

# THE DILWORTH MIXED-USE DEVELOPMENT



KYLE STEWART

**REZONING, DP, DVP &  
SUBDIVISION SUBMISSION  
PLANNING RATIONALE**

---

ADDRESS:  
2271 HARVEY AVE., KELOWNA

DEVELOPER:  
SPRINGFIELD LIMITED  
PARTNERSHIP





October 11, 2024

City of Kelowna  
Attn: Jason Issler, Planner II, Planning Department  
**City Hall**  
1435 Water Street  
Kelowna BC V1Y 1J4

**Re: THE DILWORTH - Multi-family Apartment Development  
DP & DVP Submission – Planning Rationale  
NE Corner of Dilworth and Springfield.**

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Dear Mr. Issler,

On behalf of our client, Springfield LP, Empowered Development is pleased to submit the DP application for a new mixed-use residential development in the Midtown neighbourhood of Kelowna’s City Centre. We had previously submitted our Rezoning and subdivision applications in Late July.

The proposed development consists of two six-storey buildings atop up to one common level of underground parkade. The balance of the site area is made up of enclosed surface parking and landscaped areas. The building is proposed to be of sustainable wood-framed construction, and to meet Step 3 of the BC building code. It has been sensitively designed to mesh with the existing urban fabric, by means of upper storey setbacks and meeting the same proposed height as its neighbours. Robust, modern common amenities have been thoughtfully included to serve residents of varying life stages. The site is highly walkable and incorporates features that will encourage *modeshift*.

The project provides many benefits to the community, addressing key policy objectives of the City of Kelowna, including, but not limited to:

1. Increased market rental supply,
2. More diverse Ownership housing supply,
3. Encouraging Modeshift with Car-share & Cycling Amenities, and
4. Contributing over \$8MM in DCCs and SSACs.

What follows is an in-depth description of the proposal, discussing planning principles, how this proposal meets Kelowna’s bylaws and policies, and several minor variances. Thank you in advance for your review of this application. Based on our pre-application meetings and correspondence, we trust that this submission will meet with your approval and look forward to discussing this with the City in the ensuing months. Please feel free to contact me with any questions or matters requiring clarification at 778-829-6641 or email [kyle@empowered-development.com](mailto:kyle@empowered-development.com).

Regards,  
**Empowered Development Ltd.**



Kyle Stewart, Principal

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## Proposal Description

The proposed buildings will include 169 market rental units and 125 market condos, with a split-zone proposed for a combination of UC3 and UC3r. While the OCP calls for heights of between 12-15 storeys in this area of Midtown Kelowna, we are proposing a 6-storey wood-framed building with only *marginally less FAR* than what is allowed in the UC3 zone.

The building was designed to have a strong street presence and activated streetscape. We gave special attention to the orientation of the building to ensure maximum street exposure, providing a welcoming environment at the pedestrian scale that supports a community lifestyle. The nine (9) ground-level units on the north elevation have been provided with private amenity spaces to activate the Haynes Rd. frontage and create a sense of community.

An array of amenity spaces has been incorporated for residents and include:

- private balconies for each unit,
- a pet relief/dog run area,
- 2<sup>nd</sup> Level Common landscaped courtyard, featuring seating, tables, a barbecue area, plaza, & lawn,
- small playground / mound,
- two Fitness rooms,
- Co-working areas

This combined with the nearby municipal greenspace ensures residents have a multitude of amenity options. For enhanced livability, we've also proposed 1 long-term bike stall and one storage locker for every unit.

## Neighbourhood Context/Adjacent Uses

On the heels of the construction of the Midtown and Lavidia Developments adjacent to the subject site, our proposal mirrors the development form of past projects. The immediate surrounding neighbourhood consists of commercial uses and medium to high density residential.

*Refer to Sheet DP1.01 for a Zoning map, Map 4.9 – Midtown Building Heights, and Map 8.3.c Residential Parking Exemptions.*

## Community Benefits

This proposal will provide significant benefits to the surrounding community.

### 1. Increased Market Rental Supply

The 2021 StatsCan Census confirmed that Kelowna has the fastest population growth in Canada, with a population jump of **14%** since 2016. In addition, the *Kelowna Housing Needs Assessment* projected that the total demand for market rental dwelling units for 2021-2031 will be 4,360-6,000 units and 9,500-13,600 market condos. It is also forecast that *48% of future housing demand is expected to be for rental housing.*

Our proposal consists of both stratified units and market rentals, **with market rentals making up 57% of all proposed units.**

### 2. More Diverse Housing supply – Ownership housing

Below are several conclusions from the 2023 *Kelowna Housing Needs Assessment* and how our proposal is addressing these concerns.

- a) Page 5 - “The overall level of ownership housing construction is on-track; further action is required to increase the diversity of housing types and price points.”

Approximately **30%** of the proposed apartments will be 2-bedroom units. While many in-stream projects consist of concrete condos, we’re proposing 125 wood-framed market condos with a balanced unit mix. Wood condos can be built for about 35-40% less hard cost than concrete, meaning they can be sold at a more attainable price point.

- b) Page 7 - “Smaller units suitable for one and two person households are in demand...”  
Our proposal will provide units for one- and two-person households.

CONDO:
30 x MICRO-SUITE DWELLING UNITS
35 x JR. 1-BEDROOM DWELLING UNITS
25 x 1-BEDROOM DWELLING UNITS
35 x 2-BEDROOM DWELLING UNITS
TOTAL CONDO DWELLING UNITS = 125 CONDO UNITS

3. Encouraging Modeshift with Car-share & Cycling Amenities

We are proposing to incorporate **2-3 carshare stalls** in collaboration with the MODO Carshare CO-OP. Car-sharing has many benefits in urban settings, such as:

- Reduced traffic and congestion,
- Reduced air pollution,
- Less parking required, and
- Increase usage of multi-modal transportation.

Further to this, we’re proposing to provide a bike wash and bike repair station proximate to the long-term bike parking to encourage cyclists.

We’ll also be installing *level 2 EV charging rough ins* for all residential parking stalls (excluding visitors). Electric chargers will be provided for 100% of the condos and 25% of the rental units in accordance with Zoning Bylaw 8.2.18.

These items work cohesively to reduce reliance on carbon-heavy methods of transportation, contributing to a sustainable approach to building design that aligns with Healthy City strategies and initiatives.

4. Development Fees

The resulting Development cost charges will exceed \$7 million, and approximately \$175,000 in School Site Acquisition charges will be required (\$600/unit).

**Access Routes/Driveways**

All vehicular access will be provided via a driveway to the Underhill St. Cul-de-sac. Subject to negotiations with the neighbouring landowner and registration with LTO, a cross-access easement is proposed along the east Property line to minimize driveways on the cul-de-sac.

### **Architectural Rationale**

- To Follow in a subsequent submission.

### **Parking**

As the site is noted to be exempt from Parking Minimum requirements in Map 8.3.c Residential Parking Exemptions, we are proposing to exceed minimum requirements, providing 0.83 Stalls per rental unit and ~1 stall per market condo.

All parking is provided on-site. A loading area is provided for rental and retail along the main driveway frontage for short-term mail / parcel drop-offs and for Retail. Fully enclosed long-term bicycle stalls will be provided within the building on the main level and/or in P1.

#### Potential Car-share Stalls

In addition, we've had early discussions with MODO Car share CO-OP to include 2-3 stalls for their use.

### **Servicing**

At this time, we are anticipating that our project will not be responsible for upgrading our frontage on either Dilworth or Springfield as existing sidewalks are in place, with the city yet to determine the final cross-section of same. Based on our discussions with our civil engineer, Aplin & Martin, it's not anticipated that downstream water and sanitary upgrades will be required. Stormwater is proposed to be infiltrated onsite with an overflow connection to the existing storm sewers in Dilworth Drive.

### **Location & Nearby Amenities**

The proposed development is in a highly walkable and bicycle-friendly area, with close proximity to many schools and outdoor amenities for families. In addition, both neighbourhood-scale and big-box shopping and grocery stores are nearby.

Schools (Travel time in minutes)	Transit	Cycling	Driving
SES/SMS - Springvalley Elementary & Middle School	15	8	4
AS Matheson Elementary	17	10	7
Okanagan Montessori	N/A	24	10
KLO – Christian High School/Middle School	25	7	3
KSS - Kelowna Secondary School	32	15	7
Centre for Arts & Technology	20	8	6
Okanagan College	25	12	6
Future UBCO Campus - Downtown	27	19	12

Outdoor Amenities (Travel time in minutes)	Walking	Transit	Cycling	Driving
Mission Creek Regional Park	7	N/A	2	4
Parkinson Rec Centre	30	20	9	6
Kelowna Golf & Country Club	40	19	11	8
Golf Centre Driving Range	23	22	5	2
Mission Creek Golf Club / Pitch n putt		N/A	14	5

Shopping / Services (Travel time in minutes)	Walking	Transit	Cycling	Driving
Costco	8	7	2	2
Superstore	7	6	2	3
Orchard Park Mall	4	N/A	1	2
Cineplex	13		8	7
Orchard Plaza Shopping Centre	17		6	5

### Planning Objectives Achieved

The following documents apply to this rezoning application:

- Official Community Plan,
- Zoning bylaw No. 12375

In the following section we identify all planning policies and objectives which the proposal is meeting. Excerpts from bylaws are noted in italics, with our responses in regular **BOLD**.

#### OCP

- *Policy 4.1.6.: **High Density Residential Development.** Direct medium and high-density residential development to Urban Centres to provide a **greater mix of housing** near employment and to maximize use of existing and new infrastructure, services and amenities.*

#### OCP – Housing

- *Policy 4.12.3.: **Diverse Housing Tenures.** Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own.*
  - A. **PROVIDED.** Our proposal includes both market and rental units with a diverse unit mix to accommodate various demographics, income levels and life stages.
- *Policy 4.12.5.: **Social Connections Through Design.** Encourage housing design that incorporates private open space, rooftops, gardens, greenspace and children’s play areas to foster social connections, inclusion and intergenerational relationships.*
  - A. **PROVIDED.** Refer to Level 2 common outdoor amenity areas

#### Transportation

The Kelowna OCP states that in the urban centre, “low-carbon transportation options such as walking, biking and transit will be the most efficient and sustainable way to move people.”

- *Policy 4.15.9.: **Bicycle-Oriented Development.** Prioritize bicycle parking and end-of-trip facilities through site planning and design of new development to ensure biking is an attractive and convenient transportation option.*
  - A. **PROVIDED:** Bike Parking is provided, as well as bike repair & bike wash facilities.
- *Policy 4.15.10: **Access Management.** Protect the functionality of Active Transportation Corridors, transit supportive corridors and arterial roads by limiting direct driveway accesses.*
  - A. **Provided:** Direct vehicle access to Dilworth and Springfield Arterials is not proposed.

### **Proposed Variances**

Variances to the 100% commercial street frontage requirement and the Flanking side yard ground-oriented setback are requested. *Refer to sheet DP1.01 – Architectural drawings – Requested Variance Summary.*

### **Summary Rationale**

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

- Provide a thoughtful, sustainable, urban housing solution to a site located in the Midtown urban Centre, well below the max allowable height with a strong street presence and activated streetscape.
- Provide 294 residences that provide private outdoor amenity spaces for each unit while including a variety of shared, robust amenity spaces including a dog run, gyms, and landscaped amenity space on the second level.
- Provide a balance unit mix aligned with Housing Needs Assessment targets, include market condo units for one and two person households.
- Encourages *modeshift* via the inclusion of car-share stalls and robust cycling amenities, in a highly walkable and transit friendly location, minimizing the need for vehicle trips.
- The proposed development dramatically exceeds the Parking Bylaw requirements for vehicle stalls, and meets requirements for bike stalls.
- The overall design of the development includes nine (9) residential units on the entry level with private amenity space provided along Haynes Rd.
- The proposed development relocates the main drive aisle access from Dilworth Drive to Underhill Rd.'s existing cul-de-sac, ensuring traffic does not stop on an arterial roadway.

This proposed development recognizes the City of Kelowna's strategic approach to overall growth including better use of prime development land locations 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 Rezoning application to provide a UC3 designation to this development. Please do not hesitate to contact our office if you have any questions or require additional information in these matters.





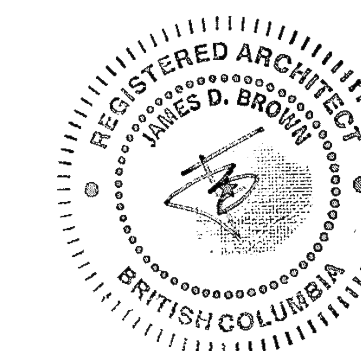
# ISSUED FOR DP

## DILWORTH MULTI-FAMILY

2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

**SHEET LIST:**

ARCHITECTURAL	LANDSCAPE	CIVIL
DP0.00 COVER SHEET	L-DP1.04 CONCEPTUAL LANDSCAPE PLAN	C10 COVER
DP1.01 PROJECT + BYLAW INFO, BLOCK PLAN & SITE PHOTOS	L-DP1.05 GENERAL SHEET	C20 STANDARD NOTES
DP1.02 SITE SURVEY (BY OTHERS)	L-DP1.06 WATER CONSERVATION IRRIGATION PLAN	C30 SERVICING PLAN
DP1.03 FUTURE ROAD DEDICATION (FOR INFORMATION ONLY)	L-DP2.02 LANDSCAPE PLAN (LEVEL02)	C40 GRADING PLAN
DP1.04 SITE PLAN	L-DP2.03 GENERAL SHEET	C50 STORM WATER MANAGEMENT PLAN
DP2.00 UNDERGROUND PARKING PLAN	L-DP2.04 WATER CONSERVATION IRRIGATION PLAN	C60 EROSION AND SEDIMENT CONTROL PLAN
DP2.01 MAIN FLOOR PLAN		
DP2.02 LEVEL 02 FLOORPLAN		
DP2.03 LEVEL 03 FLOORPLAN		
DP2.04 LEVEL 04 - 06 TYPICAL FLOORPLAN		
DP3.00 EXTERIOR BUILDING ELEVATIONS		
DP3.01 EXTERIOR BUILDING ELEVATIONS		
DP3.02 EXTERIOR BUILDING ELEVATIONS (COURTYARD)		
DP3.03 EXTERIOR BUILDING ELEVATIONS (COURTYARD)		
DP3.04 PERSPECTIVES		
DP3.05 CONCEPTUAL RENDERING		
DP3.06 CONCEPTUAL RENDERING		
DP3.07 CONCEPTUAL RENDERING		
DP3.08 CONCEPTUAL RENDERING		
DP4.00 BUILDING SECTIONS		



2	ISSUED FOR DP	2024-10-15
1	ISSUED FOR REZONING+DP+DVP	2024-07-24

NO.	ISSUE/ REVISION	DATE
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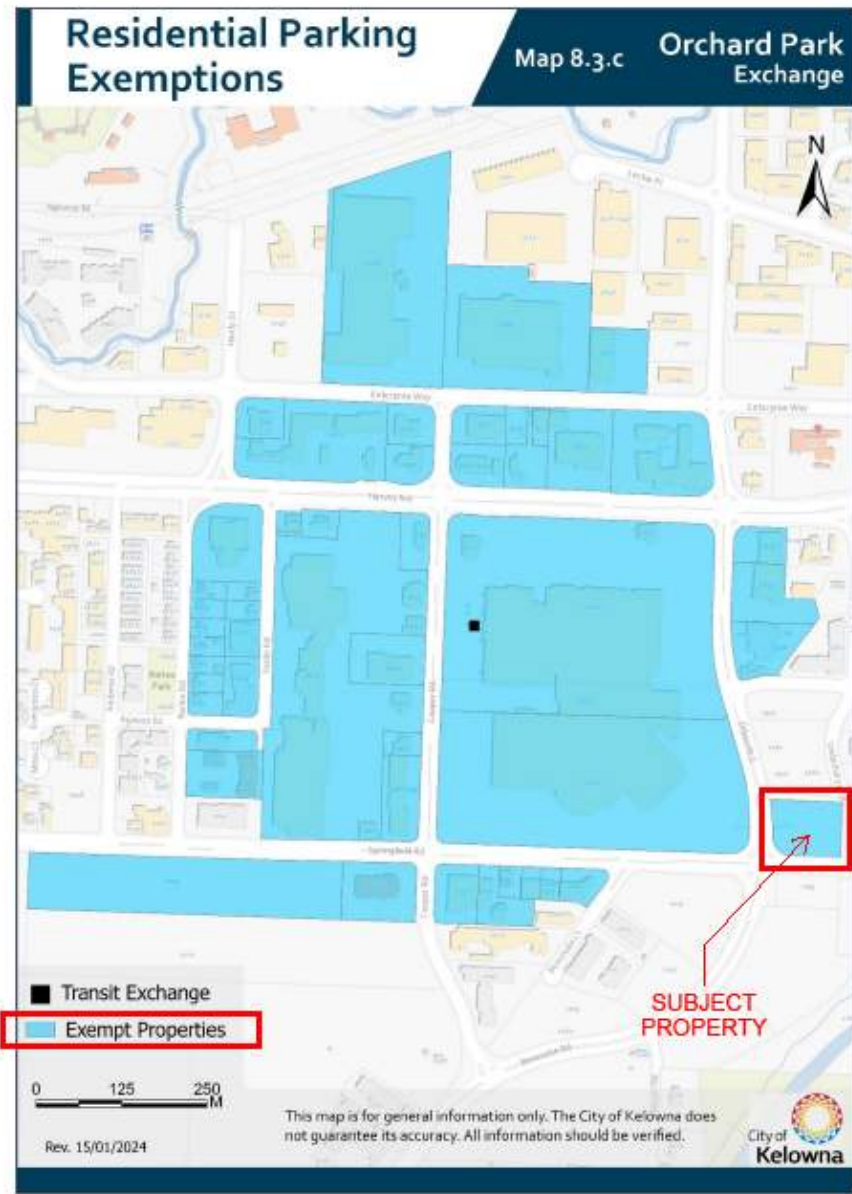
NOT FOR CONSTRUCTION

