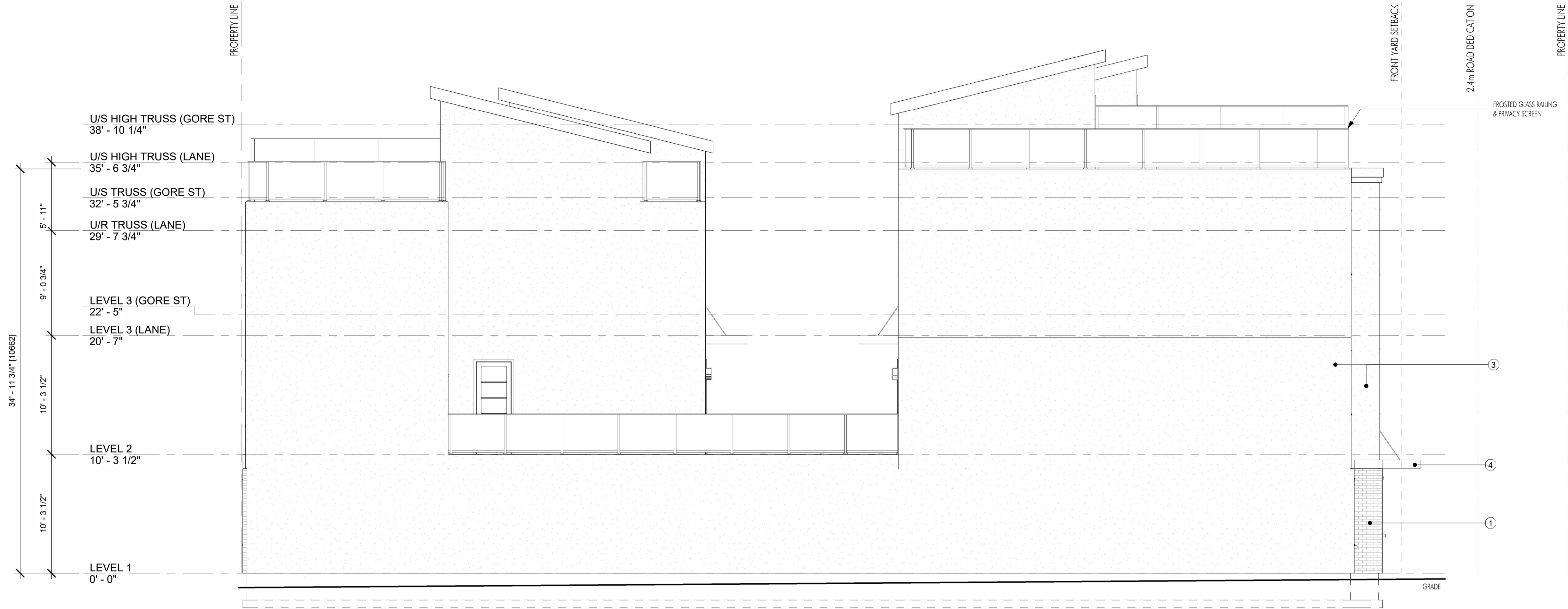
1 FRONT ELEVATION  
A-200 3/16" = 1'-0"



2 FRONT ELEVATION (COLOUR)  
A-200 3/16" = 1'-0"

FOR DP

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		CLADDING: ACME BRICK, HERITAGE TEXTURE, CAPE COD (OR SIMILAR)
2		CLADDING: MAC, HARRYWOOD, SMOKED BIRCH
3		CLADDING: STUCCO PAINTED BENJAMIN MOORE, BARRON PLAIN, 2111-60
4		SOFFIT, FASCIA, AWNING, WINDOWS, DOORS, RAILINGS: BLACK



