



**To:** Planning Department  
**CC:** Charanjit Dhaliwal  
Manbir Deol

City of Kelowna  
[neeru1981@icloud.com](mailto:neeru1981@icloud.com)  
[avasa.md@gmail.com](mailto:avasa.md@gmail.com)

December 3, 2024

**Re: Rationale for the Proposed Development of 280 Langford,  
Kelowna, BC (The Site)**

Dear City of Kelowna Planning Department,

Further to the submitted information as it pertains to the DP application associated with the proposed Development for the property located at 280 Langford, we offer the following Rationale for the project:

Located in the Core Area and east of the Rutland Urban Centre, the project consists of a 6-unit development divided between 2 buildings on the site. The surrounding area is full of shops, parks, schools and amenities. Each dwelling unit contains private garages accessed from an internal drive aisle. In addition to the private garages, each townhome includes an open concept living space on the second storey with a bedroom and full bathroom. Above the living space are two additional bedrooms, with 2 washrooms, and a laundry area. A large private amenity space is located on the third level. Given the location, and the functional layout of the development, this site can support a variety of households to provide a diverse community.

The final layout and design of the townhomes represents close collaboration with the City of Kelowna and compliance with the 2040 OCP. Publicly accessible pathways connect all units to the street. Individual units are articulated through varying rooflines, architectural elements, and colours & materiality. The building scale also aligns with the City's vision as outlined in the 2040 OCP.

This proposed diverse housing development recognizes the City of Kelowna's strategic approach to overall residential growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy, and planning initiatives. Accordingly, our team looks forward to your supportive comments in response to this Development Permit application. Please do not hesitate to contact our office if there are any questions or require additional information in these matters.

Sincerely:

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

# 280 LANGFORD RD, KELOWNA, BC



VIEW FROM LANGFORD ROAD

## PROPERTY DESCRIPTION

CIVIC: 280 LANGFORD RD, KELOWNA, BC  
LEGAL: LOT 6, PLAN: KAP15377

## CONSULTANT TEAM

### ARCHITECTURAL

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

Contact(s):  
Rae-Lynn Labelle  
Matt Johnston

### LANDSCAPE

LIME Architecture  
1423 W11<sup>th</sup> AVE  
Vancouver, BC V6H 1K9

Contact(s):  
Zhipin (Eason) Li



VIEW FROM DRIVE AISLE

## ARCHITECTURAL SHEET LIST

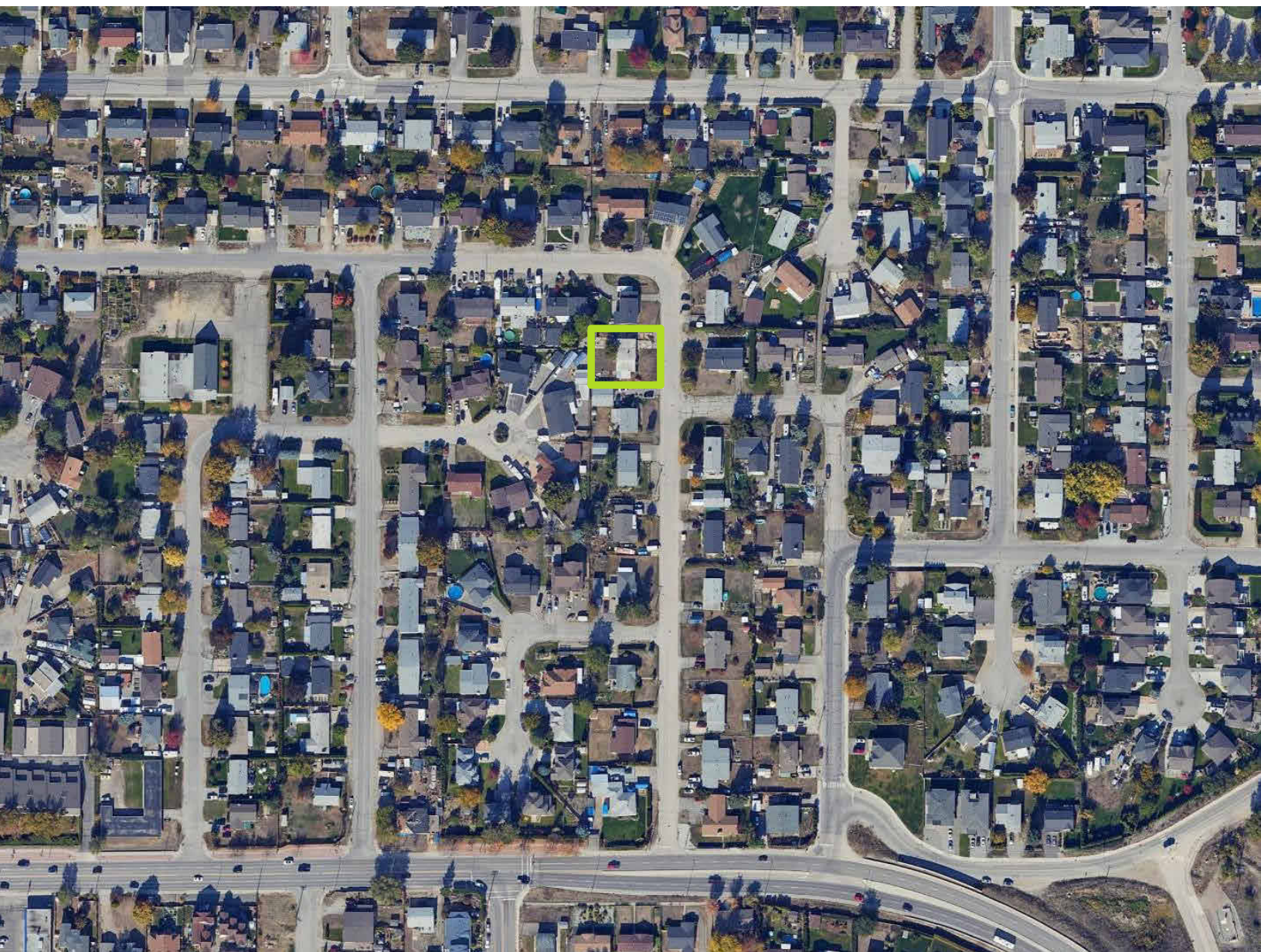
A-000	COVER SHEET
A-001	LOCATION CONTEXT
A-002	2040 OCP RESPONSE
A-003	PROJECT INFORMATION
A-101	LEVEL 1 PLAN
A-102	LEVEL 2 PLAN
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A-104	ROOF PLAN
A-200	B1 AND B2 EAST ELEVATIONS
A-201	B1 SOUTH ELEVATIONS
A-202	B2 NORTH ELEVATIONS
A-203	B1 AND B2 WEST ELEVATIONS
A-204	B1 NORTH ELEVATIONS
A-205	B2 SOUTH ELEVATIONS



# Site Description & Current Conditions

The proposed development consists of a single lot assembly located on Langford Rd. Located in the Core Area near the Rutland Urban Centre, the proposed 6-unit development will have access to many amenities. Furthermore, the proposed diverse housing aligns with the 2040 OCP and growth strategy.

The site is within close proximity to grocery and retail stores, restaurants, schools and parks, and has frequent transit nearby to support the occupants.



SITE LOCATION



SITE CONDITION KEY MAP



1. VIEW FROM LANGFORD RD, FACING NORTH-EAST



2. VIEW FROM LANGFORD RD, FACING EAST



3. VIEW FROM LANGFORD RD, FACING SOUTH-EAST




1. VIEW FROM LANGFORD RD FACING NORTH-EAST - CLOSE UP



2. VIEW FROM LANGFORD RD, FACING EAST - CLOSE UP



3. VIEW FROM LANGFORD RD, FACING SOUTH-EAST - CLOSE UP



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Revision No., Date and Description	
08.22.24	FOR REVIEW
12.03.24	FOR DP

Plot Date 12.03.24
PROJECT 280 LANGFORD RD
DRAWING TITLE LOCATION CONTEXT
Drawing No. <b>A-001</b>



