

# Development Permit Rationale

190-220 Dougall Road S —Kelowna BC

## Mixed-Use Residential Housing – Rutland Urban Centre



August 26, 2025

## PROPOSAL

This application seeks development approval to construct a six-storey mixed use building on a consolidated site at 190-220 Dougall Road S in the Rutland Urban Centre. The project comprises 107 residential units over five levels atop a ground-floor commercial level featuring three street facing retail units.



## POLICY CONTEXT

The site lies within the Rutland Urban Centre (UC4) designation as per the City of Kelowna Zoning Bylaw and Official Community Plan (OCP), where six-storey heights are explicitly supported within the urban center height map.

The Base Floor Area Ratio (FAR) is 2.5, due to the project location relative to the Rutland transit exchange.

## FORM & CHARACTER GUIDELINE ALIGNMENT (City OCP Chapter 18)

This proposal responds to several key Development Permit form & character guidelines, particularly those applicable to Low Mid Rise Residential Mixed Use, including but not limited to:

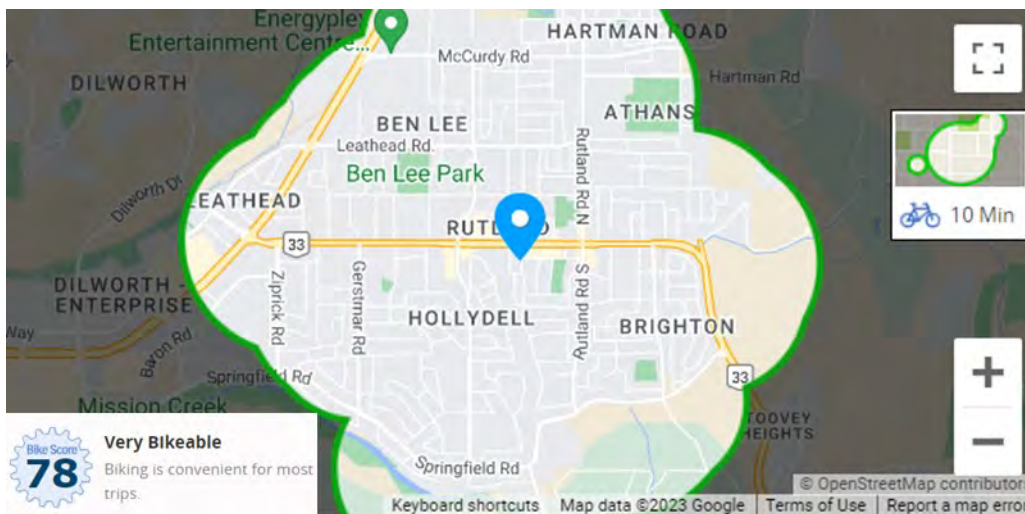
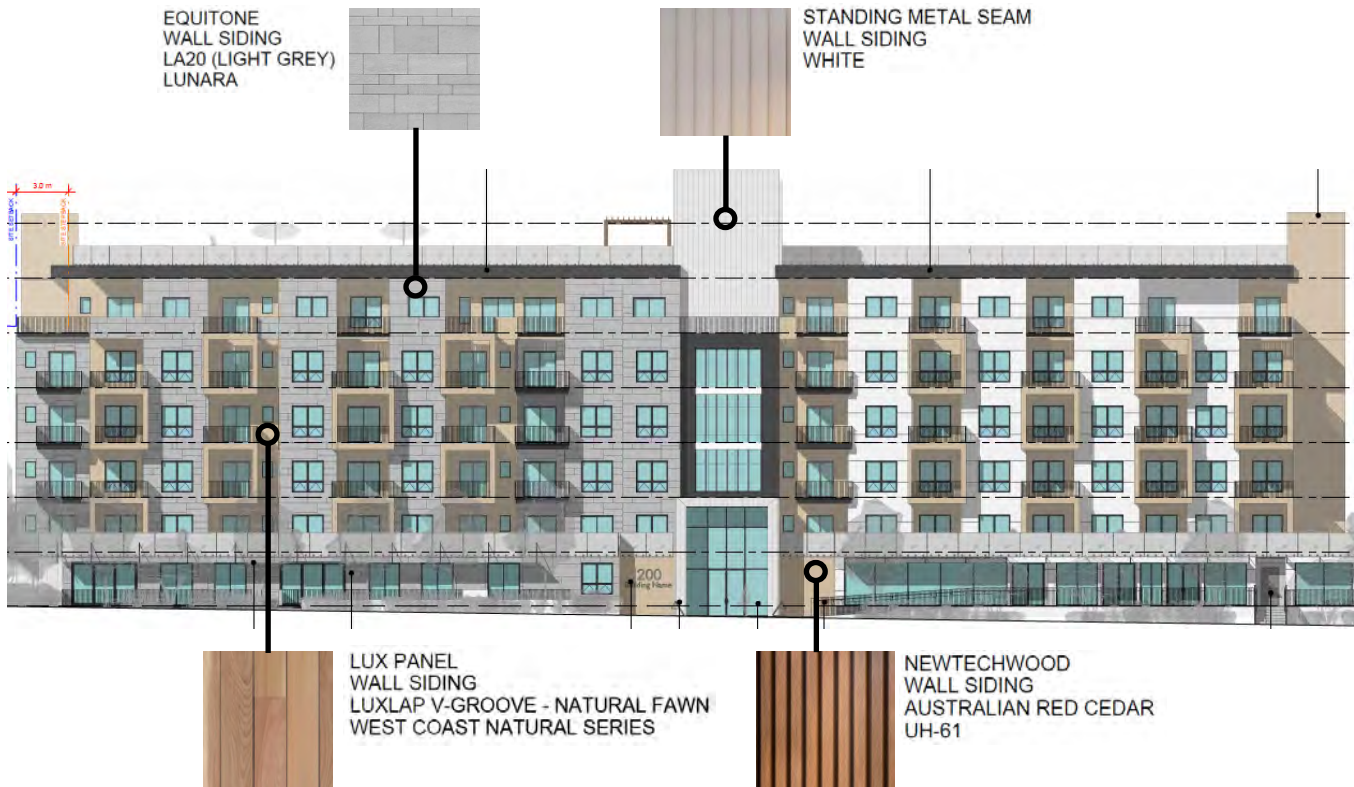
- **Pedestrian oriented street realm:** Ground-floor retail and townhome-style residential units activate the frontage and contribute to a vibrant, walkable streetscape.
- **Human-scaled massing & articulation:** Building mass is broken into smaller components through vertical design elements and varying cladding materials, echoing guideline intent for well-proportioned, contextual development.
- **High-quality exterior finishes and materials:** Use of neutral, earth-toned cladding and well-defined architectural transitions support attractive, context-sensitive design throughout the project.
- **Landscaping & public private transition:** Raised planters with trees and shrubs define private threshold spaces and reinforce boundary definition, as encouraged by the landscaping and curb appeal guidelines.
- **Amenity space integration:** Shared amenity areas on the second floor, plus an expansive rooftop patio, support social interaction and outdoor access in line with guidelines promoting social spaces and placemaking.
- **Accessibility & clarity of entry:** A well-marked vertical element at the main residential entry enhances both navigability and aesthetic prominence, consistent with accessible design expectations.

By responding to these core guidelines, the development achieves a design that complements the city's urban design objectives.



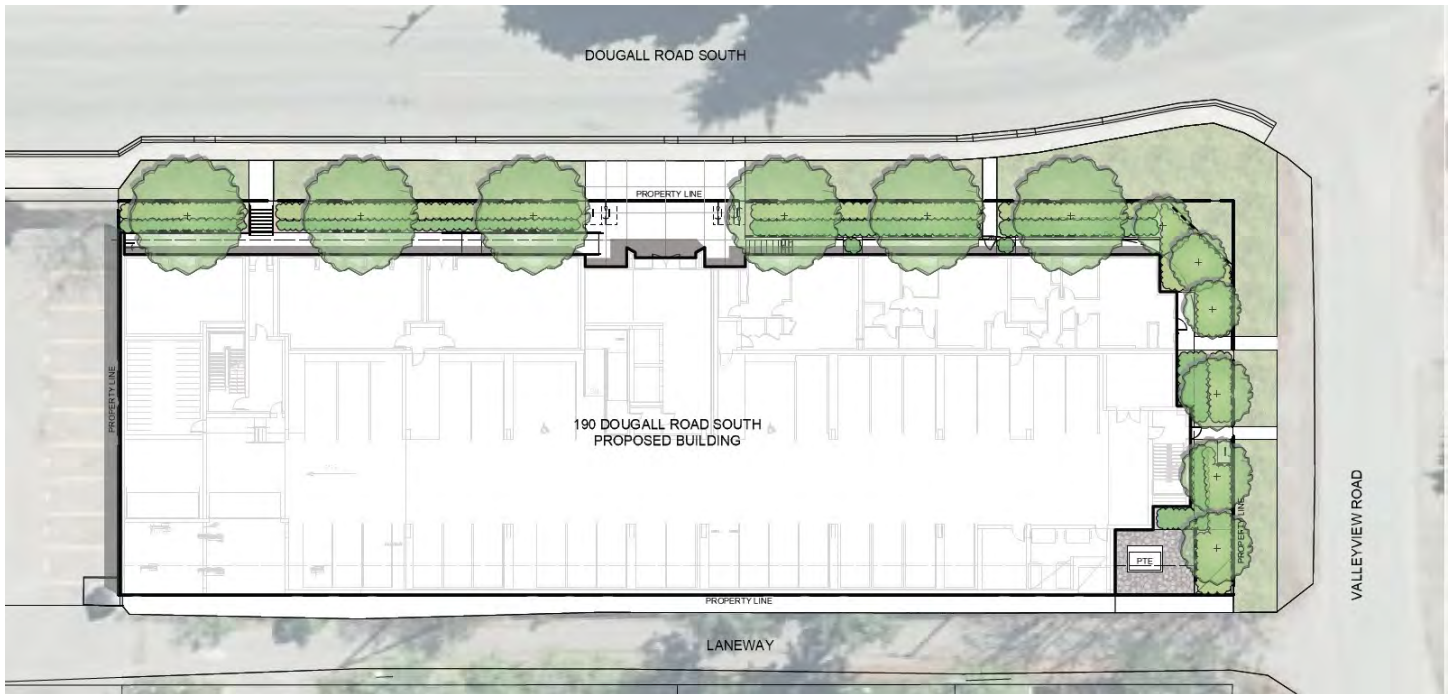
## ARCHITECTURAL & SITE DESIGN

The building presents a distinctly modern, mixed-use aesthetic—articulated with simple geometric massing, natural-toned materials, and strong vertical accents. The ground floor is animated by both retail frontage and low-level residential units, enriching the pedestrian experience. Townhome-style units and raised landscaping reinforce continuity and transitions between public and private zones. Second-floor patios and a rooftop terrace deliver generous outdoor amenity spaces, fostering resident connection and well-being.



