ecodesign Architecture

July 14, 2026

City of Kelowna
Attn: Ms. Alana Soderberg, Planner

RE: Proposed Six-plex Development at 824 Grenfell Avenue, Kelowna

Dear Ms. Alana,

Enclosed please find drawings and documentation in support of our client's application for a Development Permit on the subject site.

The site is zoned MF1 and is currently occupied by a residential building. The owner wishes to redevelop the site with a Six-plex consisting of stratified townhouses of three storeys height under the existing zoning. We believe that the proposal fully complies with the MF1 zone with no variances required.

Located near downtown Kelowna, the development will enhance the streetscape along Grenfell Avenue through a well-articulated architectural design that contributes positively to the public realm. Each unit has been designed with its own distinct architectural identity while incorporating common design elements that create a cohesive overall development. This approach introduces variety to the built form while maintaining visual harmony with the emerging MF1 developments in the neighbourhood. Particular attention has been given to creating an attractive streetscape for both pedestrians and motorists.

The six-unit configuration enables the creation of bright, well-ventilated homes that provide a high standard of residential livability. Increasing the housing supply on the site also supports the City's housing objectives and the Province's policies encouraging gentle densification and more attainable housing options. Each unit includes an attached double garage, an amenity that is particularly attractive to families. Providing two-car garages helps reduce on-street parking demand and reflects current household needs, where two-vehicle ownership is increasingly common. This represents an improvement over many earlier developments constructed during the RU7 zoning era, which typically provided only single-car garages.

The three-bedroom layouts are expected to appeal to both young families and downsizers, supporting a diverse residential community. In addition, each home includes a flexible multi-purpose den that can function as a home office, study area, nursery, or children's play space, responding to contemporary lifestyle needs

We believe this proposal will make a positive contribution to the evolving urban character of the neighbourhood while fully complying with the intent of the MF1 zone. We appreciate the City's consideration of this Development Permit application and welcome your comments during the review process.
Should you require any additional information or clarification, please do not hesitate to contact our office. We look forward to working collaboratively with the City of Kelowna throughout the review process. We look forward to working with the City of Kelowna staff on this exciting development.

Yours truly,

Amit Mendiratta
Architect, AIBC

Plotted: June 30, 2026 at 4:54:19pm by User

DEVELOPMENT PROPOSAL FOR 6 TOWNHOUSES AT:
824 GRENFELL AVENUE, KELOWNA, BC.

DP DRAWING PACKAGE LIST		
S. NO.	DRG NO.	DRAWING TITLE
1	A-1.0	COVER PAGE
2	A-1.1	SITE PLAN
3	A-1.2	SURVEY PLAN
4	A-1.3	STREETSCAPE ELEVATIONS
5	A-1.4	3D VIEWS
6	A-2.1	OVERALL FLOOR PLANS
7	A-2.2	OVERALL FLOOR PLANS
8	A-3.1	BUILDING ELEVATIONS
9	A-4.1	TYPE A FLOOR PLANS
10	A-4.2	TYPE B FLOOR PLANS
11	A-4.3	TYPE C FLOOR PLANS

PROJECT CONTACT LIST

ARCHITECT
DEVELOPMENT APPLICATION CONTACT

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LANDSCAPE

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01	15 FEBRUARY 2026 UNIT TYPE A - OPTIONS FOR CLIENT REVIEW
02	27 MARCH 2026 BUILDING PLANS FOR CLIENT REVIEW
03	28 MAY 2026 SITE PLAN TO LANDSCAPE CONSULTANT
04	30 JUNE 2026 ISSUE FOR DEVELOPMENT PERMIT

CLIENTS:

SKA BUILDERS LTD.

PROJECT:

DEVELOPMENT PERMIT OF MULTIUNIT HOUSING-SIX UNITS AT 824 GRENFELL AVENUE, KELOWNA, BC

DRAWING TITLE:

COVER PAGE

PROJECT NO.	DATE 2026.06.30	DRG. NO.
2602.GK	DRAWN H.B.	A-1.0
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SEAL:

STAGE:

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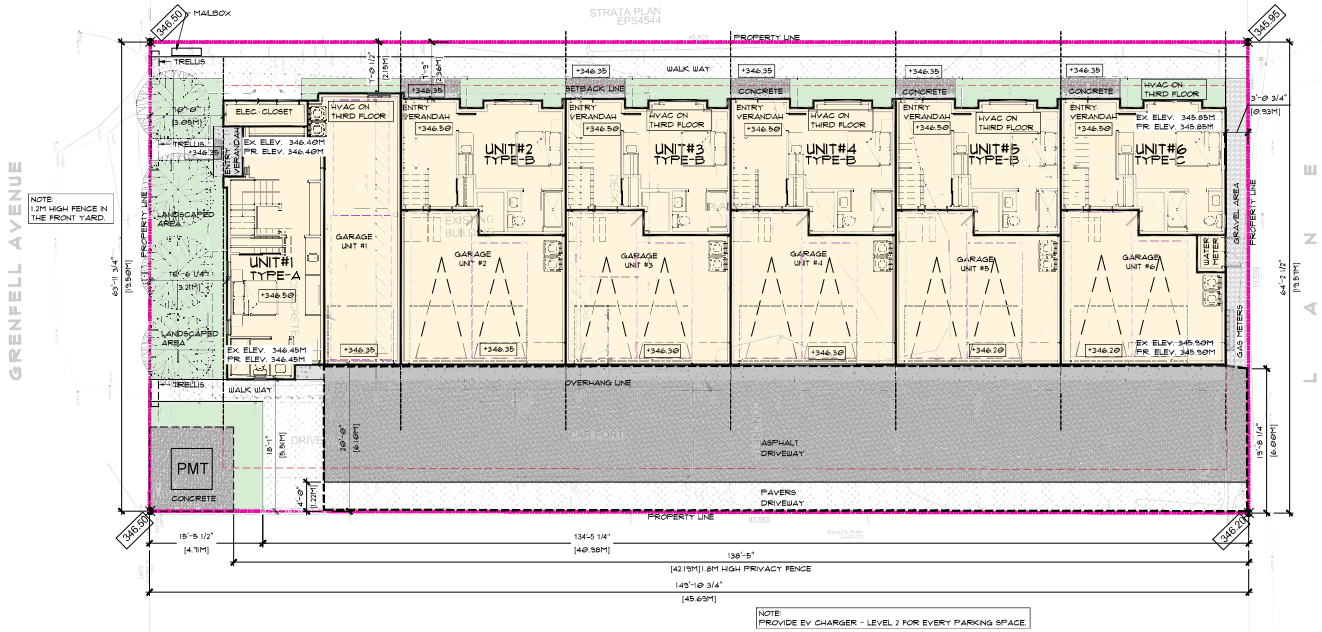

SITE PLAN
SCALE 1/8"=1'-0"

SITE RECONCILIATION:

A. PROPERTY DESCRIPTION:

CIVIC: 824 GRENFELL AVE, KELOWNA, BC
CIVIL: LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
PARCEL AREA = 9601.00 SF - 891.96 SQ.M.