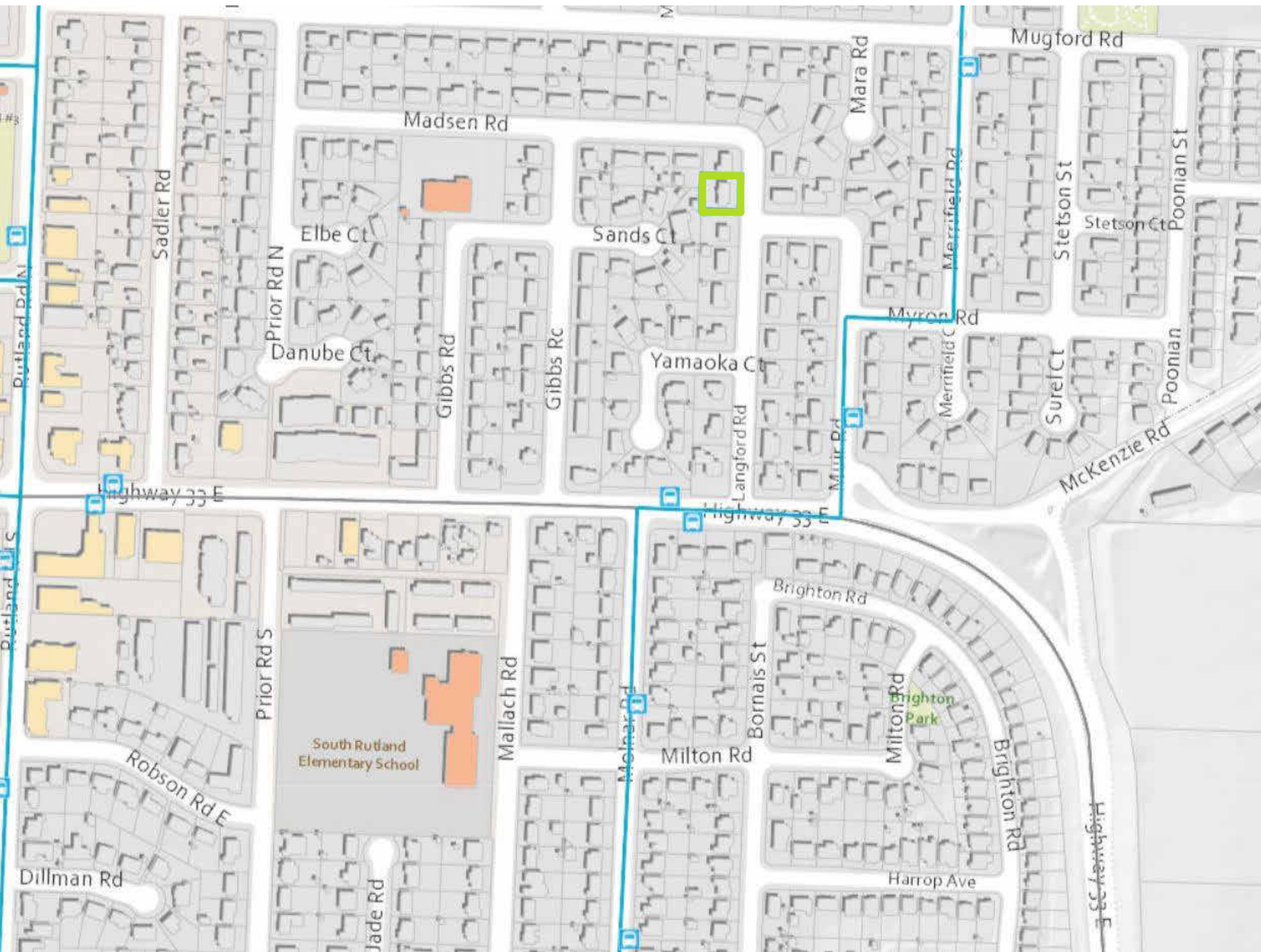
FOR DP



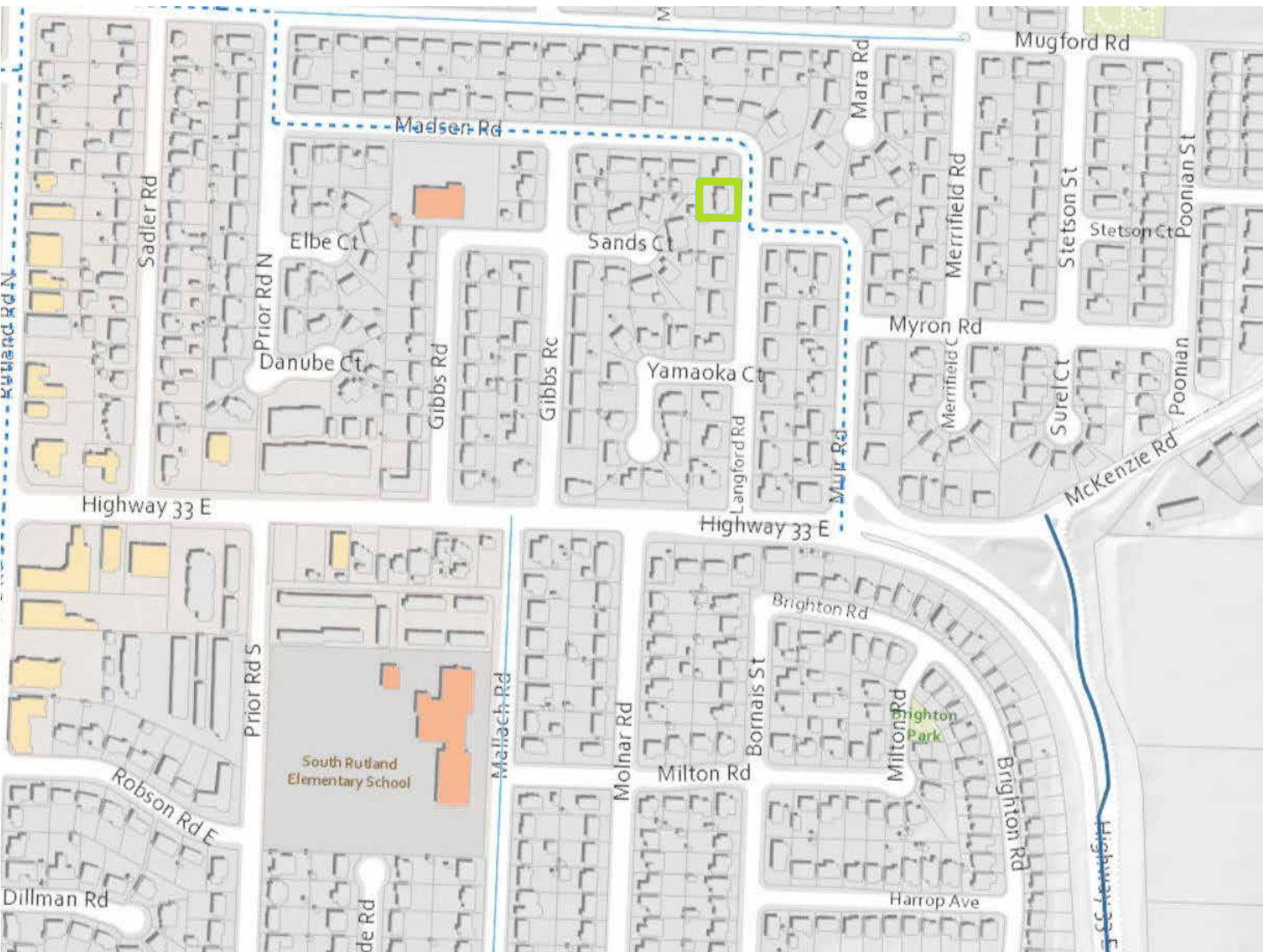
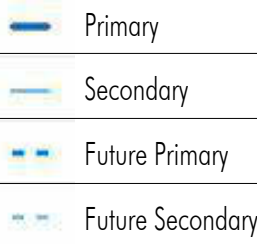
# Transportation

Located in the Core Area near the Rutland Urban Centre, the surrounding area is full of shops, parks, schools and amenities.

There are bus stops within a 10-minute walk of the property. Additionally, Langford Rd is connected to the bicycle network, with several bike lanes and cycle tracks nearby.



SURROUNDING TRANSIT



SURROUNDING BICYCLE PATHS

## Response to Form & Character

### Relationship to Street Guidelines

Provide a front door that is clearly visible from the street:

- A publicly accessible pathway connects the fronting unit to the street
- The front entrance projects forward and is highlighted in an alternative cladding colour
- Decorative roofing emphasizes the front door

Limit height to front entryways:

- Entryways are less than 1.2m above grade

### Site Servicing, Access & Parking Guidelines

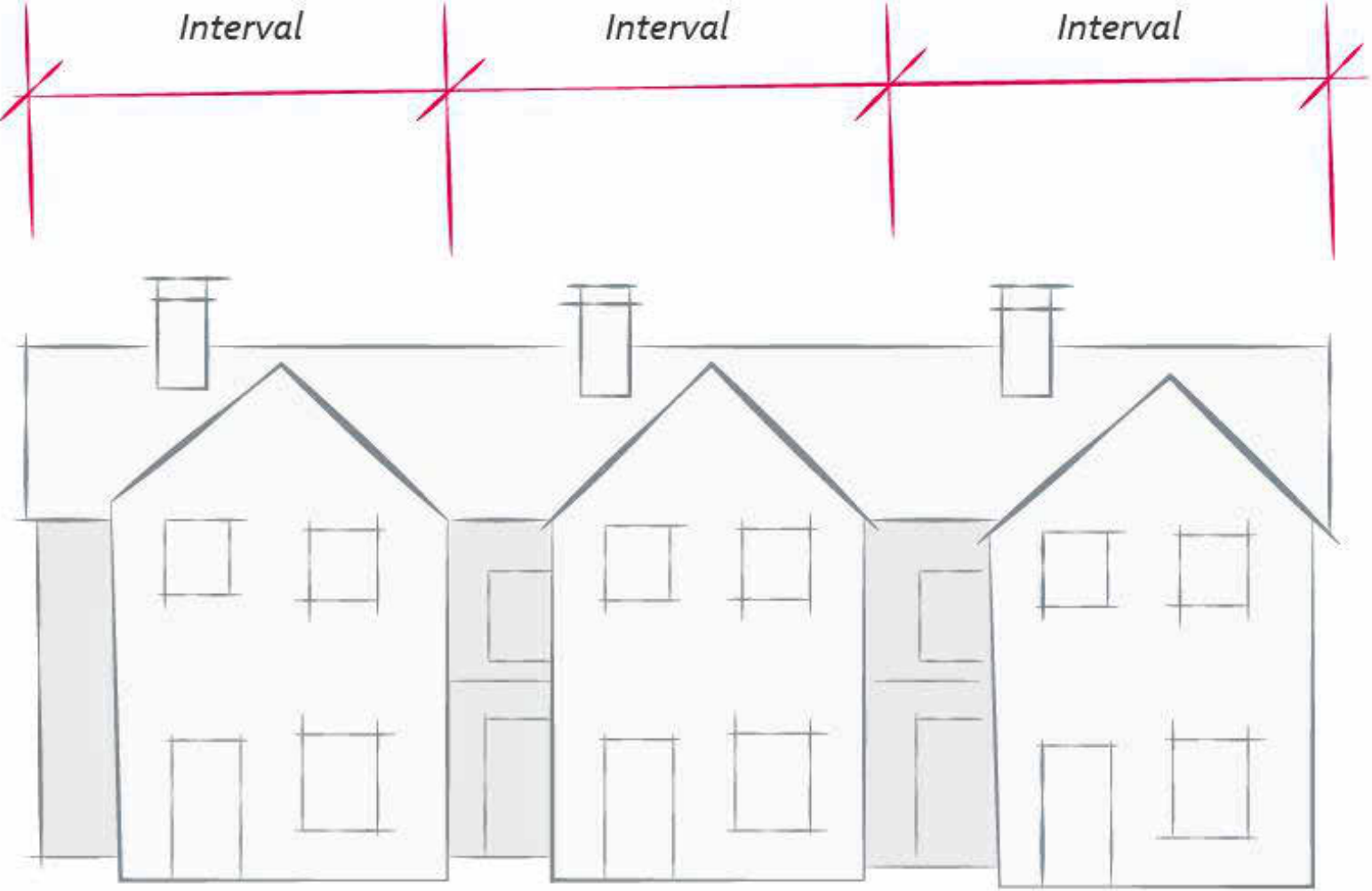
Provide adequate servicing to the site without compromising comfort, safety and attractiveness of the area:

- Landscaping frames the building entrances
- Waste bins have been located at the rear property line, away from the fronting street
- Building interiors will not be impacted by vehicle headlights

### Building Articulation, Features, & Material Guidelines

Enhance livability, visual interest, and sense of place through form, architectural composition and materials:

- Facades have been designed to articulate individual units through the use of colour & material, building recesses & projections, rooflines, and architectural accents
- Sloped rooflines, colours & materials, and overall architectural style allows the building to stand out



2040 OCP FORM & CHARACTER GRAPHIC

### Scale and Massing Guidelines

Ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition:

- The development provides required infill homes within the neighbourhood, while being sensitive to the neighbouring properties
- Providing 6 units aligns with the provision for higher density forms of housing as envisioned in the OCP