Vehicular access and service loading are managed via the rear laneway, reducing street-level congestion. The onsite parking meets and exceeds bylaw requirements, especially within the Transit-Oriented Area. With a high local bike score, secure bicycle parking is also prioritized and fully compliant with zoning requirements.

## ARCHITECTURAL & SITE DESIGN (cont.)



## HOUSING DEMAND & LOCAL CONTEXT

Kelowna's Housing Needs Assessment (2023), and its subsequent Housing Action Plan (adopted January 2025), identify a requirement for approximately 45,000 new housing units by 2041 to meet population projections and address affordability gaps. Recent Council-approved updates to the OCP emphasize that the current zoning capacity and Urban Centre designations are sufficient to accommodate this anticipated growth with no major land use changes required. This project aligns, and helps realize, that expectation.

Meanwhile, the local construction sector is facing a slowdown in housing starts, yet demand remains high, particularly for multi-unit projects capable of delivering housing and rental options. This development directly supports that need.

## SUMMARY

This development delivers 107 new homes within a designated growth area, aligning directly with Kelowna's housing policy objectives: the right form, in the right place, at the right time. It exemplifies compliance with OCP urban center policies, urban design guidelines, and significantly contributes to local housing supply amid constrained construction activity.

We respectfully request support from City staff and Council for approval of this Development Permit.



DOUGALL RESIDENCES

REISSUE FOR DEVELOPMENT PERMIT - JULY 31, 2025



ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING  
200-1464 ST. PAUL STREET  
KELOWNA, BC V1Y 2E6  
e: usman@newtownservices.net t: (250) 860-8185

LANDSCAPE

CTQ CONSULTANTS LTD.  
1334 ST. PAUL STREET  
KELOWNA, BC V1Y 2E1  
e: DJohnston@ctqconsultants.ca t: (250) 979-1221

- A0.00D COVER PAGE
- A0.02D SYMBOLS, ABBREVIATIONS & NOTES Copy 1
- A1.01D ZONING & BYLAW
- A1.03D SURVEY PLAN
- A2.01D SITE PLAN
- A3.01D PARKADE FLOOR PLAN
- A3.02D LEVEL 1 FLOOR PLAN
- A3.03D LEVEL 2 FLOOR PLAN
- A3.04D LEVEL 3 FLOOR PLAN
- A3.05D LEVEL 4 FLOOR PLAN
- A3.06D LEVEL 5 FLOOR PLAN
- A3.07D LEVEL 6 FLOOR PLAN
- A3.08D ROOFTOP PLAN
- A4.00D MATERIALS
- A4.01D BUILDING ELEVATIONS
- A4.02D BUILDING ELEVATIONS

DOUGALL RESIDENCES

project address  
190-220 DOUGALL RD S,  
KELOWNA, BC



NEW TOWN ARCHITECTURE + ENGINEERING  
ARCHITECTS 300-650 BERTRAM ST, KELOWNA, B.C. V1Y 2S6  
www.newtownservices.net

No.	DATE	ISSUED FOR
1	23-06-28	DEVELOP. PERMIT
2	23-07-27	RE DEV. PERMIT
3	25-04-14	RE DEV. PERMIT
4	25-07-31	RE DEV. PERMIT



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This drawing must not be scaled

Report all errors and omissions to the Architect.

sheet name

COVER PAGE

REV 4  
A0.00D

project no.

4209

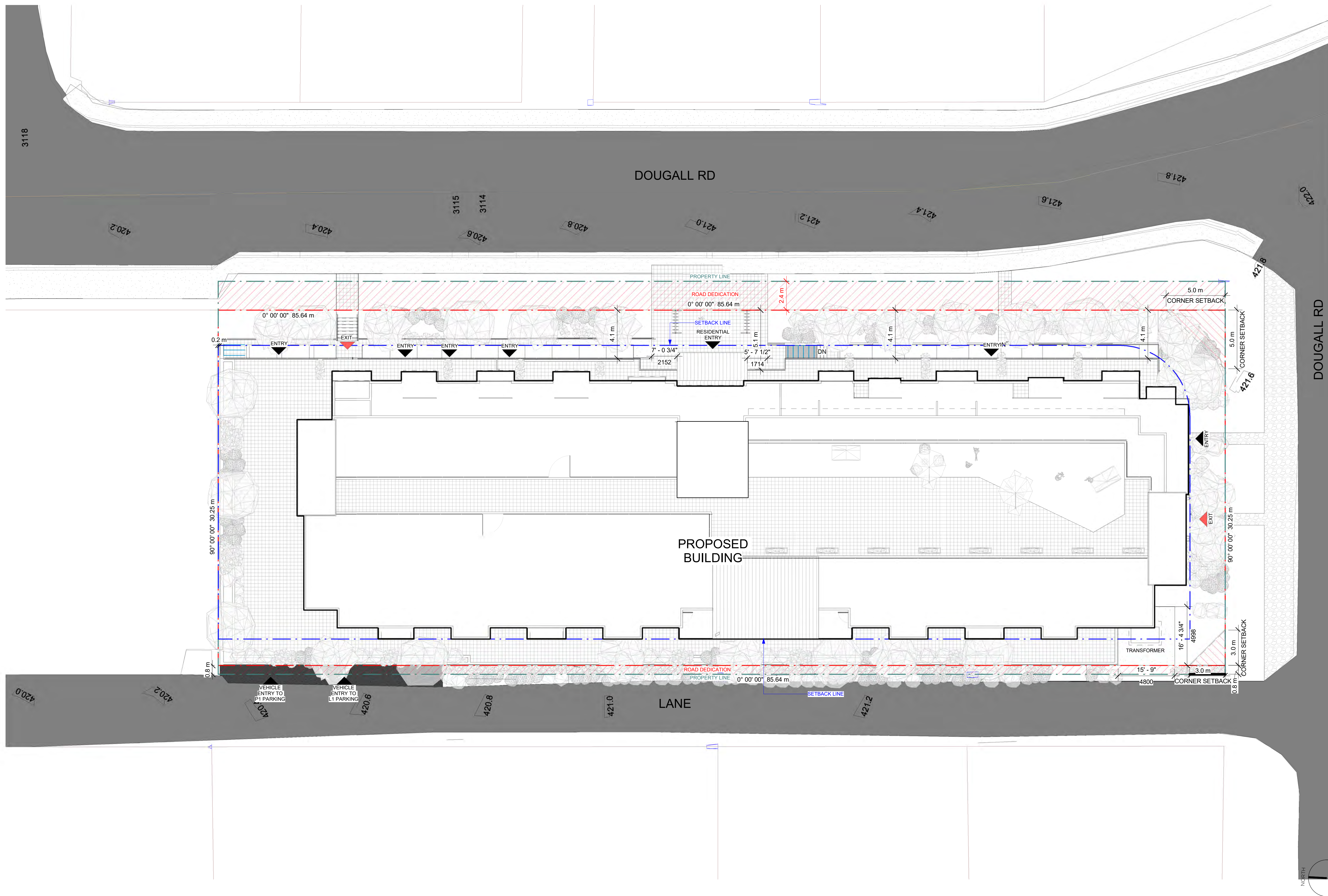
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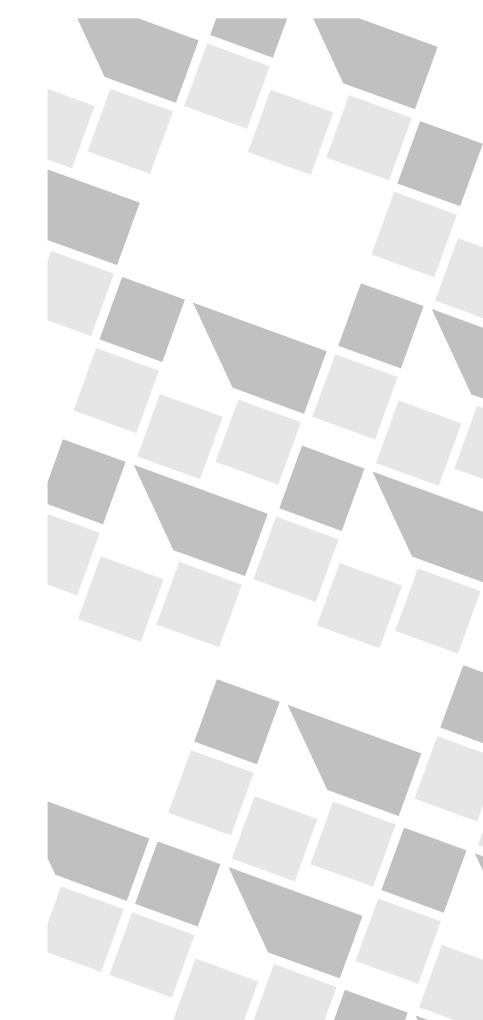
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**A2.01D** REV

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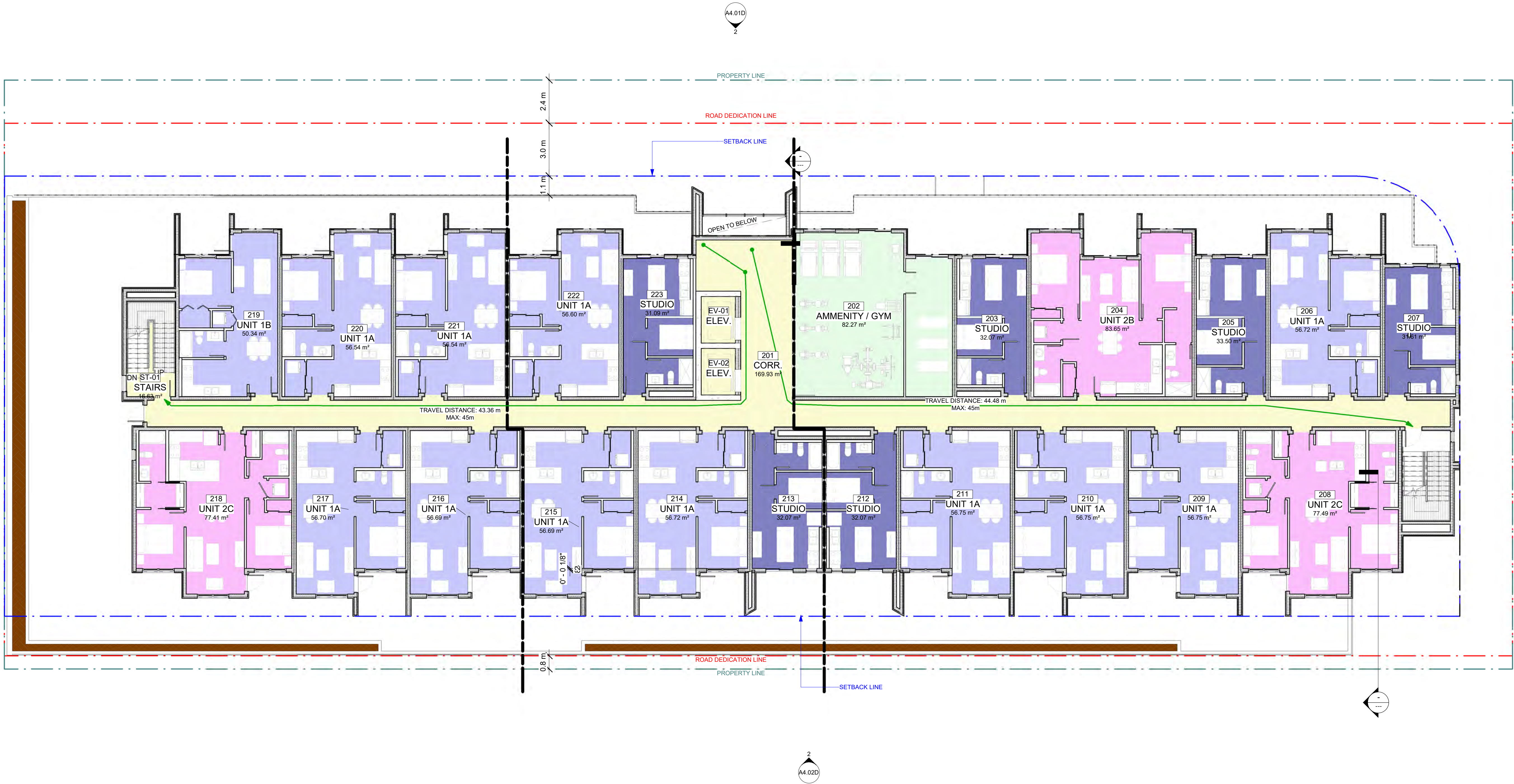