B. BC ENERGY STEP CODE COMPLIANCE: STEP 3

C. ZONING: MF1
NUMBER OF UNITS PERMITTED = 4 TO 6 UNITS
NUMBER OF UNITS PROPOSED = 6 UNITS

A. SETBACKS:

DESCRIPTION	PERMITTED	PROPOSED
FRONT	3.0 M	3.05 M
YARD(SIDE)	1.8 M	2.15 M/5.51M
YARD(REAR)	0.9 M	0.93 M

B. HEIGHT:
PERMITTED: MAX 11.0M (3 STOREY)
PROPOSED: 10.40M (3 STOREY)

C. SITE COVERAGE:
SITE COVERAGE OF BUILDINGS:
PERMITTED = 55.00% = 5280 SF
PROPOSED = 53.85% = 5111/ 9601

D. IMPERMEABLE SURFACES:
PERMITTED = 75% = 7200 SF
PROPOSED: = 14.92%
BUILDING = 5,171 SF
SOUTH ENTRY WALKWAY = 93 SF
LPT CONC PAD = 132 SF
DRIVEWAY = 1710 SF
WEST SIDE WALKWAY = 111 SF
TOTAL = 7,159 SF
BALANCE = 01 SF

PERMEABLE PAVERS
WEST SIDE WALKWAY = 481 SF
SOUTH ENTRY WALKWAY = 26 SF
EAST ENTRY WALKWAY = 191 SF
DRIVEWAY = 516 SF
GRAVEL AREA = 121 SF
TOTAL = 1,342 SF

GREEN AREA = 1,165 SF

E. BUILT-UP AREAS:

PROPOSED:
TOTAL FLOOR AREA:
TOTAL = 12,854 SF (SEE BREAKUP BELOW)

F. OFF STREET PARKING
NUMBER OF UNITS = 6 UNITS
PARKING PROPOSED:
COVERED PARKING = 12 STALLS
REGULAR SIZE = 6 (ONE/UNIT)
SMALL CAR = 6

FAR CALCULATION: AREA SUMMARY (UNIT WISE)							
	AREAS (IN SQ.FT.)						
	UNIT1	UNIT2	UNIT3	UNIT4	UNIT5	UNIT6	TOTAL
LEVEL 1	430	351	351	351	351	359	2124
GARAGE	401	453	453	453	453	436	2645
LEVEL 2	866	775	775	775	775	776	4742
LEVEL 3	593	537	537	537	537	537	3218
LEVEL3 AREA AS % OF LEVEL2	68.42%	69.25%	69.25%	69.25%	69.25%	69.20%	69.13%
TOTAL	2290	216	216	216	216	2093	
TOTAL BUILT-UP AREA (EXCLUDING GARAGE FLOOR AREA)*							10205

* AREAS EXCLUDE MECHANICAL AREAS & OTHER EXEMPTIONS AS PER BYLAW

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DRAWING TITLE:
SITE PLAN

PROJECT NO.	DATE 2026.06.30	DRG. NO.
2602.GK	DRAWN H.B.	A-1.1
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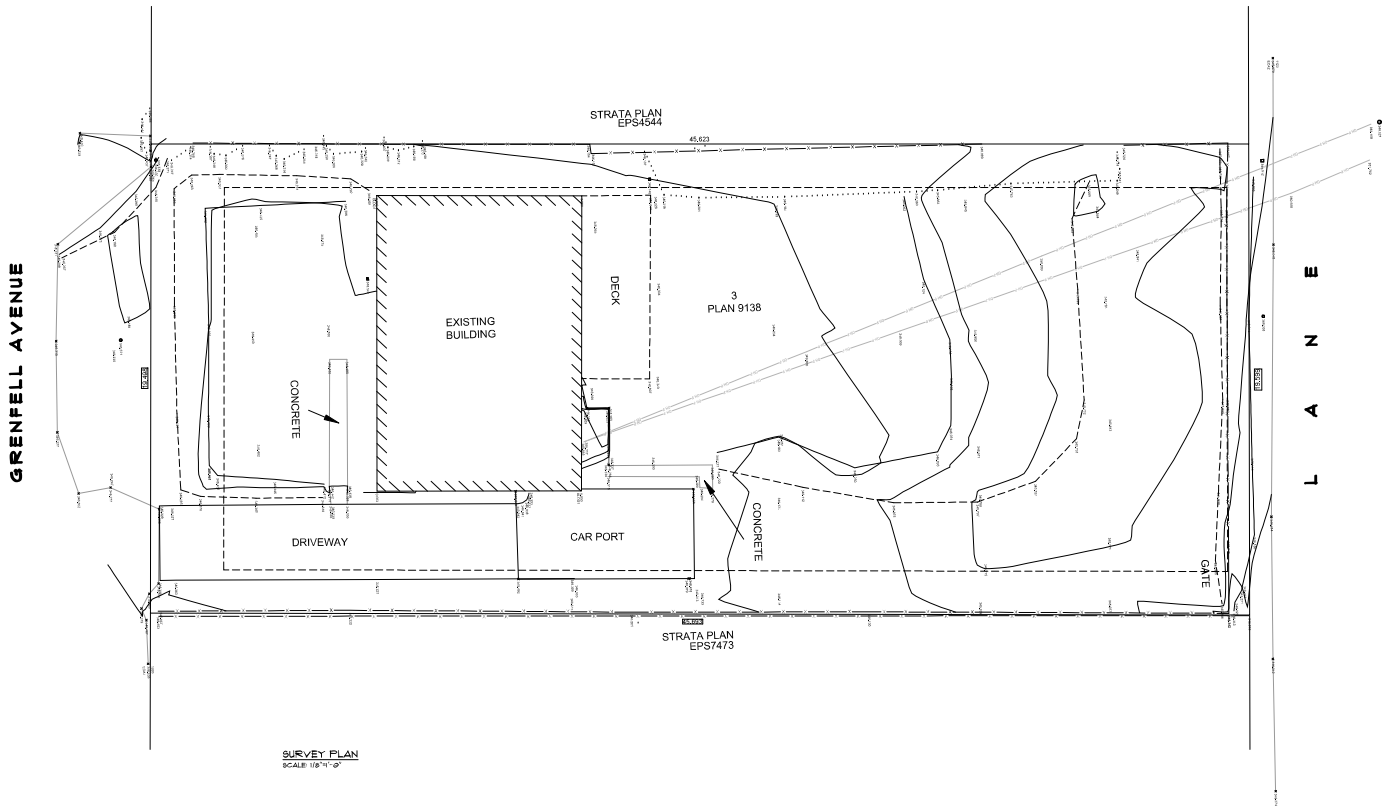

SURVEY PLAN
SCALE: 1/8"=1'-0"

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SURVEY PLAN

PROJECT NO.	DATE 2026.06.30	DRG. NO.
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STREETSCAPE-GRENFELL AVENUE

SCALE: 1/8"=1'-0"

STREETSCAPE-LANE

SCALE: 1/8"=1'-0"

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DRAWING TITLE:
STREETSCAPES

PROJECT NO.	DATE 2026.06.30	DRG. NO.
2602.GK	DRAWN H.B.	A-1.3
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SOUTH-EAST CORNER
SCALE: NTS

SOUTH-WEST CORNER
SCALE: NTS

NORTH-WEST CORNER
SCALE: NTS

NORTH-EAST CORNER
SCALE: NTS

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DRAWING TITLE:
3D VIEWS

PROJECT NO.	DATE 2026.06.30	DRG. NO.
2602.GK	DRAWN H.B.	A-1.4
	CHECKED A.M.	REV.