### Site Planning Guidelines

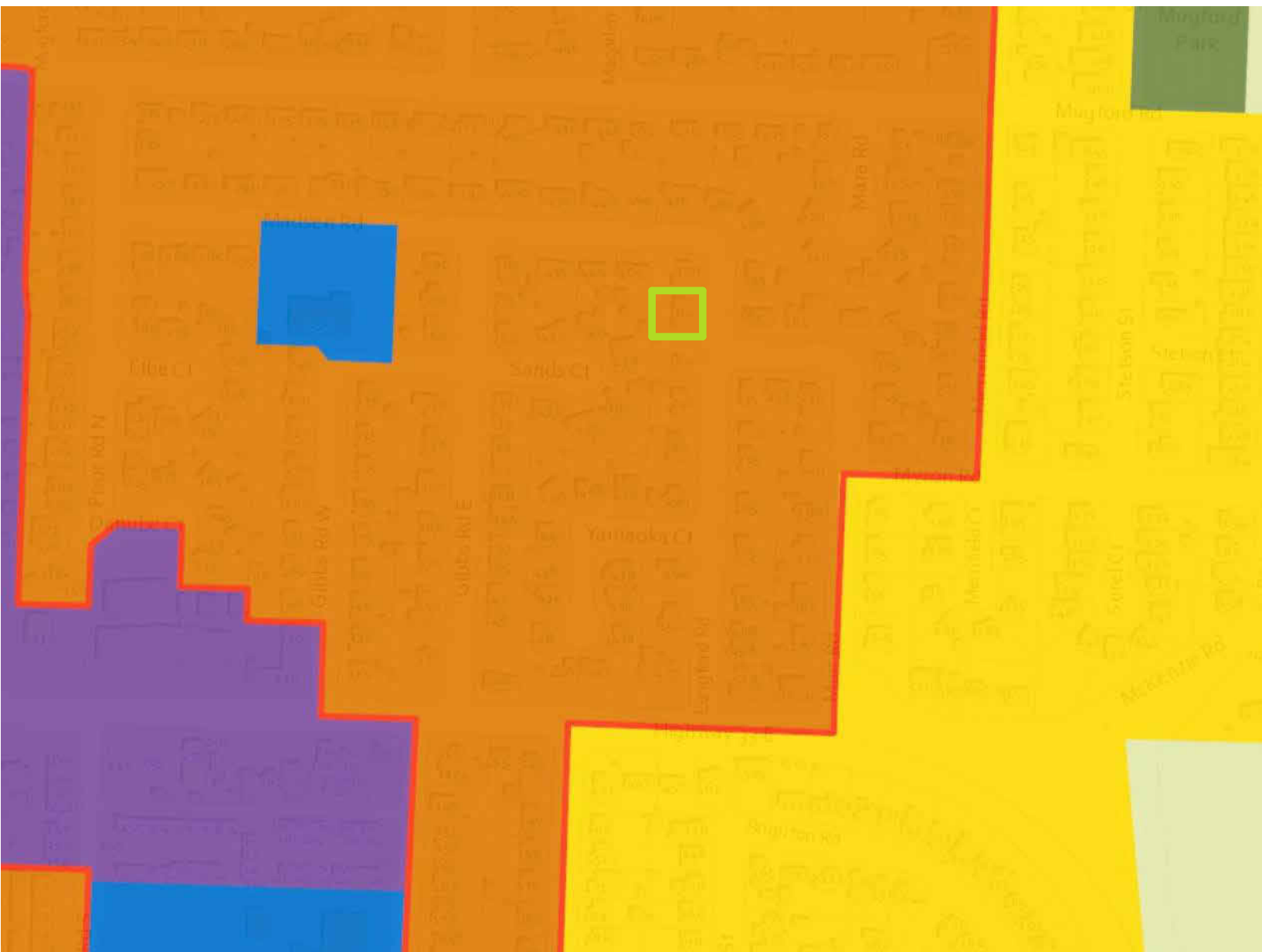
Site buildings sensitively and increase connectivity:

- A pedestrian pathway from the sidewalk connects the lane and bicycle parking
- Unit entrances and windows frame pedestrian connections
- The building is pulled away from the street in an attempt to be sensitive to the surrounding area

### Open Spaces Guidelines

Design thoughtful landscaped and open spaces:

- All units have private outdoor amenity spaces with access to sunlight
- Private amenity spaces are facing the centre of the site to provide privacy to the residents and the neighbouring properties



2040 OCP FUTURE LAND USE MAP

FOR DP

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08.22.24	FOR REVIEW	
12.03.24	FOR DP	

Plot Date  
12.03.24

PROJECT  
280 LANGFORD RD

DRAWING TITLE  
**2040 OCP  
RESPONSE**

Drawing No.  
**A-002**



280 LANGFORD RD, KELOWNA, BC

PROPERTY DESCRIPTION:

CIVIC: 280 LANGFORD RD, KELOWNA, BC  
LEGAL: LOT 6, PLAN: KAP15377

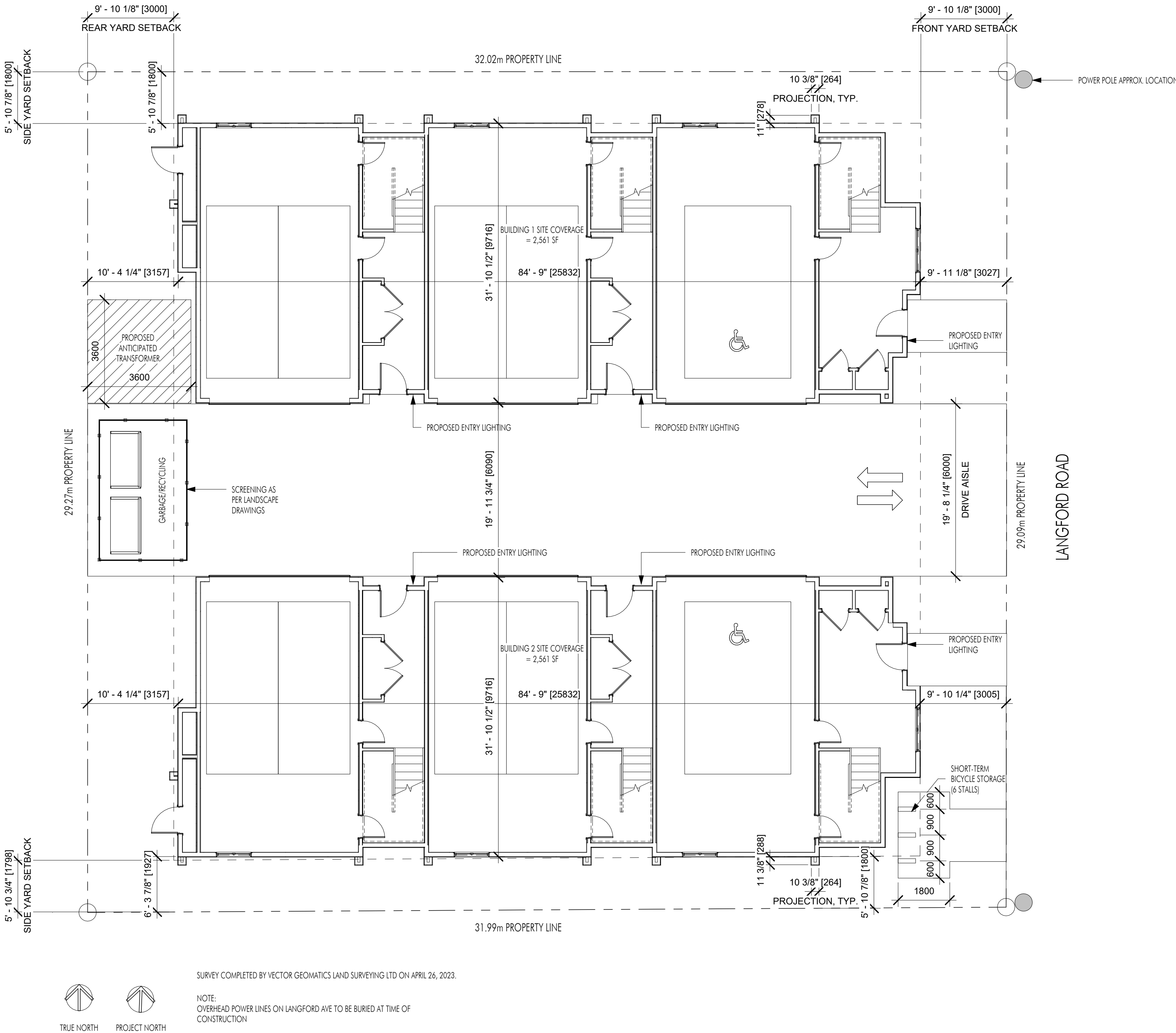
ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA MF1 ZONING  
CORE AREA

SITE INFORMATION:

GROSS SITE AREA =	10,053 SF (933.9m <sup>2</sup> )	
	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	55% (5,529 SF)	51% (5,122 SF)
SITE COVERAGE + HARDSCAPING =	75% (7,540 SF)	73% (7,334.62 SF)
MAX DENSITY =	6 UNITS	6 UNITS
LEVEL 2 AREA =		2,554 SF
LEVEL 3 MAX. AREA =	70% OF LEVEL 2 (1,787.8 SF)	70% (1,785 SF)
HEIGHT =	11m (3 STOREYS)	10.2m (3 STOREYS)
YARD SETBACKS:		
FRONT YARD =	3.0m	3.0m
SIDE YARD =	1.8m	1.8m/1.8m
REAR YARD =	3.0m	3.2m
PARKING CALCULATIONS:		
3 BEDROOM UNITS (MIN 1 SPACE) =	6 UNITS x 1 = 6	10
(MAX 2 SPACES)	6 UNITS x 2 = 12	
ACCESSIBLE =	1	2
VISITOR =	N/A	N/A
TOTAL =	6	10
LONG-TERM BICYCLE STORAGE:		
3 BEDROOM, GARAGE PROVIDED =	N/A	N/A
SHORT-TERM BICYCLE STORAGE:		
6 UNITS=	4	6

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 1 LEVEL 1		887 SF	
UNIT 1 LEVEL 2	1	879 SF	
UNIT 1 LEVEL 3	2	597 SF	210 SF
UNIT 2 LEVEL 1		816 SF	
UNIT 2 LEVEL 2	1	816 SF	
UNIT 2 LEVEL 3	2	576 SF	210 SF
UNIT 3 LEVEL 1		823 SF	
UNIT 3 LEVEL 2	1	859 SF	
UNIT 3 LEVEL 3	2	612 SF	210 SF
UNIT 4 LEVEL 1		887 SF	
UNIT 4 LEVEL 2	1	879 SF	
UNIT 4 LEVEL 3	2	597 SF	210 SF
UNIT 5 LEVEL 1		816 SF	
UNIT 5 LEVEL 2	1	816 SF	
UNIT 5 LEVEL 3	2	576 SF	210 SF
UNIT 6 LEVEL 1		823 SF	
UNIT 6 LEVEL 2	1	859 SF	
UNIT 6 LEVEL 3	2	612 SF	210 SF
TOTAL UNIT AREAS		13731 SF	



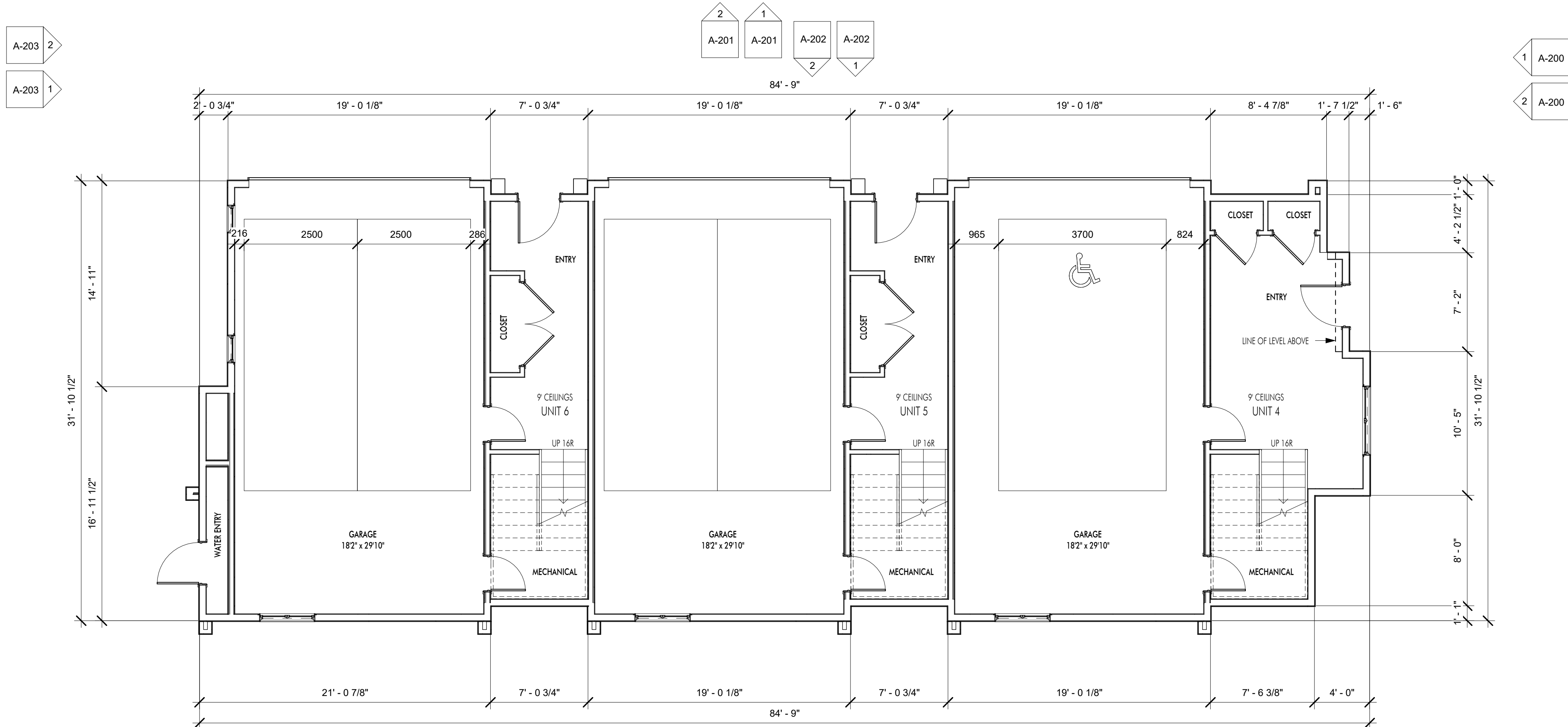
Revision No., Date and Description	
04.19.24	FOR REVIEW
08.22.24	FOR REVIEW
12.03.24	FOR DP