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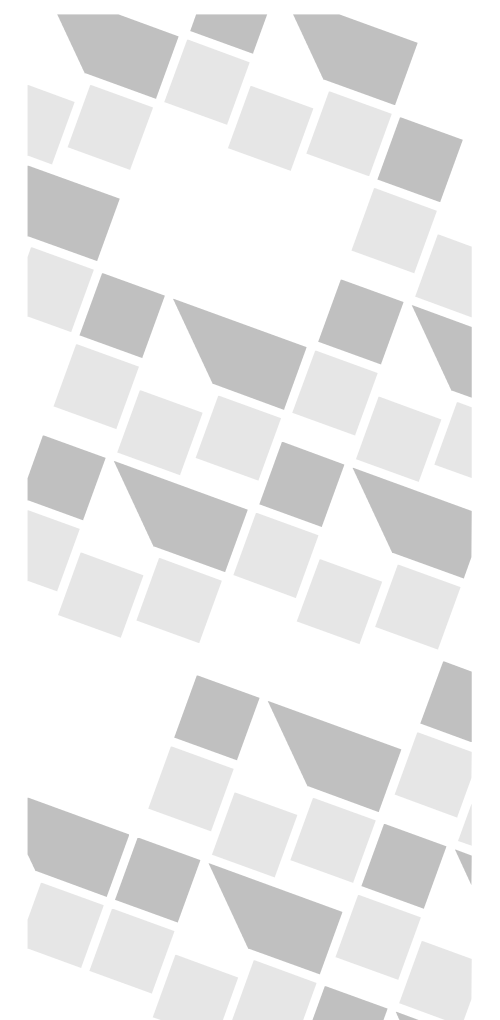
project title

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## LEVEL 2 FLOOR PLAN

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# DOUGALL RESIDENCES

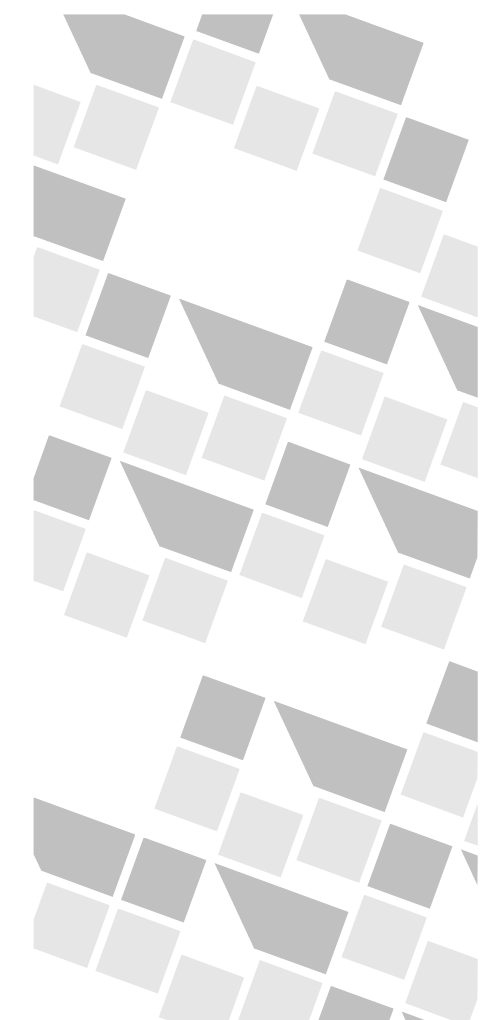
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LEVEL 4 FLOOR PLAN

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REV 4

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project no. 4209

scale 1" = 10'-0"

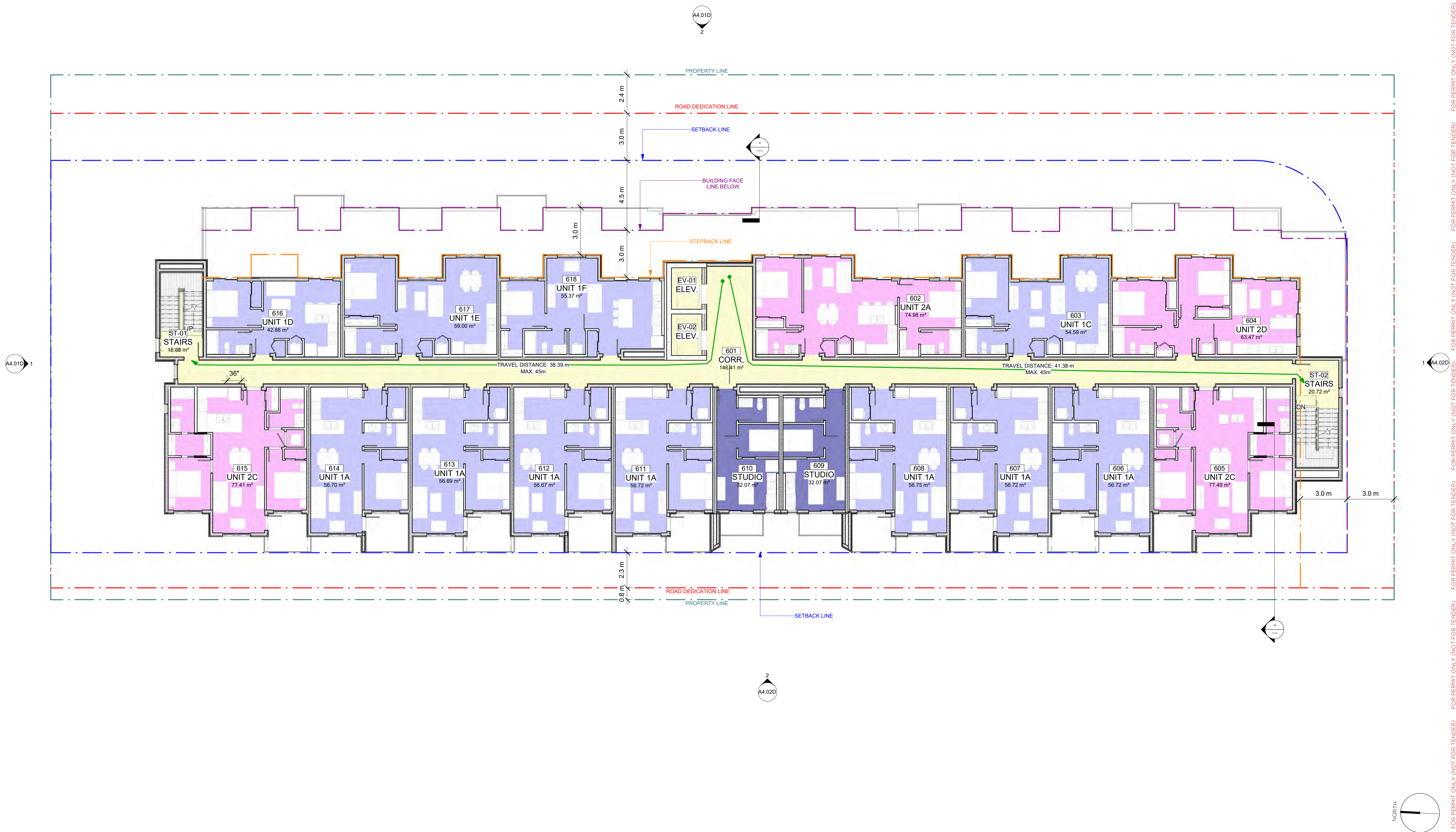
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## LEVEL 6 FLOOR PLAN