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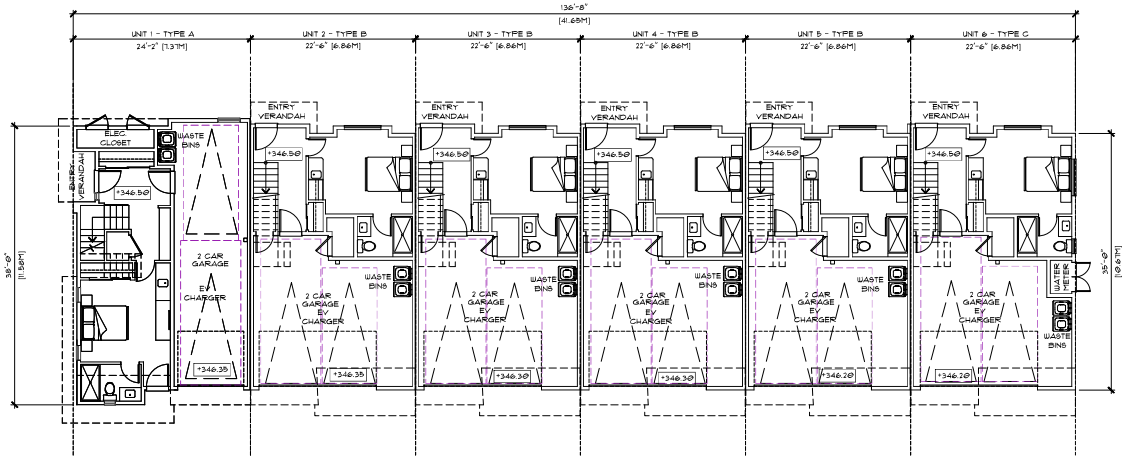
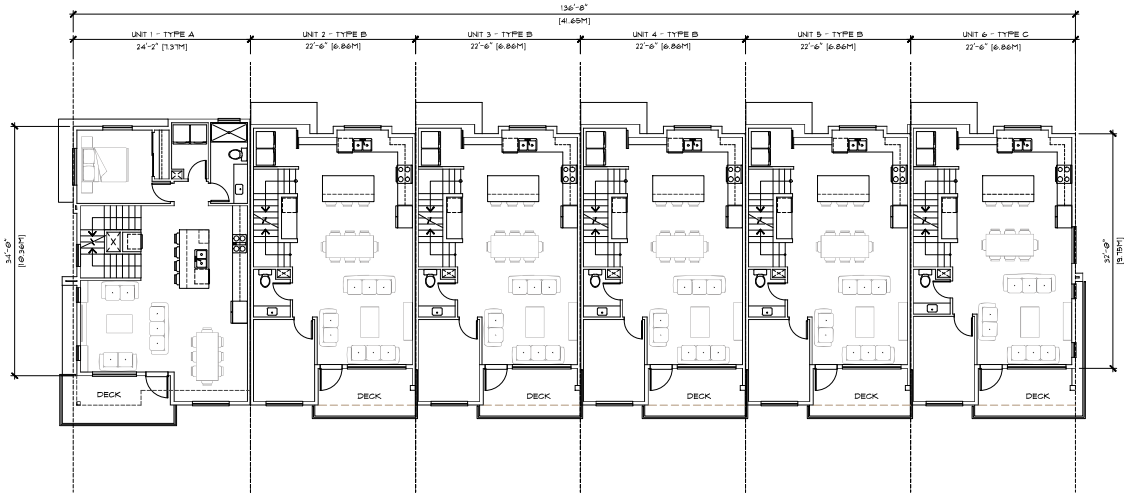


LEVEL 01 PLAN

SCALE: 1/8"=1'-0"



LEVEL 02 PLAN

SCALE: 1/8"=1'-0"

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DRAWING TITLE:

OVERALL FLOOR PLANS

PROJECT NO.	DATE 2026.06.30	DRG. NO.
2602.GK	DEALT H.B.	A-2.1
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SEAL:

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- ☐ CONCEPT STAGE
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- ☐ BUILDING PERMIT

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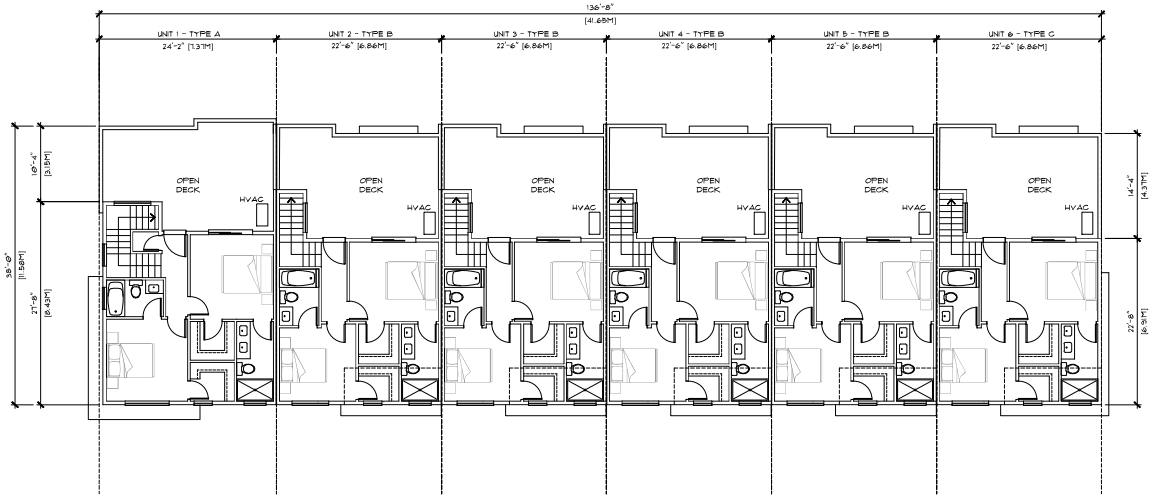
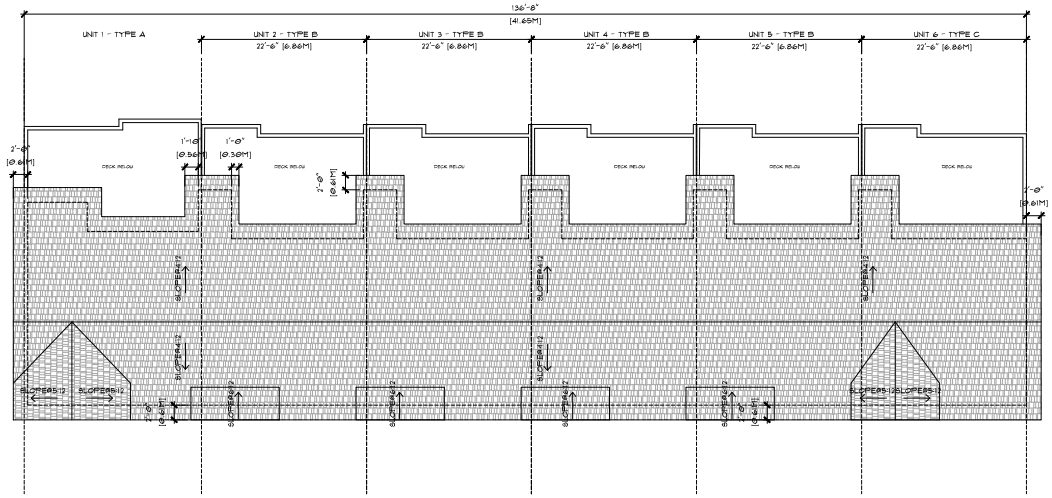