Plot Date 12.03.24
PROJECT 280 LANGFORD RD
DRAWING TITLE PROJECT INFORMATION
Drawing No. A-003



FOR DP





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

Diagram showing two adjacent rooms, each labeled "A-205". The rooms are numbered 1 and 2 above the entrance.

1 A-200

2 A-200



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04.19.24 FOR REVIEW
07.26.24 FOR REVIEW
08.02.24 FOR REVIEW
08.22.24 FOR REVIEW
12.03.24 FOR DP

<b>Plot Date</b> 12.03.24
<b>PROJECT</b> 280 LANGFORD RD
<b>DRAWING TITLE</b> <b>LEVEL 1 PLAN</b>

Drawing No.

A-101



FOR DP







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Plot Date  
12.03.24

PROJECT  
280 LANGFORD RD

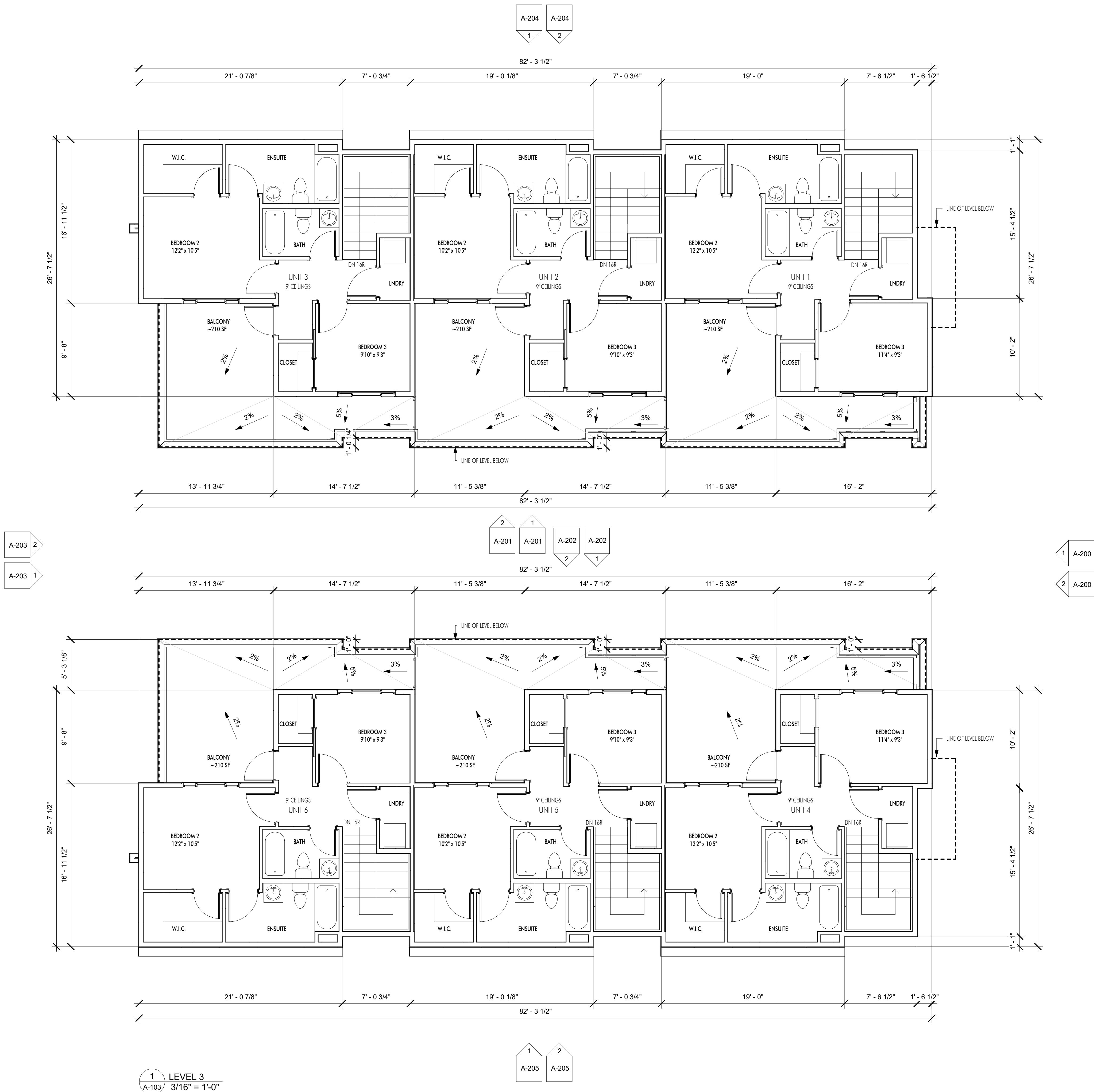
DRAWING TITLE  
**LEVEL 3 PLAN**

Drawing No.

**A-103**



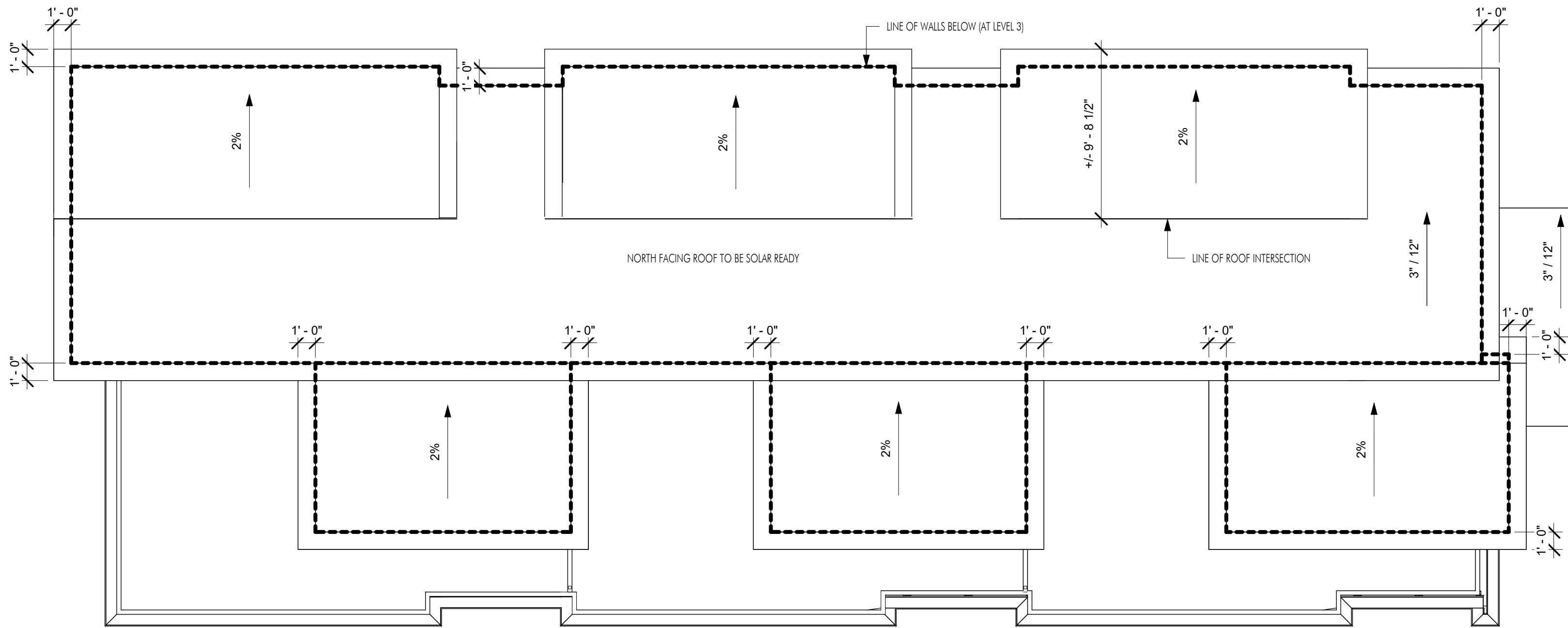
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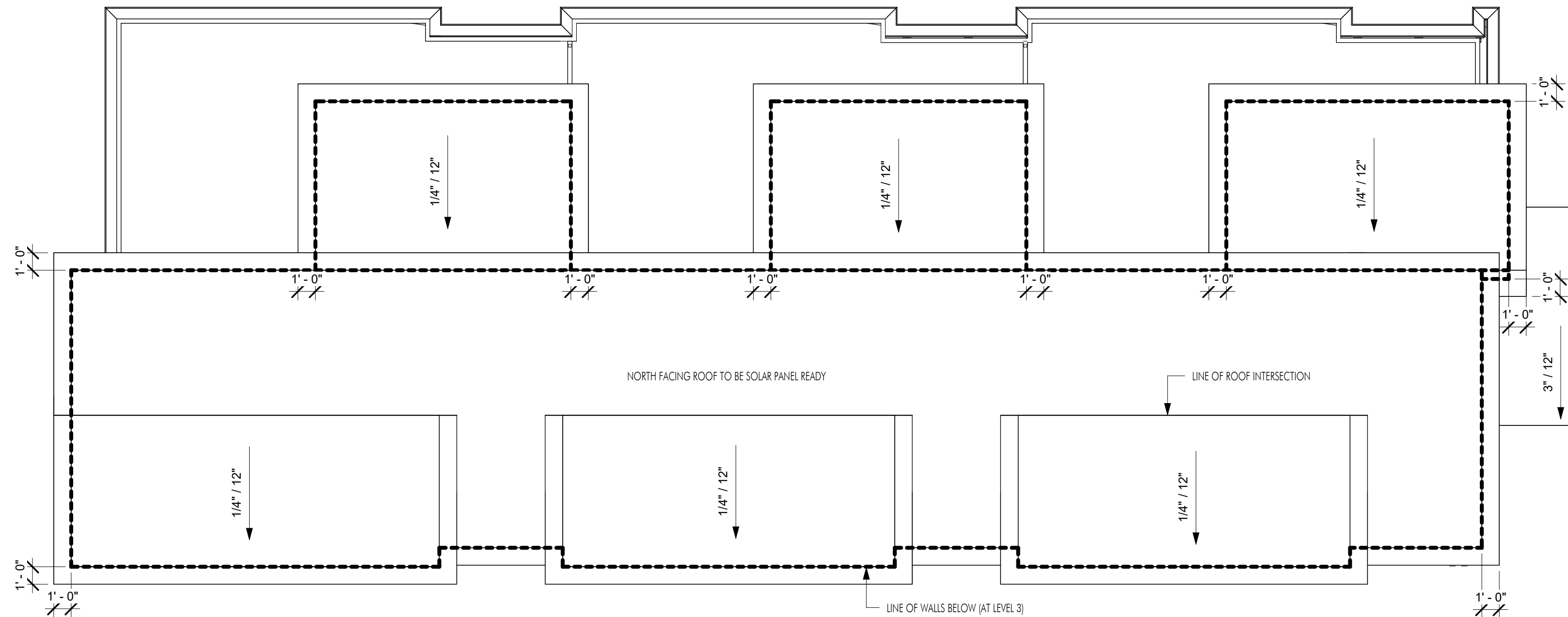