**1** LEFT ELEVATION  
A-201 3/16" = 1'-0"



**2** LEFT ELEVATION (COLOUR)  
A-201 3/16" = 1'-0"

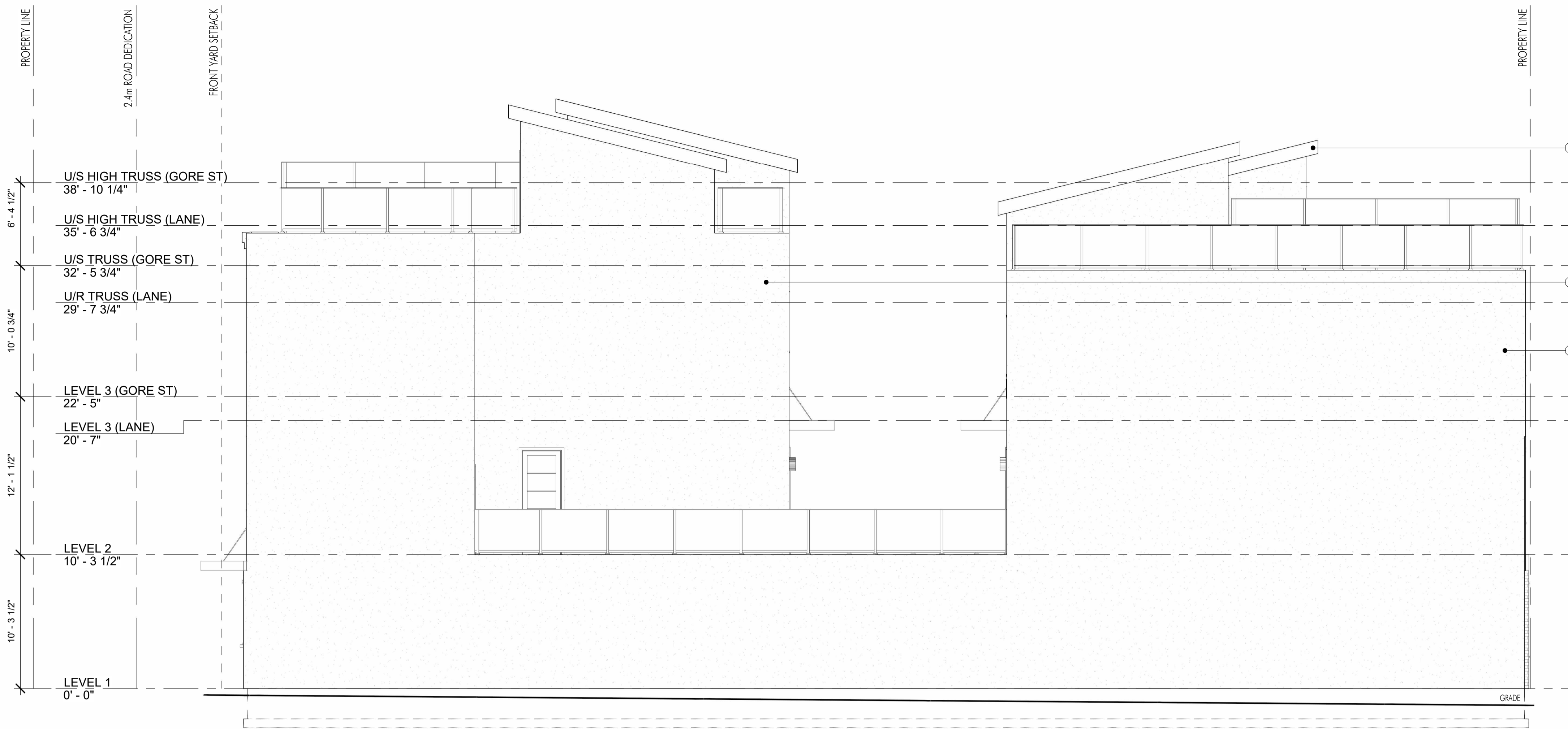
EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		CLADDING: ACME BRICK, HERITAGE TEXTURE, CAPE COD (OR SIMILAR)
2		CLADDING: MAC, HARRYWOOD, SMOKED BIRCH
3		CLADDING: STUCCO PAINTED BENJAMIN MOORE, BARRON PLAIN, 2111-60
4		SOFFIT, FASCIA, AWNING, WINDOWS, DOORS, RAILINGS: BLACK



**1** BACK ELEVATION  
A-202 3/16" = 1'-0"



**2** BACK ELEVATION (COLOUR)  
A-202 3/16" = 1'-0"



1 RIGHT ELEVATION  
A-203 3/16" = 1'-0"



2 RIGHT ELEVATION (COLOUR)  
A-203 3/16" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		CLADDING: ACME BRICK, HERITAGE TEXTURE, CAPE COD (OR SIMILAR)
2		CLADDING: MAC, HARRYWOOD, SMOKED BIRCH
3		CLADDING: STUCCO PAINTED BENJAMIN MOORE, BARRON PLAIN, 2111-60
4		SOFFIT, FASCIA, AWNING, WINDOWS, DOORS, RAILINGS: BLACK