LEVEL 03 PLAN

SCALE: 1/8"=1'-0"



ROOF PLAN

SCALE: 1/8"=1'-0"

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SEAL:

STAGE:

- ☐ CONCEPT STAGE
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- ☐ BUILDING PERMIT

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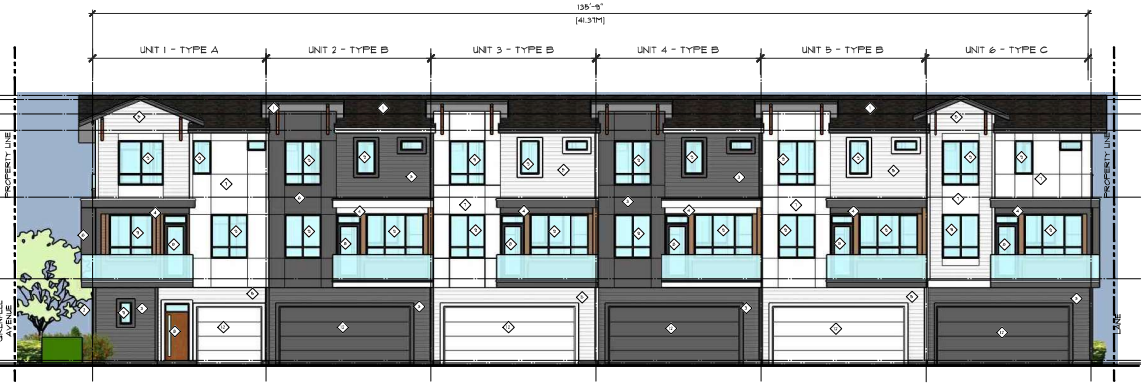
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



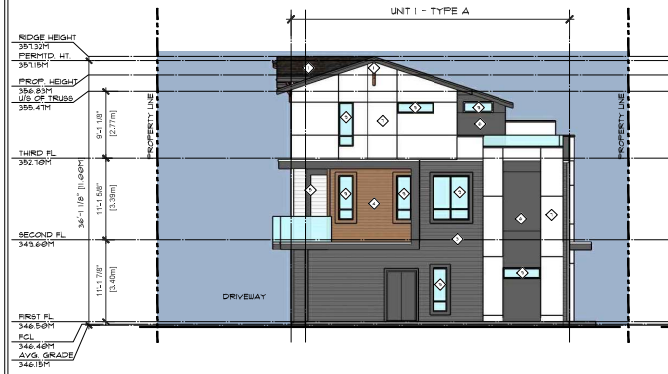
EAST ELEVATION

SCALE: 1/8"=1'-0"

COLOUR SCHEME

1. **ROOF:**
   ROOF SHINGLES: PABCO PREMIER
   LAMINATED SHINGLE- 'PEWTER GRAY'
   DECORATIVE WOODEN BRACKET - OAK
2. **BRICK VENEER:**
   MUTUAL MATERIALS - COATED BRICK
   COLOR - COAL CREEK
   MORTAR - LIGHT GRAY
3. **PLANK LAP SIDING:**
   6" EXPOSURE HORIZONTAL PLANK SIDING - JAMES HARDIE -TEXTURE SIDING
   COLOR - NIGHT GRAY
4. **PLANK LAP SIDING:**
   6" EXPOSURE HORIZONTAL PLANK SIDING - JAMES HARDIE RUSTIC SERIES - TEXTURED PLANKS
   COLOR - SAND CASTLE
5. **PLANK LAP SIDING:**
   6" EXPOSURE HORIZONTAL PLANK SIDING - JAMES HARDIE -TEXTURE SIDING
   COLOR - ARCTIC WHITE
6. **PANEL SIDING:**
   SMOOTH PANEL SIDING - JAMES HARDIE
   COLOR - NIGHT GRAY
   EASY TRIM REVEALS TO BE SAME COLORS AS PANEL SIDING
7. **PANEL SIDING:**
   SMOOTH PANEL SIDING - JAMES HARDIE
   COLOR - ARCTIC WHITE
   EASY TRIM REVEALS TO BE SAME COLORS AS PANEL SIDING
8. **DOORS:**
   METAL/ FIBER GLASS (DESIGN TO BE APPROVED/ DETAILED IN BP DRAWINGS
   COLOR- OAK
   (SEE ELEVATIONS)
9. **VINYL WINDOWS:**
   SEALED DOUBLE GLAZED P.V.C. WINDOW
   COLOR - 'BLACK'
10. **WINDOWS TRIM:**
    HARDIE TRIM - ALL TRIM TO MATCH SIDING BEHIND
    WINDOW/ DOOR & GARAGE TRIM 2"x6"
    AT LAP SIDING ONLY - SEE ELEVATIONS
11. **GUTTER:**
    ALUMINUM GUTTERS:
    MAKIN METALS - 'DARK GRAY'
    FASCIA COLOUR TO MATCH NIGHT GRAY OR ARCTIC WHITE
    (SEE ELEVATIONS)
12. **GARAGE DOORS:**
    ROLL-UP OVERHEAD DOOR
    COLOUR MATCH GARAGE DOORS TO SIDING
    (SEE ELEVATION)
13. **METAL FLASHING:**
    PRE-FINISHED METAL:
    -THROUGH WALL FLASHING TO MATCH SIDING
    -PITCH ROOF FLASHING COLOUR TO MATCH NIGHT GRAY
    -PARAPET WALL TOP FLASHING - CONTRAST COLOUR TO SIDING BEHIND
    -DOOR, WINDOW & OTHER FLASHINGS TO MATCH SIDING BEHIND
14. **METAL RAILING:**
    SILVER GRAY

NOTE: THE FINAL ACTUAL COLORS TO BE SIMILAR AS SPECIFIED ABOVE. PRODUCT NAMES, SUPPLIERS AS WELL AS EXACT COLORS TO BE CONFIRMED BY CONTRACTOR ONCE CONTRACT IS AWARDED.)



