

Landscaping Standards (7.2)	Zone	Proposed
Min. tree amount	2	2
Min. deciduous tree caliper	5cm Lg	5cm
Min. coniferous tree height	n/a	n/a
Min. ratio between tree size	50%	50%
Min. growing medium area	75% soil-based landscaping groundcover in landscape areas	
Min. growing medium volumes per tree	30m 3 sm	30m 3
Landscape graded areas (7.2.7)	minimum 1:50 slope (2%) for cross slope for any landscape area	
Fence Height	n/a	n/a
Riparian management area?	(y/n)	n/a
Retention of existing trees on site?	(y/n)	n/a
Surface parking lot (7.2.10)?	(y/n)	n/a
Refuse & recycling screened	(y/n)	Yes



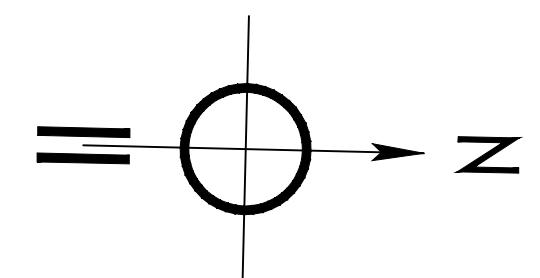
Pavers - Water Permeable  
Colour- Charcoal

**Plant List**

Qty	Botanical	Common	Size
2	Katsura japonica	Katsura	6Cm Cal Min
21	Buxus x 'Green Gem'	Green Gem Boxwood	#2
8	Calamagrostis acutiflora	Feather Reed Grass	#2
11	Hemerocallis 'Double Pardon Me'	Double Pardon Me Daylily	#1
24	Sedum spurium 'Dragon's Blood'	Dragon's Blood Stonecrop	#1



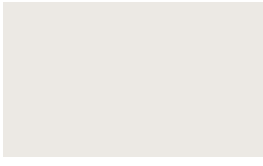


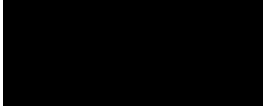
**Notes:**


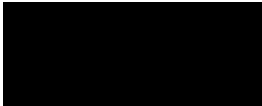
1. Planting beds to be dressed with dark grey rock mulch.
2. Site to be watered with a fully automated irrigation system.
3. All structures to have positive drainage.
4. All materials and methods to conform to Canadian Landscape Standard.
5. Plant material to be locally sourced.
6. Landscape edger to be used wherever turf touches rock mulch.



2246 Woodlawn st., Kelowna, B.C.

**Color & Materials Board**

		APPLICATION	COLOR/PRODUCT NAME	BRAND/COMPANY
1		Asphalt Roofing	Dual black	As per supplier
2		Hardie board	Cavern steel	Painted - Benjamin Moore
3		Hardie board	Simply white	Painted - Benjamin Moore
4		Doors	Light Gray	Painted - Benjamin Moore
5		Brick	Dark gray	As per supplier
6		Windows	White	As per supplier
7		Windows & Door Trim	Black	Painted - Benjamin Moore

8		Fascia	Dark gray	Painted - Benjamin Moore
9		Railings	Black	As per supplier

# Zoning Analysis Table

Proposed Zone: \_\_\_\_\_

**ALL MEASUREMENTS TO BE PROVIDED IN METRIC.**

Site Context			
Future Land Use (2040 OCP)			
Transit Supported Corridor?	(y/n)		
Subdivision/Consolidation required?	(y/n)		
Adjacent Land Uses:	Adjacent Zone	Adjacent Use	
North			
South			
East			
West			
Site Details	Zone Requirement	Proposal	
Site Area	m <sup>2</sup>	586.81	m <sup>2</sup>
Site Width	m	15.33	m
Site Depth	m	38.24	m
Site Coverage of building(s)	55 %	54.9	%
Site Coverage of buildings & impermeable surfaces	75 %	71.8	%
Vehicular Access from lane or lower classed road?	(y/n)	(y/n)	
Principal Uses	Secondary Uses		
Development Regulations	Zone Requirement	Proposal	
Total Number of Units	n/a	6	
Floor Area (gross/net)	n/a m	n/a	m
Building(s) Setbacks (east/west/north/south):			
Front <u>EAST</u>	3.00 m	m	
Side <u>WEST</u>	1.80 m	1.83	m
Side <u>NORTH</u>	1.80 m	1.88	m
Rear <u>SOUTH</u>	0.90 m	13.40	m
Rear setback to accessory buildings	0.90 m	0.90	m
Building step back	N/A m	m	
Min. Separation Distance between buildings	4.30 m	5.00	m
Maximum Continuous Building Frontage	N/A m	N/A	m