PROJECT NO.	DRAWN	CHECKED
223-181	CJJ	TL

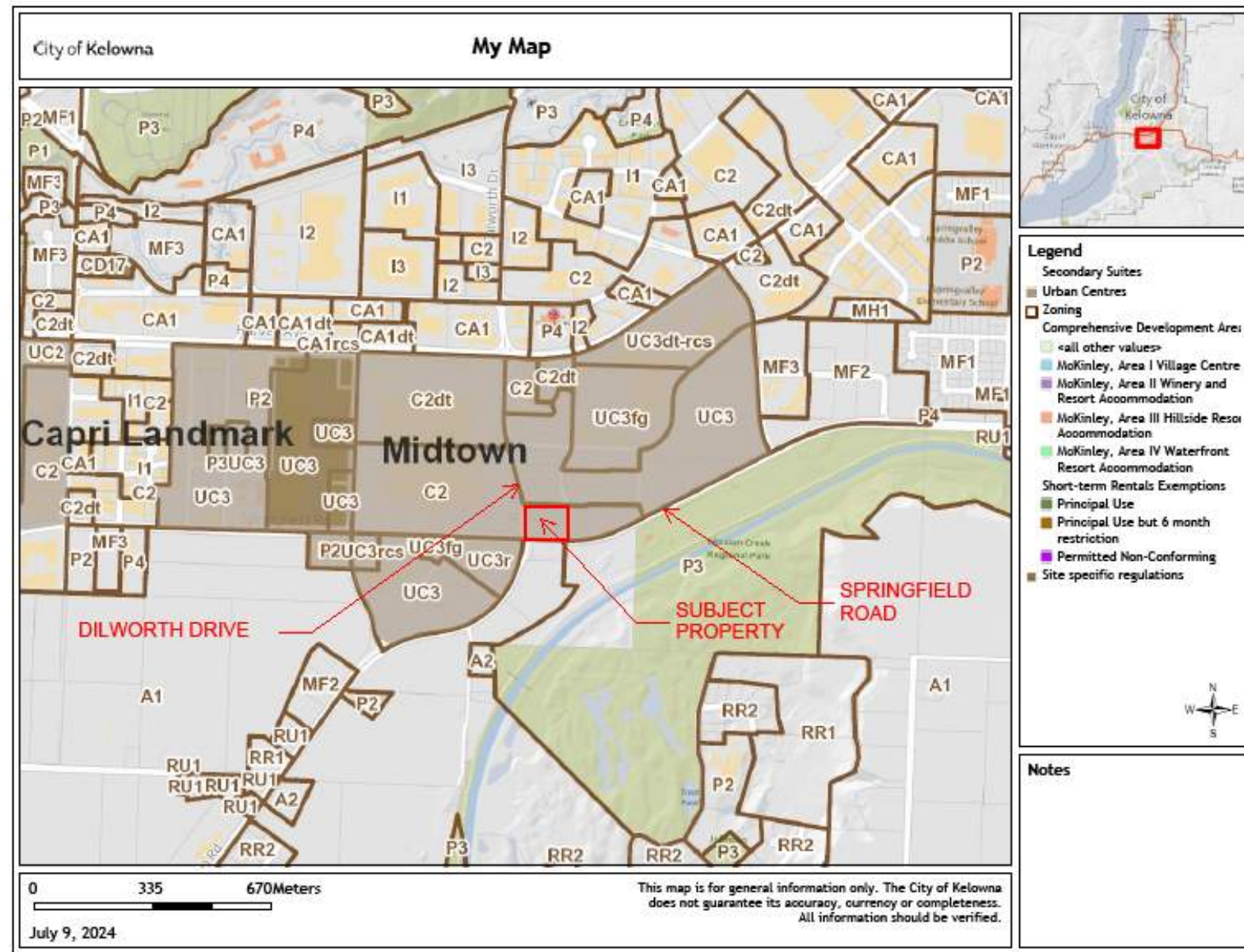
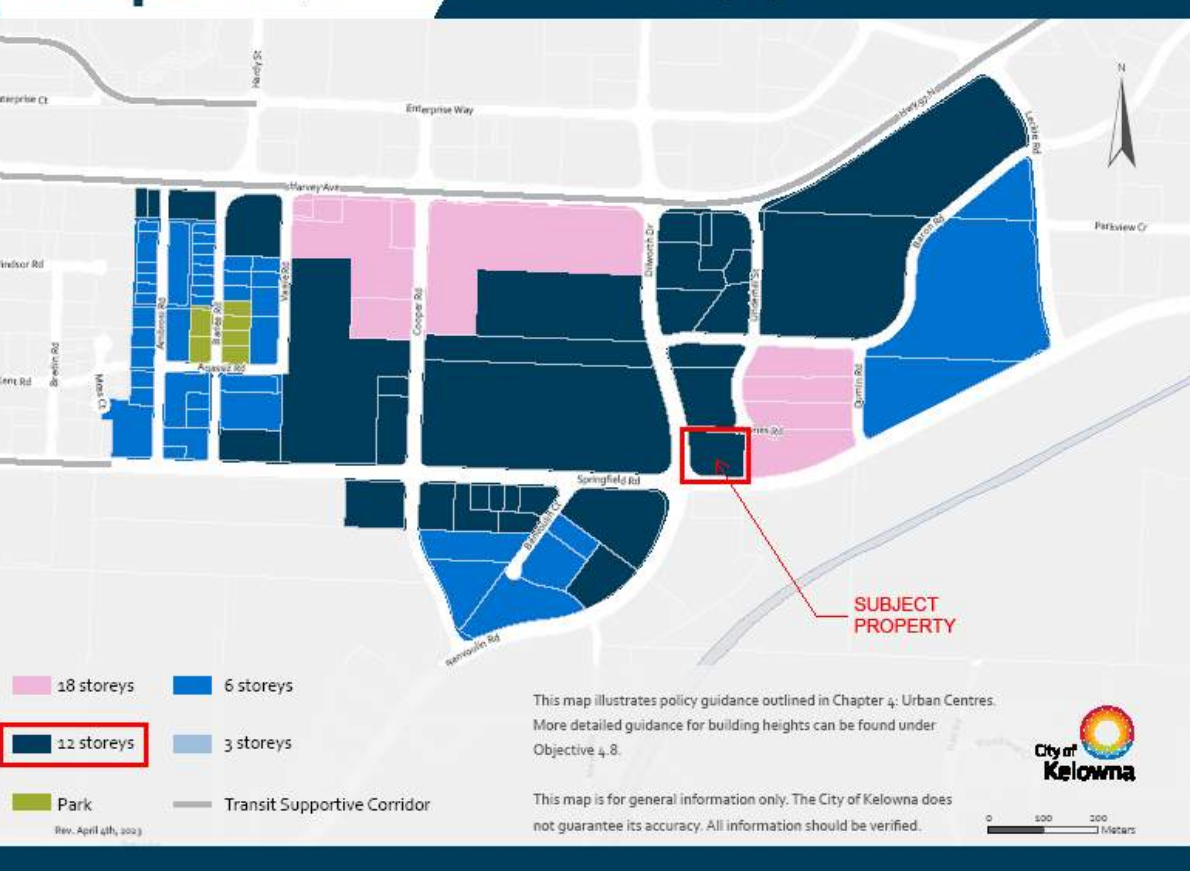
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**DP0.00**





Section 8 - Parking & Loading
Definitions / General Rules / Site Layout / Parking / Mini-Parking Table / Mini-Bicycle Table / Specific Uses / CD Zones



SITE CONTEXT MAP + SITE CONTEXT PHOTOS



NW - NORTHWEST VIEW FROM DILWORTH DRIVE



NE - NORTHEAST VIEW FROM UNDERHILL STREET CUL-DE-SAC



SW - SOUTHWEST VIEW FROM DILWORTH DRIVE & SPRINGFIELD ROAD



SE - SOUTHEAST VIEW FROM SPRINGFIELD ROAD



REQUESTED VARIANCE SUMMARY:

VARIANCE #1: COMMERCIAL FRONTAGE

BYLAW REQUIREMENT: (SECTION 14.11) MIN. AND MAX. COMMERCIAL OR RESIDENTIAL FLOOR AREA BASED ON FRONTING STREET TYPE...

PROPOSED REQUESTED VARIANCE: a. REDUCTION IN THE REQUIRED AMOUNT OF COMMERCIAL STREET FRONTAGE ALONG SPRINGFIELD RD. PROPOSED, 90% COMMERCIAL FRONTAGE REQUIRED, 50% COMMERCIAL FRONTAGE PROVIDED...

VARIANCE #2: FLANKING SIDE YARD SETBACK

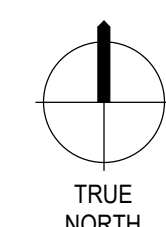
BYLAW REQUIREMENT: MIN. FRONT YARD AND FLANKING SIDE YARD SETBACK FOR ALL PORTIONS OF A BUILDING THAT ARE NOT GROUND-ORIENTED = 3.0m

PROPOSED REQUESTED VARIANCE: 2.0m GROUND-ORIENTED RESIDENTIAL SETBACK REDUCTION ALONG THE PEDESTRIAN LANEWAY IS PROPOSED TO BE EXTENDED TO LEVEL 2...

PROJECT INFORMATION

OWNER: EMPOWERED DEVELOPMENT LTD.
DP APPLICANT: ZEIDLER ARCHITECTURE
MUNICIPAL ADDRESS: 2271 HARVEY AVENUE, KELOWNA B.C.
LEGAL ADDRESS: LOT 4 DISTRICT LOTS 127 AND 4646 OSOYOOS DIVISION YALE DISTRICT PLAN EPP112989
PARCEL AREA: EXISTING PARCEL AREA: 7,996 m² / 86,073 ft² / 0.799 ha...

Table with 3 columns: CLAUSE, REQUIREMENT, PROVIDED. Contains detailed specifications for floor area ratio, setbacks, building height, amenity space, parking, and bicycle parking.



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



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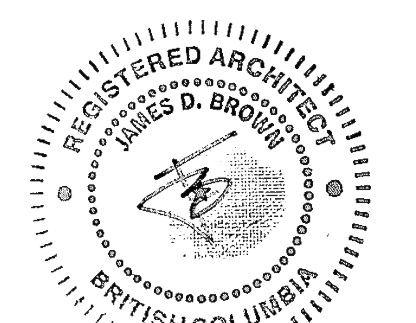


Table with 3 columns: NO., ISSUE/REVISION, DATE. Lists revision 1 for rezoning and DP+DVP issued on 2024-07-24.

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DILWORTH MULTI-FAMILY

PROJECT ADDRESS: 2271 HARVEY AVENUE (RE-ADDRESSING REQUIRED) KELOWNA, BC

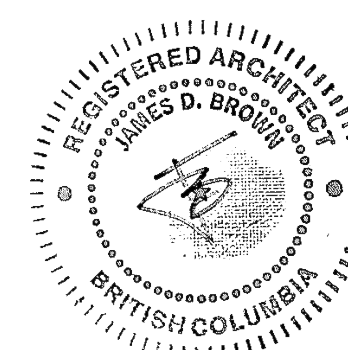
PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS

PROJECT NO. 223-161 DRAWN CJJ CHECKED TL

DRAWING NO. DP1.01 REVISION NO. 2



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2	ISSUED FOR DP	2024-10-15
1	ISSUED FOR REZONING+DP+DVP	2024-07-24

NO.	ISSUE/REVISION	DATE
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PROJECT

**DILWORTH MULTI-FAMILY**

PROJECT ADDRESS

2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

TITLE

**SITE SURVEY (BY OTHERS)**

PROJECT NO.	DRAWN	CHECKED
223-181	CJJ	TL

DRAWING NO.	REVISION NO.
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**DP1.02**



**NOTE:**  
 ALL INFORMATION OBTAINED FROM EXISTING SITE SURVEY PERFORMED BY "VECTOR GEOMATICS LAND SURVEYING LTD.", PROFESSIONAL LAND SURVEYORS IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYORS ACT. SURVEY COMPLETED 2024-06-26. THE LEGAL SURVEY DEPICTED ON THIS SHEET IS FOR REFERENCE ONLY. "ZEIDLER ARCHITECTURE" ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND CONTENT OF THIS SURVEY INFORMATION DEPICTED HEREIN.

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 USE SCALE BAR ON SURVEY DRAWING FOR SCALE (NOT NECESSARILY 1:500 SCALE, AS NOTED).

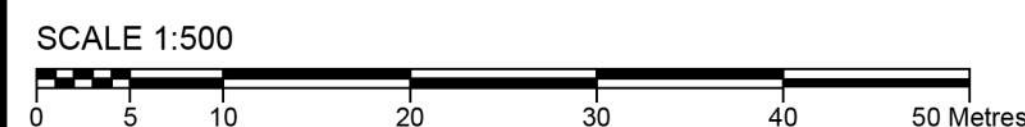
**SITE PLAN OF PART OF LOT A  
 DISTRICT LOTS 127 AND 4646  
 OSOYOOS DIVISION YALE DISTRICT  
 PLAN EPP112989**

PID: 031-576-613  
 CLIENT: SPRINGFIELD LIMITED PARTNERSHIP  
 CIVIC ADDRESS: 2271 HARVEY AVE, KELOWNA, BC

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRs)  
 VERTICAL DATUM: CGVD28 (DERIVED FROM CANNET  
 ACTIVE CONTROL STATION BC\_KELOWNA)

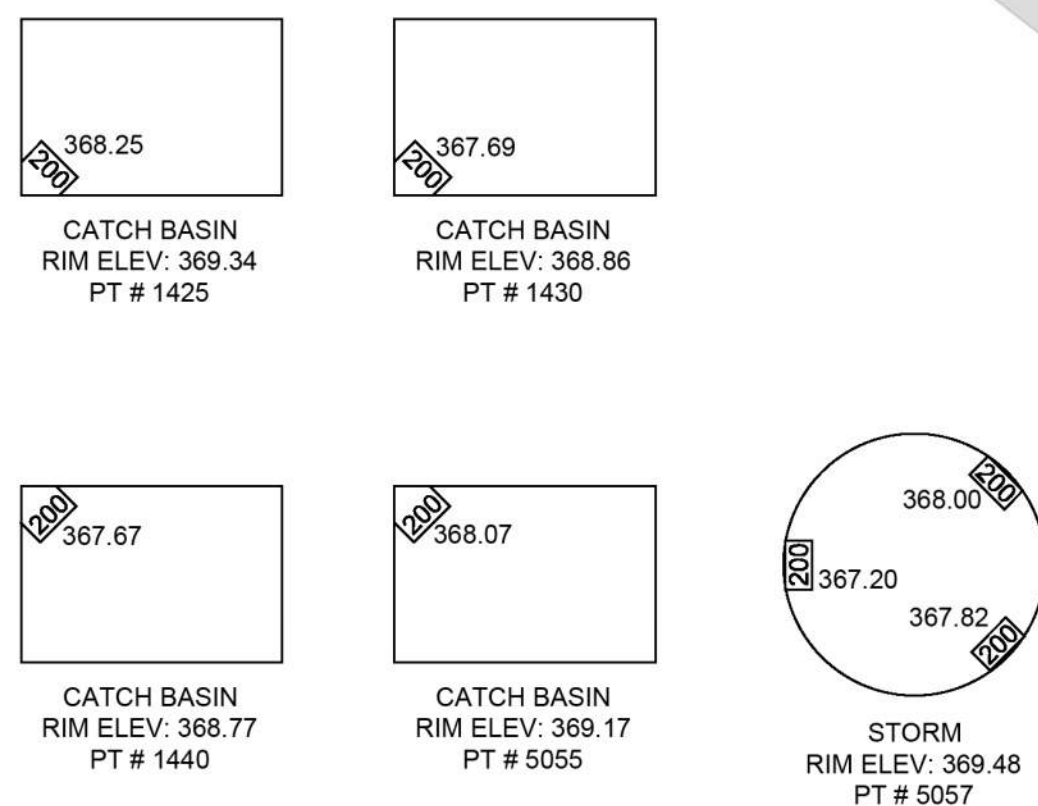
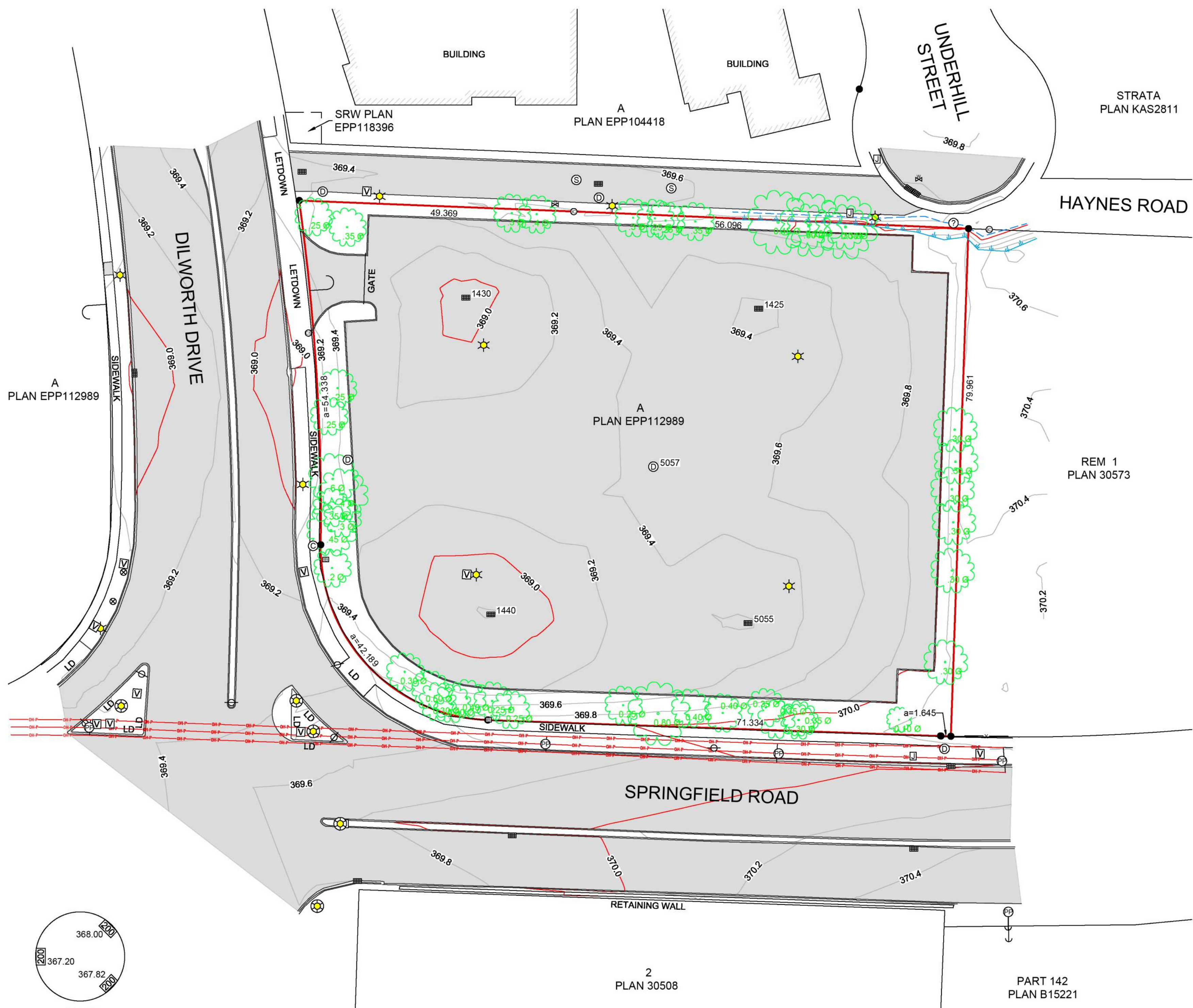
DATE OF FIELD SURVEY: JUNE 26, 2024