ROOF EAVES:  
1. DIMENSIONS FROM OUTSIDE OF POST TO OUTSIDE OF ROOF TRUSS  
2. DIMENSIONS FROM OUTSIDE OF FRAMING TO OUTSIDE OF ROOF TRUSS

A-204  
1  
A-204  
2

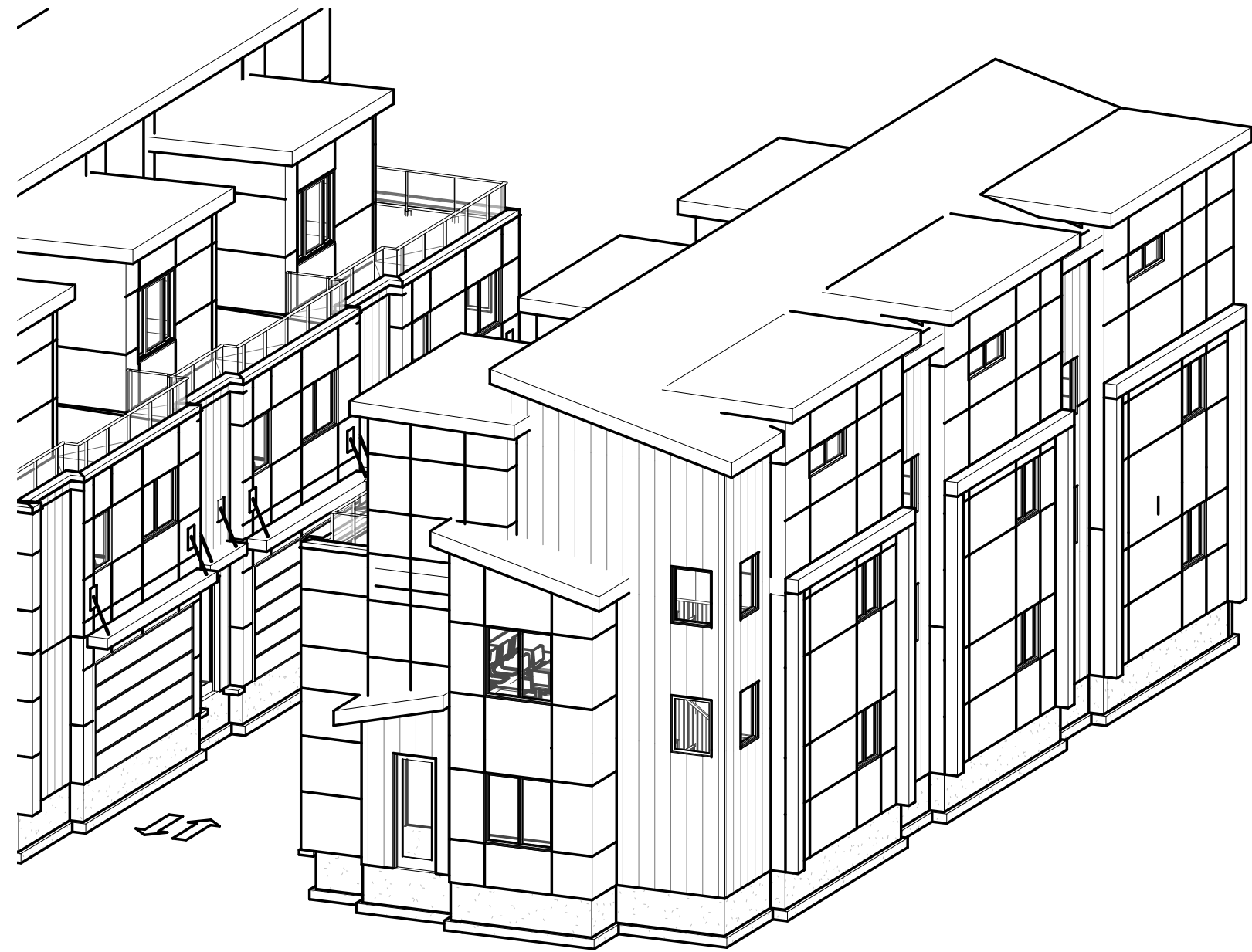


2  
A-201  
1  
A-201  
A-202  
2  
A-202  
1

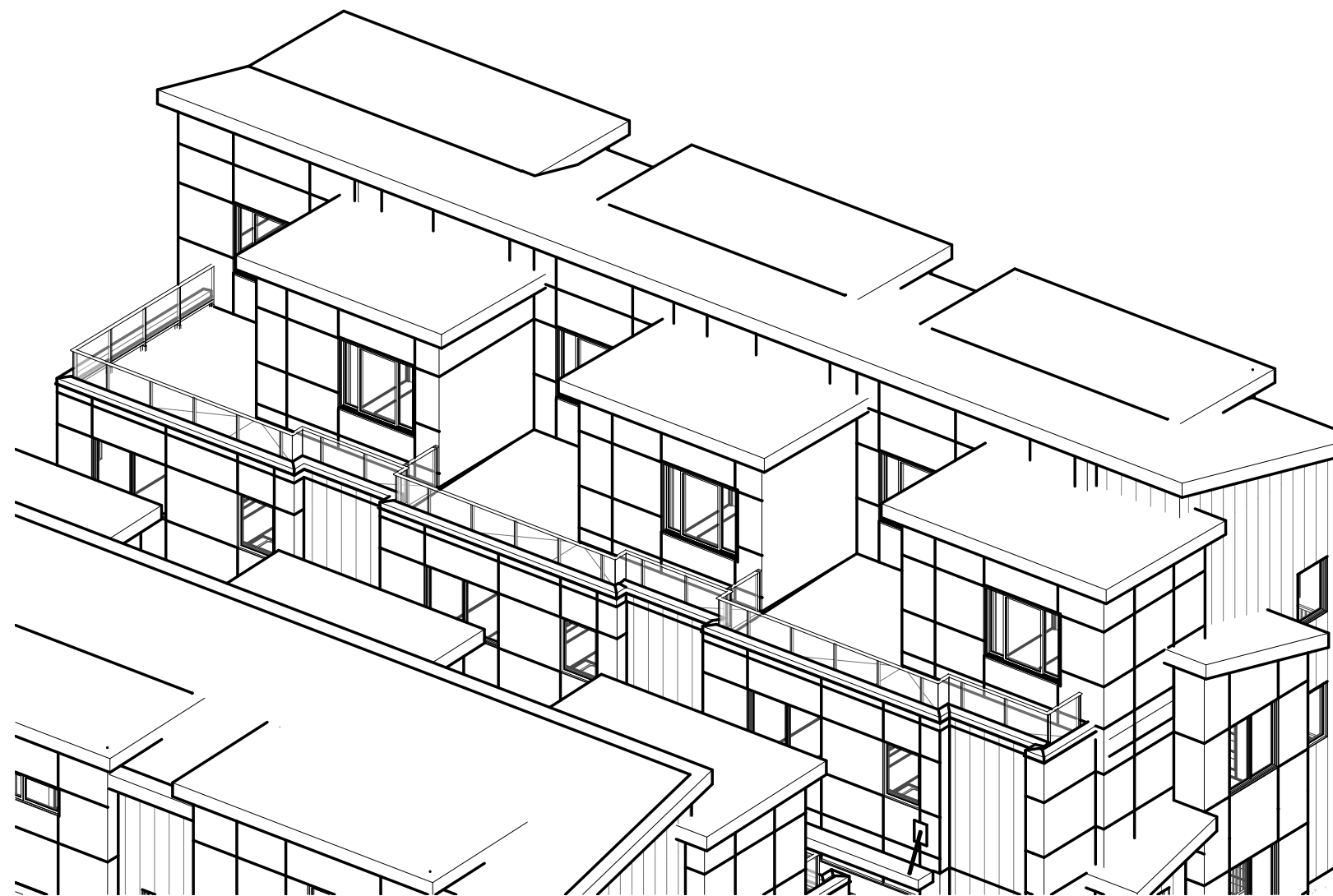


1  
A-205  
2  
A-205

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



2  
A-104  
ROOF PERSPECTIVE NORTH-EAST



3  
A-104  
ROOF PERSPECTIVE SOUTH-EAST

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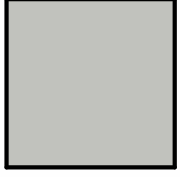

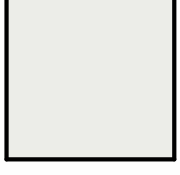


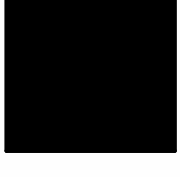
**Plot Date**  
12.03.24  
**PROJECT**  
280 LANGFORD RD  
**DRAWING TITLE**  
ROOF PLAN

