

City of Kelowna
Community Planning
1435 Water Street
Kelowna, BC. V1Y 1J4

Dear City Staff & Council,

The attached application for 2110, 2120, 2130, & 2140 Wilkinson St is for a multi-family rental apartment development. We are seeking to rezone the properties to MF3-r to allow for a 4-storey, wood frame structure with a parkade below and some additional surface parking located at the rear of the building.

Objective

This development will support many of the policy objectives set forth in Kelowna's 2040 OCP including, but not limited to, policy numbers:

- 5.2.1 - Transit Supportive Corridor Densities
- 5.2.2 - Low Rise Corridor Development
- 5.13 – Protect the rental housing stock
- 5.14.7 – Bicycle-orientated Development

It is strategically located between the Capri Landmark Urban Center and the Guisachan Village Center. As a result, it's proximity to amenities, schools, and parks will help provide relief on our environment, as well as nodes of transportation, as we move towards greater awareness of the impact we can have on our city through sensitive infill and the ability of residents to walk or bike to central areas.

Form and Character

Our proposed development consists of an L-Shaped, 4-storey building that sits upon a parkade. Contingent upon final geotechnical and groundwater conditions, we have attempted to set the elevation of the parkade at a height that will allow for 1st floor ground-orientated units. The building mass is broken up by vertical and horizontal articulations through various projections, textures and colour. Balconies along both Springfield and Wilkinson St maximize "eyes on the street" and have been orientated towards fronting streets.

The main entrance was strategically chosen in an effort to provide relief in the building's largest continuous frontage and provide easier access for the surface parking stalls located at the rear of the building. Additionally, the main entryway's current location also helps improve pedestrian scale by allowing us to minimize our ramping for access due to the natural elevations and grading along Wilkinson St.

Finally, we have worked hard to provide further beneficial housing solutions for our community that maintains a certain sensitivity to the surrounding neighbours such as a building height that is below the

permissible 6-storeys. With its support of the 2040 OCP policies and strategic location, we believe this development will be an asset to our community and the residents that will live here.

Sincerely,

Brian Banman



ISSUED FOR DEVELOPMENT PERMIT

WILKINSON ST RESIDENTIAL

2110 - 2140 Wilkinson Street
 KELOWNA, BRITISH COLUMBIA, V1Y 3Z8

ARCHITECTURAL

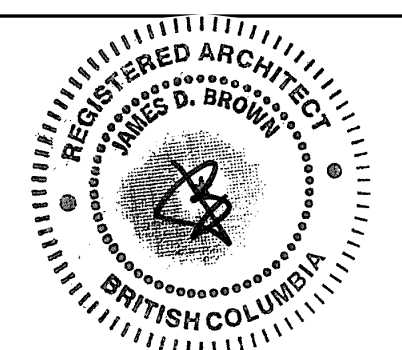
- DP00 COVER SHEET
- DP01 PROJECT INFORMATION, SITE CONTEXT, INFO
- DP02 EXISTING SITE SURVEY (BY OTHERS)
- DP03 SITE PLAN
- DP04 FLOOR PLAN - BASEMENT & LEVEL 1
- DP05 FLOOR PLAN - LEVELS 2 & 3
- DP06 FLOOR PLAN - LEVEL 4 & ROOF
- DP07 BUILDING ELEVATIONS
- DP08 BUILDING SECTIONS
- DP09 3D VIEWS

LANDSCAPE

- LC-101 LANDSCAPE PLAN
- LW-101 WATER CONSERVATION / IRRIGATION PLAN

1	ISSUED FOR DEVELOPMENT PERMIT	29-09-2022
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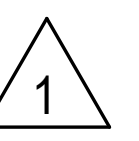
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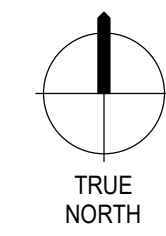


PROJECT NO.	DRAWN	CHECKED
221-168	Author	Checker

DRAWING NO.	REVISION NO.
DP00	1

DP00





ALIGNED PROPERTIES INC.