REFER TO THE CURRENT STATE OF TITLE FOR CHARGES,  
 LIENS, AND INTERESTS AFFECTING THIS LAND.



**LEGEND**

- Subject Property
- Major Contour (1.0m)
- Minor Contour (0.2m)
- Top Slope
- Bottom Slope
- Fence
- Catch Basin
- Cleanout
- Curb Stop
- Gas Valve
- Irrigation Box
- Junction Box
- Letdown
- Lamp Standard
- Traffic Light Pole
- Red Light Camera
- Communication Manhole
- Sanitary Manhole
- Storm Manhole
- Unknown Manhole
- Anchor
- Power Pole
- Sign
- Tree (dia.)
- Vault
- Water Valve
- Asphalt
- Found Standard Iron Post

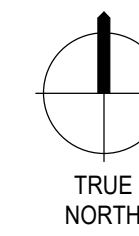


**CALL BEFORE YOU DIG. THE LOCATION OF THE UNDERGROUND FACILITIES ARE APPROXIMATE ONLY.**  
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DRAWING REVISIONS		
Revision #	Date	Description
0	2024-02-21	Original Issue
1	2024-06-27	Additional Topo
2		
3		



File: 2402076R1 Date: 2024-06-27  
 Drafted by: NS Checked by: TF



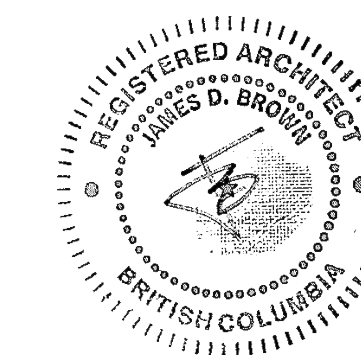
OWNER:



NOTE

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2	ISSUED FOR DP	2024-10-15
1	ISSUED FOR REZONING+DP+DVP	2024-07-24

NO.	ISSUE / REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT

**DILWORTH  
MULTI-FAMILY**

PROJECT ADDRESS

2271 HARVEY AVENUE  
(RE-ADDRESSING REQUIRED)  
KELWNA, BC

TITLE

**FUTURE ROAD  
DEDICATION (FOR  
INFORMATION ONLY)**

PROJECT NO.	DRAWN	CHECKED
223-181	CJJ	TL

DRAWING NO.	REVISION NO.
DP1.03	2

**DP1.03**



**ATTENTION**  
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whether in contract or tort, in the event of their failure to comply with the above.

**POLE RELOCATION LEGEND**

- EXISTING LAMPSTANDARD TO BE REMOVED & REPLACED
- EXISTING HYDRO POWER/TELEPHONE POLE TO BE RELOCATED

**ISSUED FOR  
DISCUSSION**  
2023-11-28  
urbansystems.ca

Professional Seals

#	Date	Issue / Revision	App



**URBAN  
SYSTEMS**

Scale: 1:750

Quality Control by: AH  
Designed by: JB  
Drawn by: JB

**SPRINGFIELD - DILWORTH  
INTERSECTION  
IMPROVEMENTS**  
SPRINGFIELD RD

Sheet Number: - of #  
Project Number: 0467.0549.01  
Drawing Number: SK-002

ANSI expand D (34.00 x 22.00 Inches) 25mm

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OWNER:

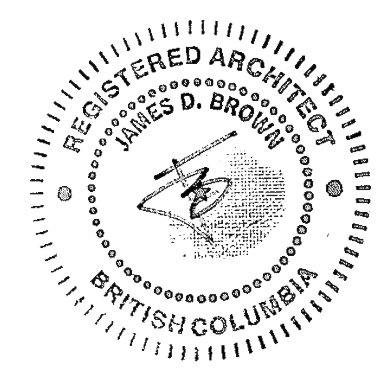


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A	CLIENT REVIEW	2024-09-11
1	ISSUED FOR REZONING+DP+DVP	2024-07-24

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**NOT FOR CONSTRUCTION**

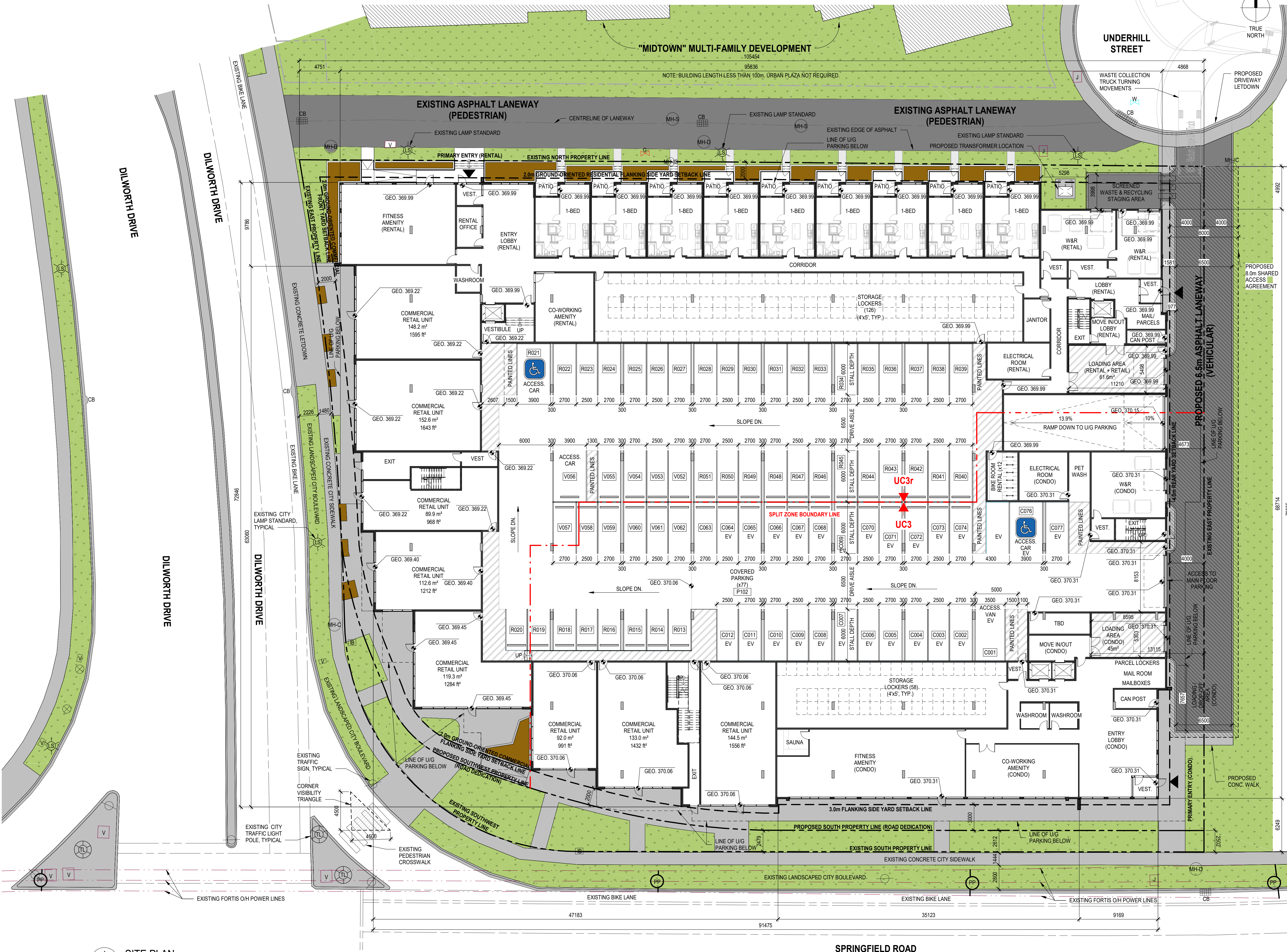
**DILWORTH MULTI-FAMILY**

PROJECT ADDRESS  
 2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

**SITE PLAN**

PROJECT NO.	DRAWN	CHECKED
223-161	CJJ	TL

DRAWING NO.	REVISION NO.
DP1.04	2



**1 SITE PLAN**  
 DP1.04 SCALE: 1:200

**SPRINGFIELD ROAD**

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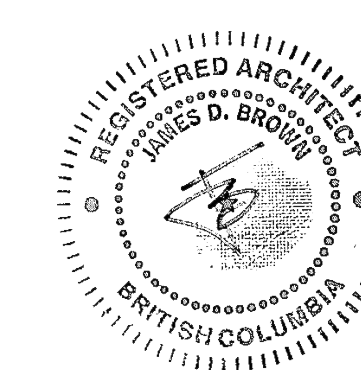


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**NOTE:**  
 PARKING PREFIX LEGEND:  
 V = VISITOR  
 C = CONDO  
 R = RENTAL

2	ISSUED FOR DP	2024-10-15
1	ISSUED FOR REZONING+DP+DVP	2024-07-24

NO.	ISSUE/REVISION	DATE
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**NOT FOR CONSTRUCTION**

PROJECT

**DILWORTH  
 MULTI-FAMILY**

PROJECT ADDRESS

2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

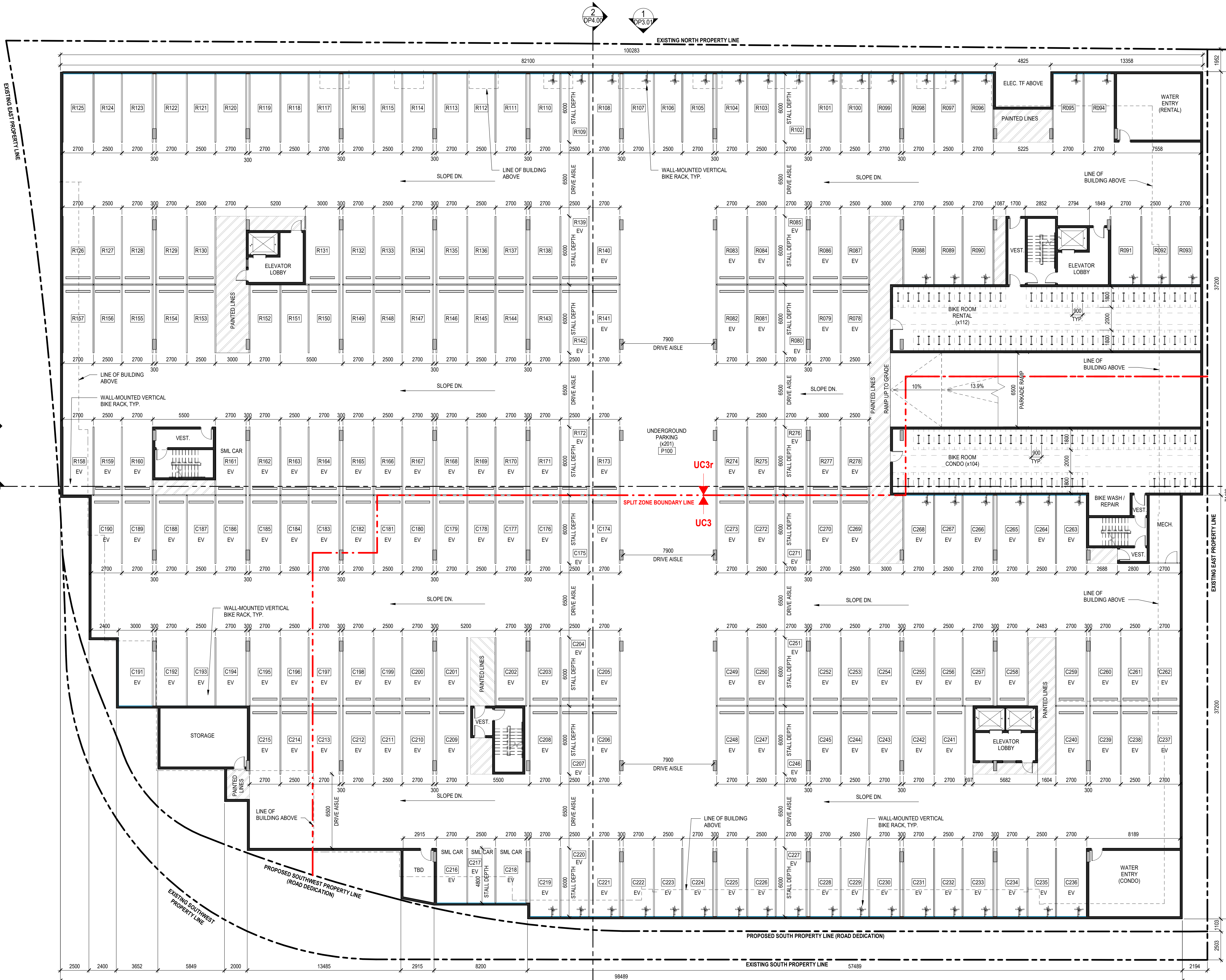
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**UNDERGROUND  
 PARKING PLAN**

PROJECT NO.	DRAWN	CHECKED
223-161	CJJ	TL

DRAWING NO.	REVISION NO.
DP2.00	2

**DP2.00**

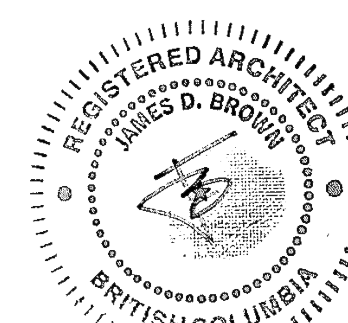


**1 UNDERGROUND PARKING FLOORPLAN**

SCALE: 1:150

**1 DP3.00**

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**NOTE:**  
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2	ISSUED FOR DP	2024-10-15
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NO.	ISSUE/REVISION	DATE