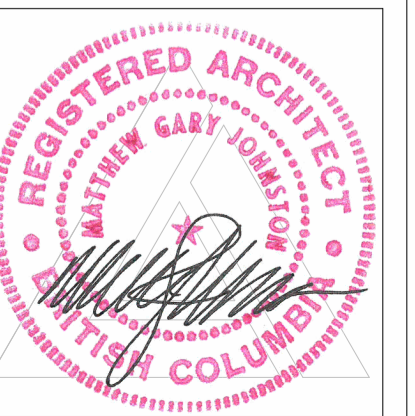
**COPYRIGHT**  
ALL RIGHTS RESERVED  
All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No.	Date	Description
10.03.23	90% DP REVIEW	
11.17.23	FOR REVIEW	
12.13.23	FOR REVIEW	
12.18.23	FOR REVIEW	
12.19.23	FOR DP	



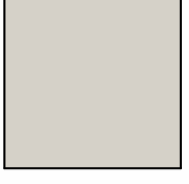

**Plot Date**  
12.19.23  
**PROJECT**  
2654 GORE STREET  
**DRAWING TITLE**  
RIGHT ELEVATIONS

**Drawing No.**  
A-203



FOR DP

10.03.23	90% DP REVIEW
11.17.23	FOR REVIEW
12.13.23	FOR REVIEW
12.18.23	FOR REVIEW
12.19.23	FOR DP

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		CLADDING: ACME BRICK, HERITAGE TEXTURE, CAPE COD (OR SIMILAR)
2		CLADDING: MAC, HARRYWOOD, SMOKED BIRCH
3		CLADDING: STUCCO PAINTED BENJAMIN MOORE, BARRON PLAIN, 2111-60
4		SOFFIT, FASCIA, AWNING, WINDOWS, DOORS, RAILINGS: BLACK



**1** COURTYARD ELEVATIONS UNITS 2-4  
A-204 3/16" = 1'-0"



**2** COURTYARD ELEVATIONS UNITS 2-4 (COLOUR)  
A-204 3/16" = 1'-0"

**Plot Date**  
12.19.23

**PROJECT**  
2654 GORE STREET

**DRAWING TITLE**  
COURTYARD  
ELEVATIONS

**Drawing No.**  
A-204



FOR DP

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		CLADDING: ACME BRICK, HERITAGE TEXTURE, CAPE COD (OR SIMILAR)
2		CLADDING: MAC, HARRYWOOD, SMOKED BIRCH
3		CLADDING: STUCCO PAINTED BENJAMIN MOORE, BARRON PLAIN, 2111-60
4		SOFFIT, FASCIA, AWNING, WINDOWS, DOORS, RAILINGS: BLACK