**A3.07D** REV

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4209

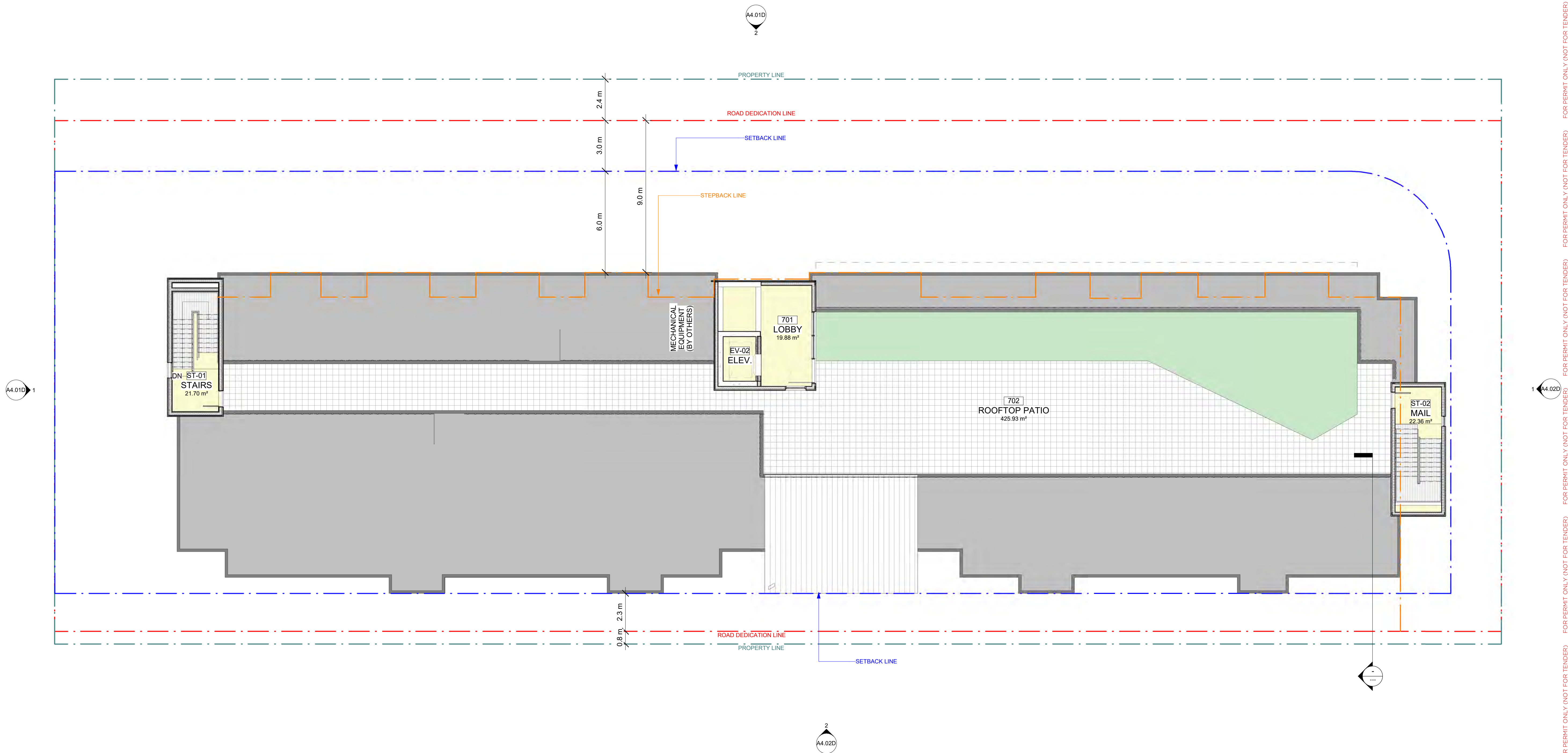
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## ROOFTOP PLAN

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## MATERIAL LEGEND

1. THIN PROFILE WOOD BATTON, NEWTECHWOOD, UH61 AUSTRALIAN RED CEDAR
2. WOOD (METAL) SIDING, LUX PANEL V-GROOVE, WEST COAST - NATURAL FAWN
3. RANDOM METAL SIDING, LUX PANEL V-GROOVE, WEST COAST - SILVER WAVE
4. WOOD (METAL) BLADE SIDING, LUX PANEL V-GROOVE, WEST COAST - NATURAL FAWN
5. COMPOSITE PANEL, EQUITONE, LA20 (LIGHT GREY) LUNARA
6. COMPOSITE PANEL, JAMES HARDIE, WHITE
7. EXPOSED CONCRETE
8. BLACK POWDERCOATED STEEL PICKET RAILINGS
9. FRAMELESS GLASS BALUSTRADE
10. EXTERIOR STOREFRONT GLAZING w/ PREFINISHED BLACK FRAME
11. EXTERIOR GLAZED DOOR w/ PREFINISHED BLACK FRAME
12. EXTERIOR SOLID DOOR w/ PREFINISHED BLACK FRAME
13. PREMANUFACTURED GARAGE DOOR
14. EXTERIOR WINDOW w/ PREFINISHED BLACK FRAME
15. BLACK PREFINISHED METAL FASCIA
16. WHITE PREFINISHED METAL FASCIA
17. POLYCARBONATE PANEL
18. WOOD/STEEL FACADE STRUCTURE (PAINTED WHITE)
19. BUILDING SIGNAGE
20. SHORT TERM BIKE STALLS
21. GLASS AWNING
22. COMPOSITE PANEL, BLACK



# DOUGALL RESIDENCES

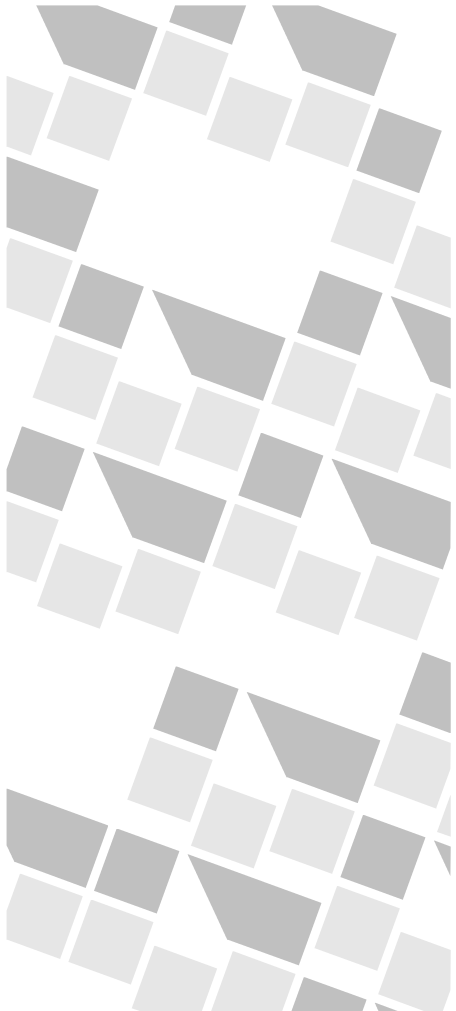
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# BUILDING ELEVATIONS

**A4.01D** REV 4

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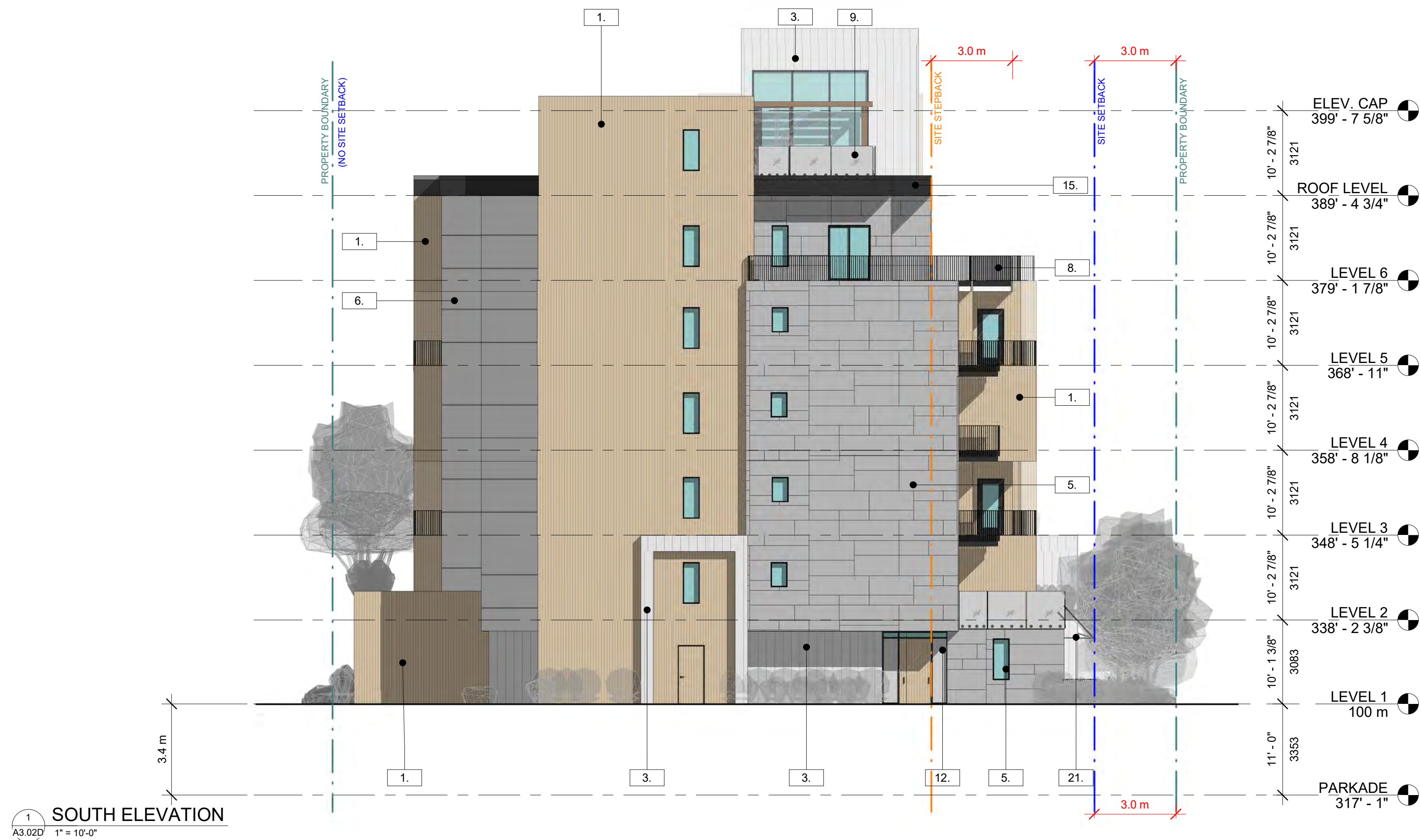
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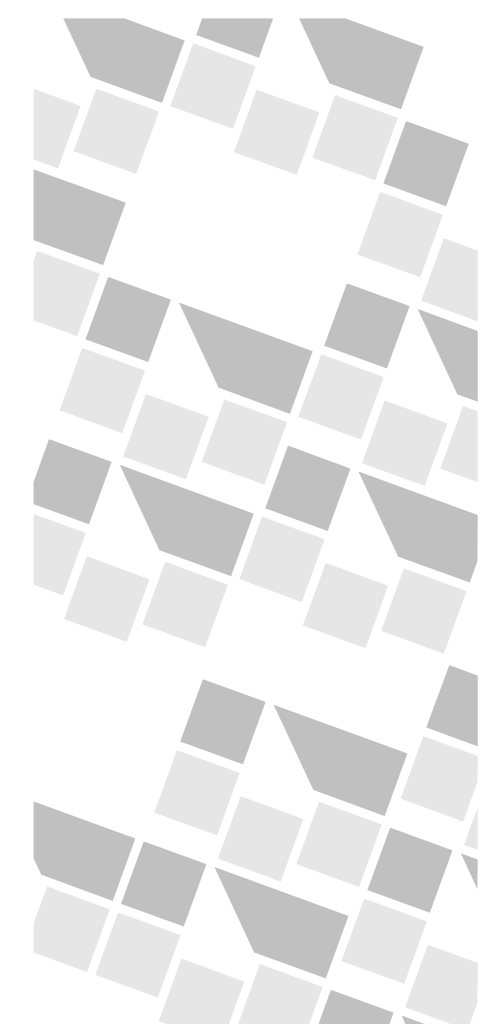


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BUILDING  
ELEVATIONS

**A4.02D** REV 4

project no.