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PROJECT

**DILWORTH  
 MULTI-FAMILY**

PROJECT ADDRESS

2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

TITLE

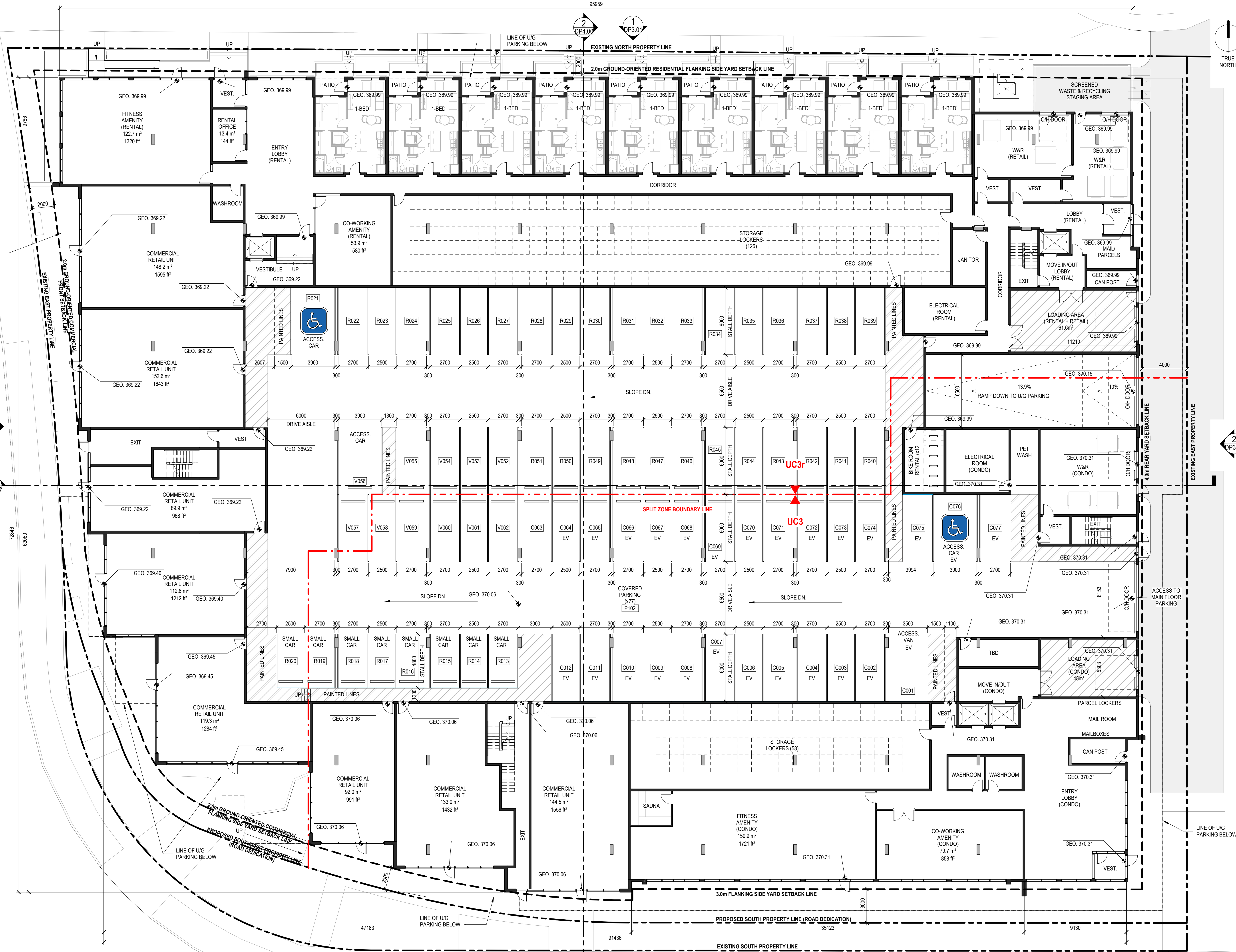
**MAIN FLOOR PLAN**

PROJECT NO.	DRAWN	CHECKED
223-161	CJJ	TL

DRAWING NO.	REVISION NO.
DP2.01	2

**DP2.01**

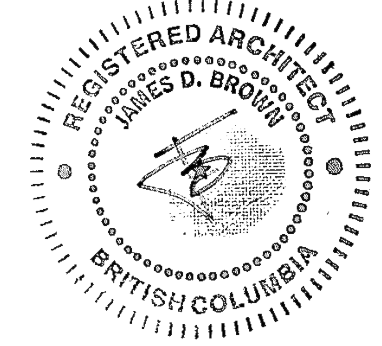
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**1 LEVEL 1 FLOOR PLAN**  
 DP2.01 SCALE: 1:150

**1**  
 DP3.00

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NO.	ISSUE/REVISION	DATE
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1	ISSUED FOR REZONING+DP+DVP	2024-07-24

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PROJECT  
**DILWORTH MULTI-FAMILY**

PROJECT ADDRESS  
 2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

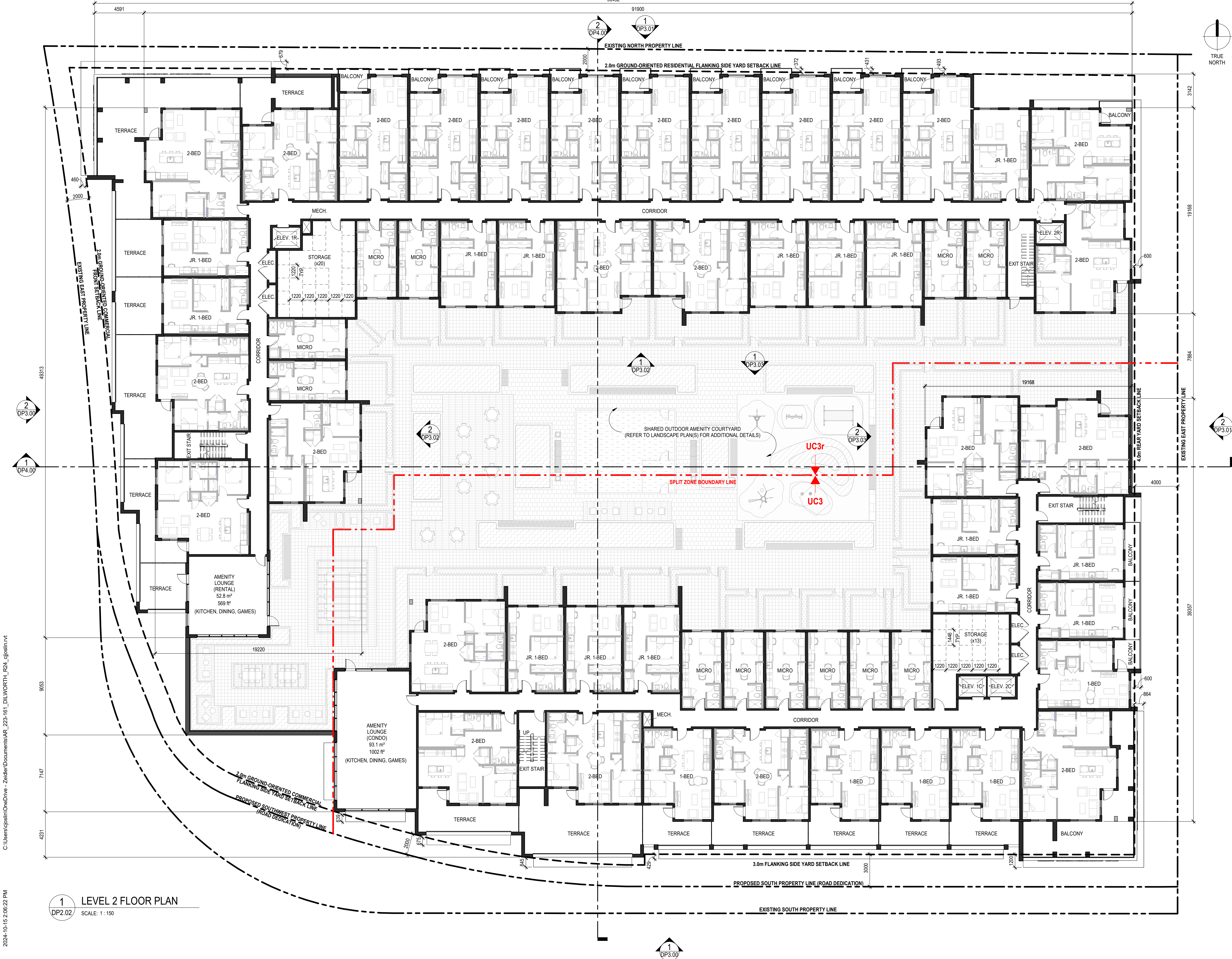
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**LEVEL 02 FLOOR PLAN**

PROJECT NO.	DRAWN	CHECKED
223-161	CJJ	TL

DRAWING NO.	REVISION NO.
DP2.02	2

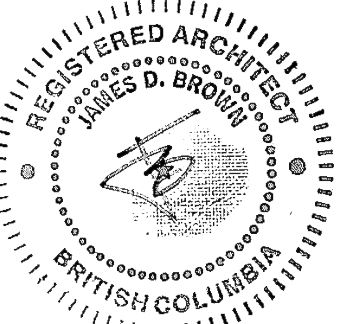
**DP2.02**



**1 LEVEL 2 FLOOR PLAN**  
 DP2.02 SCALE: 1:150

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**DILWORTH  
 MULTI-FAMILY**

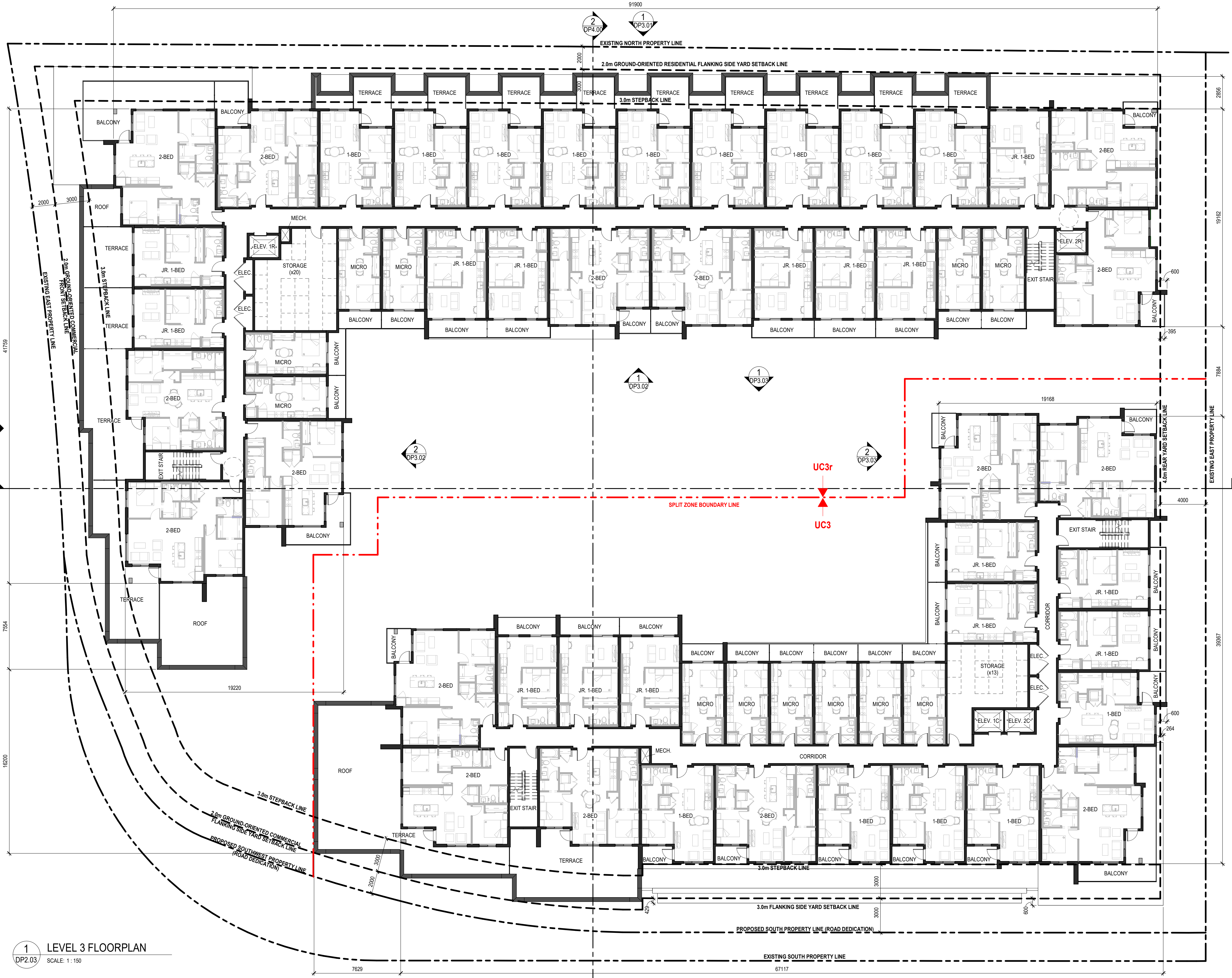
PROJECT ADDRESS  
 2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

**LEVEL 03  
 FLOORPLAN**

PROJECT NO.	DRAWN	CHECKED
223-181	CJJ	TL

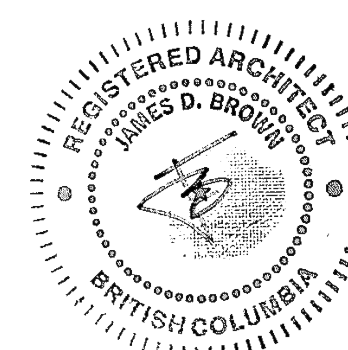
DRAWING NO.	REVISION NO.
DP2.03	2

**DP2.03**



**1 LEVEL 3 FLOORPLAN**  
 DP2.03 SCALE: 1:150

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2	ISSUED FOR DP	2024-10-15
1	ISSUED FOR REZONING+DP+DWP	2024-07-24

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**DILWORTH MULTI-FAMILY**

PROJECT ADDRESS

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 KELOWNA, BC

TITLE

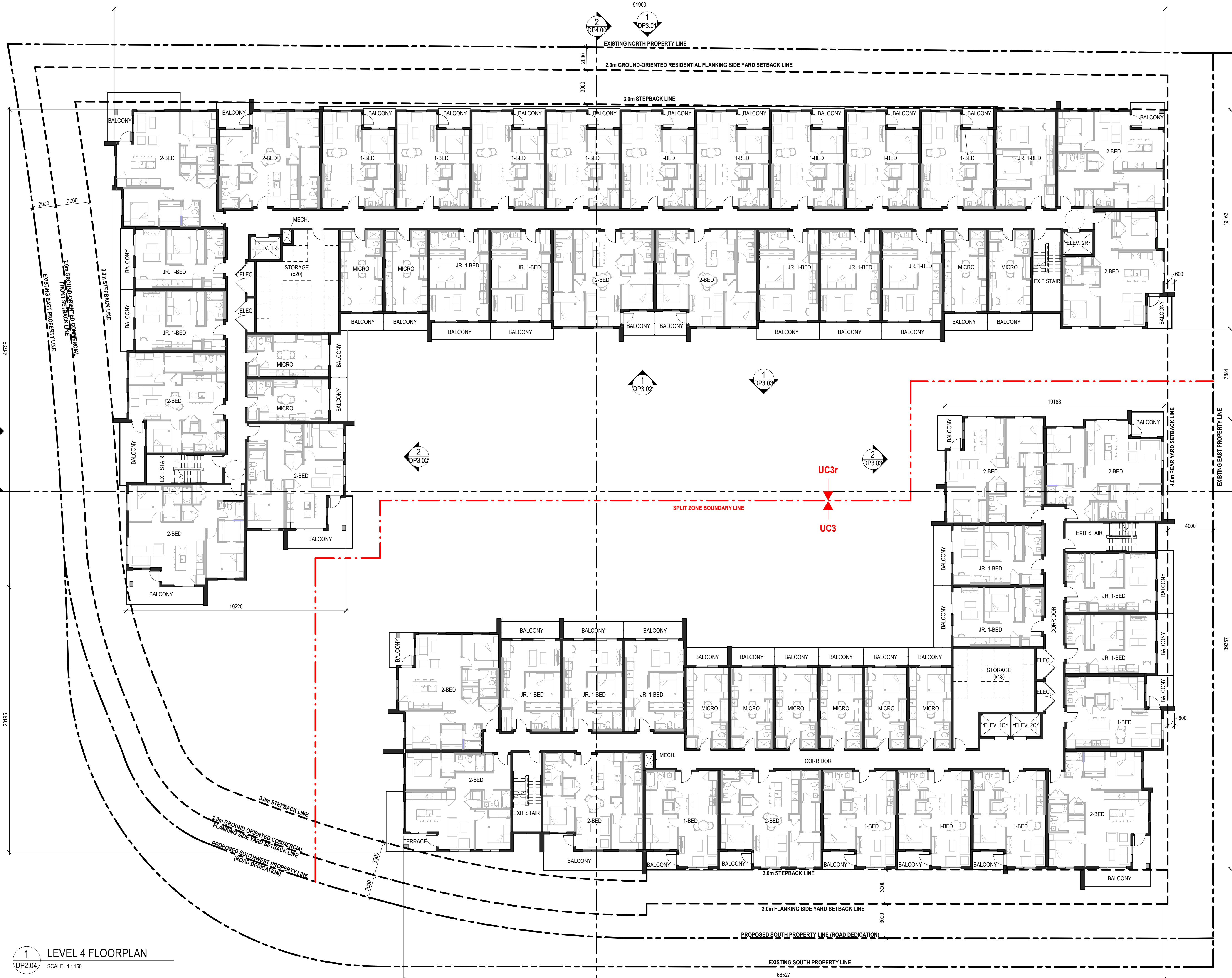
**LEVEL 04 - 06  
 TYPICAL FLOORPLAN**

PROJECT NO.	DRAWN	CHECKED
223-181	CJJ	TL

DRAWING NO.	REVISION NO.
DP2.04	2

**DP2.04**

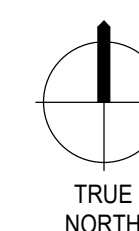
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**1 LEVEL 4 FLOORPLAN**

DP2.04 SCALE: 1:150

1 DP3.00



OWNER:

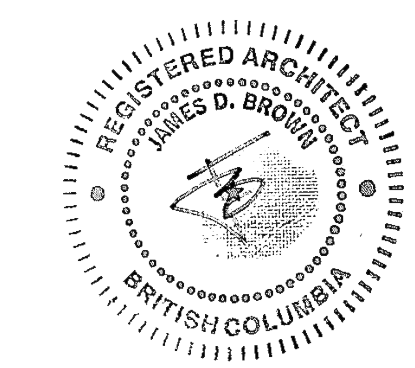


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PROJECT  
**DILWORTH  
MULTI-FAMILY**