1 COURTYARD ELEVATIONS UNITS 5-7  
A-205 3/16" = 1'-0"



2 COURTYARD ELEVATIONS UNITS 5-7 (COLOUR)  
A-205 3/16" = 1'-0"

**Plot Date**  
12.19.23

**PROJECT**  
2654 GORE STREET

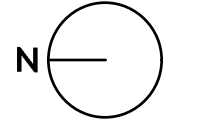
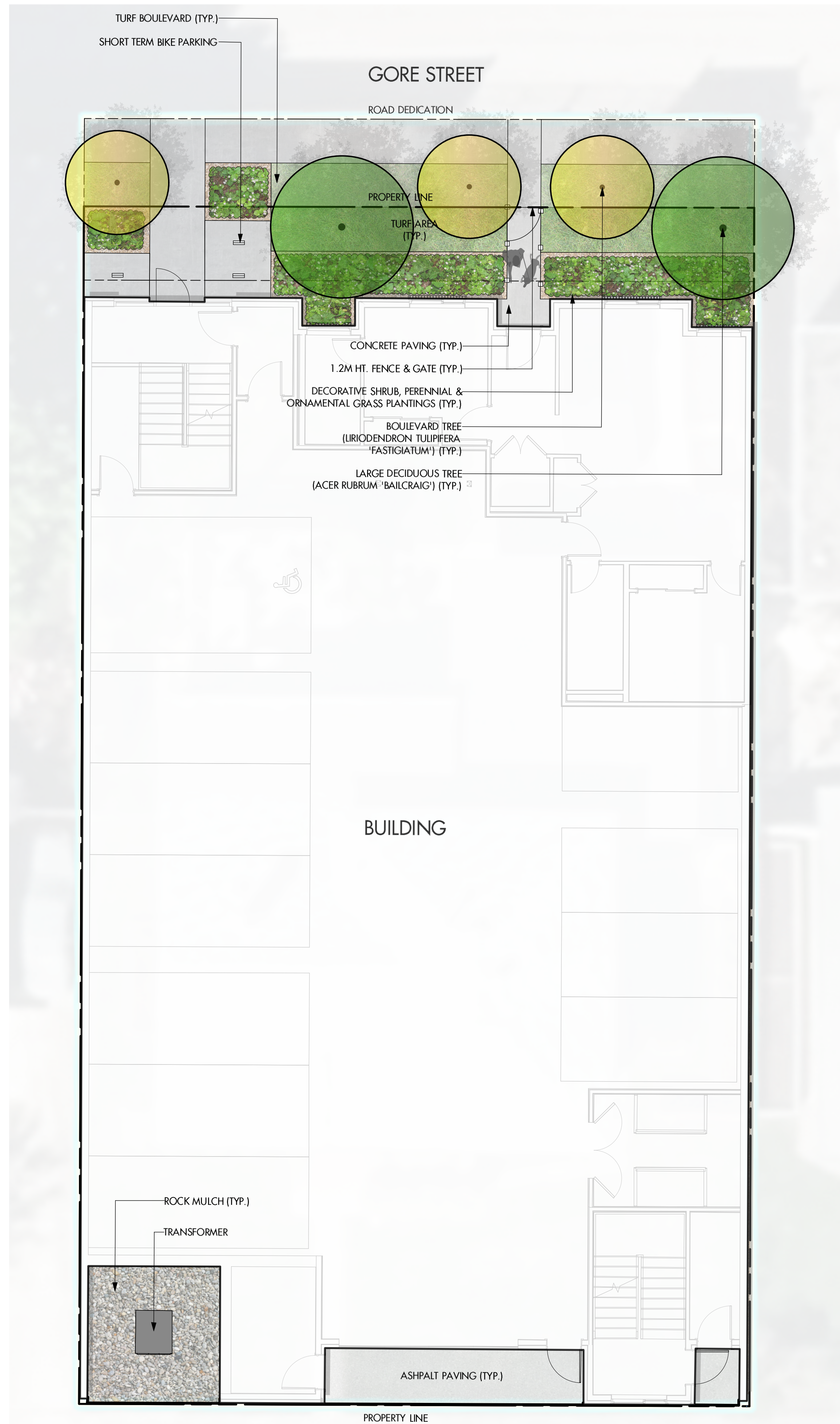
**DRAWING TITLE**  
COURTYARD ELEVATIONS

**Drawing No.**  
A-205



FOR DP

0 5 10 15 20 25 M



PROJECT TITLE

**2654 GORE STREET - LEVEL 1**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	23.10.26	Development Permit
2	23.12.19	Development Permit
3		
4		
5		

PROJECT NO.	23-0703
DESIGN BY	PH
DRAWN BY	PH
CHECKED BY	FB
DATE	DEC. 19, 2023
SCALE	1:75
PAGE SIZE	24x36

SEAL



DRAWING NUMBER

**L1/4**

**NOT FOR CONSTRUCTION**

Copyright Reserved. This drawing is the property of Ecora Engineering & Resources Group Ltd. and shall not be reproduced, resold, or rendered without permission.