NORTH ELEVATION

SCALE: 1/8"=1'-0"

WEST ELEVATION

SCALE: 1/8"=1'-0"

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LEGEND

DISTRIBUTION OF PRINTS

01	19 FEBRUARY 2026	UNIT TYPE A - OPTIONS FOR CLIENT REVIEW
02	27 MARCH 2026	BUILDING PLANS FOR CLIENT REVIEW
03	28 MAY 2026	SITE PLAN TO LANDSCAPE CONSULTANT
04	30 JUNE 2026	ISSUE FOR DEVELOPMENT PERMIT

CLIENTS:
SKA BUILDERS LTD.

PROJECT:
DEVELOPMENT PERMIT OF MULTIUNIT HOUSING-SIX UNITS AT 824 GRENFELL AVENUE, KELOWNA, BC

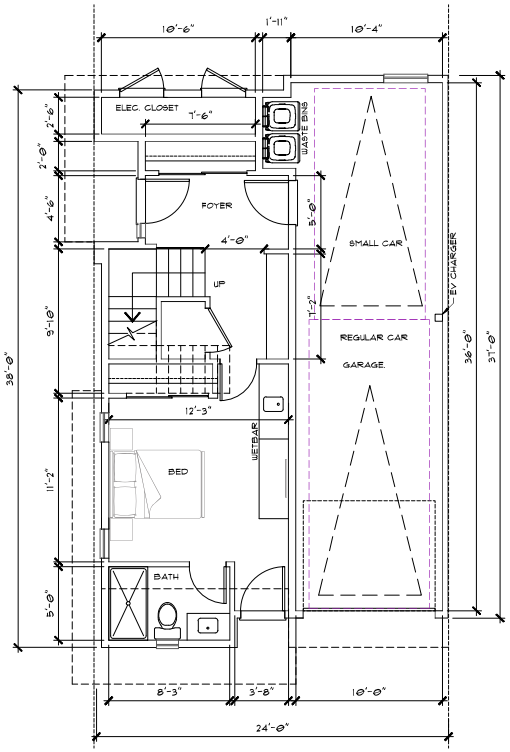
DRAWING TITLE:
BUILDING ELEVATIONS

PROJECT NO.	DATE 2026.06.30	DRG. NO.
2602.GK	DRAWN H.B.	A-3.1
	CHECKED A.M.	REV.

SEAL:

STAGE:
- ☐ CONCEPT STAGE
- ☑ DEVELOPMENT PERMIT
- ☐ BUILDING PERMIT

Plotted: June 30, 2026 at 4:59:26pm by User



TYPE A - LEVEL 01 PLAN

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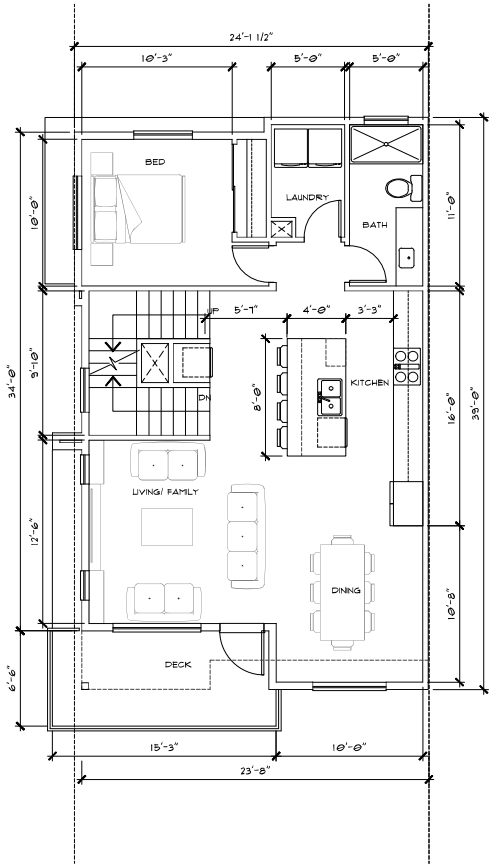
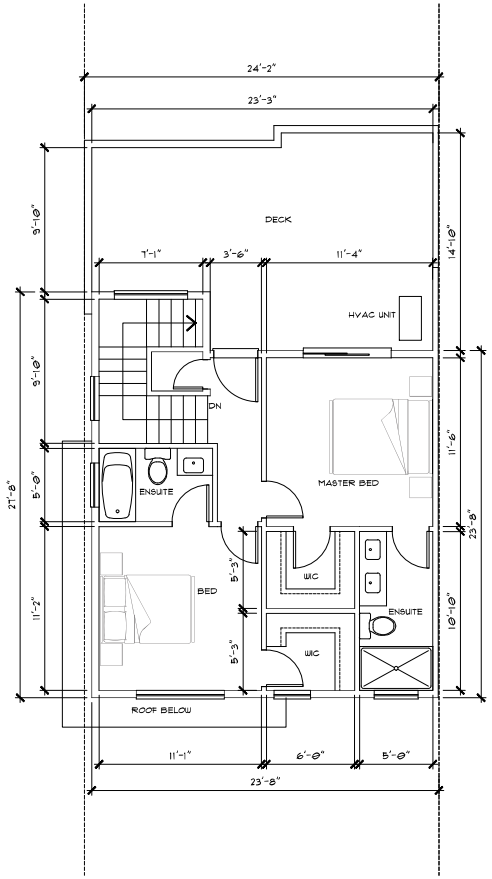
AREA = 472.00 SQ.FT. / 43.85 SQ.M



TYPE A - LEVEL 02 PLAN

SCALE: 1/4"=1'-0"

AREA = 860.00 SQ.FT. / 79.90 SQ.M



TYPE A - LEVEL 03 PLAN

SCALE: 1/4"=1'-0"

AREA = 600.00 SQ.FT. / 55.74 SQ.M

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04	30 JUNE 2026	ISSUE FOR DEVELOPMENT PERMIT

CLIENTS:

SKA BUILDERS LTD.

PROJECT:

DEVELOPMENT PERMIT OF MULTIUNIT HOUSING-SIX UNITS AT 824 GRENFELL AVENUE, KELOWNA, BC

DRAWING TITLE:

TYPE A FLOOR PLANS

PROJECT NO.	DATE 2026.06.30	DRG. NO.
2602.GK	DEALT H.B.	A-4.1
	CHECKED A.M.	REV.