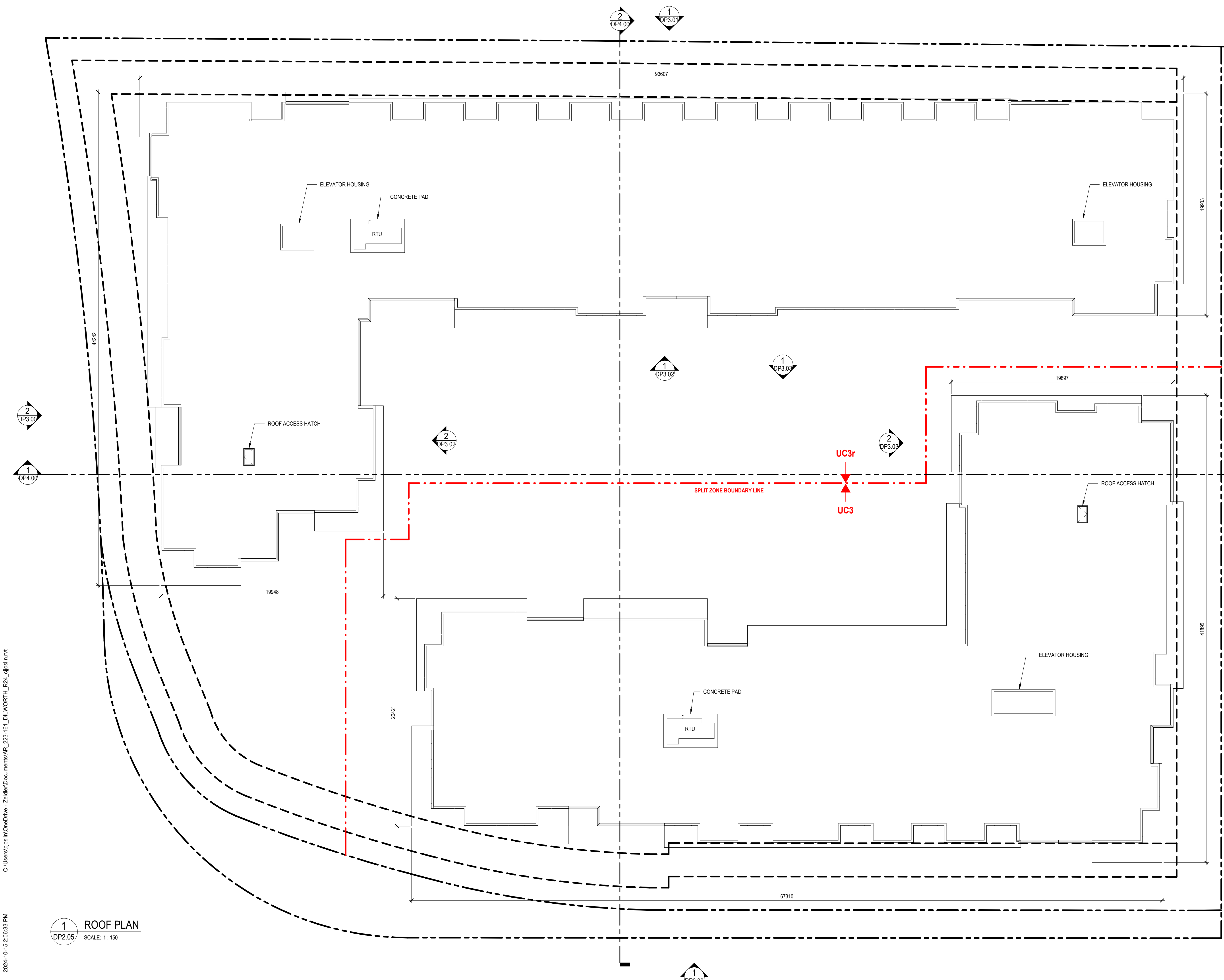
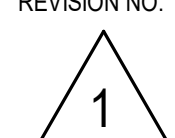
PROJECT ADDRESS  
2271 HARVEY AVENUE  
(RE-ADDRESSING REQUIRED)  
KELOWNA, BC

TITLE  
**ROOF PLAN**

PROJECT NO.	DRAWN	CHECKED
223-181	CJJ	TL

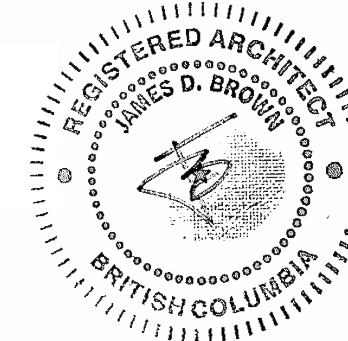
DRAWING NO. REVISION NO.

**DP2.05**



**1 ROOF PLAN**  
DP2.05 SCALE: 1:150

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2024-10-15 2:06:33 PM



1	ISSUED FOR DP	2024-10-15
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PROJECT

**DILWORTH MULTI-FAMILY**

PROJECT ADDRESS

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 KELOWNA, BC

TITLE

**EXTERIOR BUILDING ELEVATIONS**

PROJECT NO.	DRAWN	CHECKED
223-181	CJJ	TL

DRAWING NO.	REVISION NO.
DP3.00	1

**DP3.00**



MATERIAL LEGEND					
1	BRICK VENEER (RUNNING BOND) - COLOUR: GREY; MORTAR: BUFF		5	WOOD APPARENT METAL SIDING/SOFFIT - COLOUR: BLONDE OAK	
2	FIBER CEMENT PANEL (SMOOTH FINISH) - COLOUR: ROYAL BLUE		6	PREFINISHED ALUMINUM LOUVRE - COLOUR: WHITE	
3	METAL WALL PANEL - COLOUR: WHITE		7	ALUMINUM STOREFRONT GLAZING SYSTEM C/W CLEAR GLAZING - COLOUR: BLACK	
4	METAL WALL PANEL - COLOUR: GREY		8	VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK	
			9	ALUMINUM / GLASS RAILING C/W CLEAR GLAZING - COLOUR: BLACK	
			10	ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK	
			11	ALUMINUM FRAMED PRIVACY SCREEN (BLACK WITH OPAQUE TEMPERED FROSTED GLAZING)	
			12	EXTERIOR WALL SCONCE - DARK PLATINUM (OR APPROVED EQUAL)	
			13	HOLLOW METAL DOOR AND STEEL FRAME COLOUR: TO MATCH ADJACENT CLADDING	
			14	PREFINISHED SECTIONAL OVERHEAD DOOR COLOUR: TO MATCH ADJACENT CLADDING	
			15	PREFINISHED FLASHING / CAP FLASHING	
			16	SPANDREL PANEL - COLOUR: WARM GREY	
			17	BUILDING SIGNAGE (NOTE: SIGNAGE DESIGN TO BE CONFIRMED)	
			18	HORIZONTAL SLAT FENCE - COLOUR: WHITE	

**3 PERSPECTIVE VIEW - SW CORNER**  
 DP3.00 NOT TO SCALE

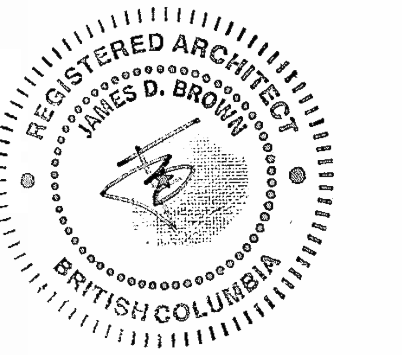


**2 WEST ELEVATION**  
 DP3.00 SCALE: 1:200



**1 SOUTH ELEVATION**  
 DP3.00 SCALE: 1:200

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1	ISSUED FOR DP	2024-10-15
A	CLIENT REVIEW	2024-09-11
NO.	ISSUE/REVISION	DATE

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PROJECT

**DILWORTH  
 MULTI-FAMILY**

PROJECT ADDRESS

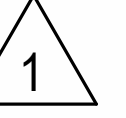
2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELLOWNA, BC

TITLE

**EXTERIOR BUILDING  
 ELEVATIONS**

PROJECT NO.	DRAWN	CHECKED
223-161	CJJ	TL
DRAWING NO.	REVISION NO.	

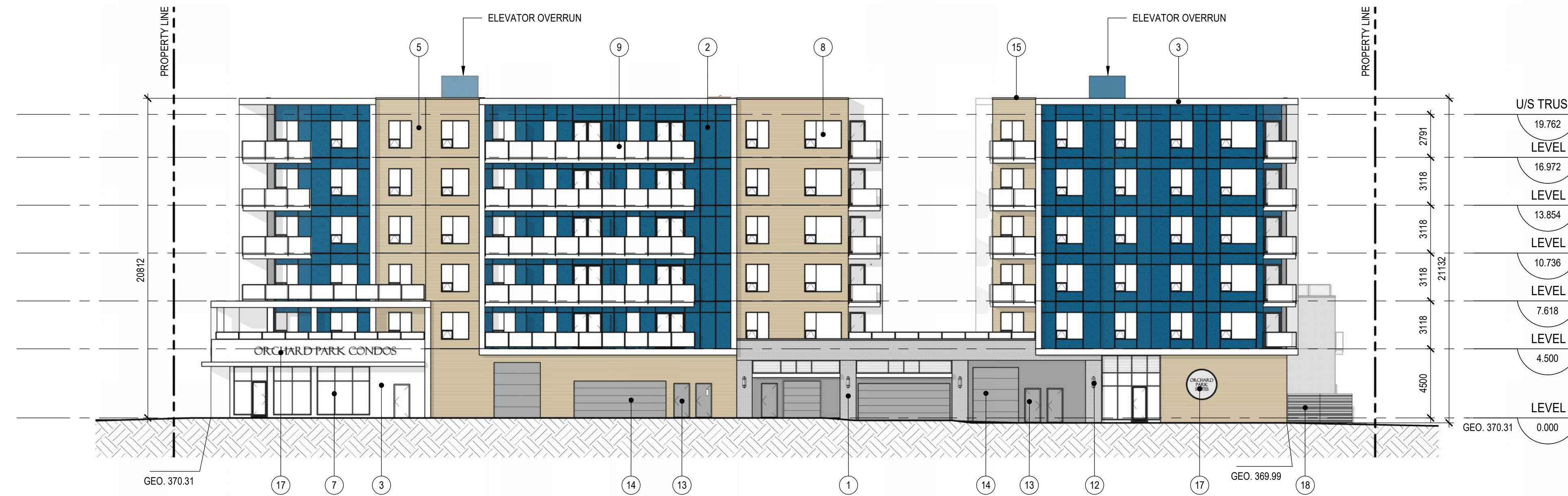
**DP3.01**



MATERIAL LEGEND					
1	BRICK VENEER (RUNNING BOND) - COLOUR: GREY; MORTAR: BUFF		9	ALUMINUM / GLASS RAILING C/W CLEAR GLAZING - COLOUR: BLACK	
2	FIBER CEMENT PANEL (SMOOTH FINISH) - COLOUR: ROYAL BLUE		6	PREFINISHED ALUMINUM LOUVRE - COLOUR: WHITE	
3	METAL WALL PANEL - COLOUR: WHITE		7	ALUMINUM STOREFRONT GLAZING SYSTEM C/W CLEAR GLAZING - COLOUR: BLACK	
4	METAL WALL PANEL - COLOUR: GREY		8	VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK	
			10	ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK	
			11	ALUMINUM FRAMED PRIVACY SCREEN (BLACK WITH OPAQUE TEMPERED FROSTED GLAZING)	
			12	EXTERIOR WALL SCONCE - DARK PLATINUM (OR APPROVED EQUAL)	
			13	HOLLOW METAL DOOR AND STEEL FRAME COLOUR: TO MATCH ADJACENT CLADDING	
			14	PREFINISHED SECTIONAL OVERHEAD DOOR COLOUR: TO MATCH ADJACENT CLADDING	
			15	PREFINISHED FLASHING / CAP FLASHING	
			16	SPANDREL PANEL - COLOUR: WARM GREY	
			17	BUILDING SIGNAGE (NOTE: SIGNAGE DESIGN TO BE CONFIRMED)	
			18	HORIZONTAL SLAT FENCE - COLOUR: WHITE	



**3 PERSPECTIVE VIEW - NE CORNER**  
 DP3.01 NOT TO SCALE



**2 EAST ELEVATION**  
 DP3.01 SCALE: 1:200



**1 NORTH ELEVATION**  
 DP3.01 SCALE: 1:200

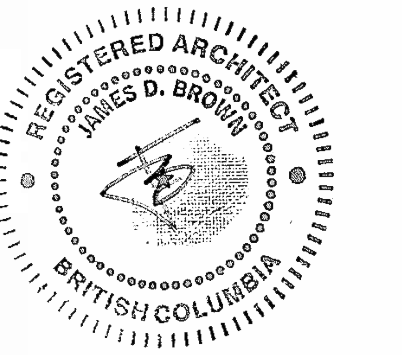
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**DILWORTH MULTI-FAMILY**

PROJECT ADDRESS

2271 HARVEY AVENUE  
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 KELOWNA, BC

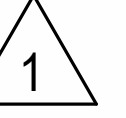
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**EXTERIOR BUILDING ELEVATIONS (COURTYARD)**

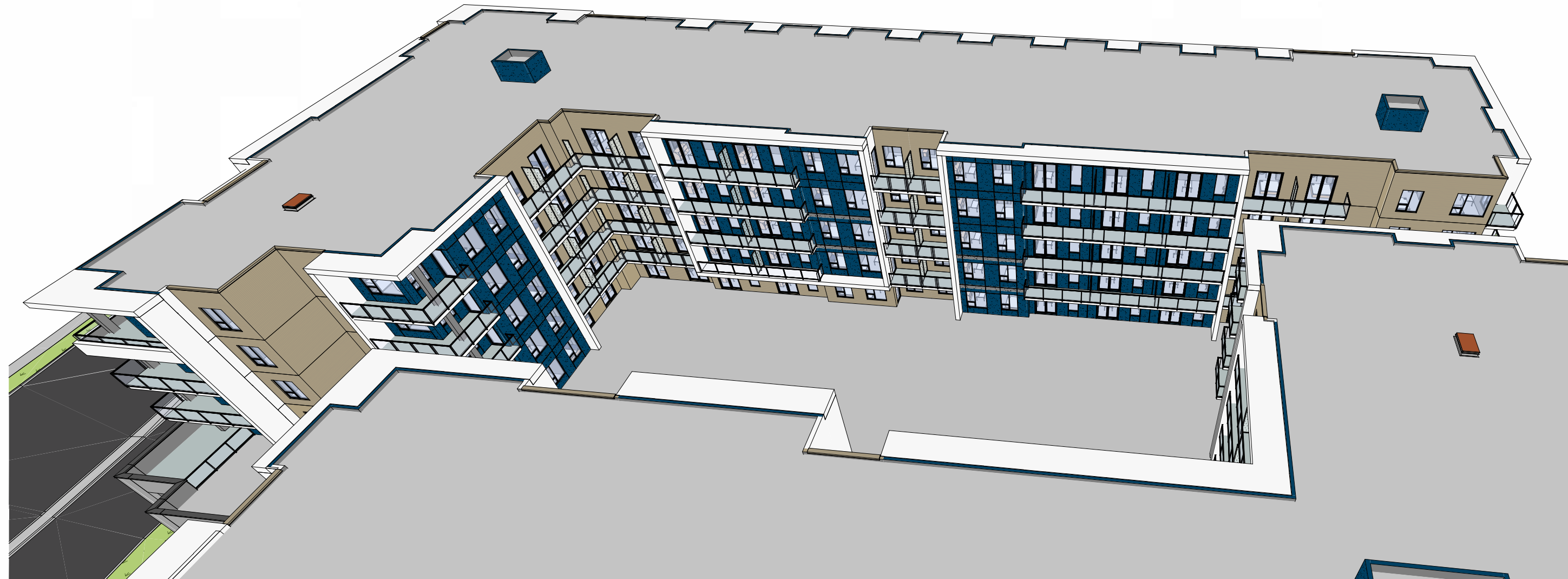
PROJECT NO.	DRAWN	CHECKED
223-181	CJJ	TL

DRAWING NO.	REVISION NO.
DP3.02	1

**DP3.02**



MATERIAL LEGEND					
1	BRICK VENEER (RUNNING BOND) - COLOUR: GREY; MORTAR: BUFF		5	WOOD APPARENT METAL SIDING/SOFFIT - COLOUR: BLONDE OAK	
2	FIBER CEMENT PANEL (SMOOTH FINISH) - COLOUR: ROYAL BLUE		6	PREFINISHED ALUMINUM LOUVRE - COLOUR: WHITE	
3	METAL WALL PANEL - COLOUR: WHITE		7	ALUMINUM STOREFRONT GLAZING SYSTEM C/W CLEAR GLAZING - COLOUR: BLACK	
4	METAL WALL PANEL - COLOUR: GREY		8	VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK	
9	ALUMINUM / GLASS RAILING C/W CLEAR GLAZING - COLOUR: BLACK		10	ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK	
11	ALUMINUM FRAMED PRIVACY SCREEN (BLACK WITH OPAQUE TEMPERED FROSTED GLAZING)		12	EXTERIOR WALL SCONCE - DARK PLATINUM (OR APPROVED EQUAL)	
13	HOLLOW METAL DOOR AND STEEL FRAME COLOUR: TO MATCH ADJACENT CLADDING		14	PREFINISHED SECTIONAL OVERHEAD DOOR COLOUR: TO MATCH ADJACENT CLADDING	
15	PREFINISHED FLASHING / CAP FLASHING		16	SPANDREL PANEL - COLOUR: WARM GREY	
17	BUILDING SIGNAGE (NOTE: SIGNAGE DESIGN TO BE CONFIRMED)		18	HORIZONTAL SLAT FENCE - COLOUR: WHITE	