742 Highpointe Place
Kelowna BC V1V 2Y3
778-363-2435

NOTE

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SITE CONTEXT MAP
SCALE: 1 : 1



SOUTHWEST AERIAL VIEW



SOUTHEAST STREET VIEW



NORTHWEST STREET VIEW



NORTHEAST STREET VIEW

ZONING BYLAW ANALYSIS

LEGAL ADDRESS:	- LOT 3, SEC 19, TP 26, ODYD, PLAN 10906 EXCEPT PLANS H14021 AND 36316. - LOT 4, SEC 19, TP 26, ODYD PLAN 10906 EXCEPT PLAN H140201. - LOTS 5 AND 6, SEC 19, TP 26, ODYD, PLAN 10906.	
MUNICIPAL ADDRESS:	2110, 2120, 2122, 2128, 2130, & 2140 WILKINSON ST KELOWNA, BRITISH COLUMBIA, V1Y 3Z8	
ZONING:	EXISTING RU4	PROPOSED MF3
PARCEL AREA:	5,182.4 m ²	
NO. OF STOREYS:	BUILDING CLASSIFIED AS 4 STOREYS. <i>ANY PORTION OF BUILDING (INCLUDING PARKADES) HAVING ITS CEILING LEVEL 2.0 m OR LESS ABOVE FINISHED GRADE WILL NOT BE COUNTED AS A STOREY.</i>	

GENERAL BUILDING INFORMATION

GENERAL DESCRIPTION
MULTI-FAMILY RESIDENTIAL (APARTMENT RENTAL)

PRINCIPAL USES:
BASEMENT:
LEVELS 1 TO 4: SECURE VEHICLE PARKING & SECURE LONG TERM BICYCLE PARKING
MULTI-FAMILY RESIDENTIAL UNITS (RENTAL) + RES. AMENITY ROOM

SETBACK REQUIREMENTS:		
MIN. FRONT YARD & FLANKING SIDE YARD SETBACK FOR GROUND-ORIENTED UNITS.	3.0 m	
MIN. FRONT YARD & FLANKING SIDE YARD SETBACK FOR ALL BUILDINGS AND STRUCTURES INCLUDING ACCESSORY BUILDINGS AND STRUCTURES.	4.5 m	
MIN. BUILDING STEPBACK FROM FRONT YARD AND FLANKING SIDE YARD.	N/A - BUILDING STEPBACKS APPLY ONLY TO BUILDINGS 5 STOREYS AND TALLER.	
MIN. SIDE YARD SETBACK.	3.0 m	
MIN. REAR YARD SETBACK.	4.5 m EXCEPT 3.0 m FROM A REAR LANE	

BUILDING HEIGHT:	REQUIRED	PROVIDED
HEIGHT IS MAX. VERTICAL DISTANCE BETWEEN FINISHED GRADE AND THE HIGHEST POINT OF THE STRUCTURE OF A NON-SLOPING ROOF OR THE MIDPOINT OF A SLOPING ROOF.	18.0 m + 4 STOREYS	14.5 m & 4 STOREYS
NET FLOOR AREA	REQUIRED	PROVIDED
LEVEL 01	N/A	1,630 m ²
LEVEL 02	N/A	1,663 m ²
LEVEL 03	N/A	1,663 m ²
LEVEL 04	N/A	1,663 m ²
TOTAL	N/A	6,619 m ²

GROSS FLOOR AREA	REQUIRED	PROVIDED
LEVEL 01	N/A	1,975 m ²
LEVEL 02	N/A	1,975 m ²
LEVEL 03	N/A	1,975 m ²
LEVEL 04	N/A	1,975 m ²
TOTAL	N/A	7,900 m ²

DENSITY - FLOOR AREA RATIO	REQUIRED	PROVIDED
	MAX. 1.30	1.28

SITE COVERAGE	REQUIRED	PROVIDED
BUILDING FOOTPRINT	N/A	2,241 m ²
BUILDING, STRUCTURES, AND IMPERMEABLE SURFACES FOOTPRINT	N/A	3,930m ²
BUILDINGS	MAX. 65%	46.7%
BUILDINGS, STRUCTURES, AND IMPERMEABLE SURFACES	MAX 85%	75.8%

RESIDENTIAL UNIT COUNTS:					
LEVEL	1 BR INBOARD	1 BR	1 BR + DEN	2 BR	TOTAL
LEVEL 01	8	9	1	8	26
LEVEL 02	8	8	2	9	27
LEVEL 03	8	8	2	9	27
LEVEL 04	8	8	2	9	27
TOTAL	32	33	7	35	107
RATIO	29.9%	30.8%	6.5%	32.7%	100%

AMENITY REQUIREMENTS:	REQUIRED	PROVIDED
7.5 m ² PER BACHELOR DWELLING UNIT	= 7.5 m ² x 0 UNITS = 0m ²	COMMON AMENITY AREA = 682 m ²
15.0 m ² PER 1-BEDROOM DWELLING UNIT	= 15.0 m ² x 72 UNITS = 1,080 m ²	PRIVATE AMENITY AREA = 1,407 m ²
25 m ² PER DWELLING UNIT WITH MORE THAN 1 BEDROOM.	= 25 m ² x 35 UNITS = 875 m ²	TOTAL AMENITY AREA = 2,089 m ²
TOTAL	= 1,955 m ²	