**LANDSCAPE INFORMATION**

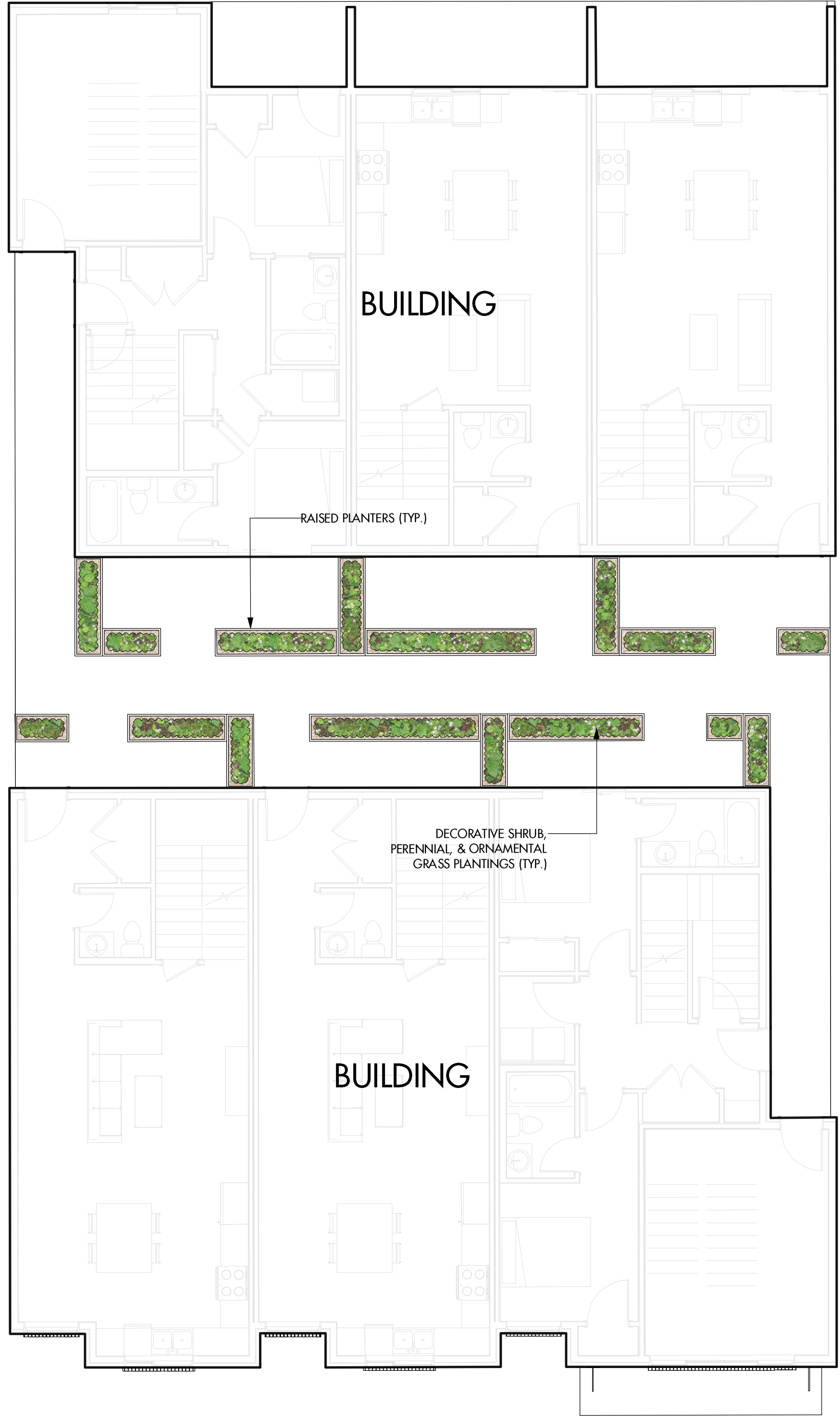
SITE AREA:	640.0 SQ.M
HARDSCAPING AREA:	39.2 SQ.M
TOTAL HARDSCAPING AREA:	39.2/640.0 = 6.13%

**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 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. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA 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 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. 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.
7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER RUBRUM 'BAILCRAIG'	SCARLET JEWEL RED MAPLE	2	5cm CAL. /PER PLAN
LIRIODENDRON TULIPIFERA	COLUMNAR TULIP TREE	3	5cm CAL. /PER PLAN
<b>SHRUBS</b>			
ROSA WOODSII	WOOD'S ROSE	2	#02 CONT. /1.5M O.C. SPACING
SYMPHORICARPOS ALBUS	WHITE SNOWBERRY	4	#02 CONT. /1.0M O.C. SPACING
CORNUS SERICA 'RED OSIER'	RED OSIER DOGWOOD	2	#02 CONT. /1.5M O.C. SPACING
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
ECHINACEA PURPUREA 'ALBA'	WHITE SWAN CONEFLOWER	4	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	3	#01 CONT. /0.75M O.C. SPACING
LAVENDULA ANGLUSTIFOLIA 'HIDCOTE SUPERIOR'	HIDCOTE SUPERIOR LAVENDER	4	#01 CONT. /0.6M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	18	#01 CONT. /0.3M O.C. SPACING
RUIDECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	6	#01 CONT. /0.5M O.C. SPACING