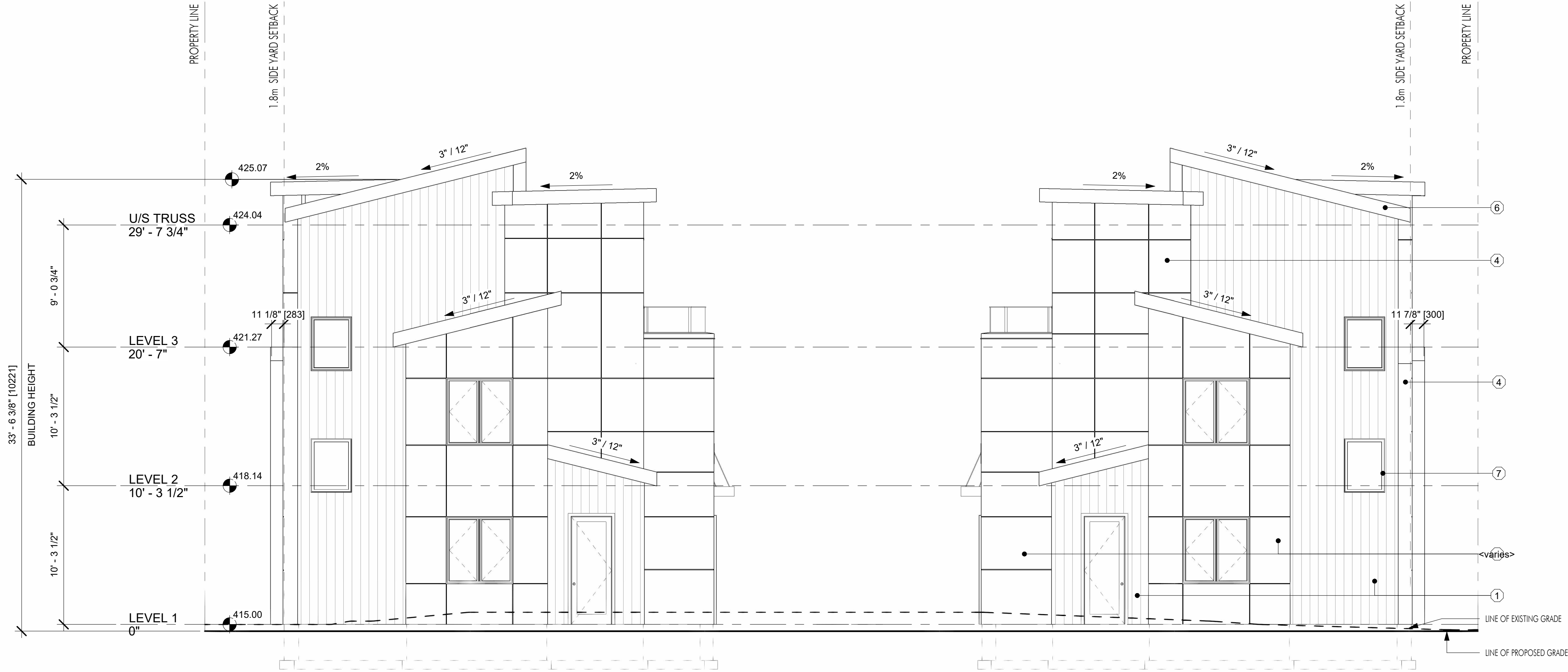
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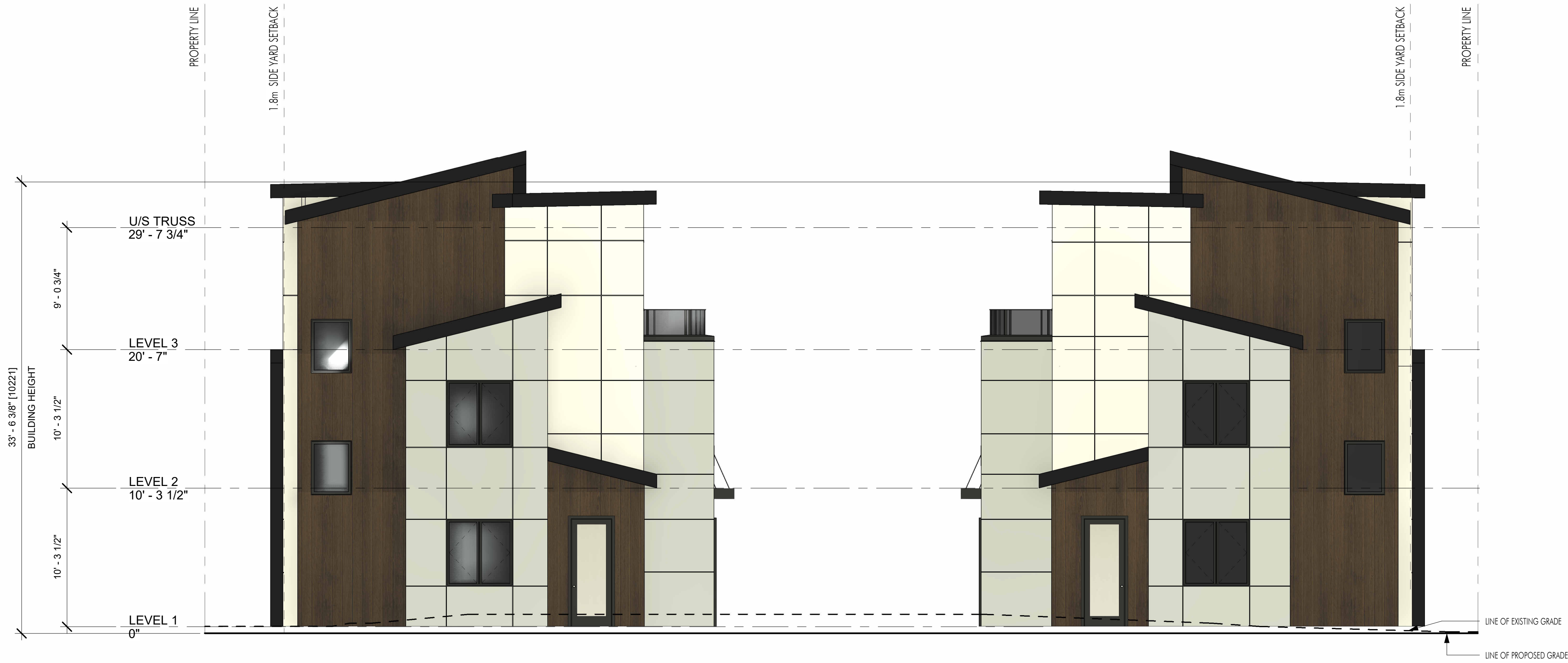
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EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		METAL CLADDING: CHAMCLAD, TOFFEE
2		FIBER CEMENT CLADDING: HARDIE PANEL, LIGHT MIST
3		FIBER CEMENT CLADDING: HARDIE PANEL, DEEP OCEAN
4		FIBER CEMENT CLADDING: HARDIE PANEL, ARCTIC WHITE
5		FIBER CEMENT CLADDING: HARDIE PANEL, IRON GRAY
6		FASCIA/SOFFIT: HARDIE, IRON GRAY
7		DOORS, WINDOWS, RAILINGS: BLACK



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



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





1 B1 SOUTH ELEVATION  
A-201 3/16" = 1'-0"



2 B1 SOUTH ELEVATION (COLOUR)  
A-201 3/16" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		METAL CLADDING: CHAMCLAD, TOFFEE
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PROJECT  
280 LANGFORD RD

DRAWING TITLE  
B1 SOUTH ELEVATIONS

Drawing No.  
A-201

FOR DP





1 B2 NORTH ELEVATION  
A-202 3/16" = 1'-0"



2 B2 NORTH ELEVATION (COLOUR)  
A-202 3/16" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		METAL CLADDING: CHAMCLAD, TOFFEE
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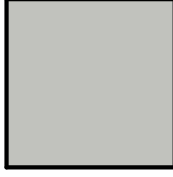





PROJECT  
280 LANGFORD RD

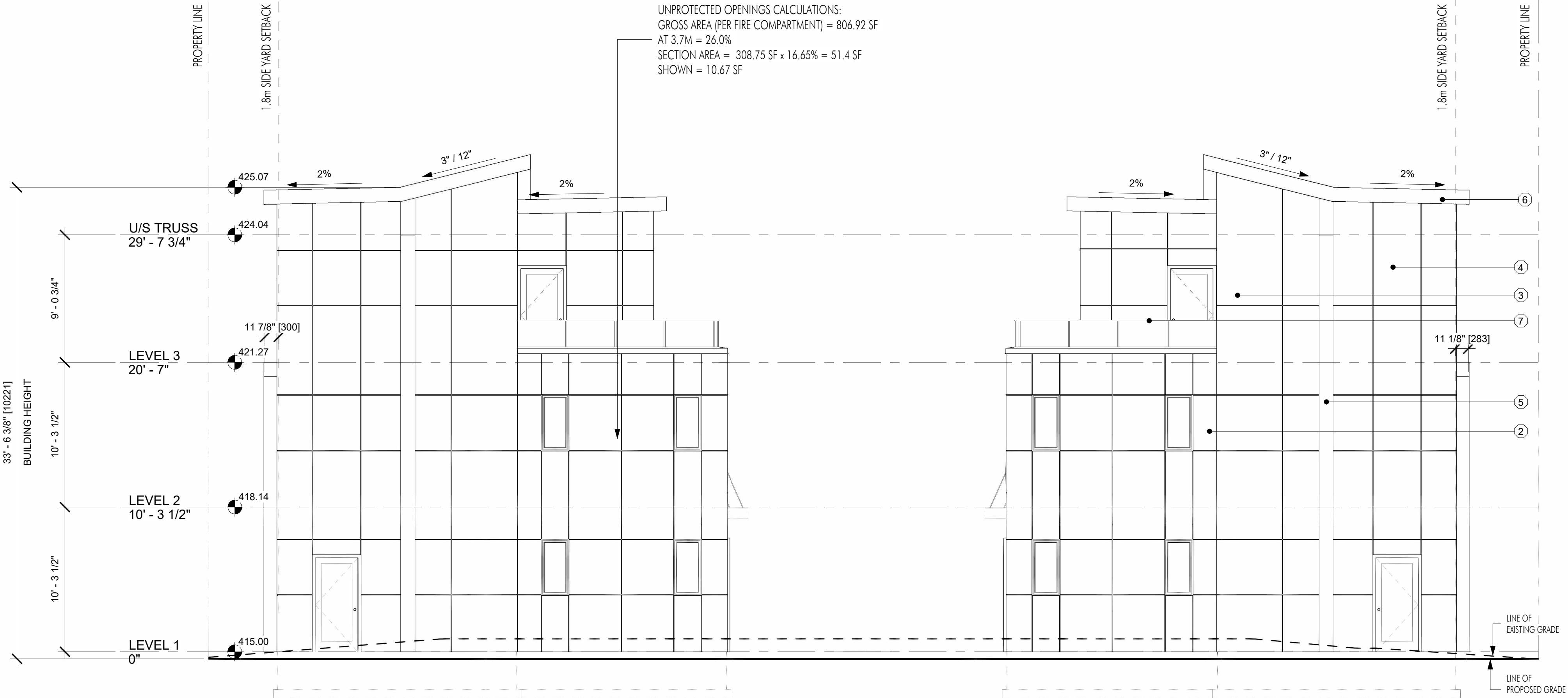
DRAWING TITLE  
B2 NORTH ELEVATIONS

Drawing No.  
A-202

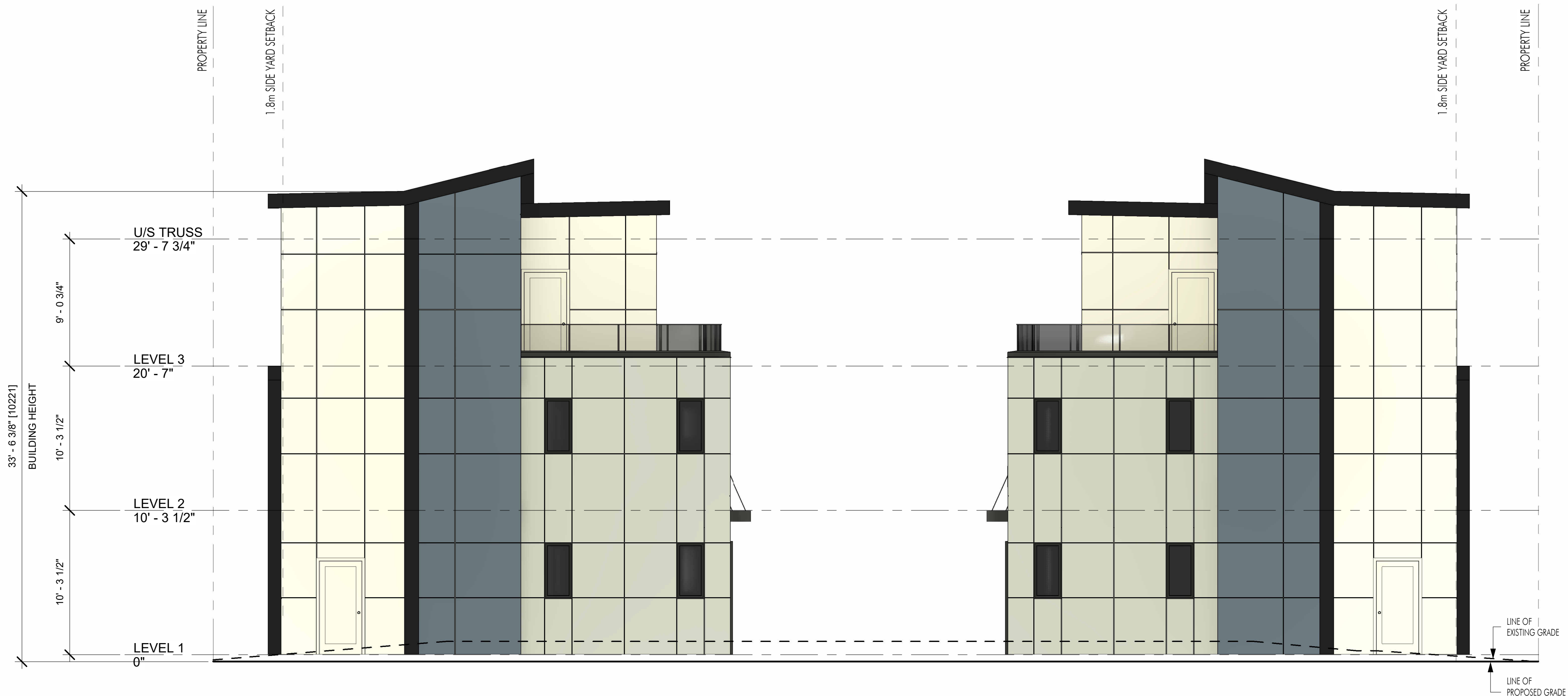
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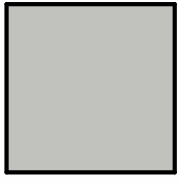