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As indicated	DR, GI	DR, GI	UA

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Nareg Homes Ltd., and Sarg Investments Ltd

190 DOUGALL ROAD SOUTH

KELOWNA, BC

LANDSCAPE WORKS - DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

JUNE 17, 2025

LIST OF DRAWINGS

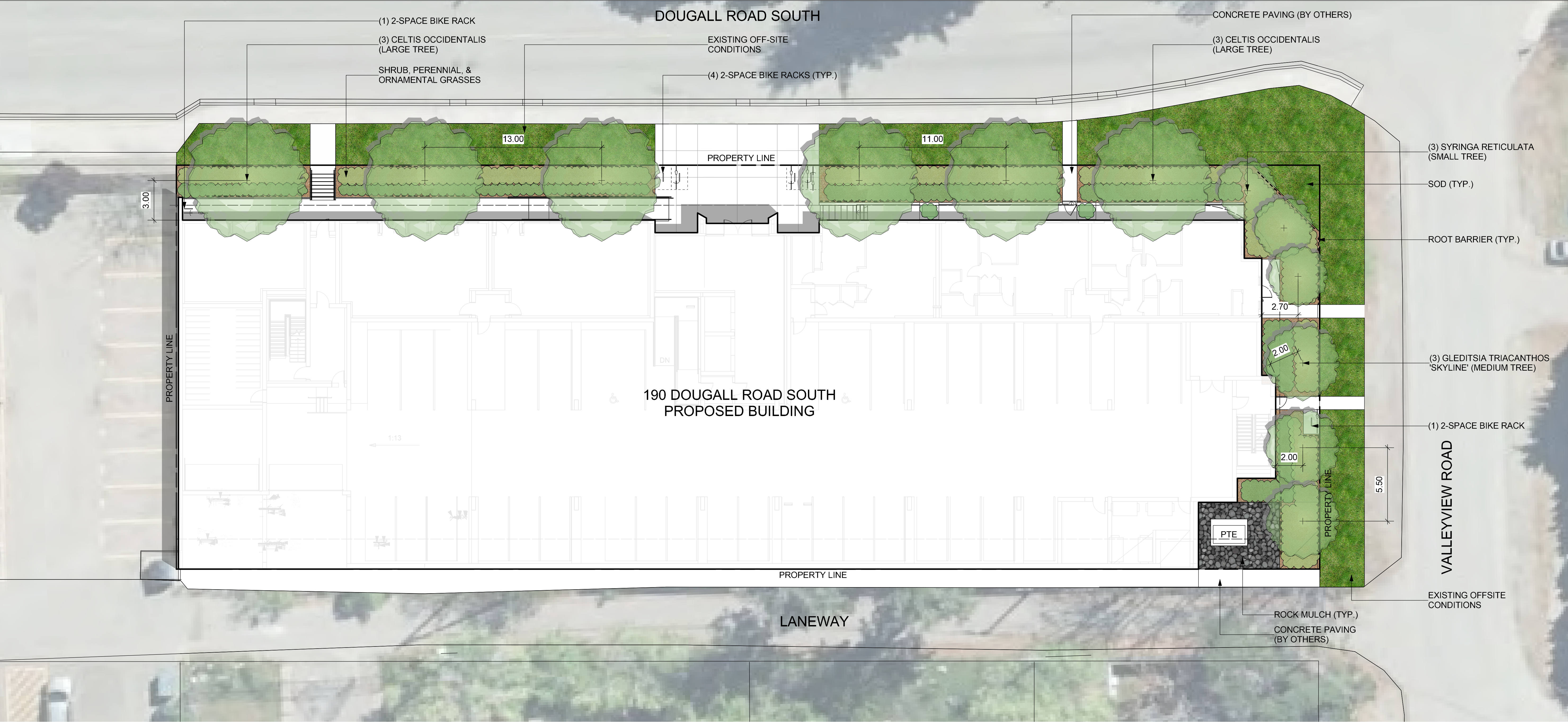
- LDP1
- CONCEPTUAL LANDSCAPE PLAN (ONSITE & OFFSITE)
- LDP2
- CONCEPTUAL LANDSCAPE PLAN (LEVEL 2 & ROOF TOP)
- LDP3
- WATER CONSERVATION PLAN
- LDP4
- DEVELOPMENT PERMIT DETAILS



ZONING ANALYSIS TABLE

PROJECT NAME: 190-200 DOUGALL ROAD			
	UC4 ZONE (1/10 LM)	Proposed	Compliance (Y/N)
Min. tree amount	Landscape lin. m setback = 116/10 = 12 trees (min.)	12 Trees	Y
Min. deciduous tree caliper:	Large: 5cm Medium: 4cm Small:3cm	(6) Large: 6cm (3) Medium: 6cm (3) Small:4cm	Y
Min. coniferous tree height:	250cm	N/A	N/A
Min. ratio between tree size:	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	Large (L): 6= 50% Medium (M): 3= 25% Small (S): 3= 25%	Y
Min. growing medium (planted) area	Min. planted area 329 x 75% = 247m2	Total planted area: 75% = 247m2	Y
Min. growing medium volumes per tree	(L) Tree: Single: 20cu.m, Shared: 15cu.m (M) Tree: Single: 18cu.m, Shared: 12cu.m (S) Tree: Single: 15cu.m, Shared: 10cu.m	(L) Tree: Single: 1 Trees/20cu.m, Shared: 5 Trees/15cu.m (M) Tree: Single: 1 Tree/18cu.m, Shared: 2 Trees/12cu.m ,(S) Shared: 3 Trees/10cu.m	Y
Landscape graded areas (7.2.7)	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Y
Fence height	2.0m max.	N/A	Y
Riparian management area (Y/N)	No, development area not within a riparian management zone		Y
Existing tree retention (Y/N)	N		Y
Surface parking lot over 15 stalls (Y/N)	N		Y
Refuse & recycle screening (Y/N)	Y		Y
Comments			





ctq

ENGINEERING  
LANDSCAPE ARCHITECTURE  
URBAN PLANNING

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NOTES:

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.

2. COMPLETED WORKS MUST MEET APPROVED DEVELOPMENT PERMIT DRAWINGS. AMENDMENT APPLICATION MUST BE MADE FOR ANY ALTERATIONS PRIOR TO WORKS BEING COMPLETED.

3. LANDSCAPE CONSTRUCTION DRAWINGS AND BCSLA SCHEDULE L IS REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. MUST INCLUDE A WATER CONSERVATION REPORT IN ACCORDANCE WITH WATER REGULATION BYLAW NO. 10480 (AS AMENDED OR REPLACED FROM TIME TO TIME), INCLUDING A LANDSCAPE WATER BUDGET, A HYDROZONE PLAN, AND AN IRRIGATION PLAN PREPARED BY A CERTIFIED IRRIGATION DESIGNER.

4. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

5. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

6. SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.

7. 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.

8. 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. DETAILED GRADING WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENT PHASE IN COORDINATION WITH CIVIL. ANY RETAINING WALLS OVER 1.2M HEIGHT ARE TO BE DESIGNED BY GEOTECH/CIVIL.

SEAL

1

ISSUED FOR DEVELOPMENT PERMIT

2025-06-17

ISSUE

DESCRIPTION

DATE

CLIENT NAME:

Nareg Homes Ltd., and Sarg Investments Ltd

PROJECT NAME:

190 DOUGALL ROAD SOUTH  
KELOWNA, BC

DRAWING TITLE:

CONCEPTUAL LANDSCAPE  
PLAN (ONSITE & OFFSITE)

DRAWN:  
EM

CHECKED:  
DJ

PROJECT NO.:  
25086-100

SCALE:  
1:150

DRAWING NO.:

LDP1

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT
Trees Deciduous					
6	<i>Celtis occidentalis</i>	Common Hackberry	6cm cal.		B&B
3	<i>Gleditsia triacanthos 'Skyline'</i>	Skyline Honey Locust	6cm cal.		B&B
3	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Lilac	4cm cal.		B&B
Shrubs					
60	<i>Diervilla splendens 'El Madrigal'</i>	Nightglow Honeysuckle	#02	0.90 x 0.90m	Potted
38	<i>Euonymus 'Coloratus'</i>	Purple Wintercreeper	#02	0.30 x 0.75m	Potted
70	<i>Ribes Sanguineum</i>	Red Flowering Currant	#02	1.50 x 1.50m	Potted
Ornamental Grasses					
20	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass 'Karl Foerster'	#01	1.50 x 0.75m	Potted
36	<i>Festuca glauca 'Elijah Blue'</i>	Elijah Blue Fescue	#01	0.75 x 0.75m	Potted
20	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	1.00 x 0.75m	Potted
Perennials					
20	<i>Aruncus dioicus</i>	Goatsbeard	#01	1.50 x 1.00m	Potted
20	<i>Hemerocallis 'Ruby Stella'</i>	Ruby Stella Daylily	#01	0.75 x 0.75m	Potted
10	<i>Perovskia atriplicifolia 'Little Spire'</i>	Russian Sage	#01	0.60 x 0.60m	Potted
10	<i>Rudbeckia fulgida 'Goldsturm'</i>	Black Eyed Susan	#01	0.75 x 0.60m	Potted
10	<i>Sedum spectabile 'Autumn Joy'</i>	Autumn Joy Stonecrop	#01	0.60 x 0.60m	Potted

PRECEDENT IMAGES

COMMON HACKBERRY

SKYLINE HONEY LOCUST

IVORY SILK JAPANESE LILAC

REPRESENTATIVE SHRUB & PERENNIALS

LEGEND

- TURF
- ARTIFICIAL TURF
- WOOD MULCH
- CONCRETE
- PAVERS ON PEDESTALS
- ROCK MULCH
- SHRUB, PERENNIAL, ORNAMENTAL GRASS



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- NOTES:
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.
  2. COMPLETED WORKS MUST MEET APPROVED DEVELOPMENT PERMIT DRAWINGS. AMENDMENT APPLICATION MUST BE MADE FOR ANY ALTERATIONS PRIOR TO WORKS BEING COMPLETED.
  3. LANDSCAPE CONSTRUCTION DRAWINGS AND BCSLA SCHEDULE L IS REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. MUST INCLUDE A WATER CONSERVATION REPORT IN ACCORDANCE WITH WATER REGULATION BYLAW NO. 10480 (AS AMENDED OR REPLACED FROM TIME TO TIME), INCLUDING A LANDSCAPE WATER BUDGET, A HYDROZONE PLAN, AND AN IRRIGATION PLAN PREPARED BY A CERTIFIED IRRIGATION DESIGNER.
  4. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  5. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
  6. SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.
  7. 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.
  8. 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. DETAILED GRADING WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENT PHASE IN COORDINATION WITH CIVIL. ANY RETAINING WALLS OVER 1.2M HEIGHT ARE TO BE DESIGNED BY GEOTECH/CIVIL.