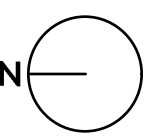




PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>SHRUBS</b>			
POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	13	#02 CONT. /0.9M O.C. SPACING
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
ASTILBE X ARENDISI 'DEUTSCHLAND'	DEUTSCHLAND ASTILBE	7	#01 CONT. /0.5M O.C. SPACING
BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA	7	#01 CONT. /0.5M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE SPURGE	19	#01 CONT. /0.3M O.C. SPACING
SEDUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	7	#01 CONT. /0.5M 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 12375 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. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA 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 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. 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.
7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.



PROJECT TITLE  
**2654 GORE STREET - LEVEL 2**

Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION		
1	23.10.26	Development Permit
2	23.12.19	Development Permit
3		
4		
5		

PROJECT NO.	23-0703
DESIGN BY	PH
DRAWN BY	JN
CHECKED BY	FB
DATE	DEC. 19, 2023
SCALE	1:75
PAGE SIZE	24x36

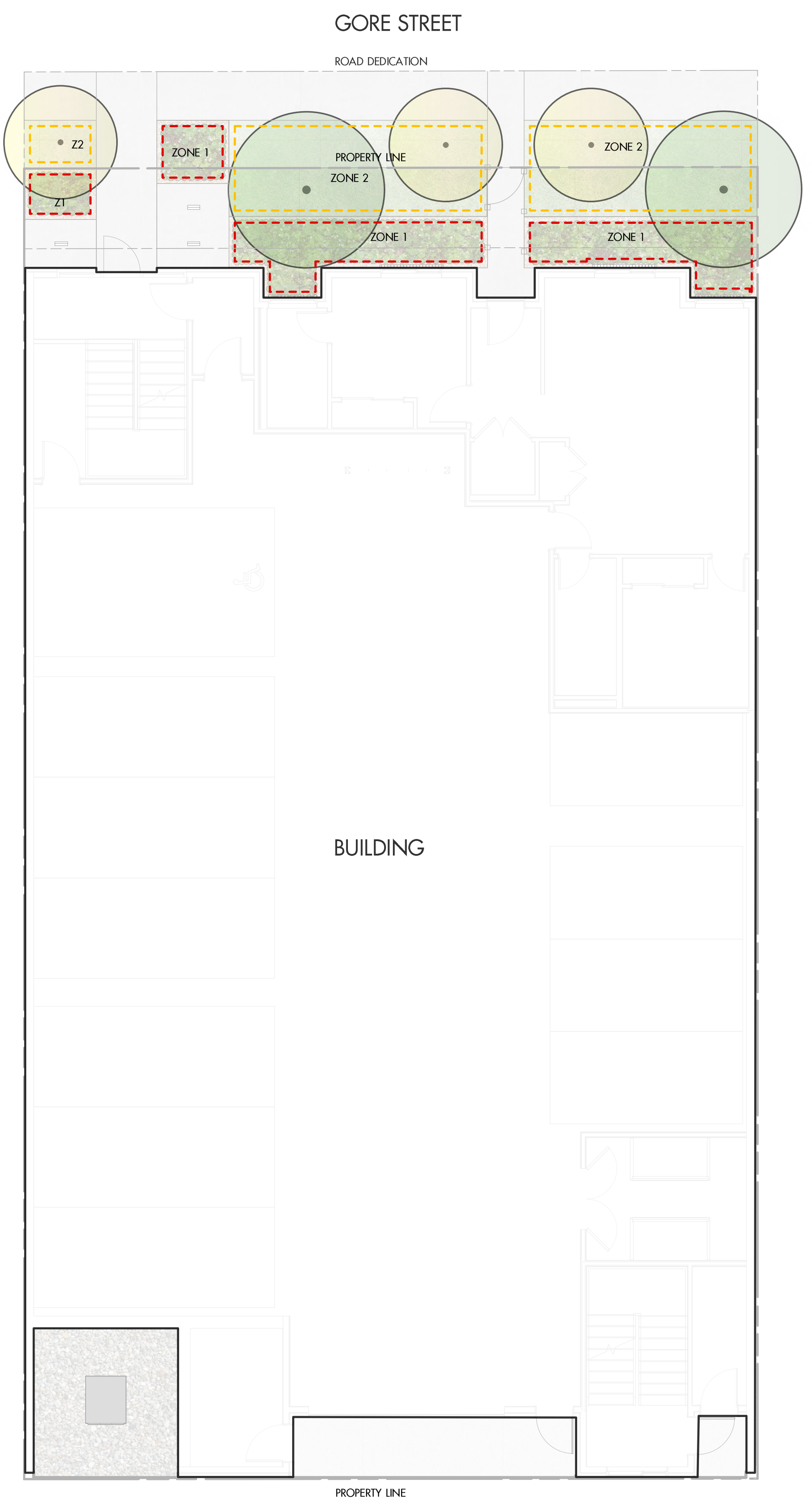
SEAL



DRAWING NUMBER

**L2/4**

**NOT FOR CONSTRUCTION**  
 Copyright Reserved. This drawing is the property of Ecora Engineering & Resources Group Ltd. and shall not be reproduced, resold, or rendered without permission.



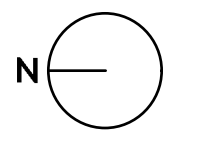
**IRRIGATION LEGEND**

	<p>ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS          TOTAL AREA: 25 sq.m.          MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING &amp; TREES          ESTIMATED ANNUAL WATER USE: 8 cu.m.</p>
	<p>ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS          TOTAL AREA: 32 sq.m.          MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES          ESTIMATED ANNUAL WATER USE: 27 cu.m.</p>
	<p>ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS          TOTAL AREA: 17 sq.m.          MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY BUILDING          ESTIMATED ANNUAL WATER USE: 6 cu.m.</p>

**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (W<sub>B</sub>) = 52 cu.m. / year  
 ESTIMATED LANDSCAPE WATER USE (W<sub>U</sub>) = 41 cu.m. / year  
 WATER BALANCE = 11 cu.m. / year  
 \*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

- 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.