**Notes:**

Density and Height Regulations (13.6, 14.4 ...)	Zone Requirement	Proposal
Minimum Density (Transit Corridor Only)		
<b>Floor Area Ratio (FAR):</b>		
Base FAR		
Streetscape Bonus		
Rental/Affordable Bonus		
<b>Building Height (storeys/metres):</b>		
OCP Map ____ Designated Height	11.0 m / 3 storeys	10.92 m / 3 storeys
Maximum Streetscape Bonus Height	m / storeys	m / storeys
<b>Amenity Space (13.5, 14.11, 14.13 ...)</b>	<b>Zone Requirement</b>	<b>Proposal</b>
Total Common Amenity Area	N/A m <sup>2</sup>	N/A m <sup>2</sup>
Total Private Amenity Area	N/A m <sup>2</sup>	N/A m <sup>2</sup>
Breakdown by Unit Bachelor: 1-Bed: 2-Bed: 3-Bed:	N/A	N/A
<b>Landscaping Standards (7.2)</b>	<b>Zone</b>	<b>Proposed</b>
Min. tree amount	per	per
Min. deciduous tree caliper	Large: 5 cm Medium: 4 cm Small: 3 cm	cm
Min. coniferous tree height	250 cm	cm
Min. ratio between tree size	Large: Min 50% Medium: No min or max Small: Max 25%	%
Min. growing medium area	75% soil-based landscaping	%
Min. growing medium volumes per tree	m <sup>3</sup>	m <sup>3</sup>
Landscape graded areas (7.2.7)	%	%
Fence Height	m	m
Riparian management area?	(y/n)	
Retention of existing trees on site?	(y/n)	
Surface parking lot (7.2.10)?	(y/n)	
Refuse & recycle bins screened?	(y/n)	
Other:		

**Notes:**

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Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

# Parking Regulations (Section 8.3)

Parking Regulations 8.3:		Zone Requirement		Proposal	
<b>Total Stalls Required:</b>		0		4	
Bachelor					
1-Bed					
2-Bed					
3-Bed					
Visitor Stalls					
Rental Reduction					
Car Share Reduction					
Bonus Bike Parking Reduction					
Accessible Stalls					
Van Accessible Stalls					
<b>Other Uses:</b>					
Ratio of Parking Stalls		% Regular	% Small	% Regular	% Small
Drive Aisle Width		m		m	
Drive Aisle Grade		%		%	
Loading Stalls (Section 8.4)					
Bicycle Parking Regulations 8.5:		Zone Requirement		Proposal	
<b>Total Stalls Required (Required or Bonus):</b>					
Bachelor					
1-Bed					
2-Bed					
3-Bed					
Short Term (within 15m of entrance)					
<b>Other Uses:</b>					
End of Trip Facility?		(y/n)		(y/n)	
Bike Wash and Repair Station?		(y/n)		(y/n)	

**Notes:**

# Specific Built Form Regulations

Ground Oriented Regulations (footnotes)	Zone Requirement	Proposal
Reduced setback	m	m
Maximum first floor height	m	m
Minimum Floor Area on First Floor	m <sup>2</sup>	m <sup>2</sup>
Urban & Village Centre Regulations (14.11)	Zone Requirement	Proposal
Upper Floor Setbacks abutting street	m	m
Corner Lot Triangular Setback	m	m
Urban Plaza	(y/n) m <sup>2</sup>	(y/n) m <sup>2</sup>
<b>Street Type:</b>		
Max/Min Commercial		
Max/Min Residential		
Max Site Coverage based on Street Type	%	%
Max Parkade Exposure	%	%
Tall Building Regulations (9.11)	Regulation	Proposed
Min. amount of transparency on 1 <sup>st</sup> floor	75% Commercial Frontage	%
Min. depth of commercial unit fronting street	6 m	m
Triangular Setback	4.5 m	m
Max. Podium Height	16.0 m / 4 storeys	m / storeys
Podium Rooftop	No open parking	
Building Separation	60 m	m
<b>Maximum Floor Plate GFA:</b>		
Residential	750 m <sup>2</sup>	m <sup>2</sup>
Hotel	850 m <sup>2</sup>	m <sup>2</sup>
Office/Commercial	930 m <sup>2</sup>	m <sup>2</sup>
Tower Stepback	3 m	m
Barrier free accessibility	Main Residential entrance and all commercial entrances	(y/n)
<b>Other</b>		

**Notes:**

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