PARKING CALCULATION						PROVIDED
	REQUIRED					
	1 BR INBOARD	1 BR	1 BR + DEN	2 BR	TOTAL	
UNITS	32	33	7	35	107	107 INCLUDES 4 ACCESSIBLE STALLS
RATIO	1.0	1.0	1.0	1.1	0.14	
STALLS RQD	32	33	7	39	15	
BASE RQD	126					
MINUS RENTAL HOUSING INCENTIVE 10%	- 13					
MINUS CAR SHARE INCENTIVE (ONE STALL)	- 5					
MINUS BONUS LONG-TERM BICYCLE PARKING	- 5					
TOTAL RQD	103					

BICYCLE PARKING CALCULATION						PROVIDED
	REQUIRED					
	1 BR INBOARD	1 BR	1 BR + DEN	2 BR		
UNITS	32	33	7	35		TOTAL PROVIDED 144
MIN REQUIRED RATIO	0.75	0.75	0.75	0.75		WALL MOUNTED 54
BICYCLE STALLS RQD	24	25	5	26		GROUND MOUNTED 90
MINIMUM RQD			80			
LONG-TERM BONUS RATIO	1.25	1.25	1.25	1.50		
LONG-TERM BONUS RQD	40	42	9	53		
TOTAL REQUIRED				144		

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PROJECT

WILKINSON ST RESIDENTIAL

PROJECT ADDRESS

2110 - 2140 Wilkinson Street
KELOWNA, BRITISH COLUMBIA, V1Y 3Z8

TITLE

PROJECT INFORMATION, SITE CONTEXT, INFO

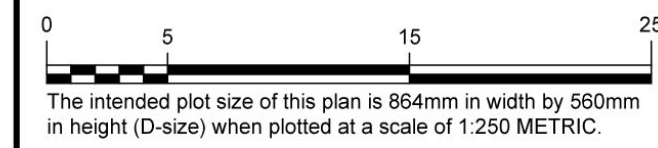
PROJECT NO. 221-168	DRAWN Author	CHECKED Checker
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DRAWING NO. DP01	REVISION NO. 1
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NOTE:

ALL INFORMATION OBTAINED FROM EXISTING SITE SURVEY PERFORMED BY "ALLTERRA LAND SURVEYING LTD." PROFESSIONAL LAND SURVEYORS IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYORS ACT. SURVEY COMPLETED MAY 5TH, 2022. 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.

TOPOGRAPHIC SITE PLAN OF:
 - LOT 3, SEC 19, TP 26, ODYD, PLAN 10906 EXCEPT PLANS H14021 AND 36316.
 - LOT 4, SEC 19, TP 26, ODYD PLAN 10906 EXCEPT PLAN H140201.
 - LOTS 5 AND 6, SEC 19, TP 26, ODYD, PLAN 10906.



PID's:
 Lot 3: 001-718-848 Lot 4: 009-534-091
 Lot 5: 001-581-785 Lot 6: 008-534-113
 CIVIC ADDRESS: 2110, 2120, 2130, 2140 WILKINSON STREET
 CLIENT: WILKINSON ST. HOLDINGS LTD / ALIGNED PROPERTIES