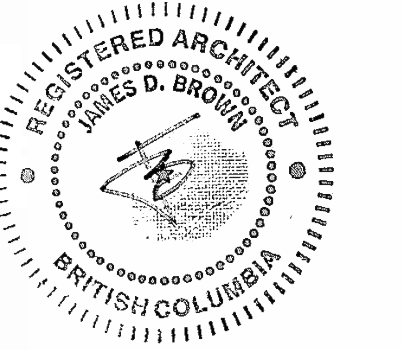
**3 PERSPECTIVE VIEW - NW COURTYARD**  
 DP3.02 SCALE:



**2 EAST ELEVATION (INTERNAL COURTYARD)**  
 DP3.02 SCALE: 1:200



**1 SOUTH ELEVATION (INTERNAL COURTYARD)**  
 DP3.02 SCALE: 1:200



1	ISSUED FOR DP	2024-10-15
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**DILWORTH MULTI-FAMILY**

PROJECT ADDRESS

2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

TITLE

**EXTERIOR BUILDING ELEVATIONS (COURTYARD)**

PROJECT NO.	DRAWN	CHECKED
223-181	CJJ	TL

DRAWING NO.	REVISION NO.
DP3.03	1

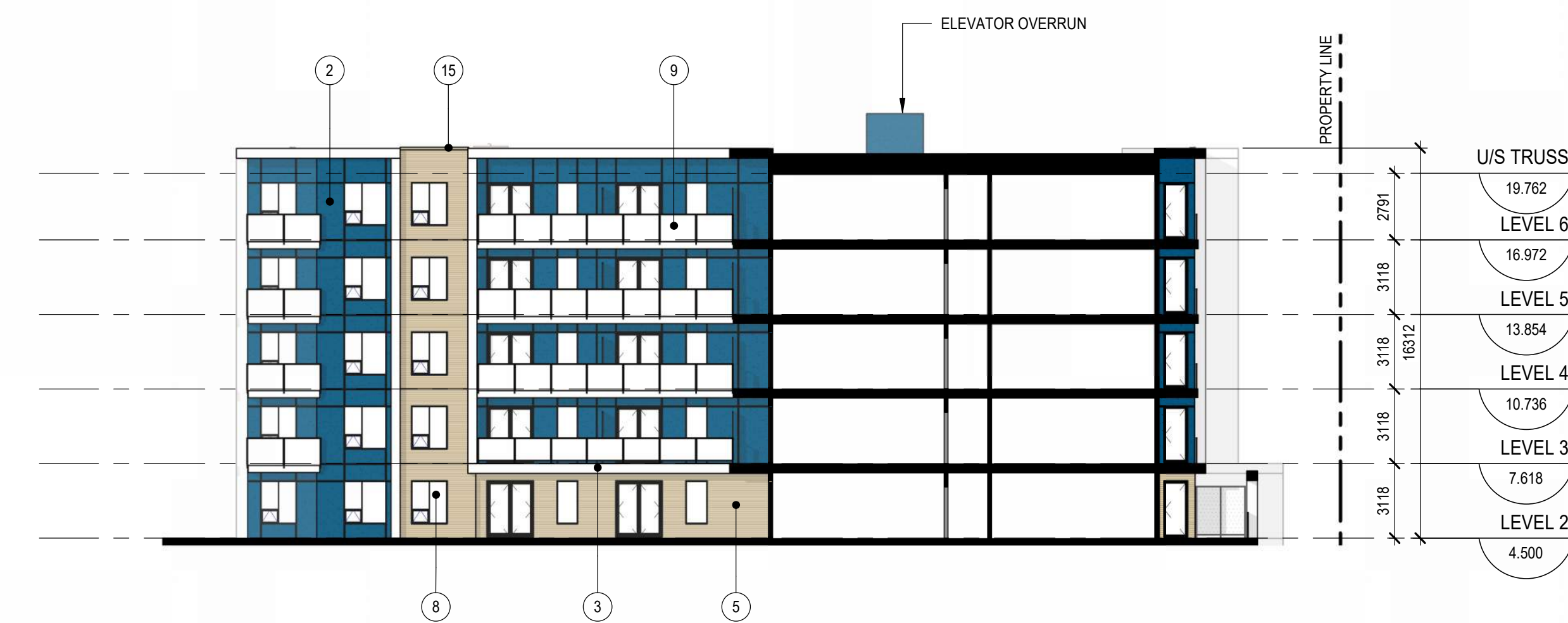
**DP3.03**



MATERIAL LEGEND					
1	BRICK VENEER (RUNNING BOND) - COLOUR: GREY; MORTAR: BUFF		5	WOOD APPARENT METAL SIDING/SOFFIT - COLOUR: BLONDE OAK	
2	FIBER CEMENT PANEL (SMOOTH FINISH) - COLOUR: ROYAL BLUE		6	PREFINISHED ALUMINUM LOUVRE - COLOUR: WHITE	
3	METAL WALL PANEL - COLOUR: WHITE		7	ALUMINUM STOREFRONT GLAZING SYSTEM C/W CLEAR GLAZING - COLOUR: BLACK	
4	METAL WALL PANEL - COLOUR: GREY		8	VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK	
9	ALUMINUM / GLASS RAILING C/W CLEAR GLAZING - COLOUR: BLACK		10	ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK	
11	ALUMINUM FRAMED PRIVACY SCREEN (BLACK WITH OPAQUE TEMPERED FROSTED GLAZING)		12	EXTERIOR WALL SCONCE - DARK PLATINUM (OR APPROVED EQUAL)	
13	HOLLOW METAL DOOR AND STEEL FRAME COLOUR: TO MATCH ADJACENT CLADDING		14	PREFINISHED SECTIONAL OVERHEAD DOOR COLOUR: TO MATCH ADJACENT CLADDING	
15	PREFINISHED FLASHING / CAP FLASHING		16	SPANDREL PANEL - COLOUR: WARM GREY	
17	BUILDING SIGNAGE (NOTE: SIGNAGE DESIGN TO BE CONFIRMED)		18	HORIZONTAL SLAT FENCE - COLOUR: WHITE	



**3 PERSPECTIVE VIEW - SE COURTYARD**  
 DP3.03 SCALE:



**2 WEST ELEVATION (INTERNAL COURTYARD)**  
 DP3.03 SCALE: 1:200



**1 NORTH ELEVATION (INTERNAL COURTYARD)**  
 DP3.03 SCALE: 1:200

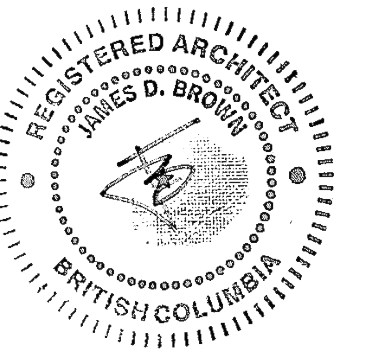
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A	CLIENT REVIEW	2024-09-11

NO.	ISSUE/ REVISION	DATE
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PROJECT

**DILWORTH  
 MULTI-FAMILY**

PROJECT ADDRESS

2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

TITLE

**PERSPECTIVES**

PROJECT NO.	DRAWN	CHECKED
223-161	Author	Checker

DRAWING NO.	REVISION NO.
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**DP3.04**



**4** PERSPECTIVE - NE CORNER  
 DP3.04 NOT TO SCALE



**2** PERSPECTIVE - NW CORNER  
 DP3.04 NOT TO SCALE



**3** PERSPECTIVE - SE CORNER  
 DP3.04 NOT TO SCALE



**1** PERSPECTIVE - SW CORNER  
 DP3.04 NOT TO SCALE



**Zeidler Architecture**

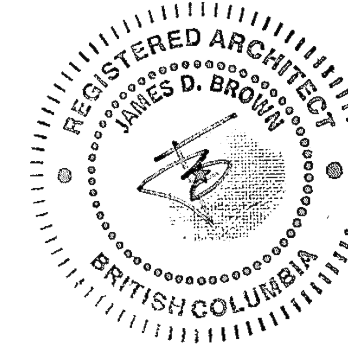
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1	ISSUED FOR DP	2024-10-15
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT  
**DILWORTH  
 MULTI-FAMILY**

PROJECT ADDRESS  
 2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

TITLE  
**CONCEPTUAL  
 RENDERING**

PROJECT NO.	DRAWN	CHECKED
223-181	Author	Checker

DRAWING NO.	REVISION NO.
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**DP3.05** 



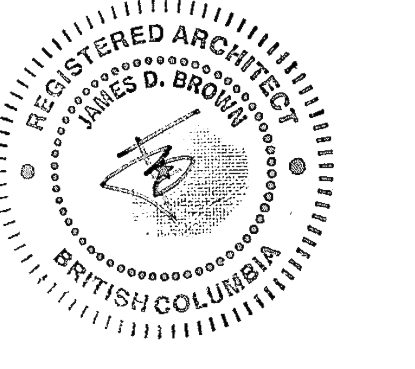
CONDO BUILDING ENTRANCE (SPRINGFIELD ROAD)

**Zeidler Architecture**

300, 640 – 8 Avenue SW  
 Calgary, Alberta T2P 1G7  
 T 403 233 2525 | zeidler.com



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CORNER OF SPRINGFIELD & DILWORTH

1	ISSUED FOR DP	2024-10-15
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT  
**DILWORTH  
 MULTI-FAMILY**

PROJECT ADDRESS  
 2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

TITLE  
**CONCEPTUAL  
 RENDERING**

PROJECT NO.	DRAWN	CHECKED
223-181	Author	Checker

DRAWING NO.	REVISION NO.
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**DP3.06** 1

**Zeidler Architecture**

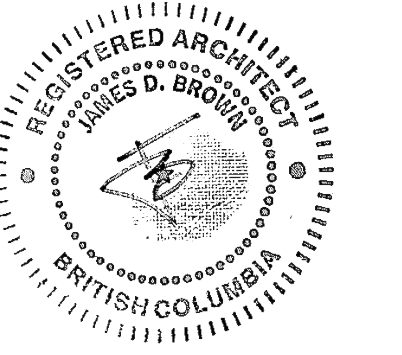
300, 640 – 8 Avenue SW  
 Calgary, Alberta T2P 1G7  
 T 403 233 2525 | zeidler.com

OWNER:



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RENTAL BUILDING ENTRANCE (DILWORTH DRIVE)

1	ISSUED FOR DP	2024-10-15
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT  
**DILWORTH  
 MULTI-FAMILY**

PROJECT ADDRESS  
 2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

TITLE  
**CONCEPTUAL  
 RENDERING**

PROJECT NO.	DRAWN	CHECKED
223-181	Author	Checker

DRAWING NO.	REVISION NO.
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**DP3.07** 

**Zeidler Architecture**

300, 640 – 8 Avenue SW  
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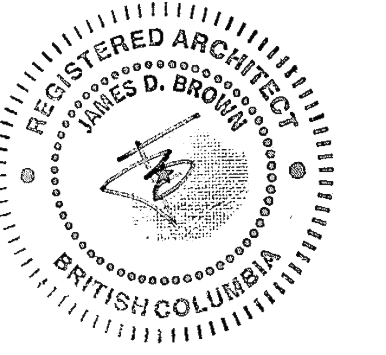
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1	ISSUED FOR DP	2024-10-15
NO.	ISSUE/ REVISION	DATE

**NOT FOR CONSTRUCTION**

PROJECT  
**DILWORTH  
 MULTI-FAMILY**

PROJECT ADDRESS  
 2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

TITLE  
**CONCEPTUAL  
 RENDERING**

PROJECT NO.	DRAWN	CHECKED
223-181	Author	Checker

DRAWING NO.	REVISION NO.
<b>DP3.08</b>	1



RENTAL BUILDING ENTRANCE (UNDERHILL STREET)

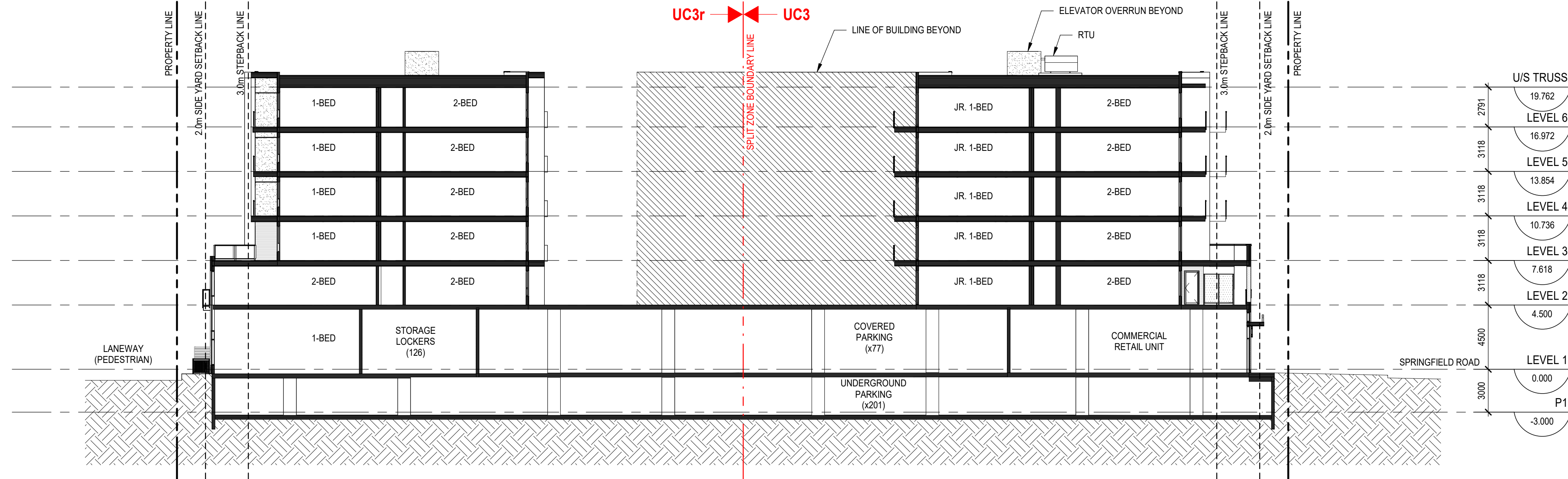
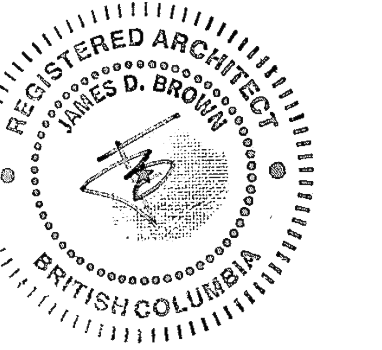
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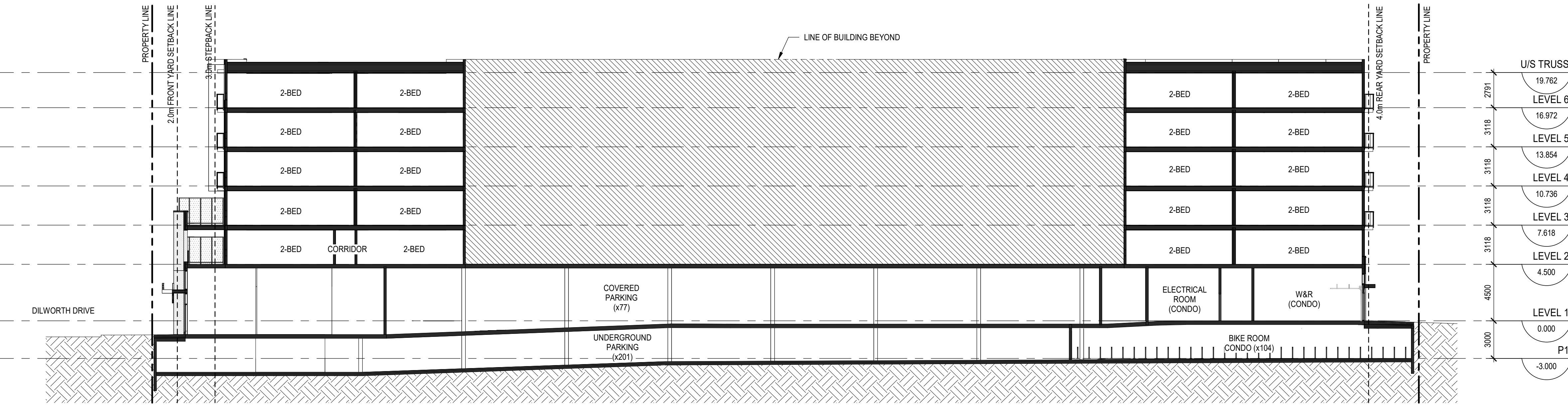
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**2 NORTH SOUTH BUILDING SECTION**  
 DP4.00 SCALE: 1:200



**1 EAST WEST BUILDING SECTION**  
 DP4.00 SCALE: 1:200

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR DP	2024-10-15
1	ISSUED FOR REZONING+DP+DVP	2024-07-24