SEAL

NOT FOR CONSTRUCTION

1	ISSUED FOR DEVELOPMENT PERMIT	2025-06-17
ISSUE	DESCRIPTION	DATE

CLIENT NAME:

Nareg Homes Ltd., and Sarg Investments Ltd

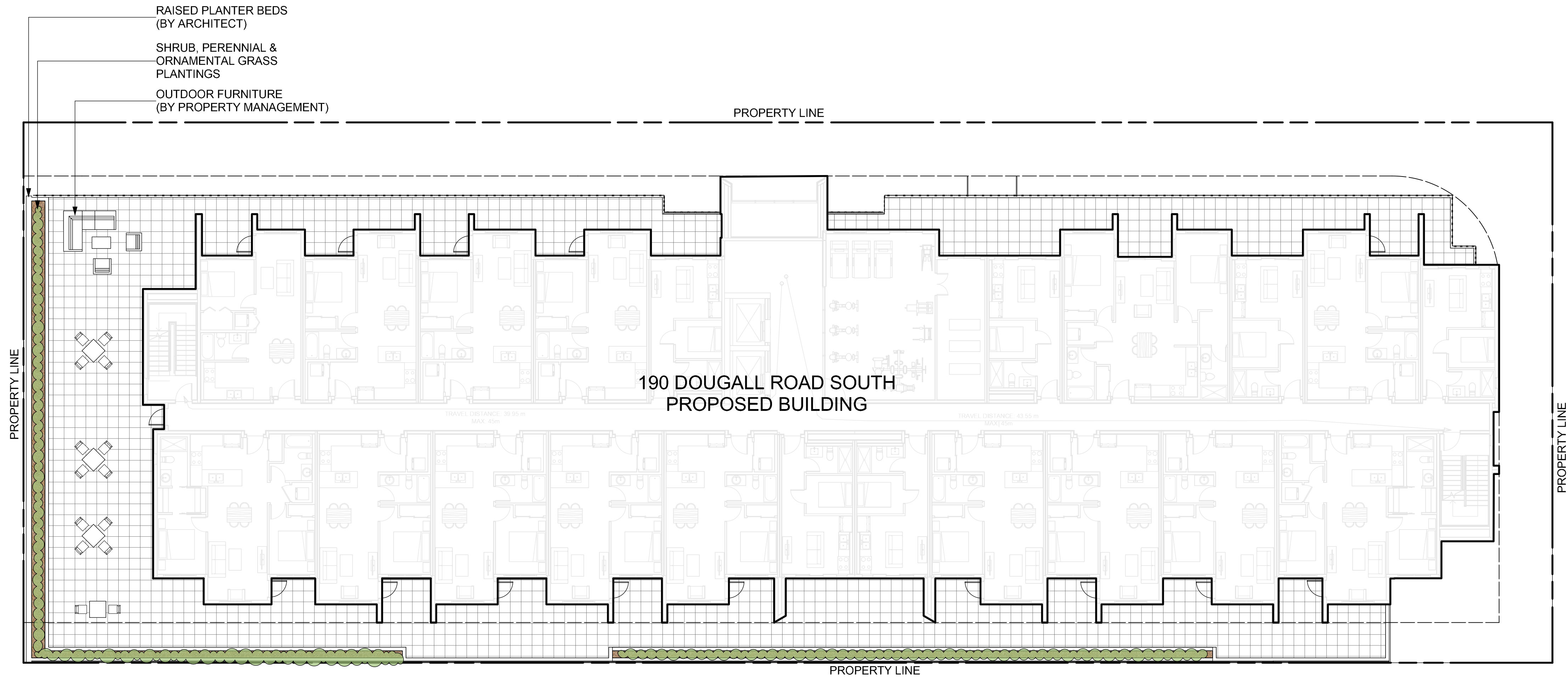
PROJECT NAME:

190 DOUGALL ROAD SOUTH  
KELOWNA, BC

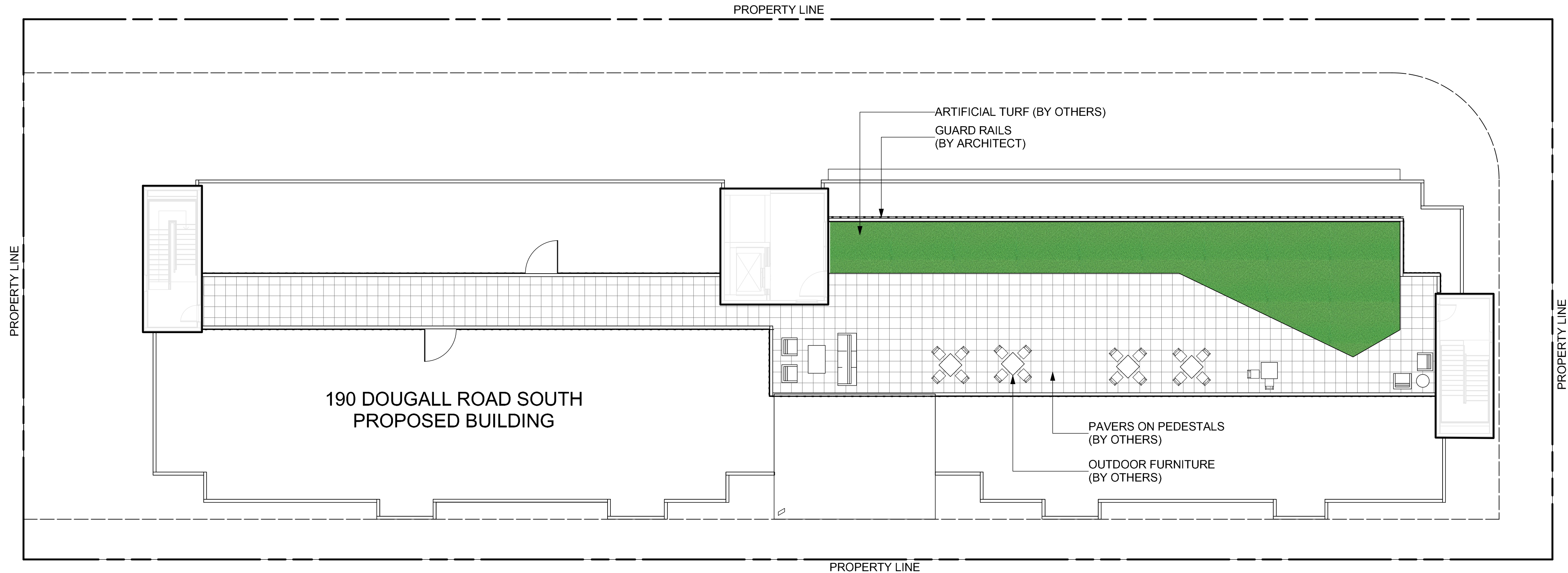
DRAWING TITLE:

CONCEPTUAL LANDSCAPE  
PLAN (LEVEL 2 & ROOF TOP)

DRAWN:	EM	DRAWING NO.:	LDP2
CHECKED:	DJ		
PROJECT NO.:	25086-100		
SCALE:	1:150		



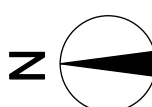
LEVEL 2



ROOF TOP

LEGEND

- TURF
- ARTIFICIAL TURF
- WOOD MULCH
- CONCRETE
- PAVERS ON PEDESTALS
- ROCK MULCH
- SHRUB, PERENNIAL,  
ORNAMENTAL GRASS





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- NOTES:
1. COMPLETED WORKS MUST MEET APPROVED DEVELOPMENT PERMIT DRAWINGS. AMENDMENT APPLICATION MUST BE MADE FOR ANY ALTERATIONS PRIOR TO WORKS BEING COMPLETED.
  2. LANDSCAPE CONSTRUCTION DRAWINGS AND BCSLA SCHEDULE L IS REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. MUST INCLUDE A WATER CONSERVATION REPORT IN ACCORDANCE WITH WATER REGULATION BYLAW NO. 10480 (AS AMENDED OR REPLACED FROM TIME TO TIME), INCLUDING A LANDSCAPE WATER BUDGET, A HYDROZONE PLAN, AND AN IRRIGATION PLAN PREPARED BY A CERTIFIED IRRIGATION DESIGNER.
  3. 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).
  4. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
  5. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
  6. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ETO), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
  7. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
  8. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
  9. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
  10. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

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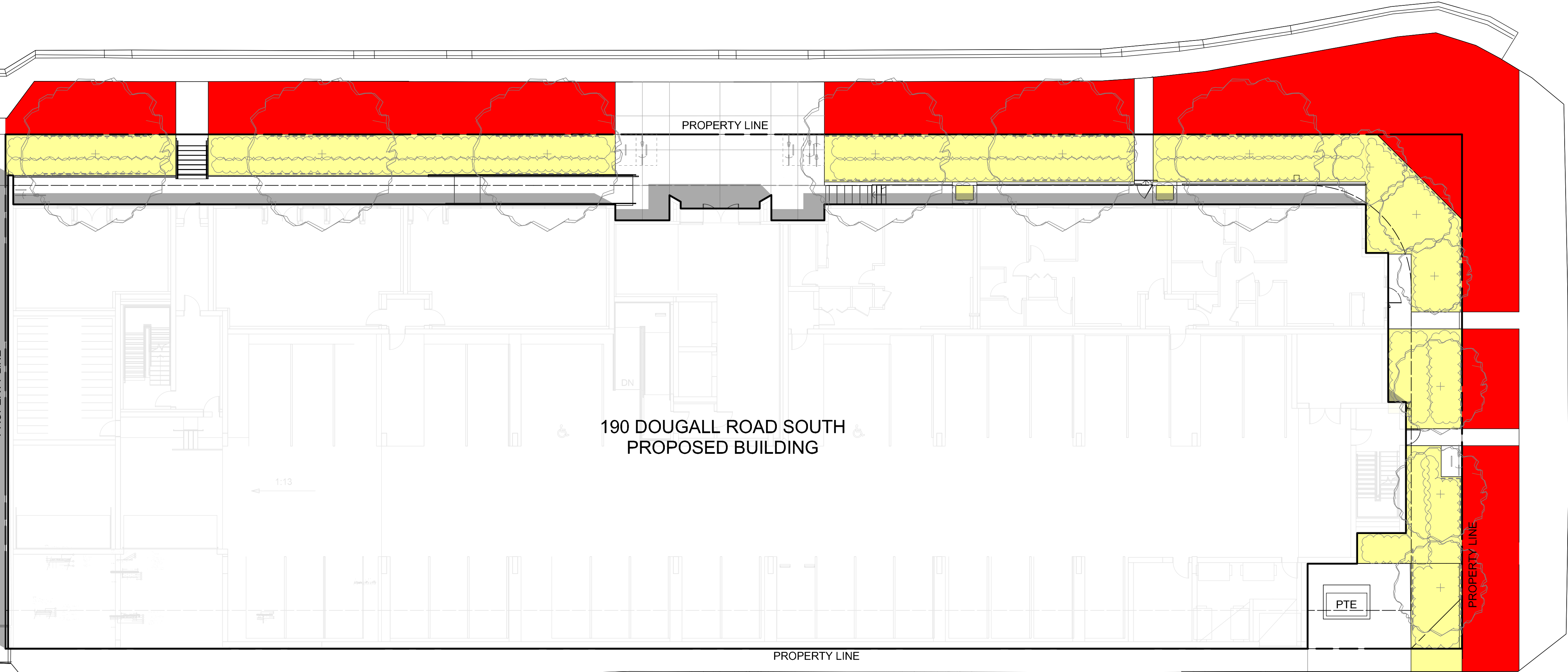
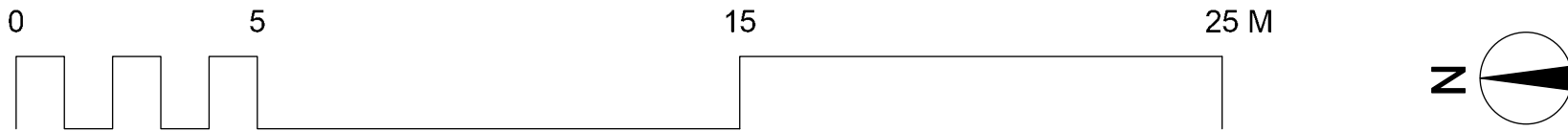
PROJECT NAME:  
190 DOUGALL ROAD SOUTH  
KELOWNA, BC