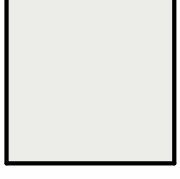


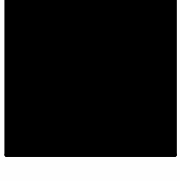
1 WEST ELEVATION  
A-203 3/16" = 1'-0"

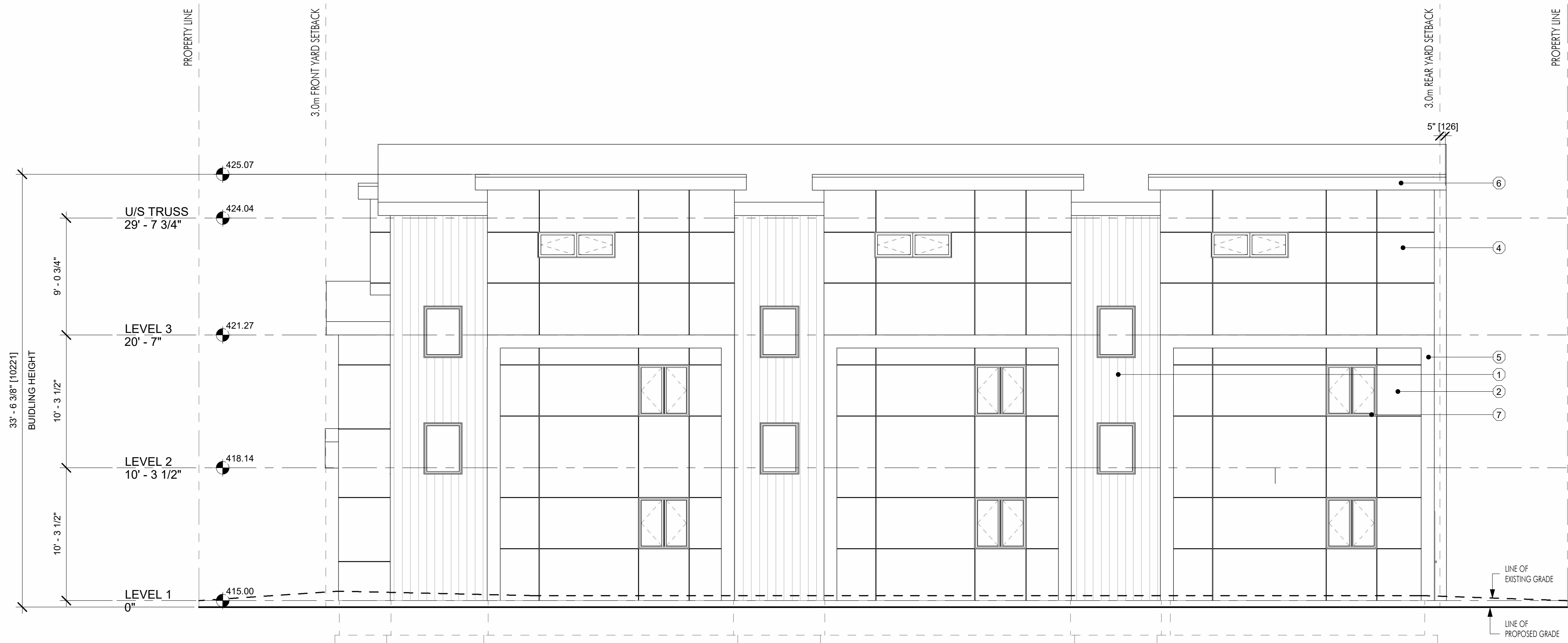


2 WEST ELEVATION (COLOUR)  
A-203 3/16" = 1'-0"

FOR DP



EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		METAL CLADDING: CHAMCLAD, TOFFEE
2		FIBER CEMENT CLADDING: HARDIE PANEL, LIGHT MIST
3		FIBER CEMENT CLADDING: HARDIE PANEL, DEEP OCEAN
4		FIBER CEMENT CLADDING: HARDIE PANEL, ARCTIC WHITE
5		FIBER CEMENT CLADDING: HARDIE PANEL, IRON GRAY
6		FASCIA/SOFFIT: HARDIE, IRON GRAY
7		DOORS, WINDOWS, RAILINGS: BLACK



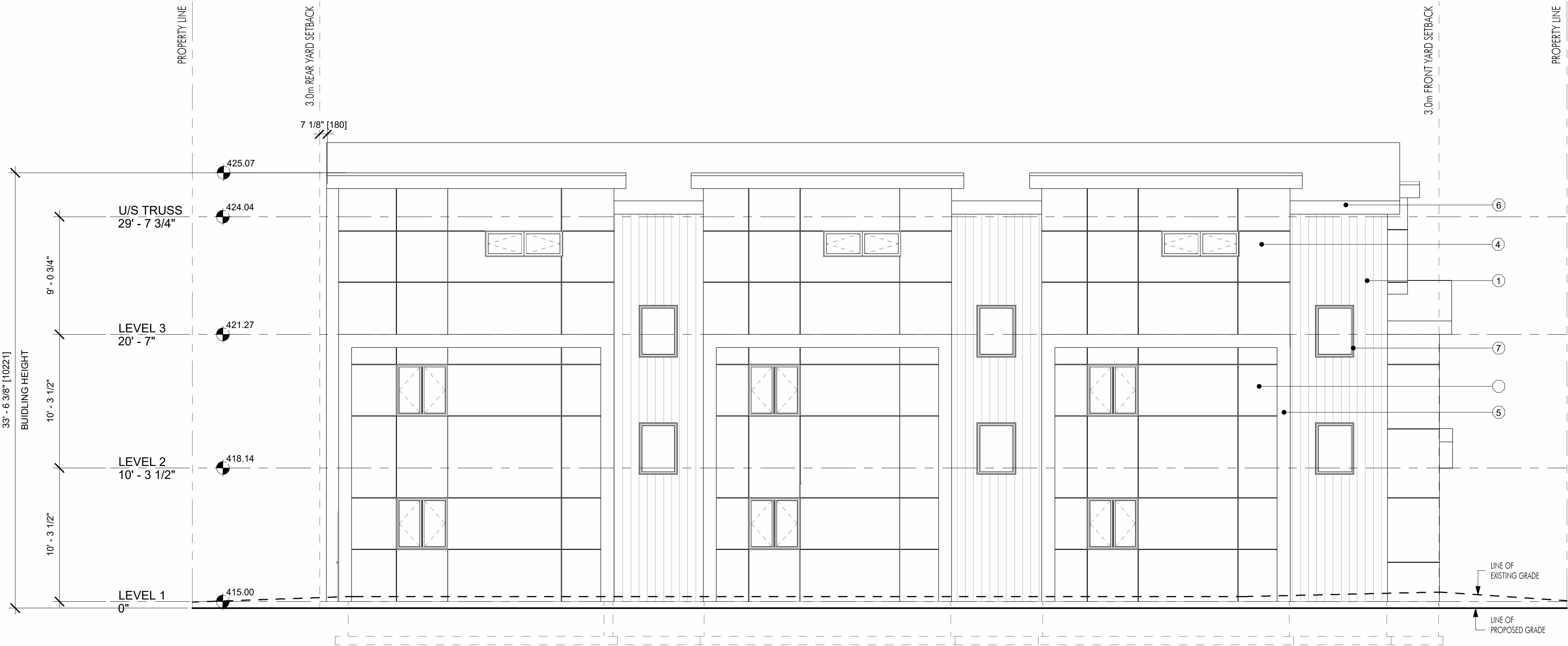
**1 B1 NORTH ELEVATION**  
A-204 3/16" = 1'-0"



**2 B1 NORTH ELEVATION (COLOUR)**  
A-204 3/16" = 1'-0"

FOR DP





1 B2 SOUTH ELEVATION  
A-205 3/16" = 1'-0"



2 B2 SOUTH ELEVATION (COLOUR)  
A-205 3/16" = 1'-0"

EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		METAL CLADDING: CHAMCLAD, TOFFEE
2		FIBER CEMENT CLADDING: HARDIE PANEL, LIGHT MIST
3		FIBER CEMENT CLADDING: HARDIE PANEL, DEEP OCEAN
4		FIBER CEMENT CLADDING: HARDIE PANEL, ARCTIC WHITE
5		FIBER CEMENT CLADDING: HARDIE PANEL, IRON GRAY
6		FASCIA/SOFFIT: HARDIE, IRON GRAY
7		DOORS, WINDOWS, RAILINGS: BLACK

PHONE:250-448-7801  
205-1626 Richter Street,  
Kelowna, BC V1Y 2M3  
[www.limearchitecture.com](http://www.limearchitecture.com)

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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 and Description	
08.02.24	FOR REVIEW
08.22.24	FOR REVIEW
12.03.24	FOR DP

Plot Date  
12.03.24

PROJECT  
280 LANGFORD RD

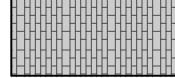
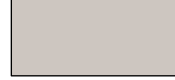

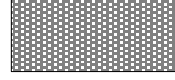




DRAWING TITLE  
B2 SOUTH ELEVATIONS

Drawing No.  
A-205

FOR DP



LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	CONCRETE UNIT PAVER	
	ASPHALT PAVING, PER CIVIL	
	CIP CONCRETE PAVING	
	RIVER ROCK	
	LAWN	
	PLANTING BED	
	6' HIGH PRIVACY FENCE	
	4' HIGH FENCE	

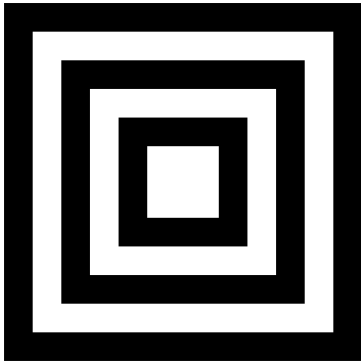
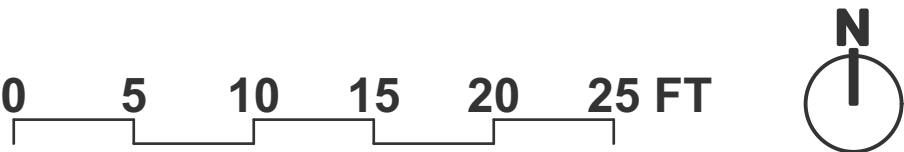
LANDSCAPE NOTES

- DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF KELOWNA STANDARDS.