NOT FOR CONSTRUCTION

PROJECT  
**DILWORTH MULTI-FAMILY**

PROJECT ADDRESS  
 2271 HARVEY AVENUE  
 (RE-ADDRESSING REQUIRED)  
 KELOWNA, BC

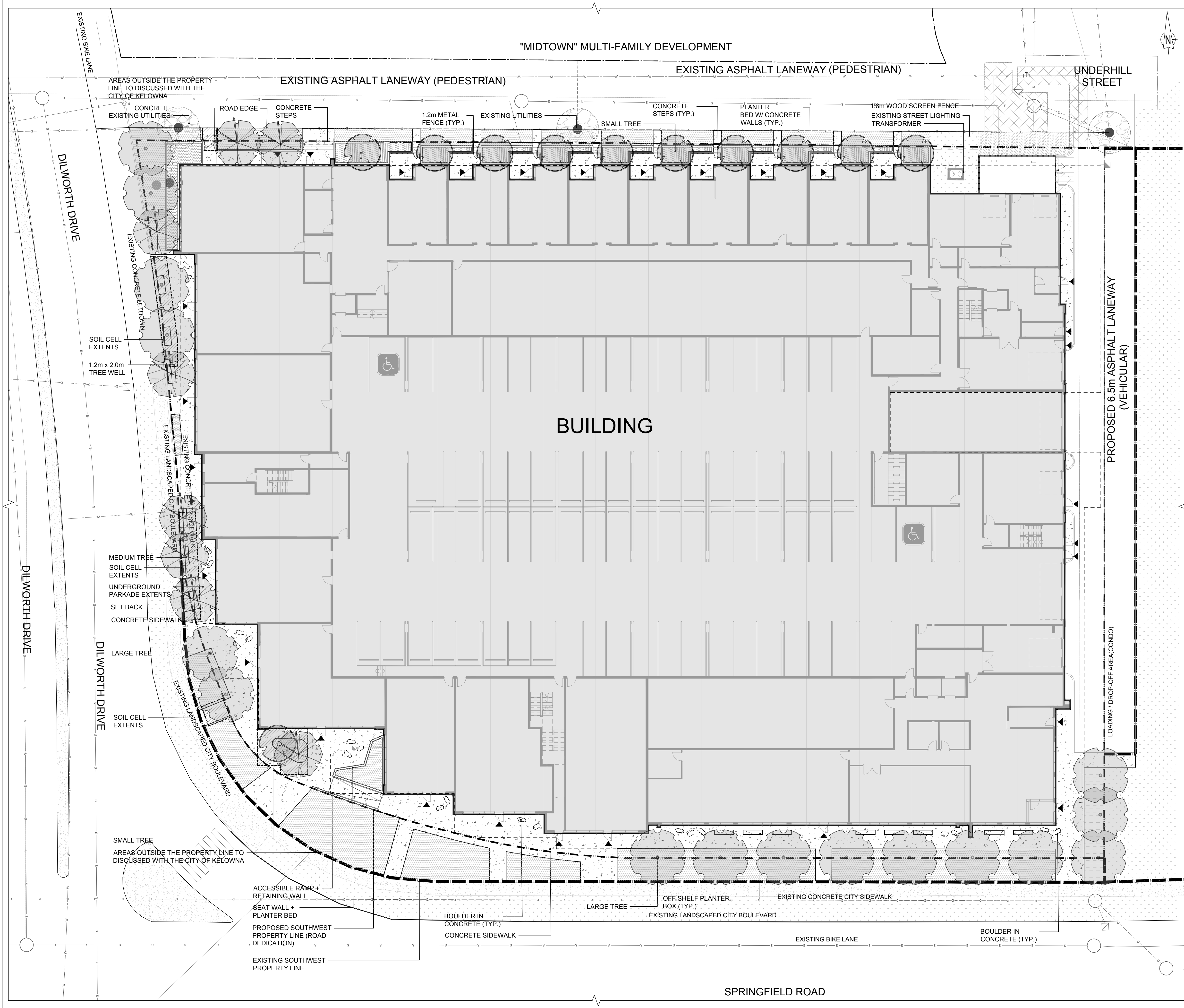
TITLE  
**BUILDING SECTIONS**

PROJECT NO.	DRAWN	CHECKED
223-161	CJJ	TL

DRAWING NO.	REVISION NO.
DP4.00	2

**DP4.00**

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- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS. ALL OFFSITE WORKS TO MEET CITY OF KELOWNA BYLAW 7900.
  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 WOOD MULCH WHERE SPECIFIED. 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 TO TREE BEDS WITHIN LANDSCAPE BUFFER AREAS (FRONT AND REAR) PER BYLAW 12375 TO ACHIEVE REQUIRED GROWING MEDIUM PER TREE.
  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. LOCATION OF DOORS MAY ALTER BASED ON TENANT USE

**GENERAL LEGEND**

	ROAD EDGE		FENCE
	PROPERTY LIMIT		UNDERGROUND PARKING LIMIT
	PROPOSED PROPERTY LIMIT		SETBACK
	AREAS OUTSIDE THE PROPERTY LINE TO DISCUSS WITH THE CITY OF KELOWNA		

**UTILITIES LEGEND**

	EXISTING WATER LINE		EXISTING SANITARY LINE
	WATER LINE		EXISTING STORM CATCH BASIN
	SANITARY MAN HOLE		EXISTING STORM MAN HOLE
	EXISTING LIGHT POLE		EXISTING STORM LINE

**HARDSCAPE LEGEND**

	CONCRETE SIDE WALK (TYP.)
--	---------------------------

**PLANTING LEGEND**

TREES

	LARGE TREE (10)		MEDIUM TREE (14)		SMALL TREE (11)
--	-----------------	--	------------------	--	-----------------

**SOFTSCAPE LEGEND**

	SOD SYSTEM		WOOD MULCH
	PERENNIALS + GRASSES		SHRUBS

**PROJECT TITLE**

**DILWORTH MULTI-FAMILY**

2271 HARVEY AVENUE  
(RE-ADDRESSING REQUIRED) Kelowna, BC

DRAWING TITLE

**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	24.10.09	ISSUED FOR DP
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PROJECT NO	223-161
DESIGN BY	JB
DRAWN BY	EA
CHECKED BY	SM
DATE	OCT.09.2024
SCALE	1:200
PAGE SIZE	24"x36"



DRAWING NUMBER



**DP1.04**

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NOTES

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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 WOOD MULCH WHERE SPECIFIED. 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 TO TREE BEDS WITHIN LANDSCAPE BUFFER AREAS (FRONT AND REAR) PER BYLAW 12375 TO ACHIEVE REQUIRED GROWING MEDIUM PER TREE.
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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING
<b>TREES</b>			
ACER NIGRUM 'GREENCOLUMN'	GREENCOLUMN MAPLE	6	5 cm CAL. (Large)
PAROTIA PERSICA	PERSIAN IRONWOOD	8	4 cm CAL. (Medium)
GINGKO BILOBA	MAIDENHAIR TREE	5	5 cm CAL. (Large)
FRAXINUS AMERICANA 'JUNGINGER'	AUTUMN PURPLE ASH	5	5 cm CAL. (Large)
MAGNOLIA STELLATA	STAR MAGNOLIA	11	3 cm CAL. (Small)
<b>SHRUBS</b>			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	61	#02 CONT. /1.5M O.C. SPACING
PHILADELPHUS LEWSII 'WATERTON'	WATERTON MOCKORANGE	57	#02 CONT. /2.0M O.C. SPACING
PICEA ABIES 'PUMILA'	DWARF NORWAY SPRUCE	61	#02 CONT. /1.5M O.C. SPACING
ROSA 'MORDEN CENTENNIAL'	MORDEN CENTENNIAL ROSE	65	#02 CONT. /1.2M O.C. SPACING
SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	67	#02 CONT. /1.5M O.C. SPACING
JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	55	#02 CONT. /1.8M O.C. SPACING
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
SORBARIA SORBIFOLIA 'SEM'	SEM FALSE SPIREA	70	#01 CONT. /1.5M O.C. SPACING
HEMEROCALLIS 'PURPLE DE ORO'	PURPLE DE ORO DAYLILY	74	#01 CONT. /0.8M O.C. SPACING
HOSTA 'PATRIOT'	PATRIOT HOSTA	76	#01 CONT. /0.8M O.C. SPACING
NEPETA X FAASSENI 'WALKER'S LOW'	WALKER'S LOW CATMINT	68	#01 CONT. /0.8M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	65	#01 CONT. /1.2M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	79	#01 CONT. /0.8M O.C. SPACING



Calgary Office:  
1601 17A Street SE Calgary,  
AB T2G 3W8

PROJECT TITLE

**DILWORTH  
MULTI-FAMILY**

2271 HARVEY AVENUE  
(RE-ADDRESSING REQUIRED) Kelowna, BC  
DRAWING TITLE

**GENERAL SHEET**

ISSUED FOR / REVISION		
1	24.10.09	ISSUED FOR DP

PROJECT NO	223-161
DESIGN BY	JB
DRAWN BY	EA
CHECKED BY	SM
DATE	OCT.09.2024
SCALE	NTS
PAGE SIZE	24"x36"

SEAL

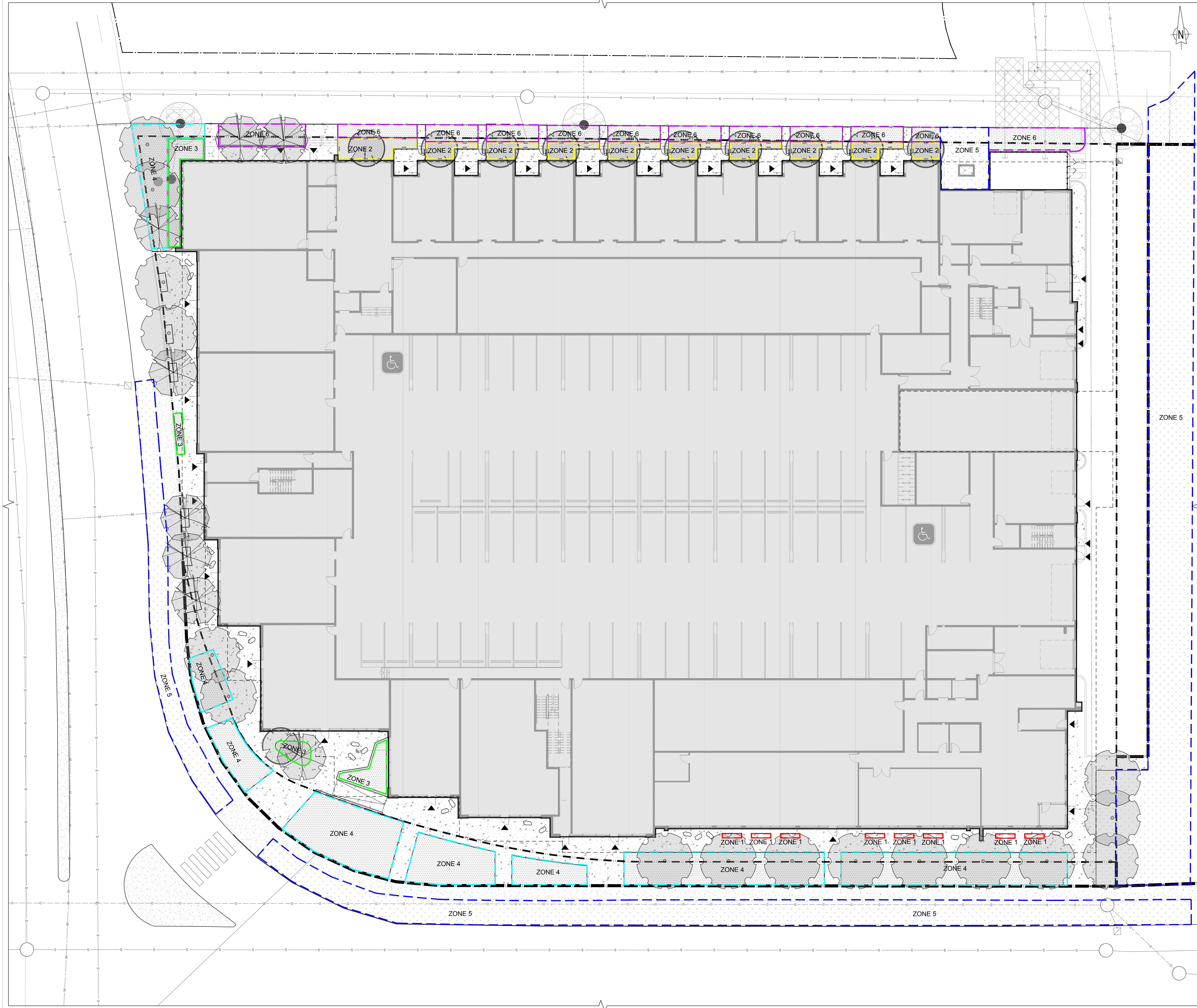


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**DP1.05**

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**WATER CONSERVATION CALCULATIONS**

1. LANDSCAPE MAXIMUM WATER BUDGET (WB)= 1518 CU.M / YEAR
  2. ESTIMATED LANDSCAPE WATER USE (WU)= 1444 CU.M / YEAR
  3. WATR BALANCE = 74 CU.M / YEAR
- \* REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

**IRRIGATION LEGEND**

- ZONE # 1: LOW WATER USE PLANTS (EFFICIENCY: HIGH - DRIP OR BUBBLER)  
TOTAL AREA: 8 SQ.M  
ESTIMATED ANNUAL WATER USE: 2 cu.m.
- ZONE # 2: LOW WATER USE PLANTS (EFFICIENCY: HIGH - SPRAY OR ROTOR)  
TOTAL AREA: 67 SQ.M  
ESTIMATED ANNUAL WATER USE: 18 cu.m.
- ZONE # 3: MODERATE WATER USE PLANTS (EFFICIENCY: HIGH - DRIP OR BUBBLER)  
TOTAL AREA: 43 SQ.M  
ESTIMATED ANNUAL WATER USE: 19 cu.m.
- ZONE # 4: MODERATE WATER USE PLANTS (EFFICIENCY: HIGH - DRIP OR BUBBLER)  
TOTAL AREA: 384 SQ.M  
ESTIMATED ANNUAL WATER USE: 171 cu.m.
- ZONE # 5: WATERED MOWN LAWN AREAS  
TOTAL AREA: 880 SQ.M  
ESTIMATED ANNUAL WATER USE: 1006 cu.m.
- ZONE # 6: HIGH WATER USE PLANTS (EFFICIENCY: HIGH - DRIP OR BUBBLER)  
TOTAL AREA: 142 SQ.M  
ESTIMATED ANNUAL WATER USE: 63 cu.m.
- SOIL CELL

**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
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 CONTROLLED AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

**GENERAL LEGEND**

- ROAD EDGE
- PROPERTY LIMIT
- PROPOSED PROPERTY LIMIT
- AREAS OUTSIDE THE PROPERTY LINE TO DISCUSSED WITH THE CITY OF KELOWNA\*
- FENCE
- UNDERGROUND PARKING LIMIT
- SETBACK

**UTILITIES LEGEND**

- EXISTING WATER LINE
- WATER LINE
- SANITARY MAN HOLE
- EXISTING LIGHT POLE
- EXISTING SANITARY LINE
- EXISTING STORM CATCH BASIN
- EXISTING STORM MAN HOLE
- EXISTING STORM LINE

**HARDSCAPE LEGEND**

- CONCRETE SIDE WALK (TYP)

**PLANTING LEGEND**

- LARGE TREE (16)
- MEDIUM TREE (8)
- SMALL TREE (11)

**SOFTSCAPE LEGEND**

- SOD SYSTEM
- PERENNIALS + GRASSES
- WOOD MULCH
- SHRUBS

**PROJECT TITLE**

**DILWORTH MULTI-FAMILY**  
2271 HARVEY AVENUE  
(RE-ADDRESSING REQUIRED) Kelowna, BC  
DRAWING TITLE

**WATER CONSERVATION IRRIGATION PLAN**

ISSUED FOR / REVISION		
1	24.10.09	ISSUED FOR DP

PROJECT NO	223-161
DESIGN BY	JB
DRAWN BY	EA
CHECKED BY	SM
DATE	OCT.09.2024
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PAGE SIZE	24"x36"