SEAL:

STAGE:

- ☐ CONCEPT STAGE
- ☑ DEVELOPMENT PERMIT
- ☐ BUILDING PERMIT

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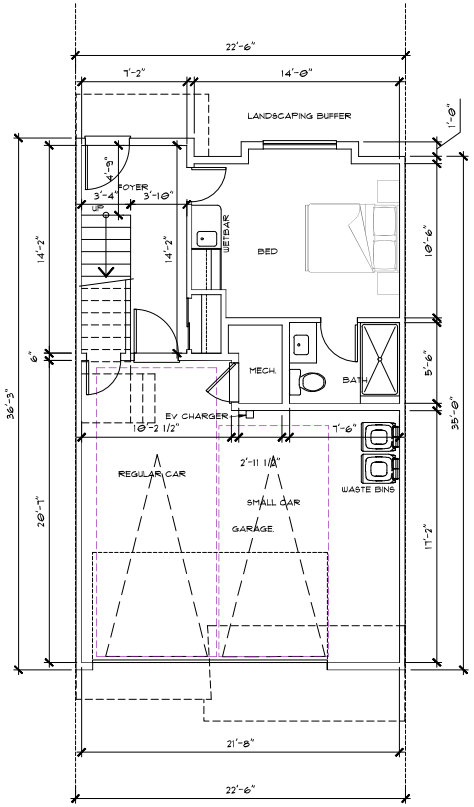
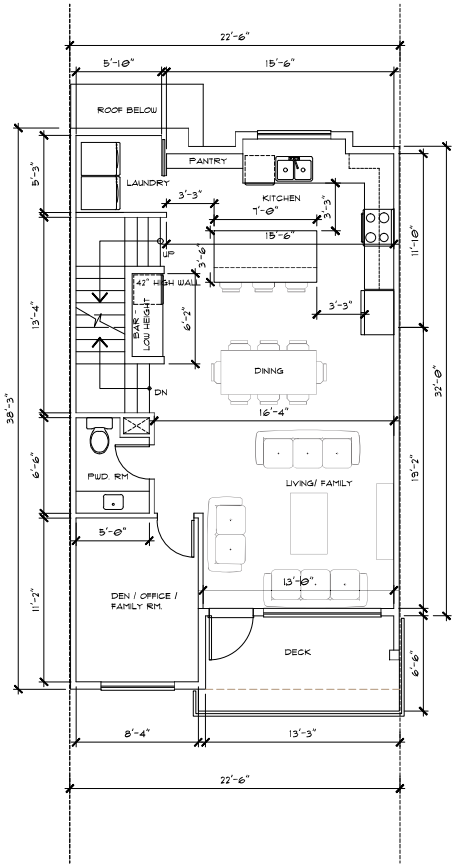
Plotted: June 30, 2026 at 4:59:16pm by User



TYPE B - LEVEL 01 PLAN

SCALE: 1/4"=1'-0"

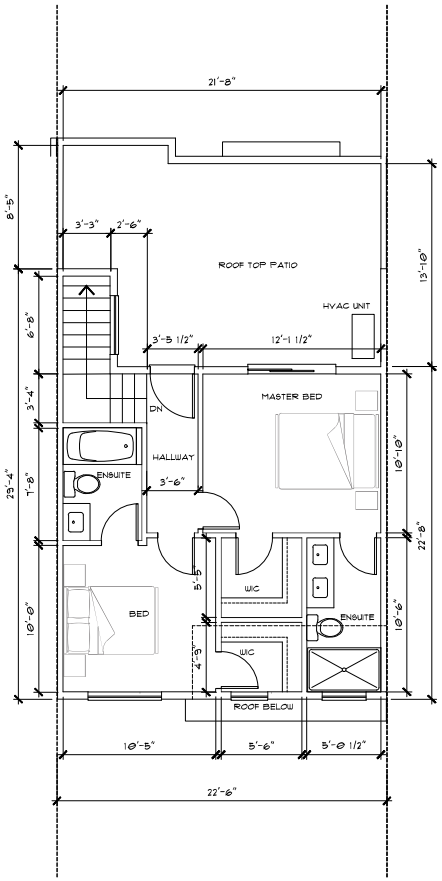
AREA = 352.00 SQ.FT. / 32.70 SQ.M



TYPE B - LEVEL 02 PLAN

SCALE: 1/4"=1'-0"

AREA = 773.00 SQ.FT. / 71.81 SQ.M



TYPE B - LEVEL 03 PLAN

SCALE: 1/4"=1'-0"

AREA = 537.00 SQ.FT. / 49.88 SQ.M

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04	30 JUNE 2026	ISSUE FOR DEVELOPMENT PERMIT

CLIENTS:
SKA BUILDERS LTD.

PROJECT:
DEVELOPMENT PERMIT OF MULTIUNIT HOUSING-SIX UNITS AT 824 GRENFELL AVENUE, KELOWNA, BC

DRAWING TITLE:
TYPE B FLOOR PLANS

PROJECT NO.	DATE 2026.06.30	DRG. NO.
2602.GK	DEALT H.B.	A-4.2
	CHECKED A.M.	REV.

SEAL:

STAGE:
- ☐ CONCEPT STAGE
- ☑ DEVELOPMENT PERMIT
- ☐ BUILDING PERMIT

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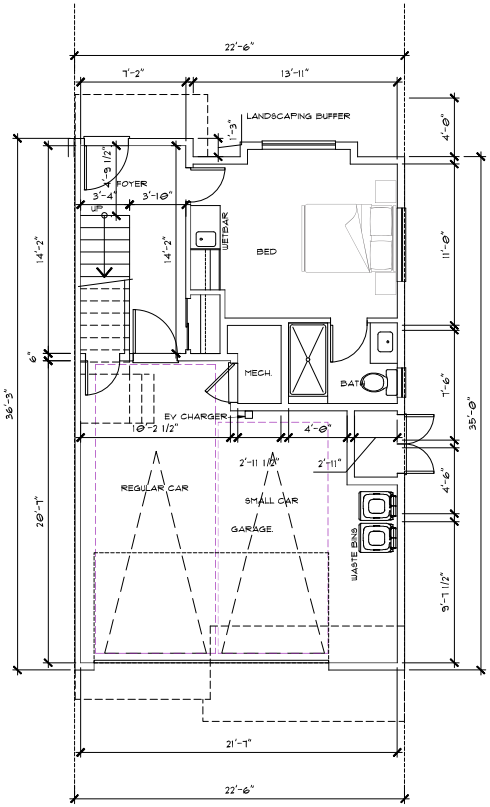
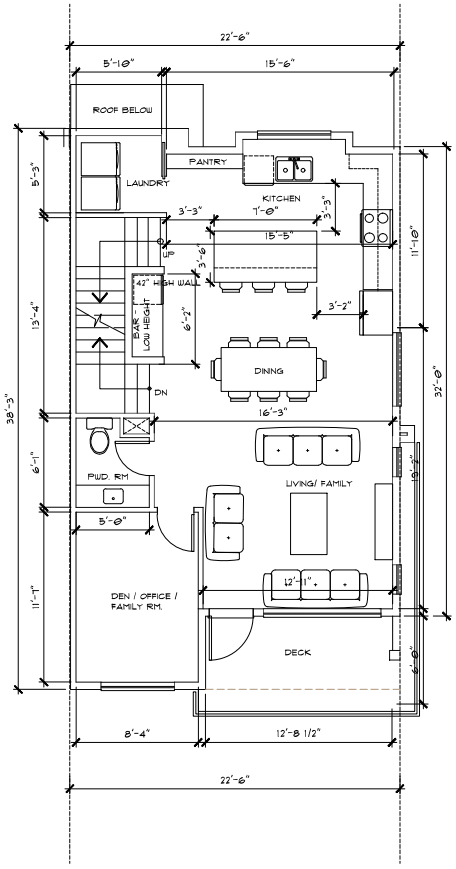
Plotted: June 30, 2026 at 4:59:07 pm by User