DRAWING TITLE:  
WATER CONSERVATION PLAN

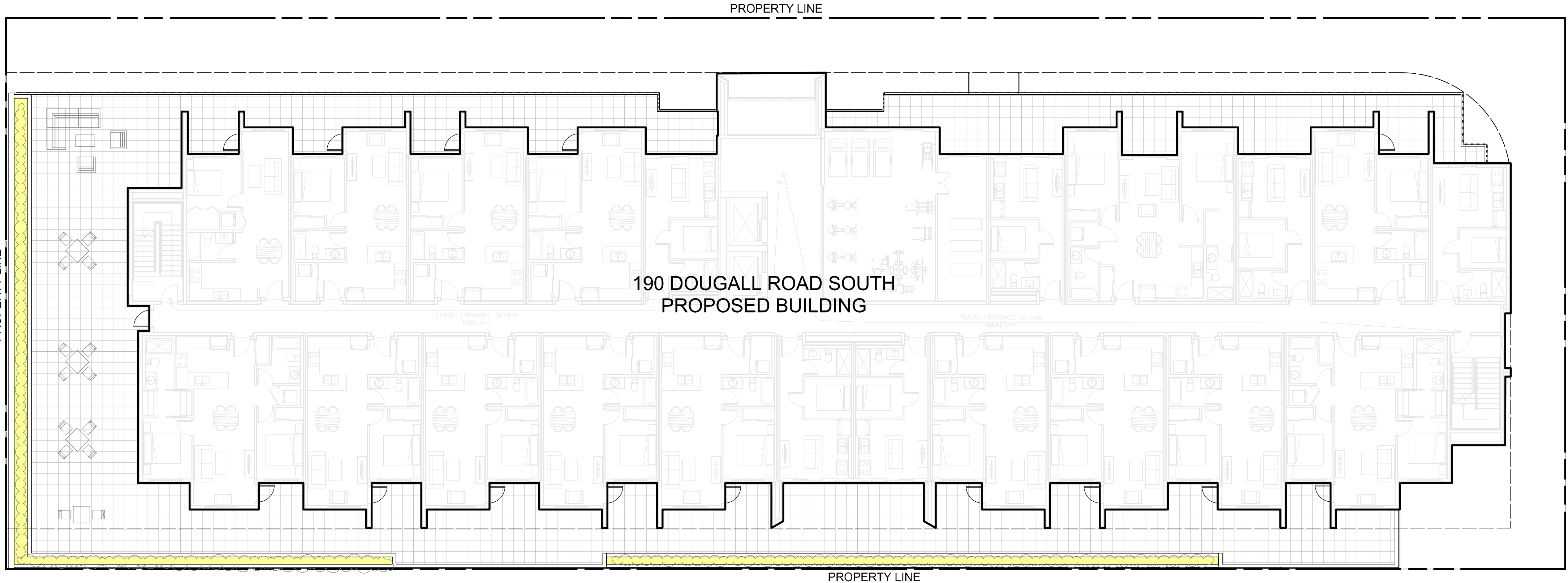
DRAWN: EM	DRAWING NO.:  <b>LDP3</b>
CHECKED: DJ	
PROJECT NO.: 25086-100	
SCALE: 1:150	

VALLEYVIEW ROAD

LEGEND  
LOW WATER USE  
WATERED MOWN LAWN AREAS



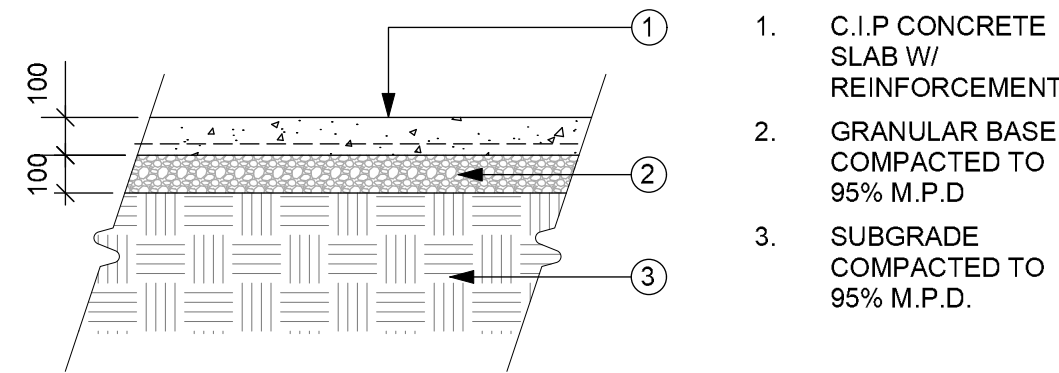
ONSITE & OFFSITE



LEVEL 2



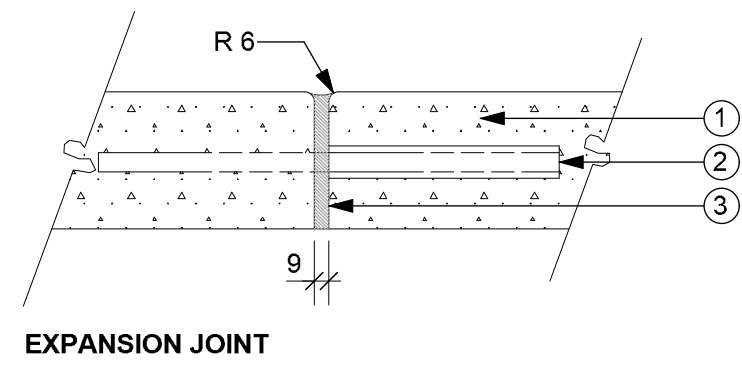
NOTE:  
A. CONCRETE PAVING TO BE NATURAL GREY, LIGHT BROOM FINISH W/O TROWELED EDGE.  
B. SEE STRUCTURAL FOR REINFORCEMENT.



1 Concrete Paving - Section

1:20

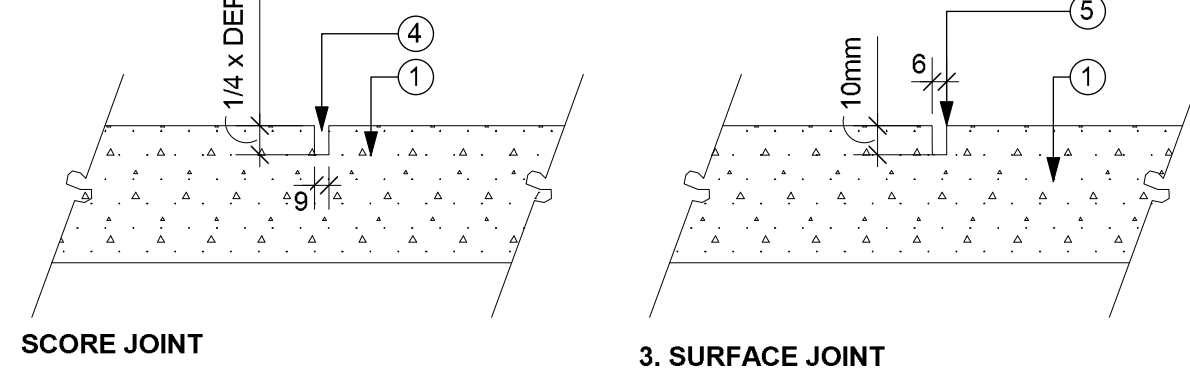
NOTE:  
PLACE EXPANSION JOINTS AT 9.0m MAX. INTERVALS & IN ACCORDANCE TO THE CONTROL JOINTS SHOWN ON THE PLAN



2 Control Joints - Section

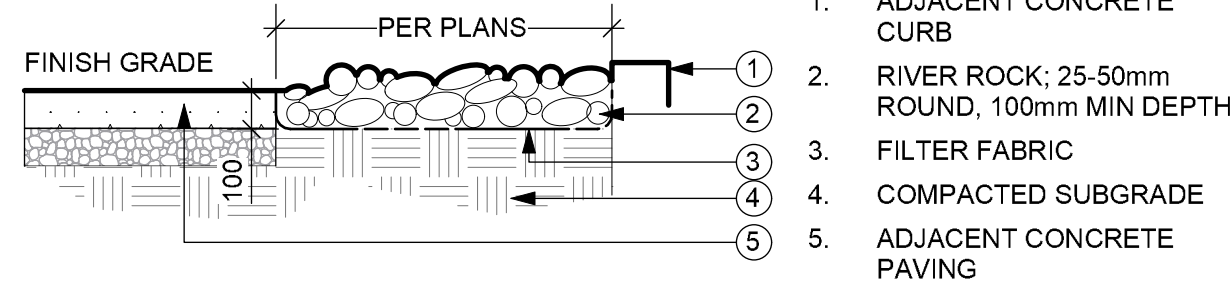
1:5

1. CONCRETE PAVEMENT
2. 12mm DIA. x 300mm DOWEL @ 1.2m O.C., TYPICAL @ ALL EXPANSION JOINTS
3. EXPANSION JOINT FILLER: 9mm ASPHALTIC FIBER BOARD
4. SAW CUT SCORE JOINT
5. SAW CUT SURFACE/DUMMY JOINT SEE PLANS AND DETAILS FOR PATTERN