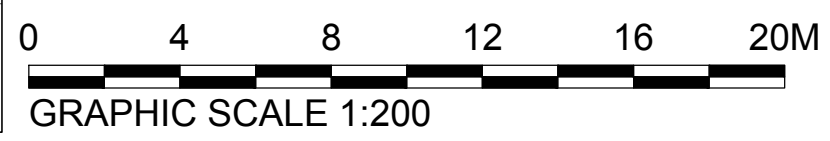
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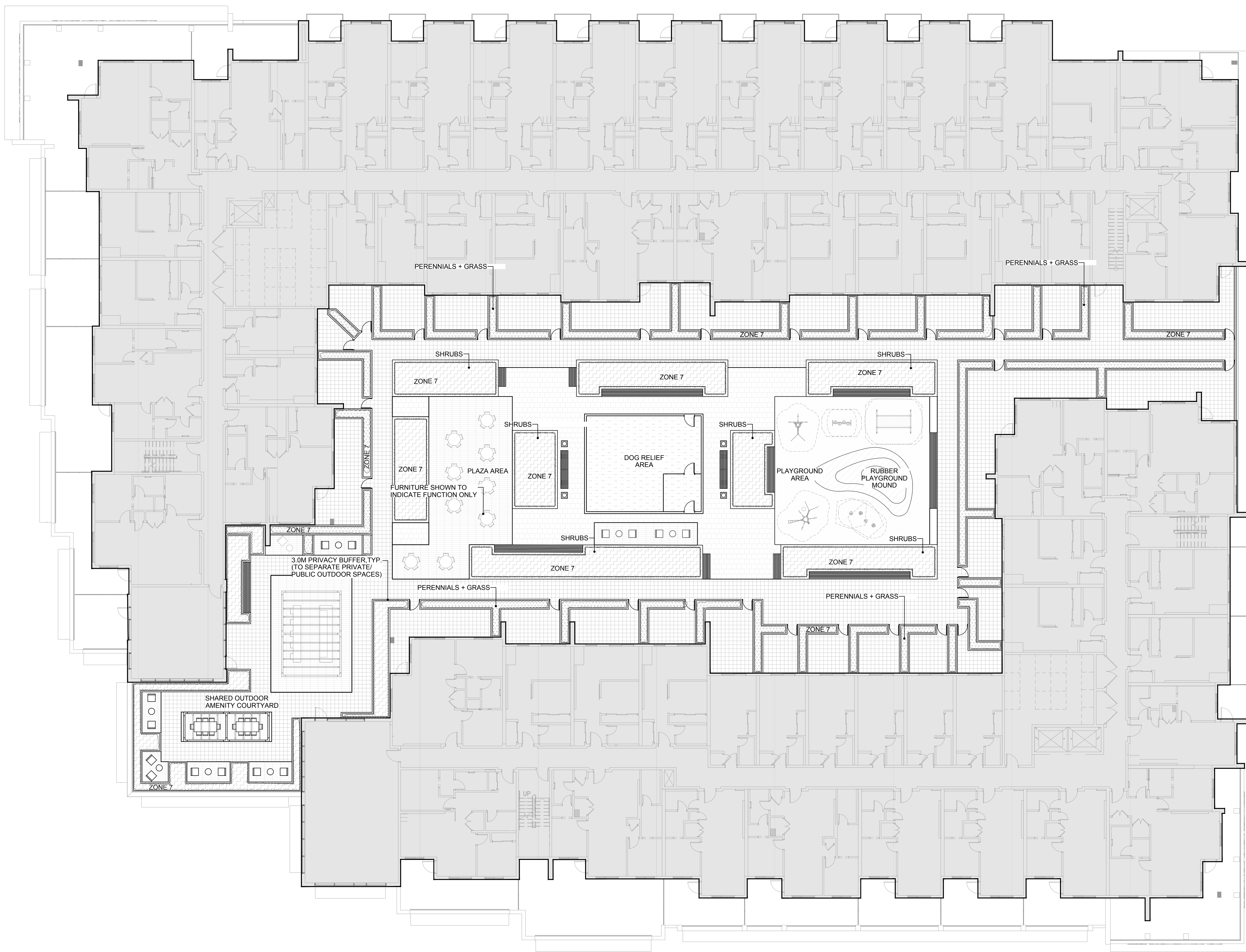
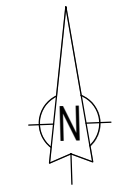
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**DP1.06**

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**GENERAL LEGEND**

**HARDSCAPE LEGEND**

	CONCRETE PAVER (TYPE 1)		ENGINEERED WOOD FIBER
	CONCRETE PAVER (TYPE 2)		RUBBER
	CONCRETE PAVER (TYPE 3)		ARTIFICIAL TURF

**SOFTSCAPE LEGEND**

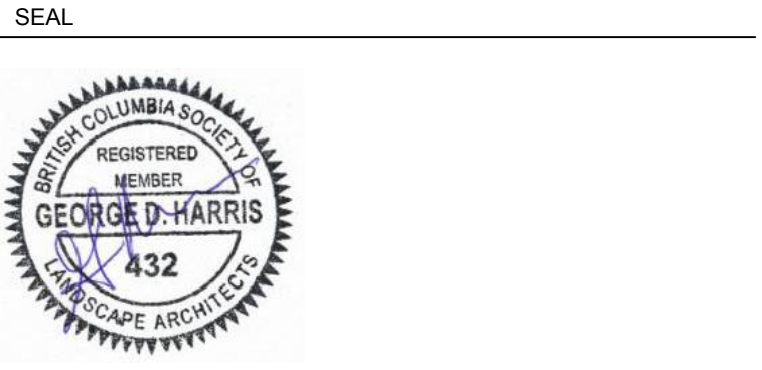
	PERENNIALS + GRASSES		SHRUBS
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PROJECT TITLE  
**DILWORTH MULTI-FAMILY**  
 2271 HARVEY AVENUE (RE-ADDRESSING REQUIRED) Kelowna, BC  
 DRAWING TITLE  
**LANDSCAPE PLAN (LEVEL 02)**

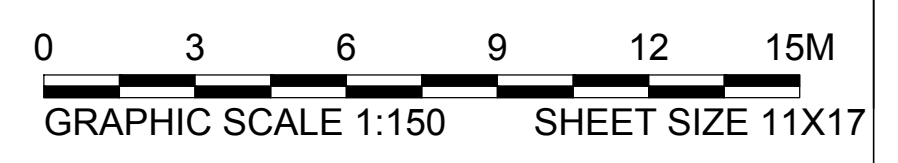
ISSUED FOR / REVISION

NO.	DATE	REVISION
1	24.10.09	ISSUED FOR DP

PROJECT NO	223-161
DESIGN BY	JB
DRAWN BY	EA
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NOTES

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4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. EXTEND DEPTH TO TREE BEDS WITHIN LANDSCAPE BUFFER AREAS (FRONT AND REAR) PER BYLAW 12375 TO ACHIEVE REQUIRED GROWING MEDIUM PER TREE.
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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER NIGRUM 'GREENCOLUMN'	GREENCOLUMN MAPLE	7	5 cm CAL.
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	3	4 cm CAL.
ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	1	4 cm CAL.
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	4	5 cm CAL.
FRAXINUS AMERICANA 'JUNGINGER'	AUTUMN PURPLE ASH	3	5 cm CAL.
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	2	2.5 m HT.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SIX TREE III.	2	3 cm CAL.
<b>SHRUBS</b>			
BEERERS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	38	#02 CONT. /1.5M O.C. SPACING
PHILADELPHUS LEWISII 'WATERTON'	WATERON MOCKORANGE	21	#02 CONT. /2.0M O.C. SPACING
PICEA ABIES 'PUMILLA'	NORWAY SPRUCE	21	#02 CONT. /2.0M O.C. SPACING
ROSA WOODSII	WESTERN WILD ROSE	21	#02 CONT. /2.0M O.C. SPACING
SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	38	#02 CONT. /1.5M O.C. SPACING
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
HELIOPSIS HELIANTHOIDES 'SUMMER SUN'	SUMMER SUN FALSE SUNFLOWER	25	#01 CONT. /1.5M O.C. SPACING
HOSTA 'PATRIOT'	PATRIOT HOSTA	57	#01 CONT. /1.0M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	35	#01 CONT. /1.5M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	80	#01 CONT. /1.0M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	25	#01 CONT. /1.5M O.C. SPACING
SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	31	#01 CONT. /1.2M O.C. SPACING



Calgary Office:  
1601 17A Street SE Calgary,  
AB T2G 3W8

PROJECT TITLE

**DILWORTH  
MULTI-FAMILY**

2271 HARVEY AVENUE  
(RE-ADDRESSING REQUIRED) Kelowna, BC

DRAWING TITLE

**GENERAL SHEET**

ISSUED FOR / REVISION		
1	24.10.09	ISSUED FOR DP

PROJECT NO	223-161
DESIGN BY	JB
DRAWN BY	EA
CHECKED BY	SM
DATE	OCT.09.2024
SCALE	NTS
PAGE SIZE	24"x36"

SEAL

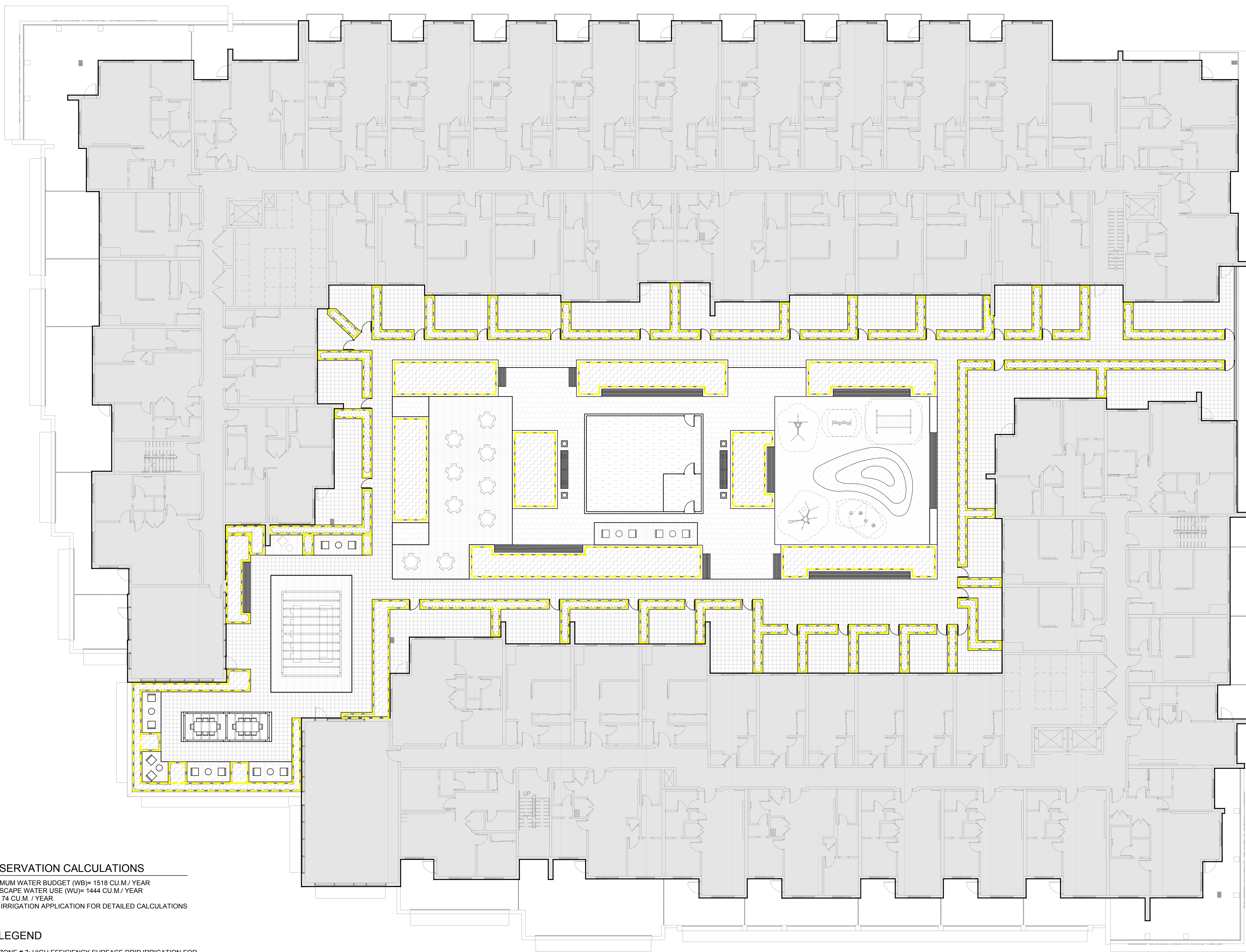
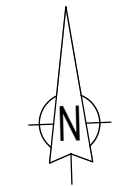


DRAWING NUMBER

**DP2.03**

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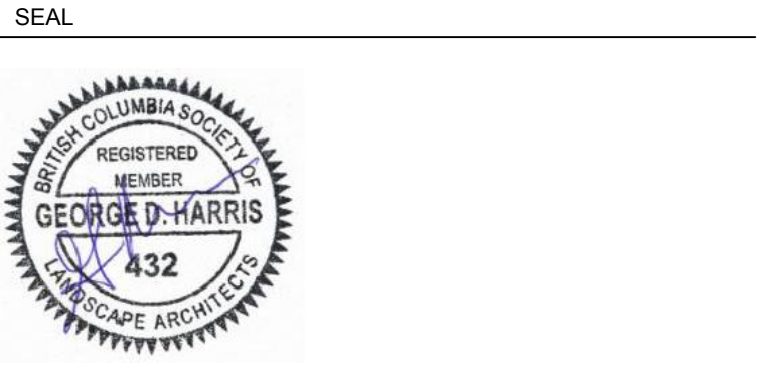
- GENERAL LEGEND**
- HARDSCAPE LEGEND**
- CONCRETE PAVER (TYPE 1)
  - CONCRETE PAVER (TYPE 2)
  - WOOD
  - ENGINEERED WOOD FIBER
  - RUBBER
  - ARTIFICIAL TURF
- SOFTSCAPE LEGEND**
- PERENNIALS + GRASSES
  - SHRUBS

PROJECT TITLE  
**DILWORTH MULTI-FAMILY**  
2271 HARVEY AVENUE (RE-ADDRESSING REQUIRED) Kelowna, BC  
DRAWING TITLE

**WATER CONSERVATION IRRIGATION PLAN**

ISSUED FOR / REVISION	
1	24.10.09 ISSUED FOR DP

PROJECT NO	223-161
DESIGN BY	JB
DRAWN BY	EA
CHECKED BY	SM
DATE	OCT.09.2024
SCALE	1:150
PAGE SIZE	24"x36"



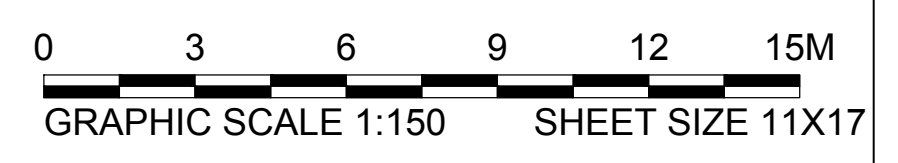
DRAWING NUMBER

**DP2.04**

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**WATER CONSERVATION CALCULATIONS**  
1. LANDSCAPE MAXIMUM WATER BUDGET (WB)= 1518 CU.M. / YEAR  
2. ESTIMATED LANDSCAPE WATER USE (WU)= 1444 CU.M. / YEAR  
3. WATR BALANCE = 74 CU.M. / YEAR  
\* REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

**IRRIGATION LEGEND**  
 ZONE # 7: HIGH EFFICIENCY SURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 370 SQ.M  
ESTIMATED ANNUAL WATER USE: 165 cu.m.



October 30, 2024

Dilworth Multi-Family  
Zeidler Architecture  
300, 640- 8 Avenue SW  
Attn: Tyler Loewendhardt  
tloewendhardt@zeidler.com

Re: Dilworth Multi-Family – Preliminary Opinion of Cost Estimate for Bonding

Dear Tyler,

Please be advised of the following preliminary opinion of cost estimate for bonding of the proposed landscape works shown in the Dilworth Multi-Family – Development Permit landscape plan dated 2024.10.30:

- On-site Landscape Improvements: 3170 square metres (34,129.56 square feet) = \$446,369.
- Off-site Landscape Improvements: 2016 square metres (21,700.04square feet) = \$44,374.

This preliminary opinion of cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation, benches, bicycle racks, waste & recycling fence enclosure, paving stone, and permeable pavers.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary opinion of cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,



George Harris, BCSLA, CSLA, AALA  
*as per*  
George Harris Collaborative Inc.

1601 17A Street SE, Calgary, AB, T2G 3W8 P 403.369.0064

[ghcollaborative.com](http://ghcollaborative.com)



**DILWORTH MULTI-FAMILY - Zoning Bylaw 12375 Landscape Summary**

Landscaping Standards (7.2)	Current Zone (C2)	Proposed (UC3-UC3r)
Min. # of Trees within Landscape Area	1 Tree per 10 linear m of landscape Area	1 Tree per 10 linear m of landscape Area
Min. Deciduous Tree Planting Stock Caliper	L: 5cm M: 4cm S: 3cm	L: 5cm M: 4cm S: 3cm
Min. Coniferous Tree Planting Stock Height	250cm	N/A
Min. Ratio Between Tree Size	L: Min 50%. M: No min. or max. S: Max 25%.	L: 46% M: 23% S: 31%
Min. Setback from Buildings etc.	L: 3m radius M: 2m radius S: 1m radius	L: 3m radius M: 2m radius S: 1m radius
Min./ Max Tree Spacing	Y	Y
Min. Soft Landscaping Area	75% soil-based landscaping (organic surface area)	166 sq.m / 871 sq.m = 19% soil based landscaping. (organic surface area)
Min. Soil Volume Per Tree	L: 30 cu.m (Single) or 20 cu.m (Pair) or 15 cu.m (Shared) M: 20 cu.m (Single) or 15 cu.m (Pair) or 12 cu.m (Shared) S: 15 cu.m (Single) or 12 cu.m (Pair) or 10 cu.m (Shared)	Provided: L: 2x20 cu.m Pair=40 cu.m L: 14x15 cu.m Shared=210 cu.m M: 5x15 cu.m Pair=75 cu.m M: 3x12 cu.m Shared=36 cu.m S: 10x15 cu.m Single=150 cu.m S: 1x12 cu.m Pair=12 cu.m  Total = 523 cu.m Provided = 493 cu.m  *Soil Cells are being used as much as possible where required.
Min. Landscaping Areas for Boulevards for UC3-UC3r.	(1)	(1)
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
Riparian management area?	N	y/n
Retention of existing trees on site?	N	y/n
Surface parking lot (7.2.10)?	Y	y/n
Overhead Power Lines	Y	y/n
Refuse & recycle bins screened?	Y	y/n



**DILWORTH MULTI-FAMILY - Zoning Bylaw 12375 Landscape Summary**

Other:	The minimum number of trees can be planted outside of the front yard or flanking yard landscape areas if the abutting boulevard is irrigated and contains a sidewalk or a sidewalk will be installed. There is no minimum soft landscaping required within the front yard or flanking yard landscape area if the minimum number of trees is planted outside the front yard or flanking yard landscape area.
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