TYPE C - LEVEL 01 PLAN

SCALE: 1/4"=1'-0"

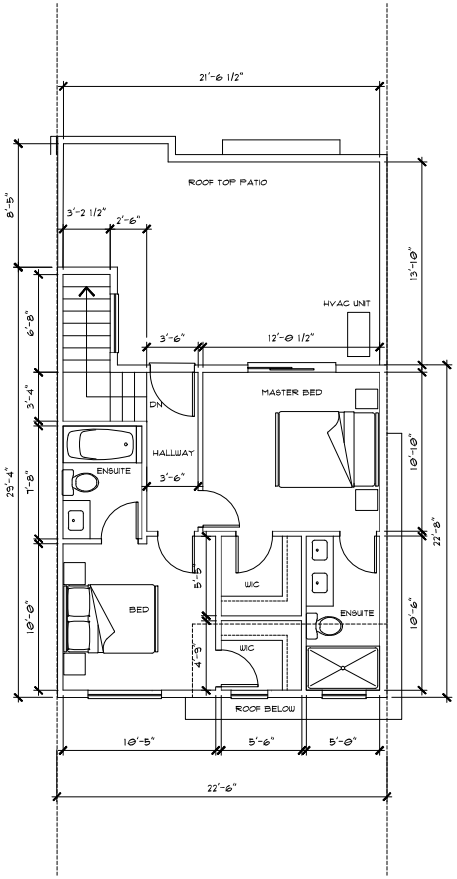
AREA = 352.00 SQ.FT. / 32.70 SQ.M



TYPE C - LEVEL 02 PLAN

SCALE: 1/4"=1'-0"

AREA = 774.00 SQ.FT. / 71.90 SQ.M



TYPE C - LEVEL 03 PLAN

SCALE: 1/4"=1'-0"

AREA = 531.00 SQ.FT. / 49.88 SQ.M

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CLIENTS:

SKA BUILDERS LTD.

PROJECT:

DEVELOPMENT PERMIT OF MULTIUNIT HOUSING-SIX UNITS AT 824 GRENFELL AVENUE, KELOWNA, BC

DRAWING TITLE:

TYPE C FLOOR PLANS

PROJECT NO.	DATE 2026.06.30	DRG. NO.
2602.GK	DEALT H.B.	A-4.3
	CHECKED A.M.	REV.

SEAL:

STAGE:

- ☐ CONCEPT STAGE
- ☑ DEVELOPMENT PERMIT
- ☐ BUILDING PERMIT

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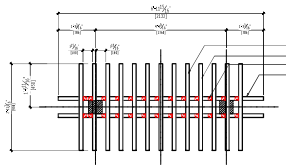
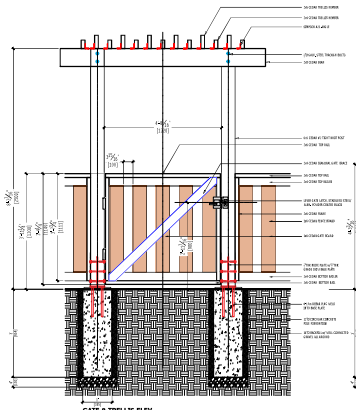
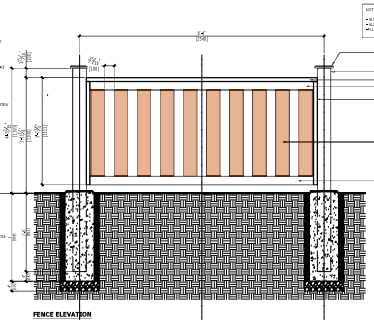


GATE & TRELLIS PLAN



GATE & TRELLIS ELEV.

1.20m ht.-GATE & TRELLIS
SCALE 1/4" = 1'-0"



FENCE ELEVATION

FENCE SECTION

1.20m ht.-FENCE
SCALE 1/4" = 1'-0"

GENERAL NOTES

1.EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.

2.CONFIRM ALL MEASUREMENTS ON SITE, DO NOT SCALE DRAWINGS.

3.CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.

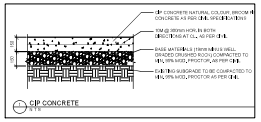
4.CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.

5.OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.

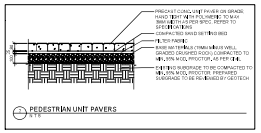
6.PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE, PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.

7.UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.

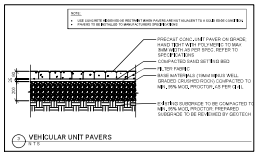
8.THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.



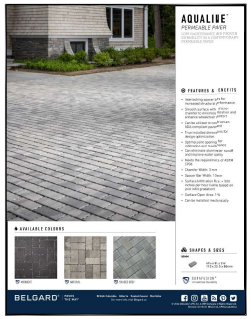
CIP CONCRETE
N.T.S.



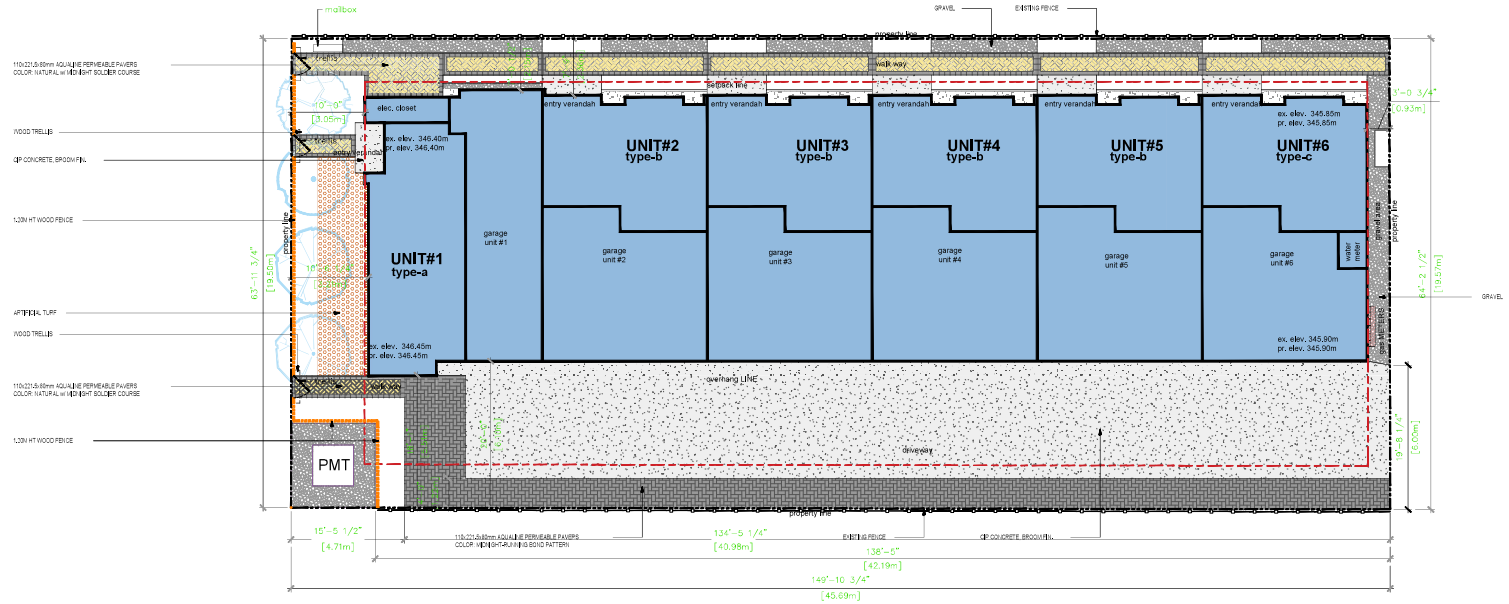
PEDESTRIAN UNIT PAVERS
N.T.S.