3. SURFACE JOINT

PLAN

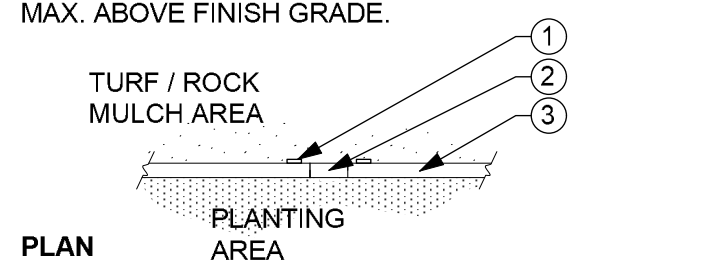


SECTION

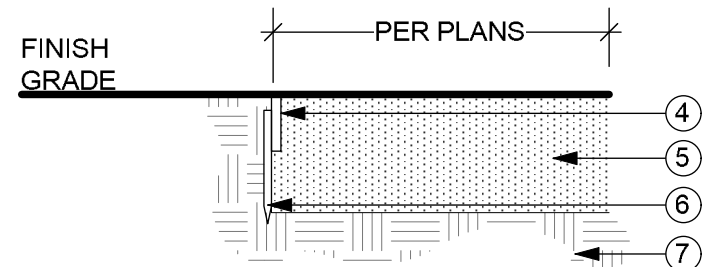
3 Rock Mulch - Maintenance Strip

1:20

NOTE:  
TOP OF EDGING TO BE 12mm MAX. ABOVE FINISH GRADE.



PLAN

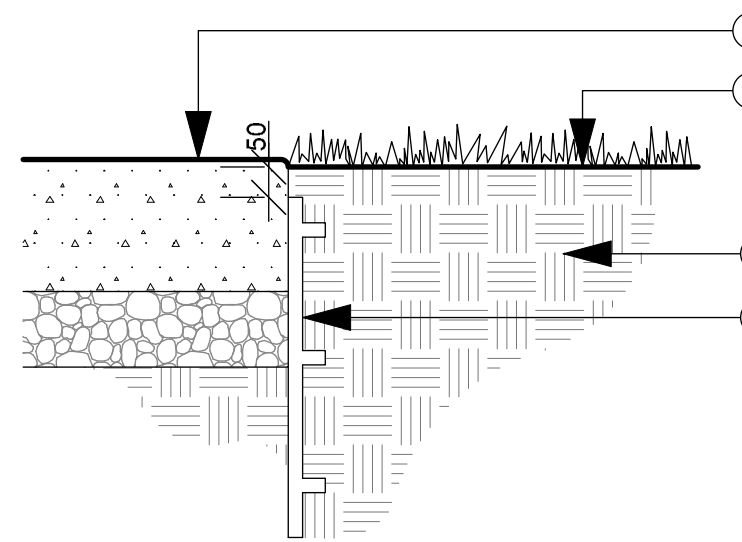


SECTION

4 Headerboard - Section

1:20

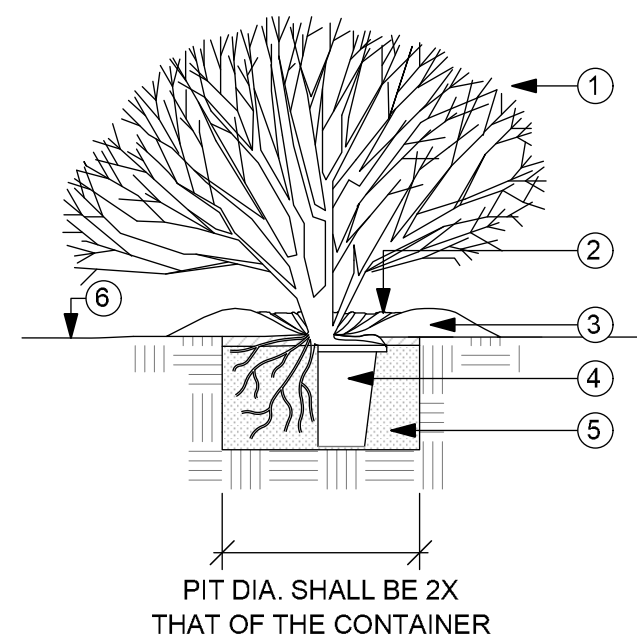
1. STAKE
2. U-CLIP ADAPTER
3. EDGING
4. EDGING MATERIAL (150mm DEPTH), INSTALL PER MANUFACTURER'S RECOMMENDATIONS
5. GROWING MEDIUM
6. 300mm STAKES FASTENED TO EDGING
7. SUBGRADE, COMPACT



1. ADJACENT PAVING
2. FINISH GRADE
3. SOIL BACKFILL
4. ROOT BARRIER: DEEP ROOT UB 18-2, 1.2m LENGTH, INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS

5 Root Barrier - Section

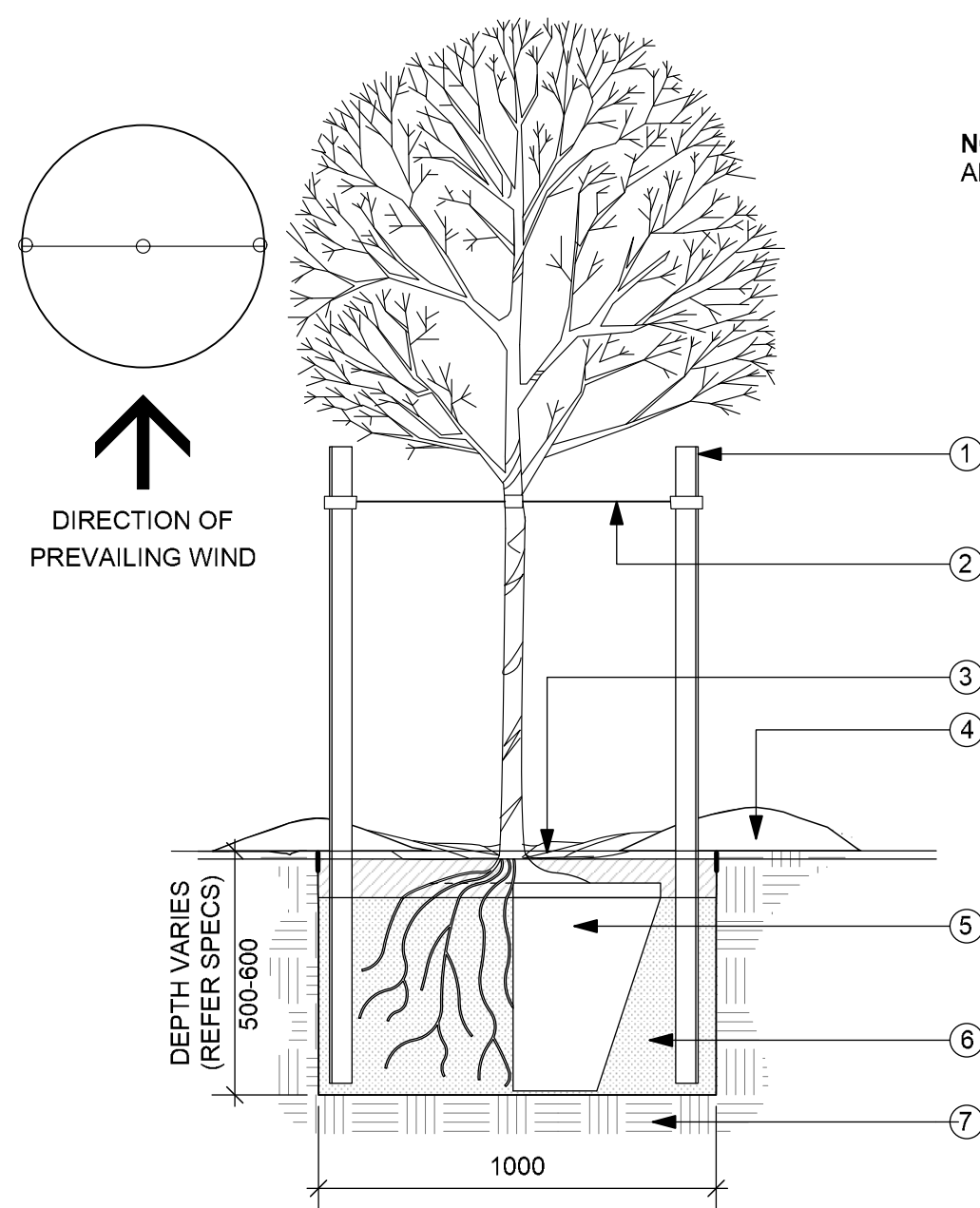
1:10



1. PRUNE DEAD & BROKEN BRANCHES - MAINTAIN NATURAL PLANT FORM
2. FIRMLY COMPACTED EARTH SAUCER
3. 75mm MIN. DEPTH WOOD MULCH (REFER SPECS)
4. REMOVE CONTAINER
5. FIRMLY PACKED GROWING MEDIUM (REFER SPECS)
6. FINISHED GRADE

6 Shrub Planting - Section

N.T.S.



NOTE: IRRIGATION TO TREES AS PER APPROVED IRRIGATION PLAN

1. CEDAR OR PRESSURE TREATED TIMBER STAKE - USE (2) 75MM DIA. X 2000mm HEIGHT STAKES. PLACE STAKE BEYOND THE EDGE OF THE ROOTBALL. ENSURE STAKES PENETRATE INTO A SOLID SUB-SOIL BASE. ORIENT STAKES TO BE PERPENDICULAR TO THE PREVAILING WIND.
2. GUYWIRE - ATTACH NO. 11 GALVANIZED WIRE TO TREE SLING STRAP, 20" WITH #4 GROMMET AROUND STEM ABOVE FIRST BRANCH (TYP. OF 2)
3. 75mm MIN. DEPTH EARTHEN SAUCER W/ MULCH. ROOTBALL/ TRUNK FLARE NOT TO BE BURIED W/ GROWING MEDIUM OR MULCH
4. 75mm MIN. DEPTH MULCH
5. CONTAINER GROWN SPECIMEN TREE PLANTED IN CENTER OF TREE PIT; REMOVE CONTAINER WHEN PLANTING
6. FIRMLY COMPACTED GROWING MEDIUM (REFER SPECS.)
7. TREE PIT EXCAVATED TO SPECIFICATION AND FILLED WITH APPROVED TOPSOIL/COMPOST MIX, PER SPECS

7 Tree Planting in Mulch - Section

N.T.S.

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KELOWNA, BC

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DEVELOPMENT PERMIT  
DETAILS

DRAWN: EM	DRAWING NO.:  <b>LDP4</b>
CHECKED: DJ	
PROJECT NO.: 25086-100	
SCALE: 1:150	