GARBAGE/RECYCLING SCREENING



1 LANDSCAPE LAYOUT AND MATERIALS PLAN  
1/8" = 1'-0"



HOMING  
LANDSCAPE  
ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3536  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS  
AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT  
ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL  
BE REPORTED IN WRITING TO THE LANDSCAPE  
ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL  
BEFORE PROCEEDING WITH WORKS.

Revisions		
NO.	Date	Note
1	2024-11-18	ISSUED FOR REVIEW
2	2024-11-20	ISSUED FOR DP

280  
LANGFORD  
ROAD

PROJECT ADDRESS:  
280 LANGFORD ROAD,  
KELOWNA, BC, CANADA

PROJECT NUMBER: 24-45

SCALE: 1/8"=1'0" (1:96)

DRAWN BY: EL

REVIEWED BY: EL



Landscape Layout  
and Materials Plan







PERMEABLE SURFACE LEGENDS

SYMBOL	MATERIALS	AREA
	POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUNDCOVER & SHRUB	2194 sq ft
	POROUS HARDSCAPE MATERIAL: GRAVEL	380 sq ft

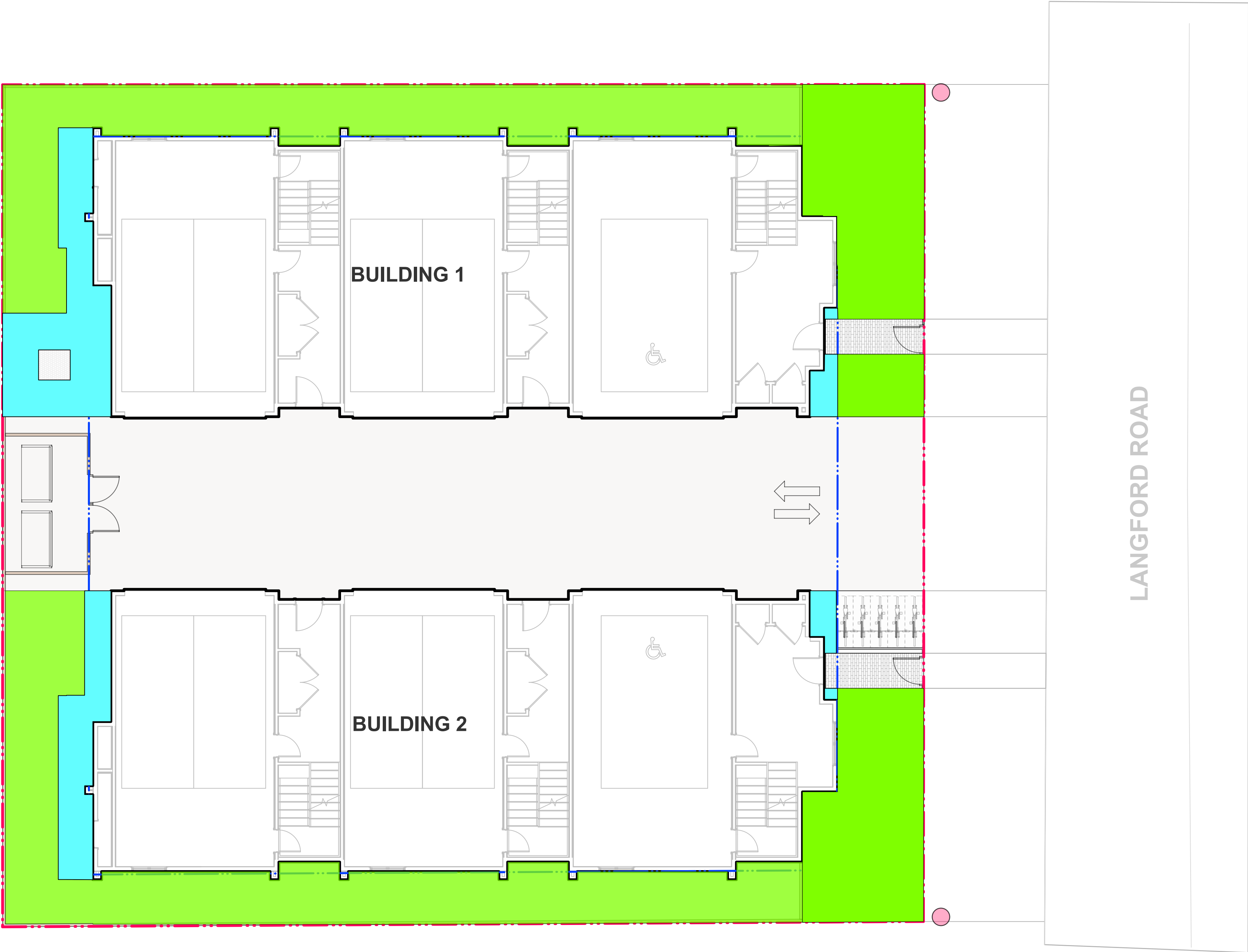
TOTAL POROUS SURFACE AREA: 2574 sq ft

TOTAL LOT AREA: 10053 sq ft

TOTAL POROUS SURFACE AREA COVERAGE PERCENTAGE: 25.6%

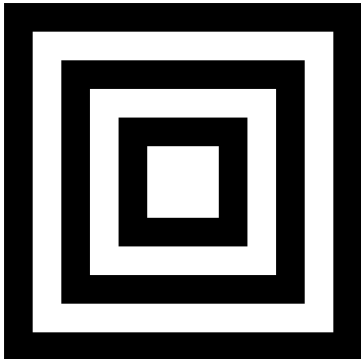
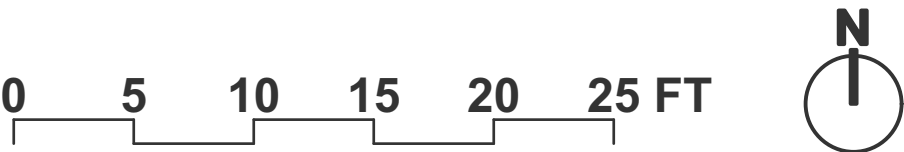
TOTAL NON-POROUS SURFACE AREA COVERAGE PERCENTAGE: 74.4%

TOTAL POROUS LANDSCAPING AREA COVERAGE PERCENTAGE: 21.8%



1

PERMEABLE AREA DIAGRAM  
1/8" = 1'-0"



HOMING

LANDSCAPE

ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,  
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Revisions		
NO.	Date	Note
1	2024-11-18	ISSUED FOR REVIEW
2	2024-11-20	ISSUED FOR DP

280

LANGFORD

ROAD

PROJECT ADDRESS:  
280 LANGFORD ROAD,  
KELOWNA, BC, CANADA

PROJECT NUMBER: 24-45

SCALE: 1/8"=1'0" (1:96)

DRAWN BY: EL

REVIEWED BY: EL

Permeable Area

Diagram

L3.0



## LANDSCAPE COST ESTIMATE

PROJECT: 280 LANGFORD ROAD ONSITE LANDSCAPE

PREPARED BY: EASON LI

CHECKED BY: EASON LI

DATE: NOVEMBER 25, 2024

HOMING LANDSCAPE ARCHITECTURE

1423 W11th Ave

Vancouver, BC, V6H 1K9

Phone: (778) 323-3536

Item	Description	Area	Unit	Qty.	\$ / Unit	Total \$
<b>HARDSCAPE</b>						
1	CONCRETE UNIT PAVER		M2	9	\$150	\$1,350
2	RIVER ROCK		M2	35	\$40	\$1,400
<b>SubTotal Hardscape</b>						<b>\$2,750</b>
<b>FURNISHING</b>						
1	6' HIGH PRIVACY FENCE		LM	89	\$200	\$17,800
2	4' HIGH METAL FENCE		LM	37	\$350	\$12,950
3	GARBAGE/RECYCLING SCREENING		LM	11	\$350	\$3,850
4	PEDESTRIAN GATE		EA	2	\$600	\$1,200
5	BIKE RACK		EA	5	\$500	\$2,500
<b>SubTotal Furniture</b>						<b>\$38,300</b>
<b>SOFTSCAPE</b>						
1	DECIDUOUS TREE (5cm cal. 600mm GROW MEDIA)		EA	6	\$750	\$4,500
2	DECIDUOUS TREE (4cm cal. 600mm GROW MEDIA)		EA	6	\$600	\$3,600
3	SHRUB BED (450mm GROW MEDIA)		M2	144	\$100	\$14,400
4	LAWN (300mm GROW MEDIA)		M2	60	\$35	\$2,100
<b>SubTotal Softscape</b>						<b>\$24,600</b>
<b>IRRIGATION</b>			LUMP SUM	1	\$6,000	\$6,000
<b>TOTAL CONSTRUCTION COST</b>						
1	SUBTOTAL					71,650
2	CONTINGENCY		10%			\$7,165
<b>TOTAL CONSTRUCTION COST</b>						<b>\$78,815</b>

### NOTES:

- 1 COSTS ARE BASED ON 280 LANGFORD ROAD LANDSCAPE DRAWINGS ISSUED FOR DP DATED NOVEMBER 20, 2024.
- 2 COSTS INCLUDE SUPPLY AND INSTALLATION UNLESS NOTED OTHERWISE.
- 3 COSTS DO NOT INCLUDE ROAD AND CIVIL WORKS.
- 4 COSTS DO NOT INCLUDE COSTS RELATING TO STAGING AND MOVING MATERIALS.
- 5 HOMING LANDSCAPE ARCHITECTURE DOES NOT GUARANTEE THE ACCURACY OF THIS ESTIMATE; EXACT COSTS WILL BE DETERMINED ONLY WHEN TENDERS HAVE BEEN RECEIVED FOR THE WORK.



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	m / storeys	m / 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	m <sup>2</sup>	m <sup>2</sup>
Total Private Amenity Area	m <sup>2</sup>	m <sup>2</sup>
Breakdown by Unit Bachelor: 1-Bed: 2-Bed: 3-Bed:		
<b>Landscaping Standards (7.2)</b>	<b>Zone</b>	<b>Proposed</b>
Min. tree amount	1 tree per 10 linear meters	1 tree per 10 linear meters
Min. deciduous tree caliper	4cm for medium tree 5cm for large tree	4cm for medium tree 5cm for large tree
Min. coniferous tree height	250 cm	Not applicable, no proposed coniferous tree
Min. ratio between tree size	Large: Min 50%; Small: Max 25 %	Large: 50%; Medium: 50%; Small: 0 %
Min. growing medium area	75 %	flanking yard: 100%; front yard: not applicable with large trees to be planted in boulevard
Min. growing medium volumes per tree	Large: 20 m <sup>3</sup> ; Medium: 18 m <sup>3</sup> ; Small: 15 m <sup>3</sup>	Large: 20 m <sup>3</sup> ; Medium: 18 m <sup>3</sup>
Landscape graded areas (7.2.7)	Max. 33% for lawn, Max. 50% for shrub or ground cover area Min.2% for cross slope for any landscape area.	Meet Requirement
Fence Height	2 m	1.8 m
Riparian management area?	No (y/n)	
Retention of existing trees on site?	No (y/n)	
Surface parking lot (7.2.10)?	No (y/n)	
Refuse & recycle bins screened?	Yes (y/n)	
Other:		

**Notes:**

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