VEHICULAR UNIT PAVERS
N.T.S.



AQUALINE PERMEABLE PAVER
110x231x80mm - NATURAL



NOTE:
PROVIDE EV CHARGER - level 2 FOR EVERY PARKING SPACE.

Klimo & Associates

Address : 4300 NORTH FRASER WAY, BURNABY, BC V5J 5J8
Contact : 604.358-5562
Email : klimo@shaw@gmail.com

NO	DATE	DESCRIPTION
1	JUN 26, 2024	ISSUED FOR CP

REVISIONS

PROJECT:
MULTI UNIT HOUSING-SIX UNITS

824 GRENFELL AVENUE, KELOWNA, BC

SCALE: 1/4" = 1'-0"
DRAWN: KEN
CHECKED BY : FK

DRAWING:
MATERIALS & FENCE DETAILS

DRAWING NUMBER:
L1.0

PLANT LIST

TREES

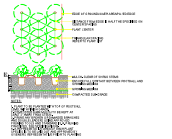
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	6cm cal.	B&B
	1	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY	6cm cal.	B&B
	2	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	6cm cal.	B&B

SHRUBS

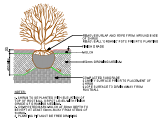
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	6	BERBERIS THUNBERGII ADMIRATION'	BARBERRY	# 2 pot	
	14	CHAMAECYPARIS LAWSONIANA 'PEMBURY BLUE'	LAWSON CYPRESS	1.2m	B&B
	5	HYDRANGEA PANICULATA	PANICLE HYDRANGEA	# 3 pot	
	30	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	# 2 pot	
	3	SPIRAEA JAPONICA	JAPANESE SPIREA	# 2 pot	
	12	POTENTILLA FRUTICOSA	POTENTILLA	# 2 pot	

GROUND COVER / PERENNIALS / VINES

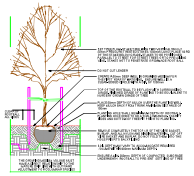
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
	3	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	# 1 pot	
	6	CLEMATIS 'HENRY'	CLEMATIS	# 2 pot	
	22	ECHINACEA PURPUREA	CONEFLOWER	# 1 pot	
	18	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	# 2 pot	
	42	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SAGE	# 1 pot	



1 GROUNDCOVER PLANTING
SCALE: NTS



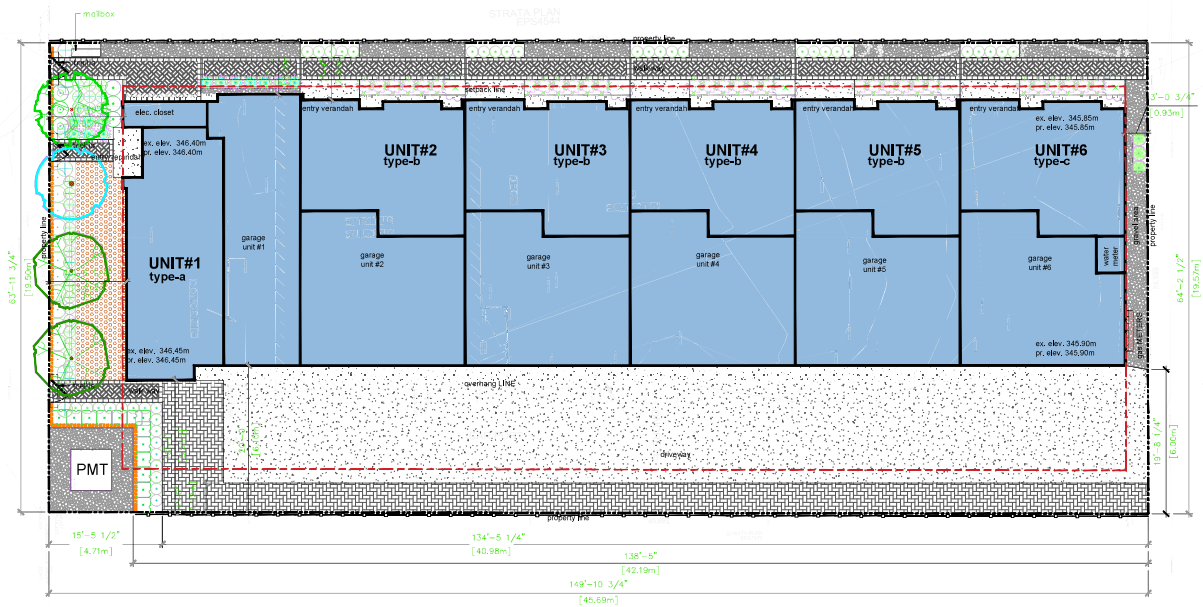
2 SHRUB PLANTING
SCALE: NTS



3 TREE PLANTING
SCALE: NTS

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes, shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (WSB) Standard.
3. Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
4. All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, ie: it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
5. Substitutions in plant material will not be considered unless written proof is submitted sixty (60) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
6. All trees to be staked in accordance with CNLA Standards.
7. For all existing on site services and survey symbols refer to survey drawings.
8. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.



NOTE:
PROVIDE EV CHARGER - level 2 FOR EVERY PARKING SPACE.

Klimo & Associates

Address : 4300 NORTH FRASER WAY, BURNABY, BC V5J 5J8
Contact : 604.358.5562
Email : klimo@uncle@gmail.com

NO	DATE	DESCRIPTION
1	JUN 26, 2020	ISSUED FOR DP

REVISIONS

PROJECT:
MULTI UNIT HOUSING-SIX UNITS

824 GRENFELL AVENUE, KELOWNA, BC

SCALE: 1/8"
DRAWN: RDS
CHECKED BY : PK

DRAWING:
PLANTING PLAN

DRAWING NUMBER:
L2.0