PROJECT TITLE  
**2654 GORE STREET - LEVEL 1**

Kelowna, BC

DRAWING TITLE  
**WATER CONSERVATION / IRRIGATION PLAN**

ISSUED FOR / REVISION

1	23.10.26	Development Permit
2	23.12.19	Development Permit
3		
4		
5		

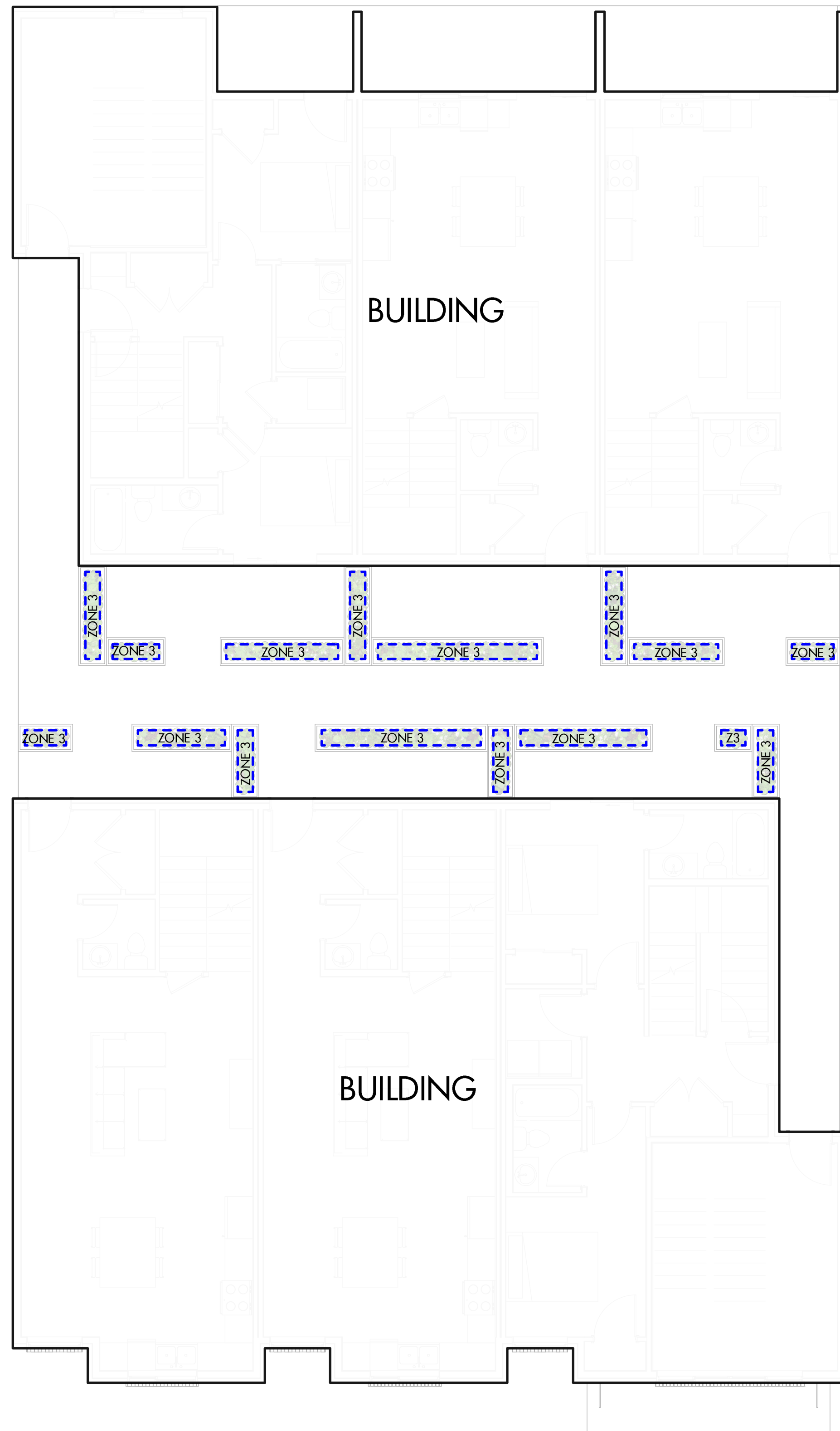
PROJECT NO: 23-0703  
 DESIGN BY: FH  
 DRAWN BY: FH  
 CHECKED BY: FB  
 DATE: DEC. 19, 2023  
 SCALE: 1:75  
 PAGE SIZE: 24x36




DRAWING NUMBER  
**L3/4**


**NOT FOR CONSTRUCTION**  
 Copyright Reserved. This drawing is the property of Ecora Engineering & Resources Group Ltd. and shall not be reproduced, resold, or rendered without permission.


0 5 10 15 20 25 M



### IRRIGATION LEGEND

- 

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 25 sq.m.  
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING & TREES  
 ESTIMATED ANNUAL WATER USE: 8 cu.m.
- 

ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
 TOTAL AREA: 32 sq.m.  
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 27 cu.m.
- 

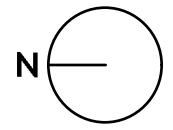
ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 17 sq.m.  
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY BUILDING  
 ESTIMATED ANNUAL WATER USE: 6 cu.m.

### WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 52 cu.m. / year  
 ESTIMATED LANDSCAPE WATER USE (WU) = 41 cu.m. / year  
 WATER BALANCE = 11 cu.m. / year  
 \*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

### 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.



PROJECT TITLE

**2654 GORE STREET - LEVEL 2**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION / IRRIGATION PLAN**

ISSUED FOR / REVISION

1	23.10.26	Development Permit
2	23.12.19	Development Permit
3		
4		
5		

PROJECT NO.	23-0703
DESIGN BY	PH
DRAWN BY	JN
CHECKED BY	FB
DATE	DEC. 19, 2023
SCALE	1:75
PAGE SIZE	24x36

SEAL



DRAWING NUMBER

**L4/4**

**NOT FOR CONSTRUCTION**

Copyright Reserved. This drawing is the property of Ecora Engineering & Resources Group Ltd. and shall not be reproduced, resold, or rendered without permission.