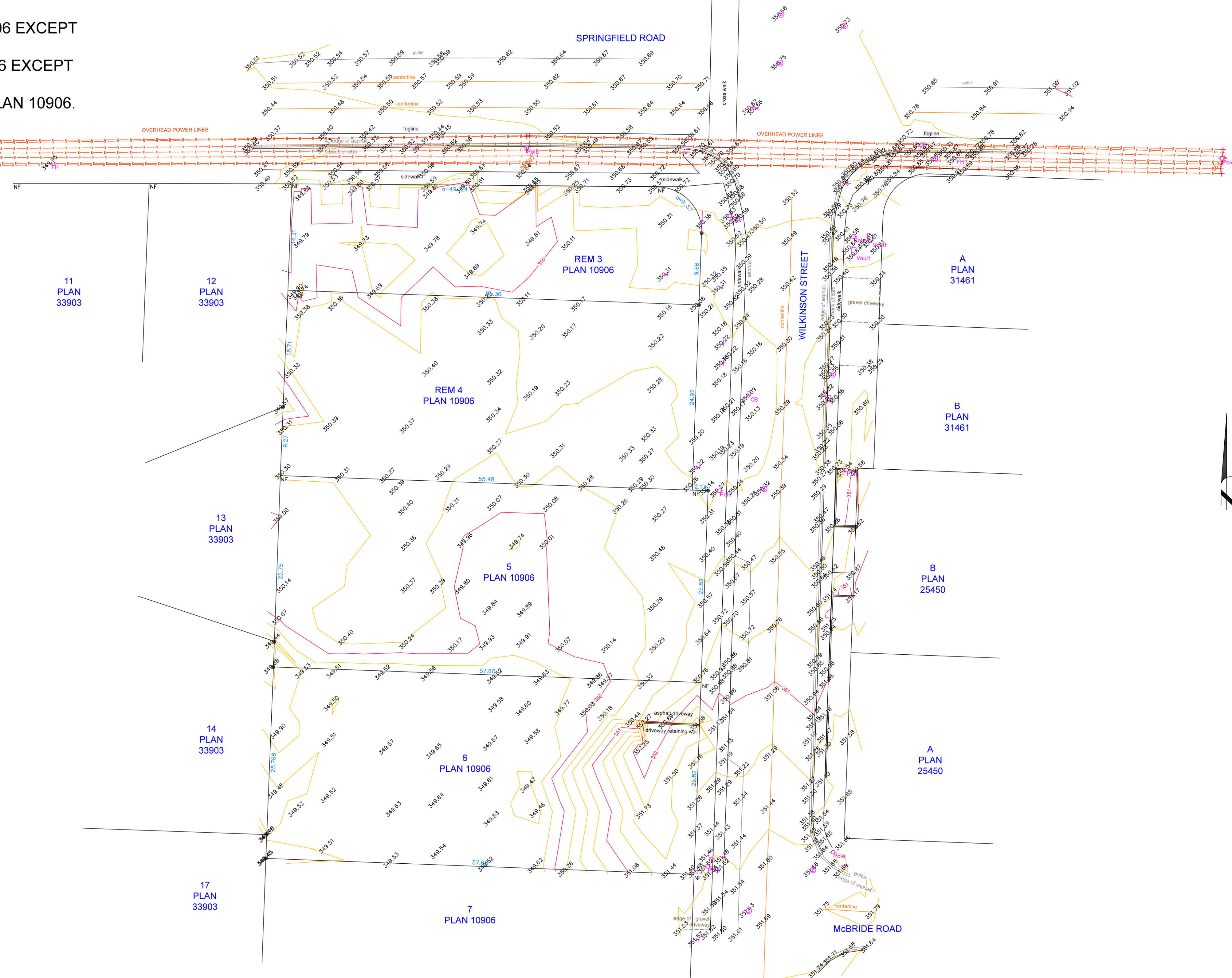
- LEGEND**
- Pole Denotes utility pole
 - ⊕ Denotes anchor
 - ⊕ Denotes pole cable attachment
 - +FH Denotes fire hydrant
 - ⊕ Denotes sanitary manhole
 - ⊕ Denotes storm drain manhole
 - ⊕ Denotes water valve
 - ⊕ Denotes catch basin
 - ⊕ Denotes sign
 - ⊕ Denotes Iron Post found
 - ⊕ Denotes elevation on lowest power line at each pole
 - ⊕ Denotes ground elevation

NOTES:

- The survey represented by this plan was conducted on April 27th to May 3rd 2022.
- Lot dimensions shown are based upon field survey measurements and may vary from Land Title Office records.
- Lot dimensions, areas, and offsets to boundaries shown may vary upon completion of a comprehensive legal survey.
- Unregistered interests have not been included or considered.
- Elevations shown are based upon geodetic datum (CVD28BC).

Lot 4, Plan 10906 is subject to charges on Title:
 - Statutory Right of Way LB240869.
 Lot 5, Plan 10906 is subject to charges on Title:
 - Statutory Right of Way LB244772.

AllTerra
 Land Surveying Ltd.
 www.AllTerraSurvey.ca
 Ph: 250 762 0122 Fax: 322038-70 May 5, 2022



NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	29-09-2022

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PROJECT
**WILKINSON ST
 RESIDENTIAL**

PROJECT ADDRESS
 2110 - 2140 Wilkinsons Street
 KELOWNA, BRITISH COLUMBIA, V1Y
 3Z8

TITLE
**EXISTING SITE
 SURVEY (BY OTHERS)**

PROJECT NO.	DRAWN	CHECKED
221-168	Author	Checker

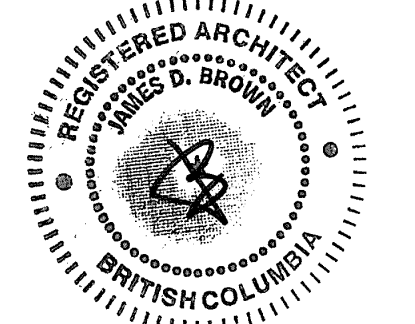
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DP02	1

DP02

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 Kelowna BC V1V 2Y3
 778-363-2435

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PROJECT
WILKINSON ST RESIDENTIAL

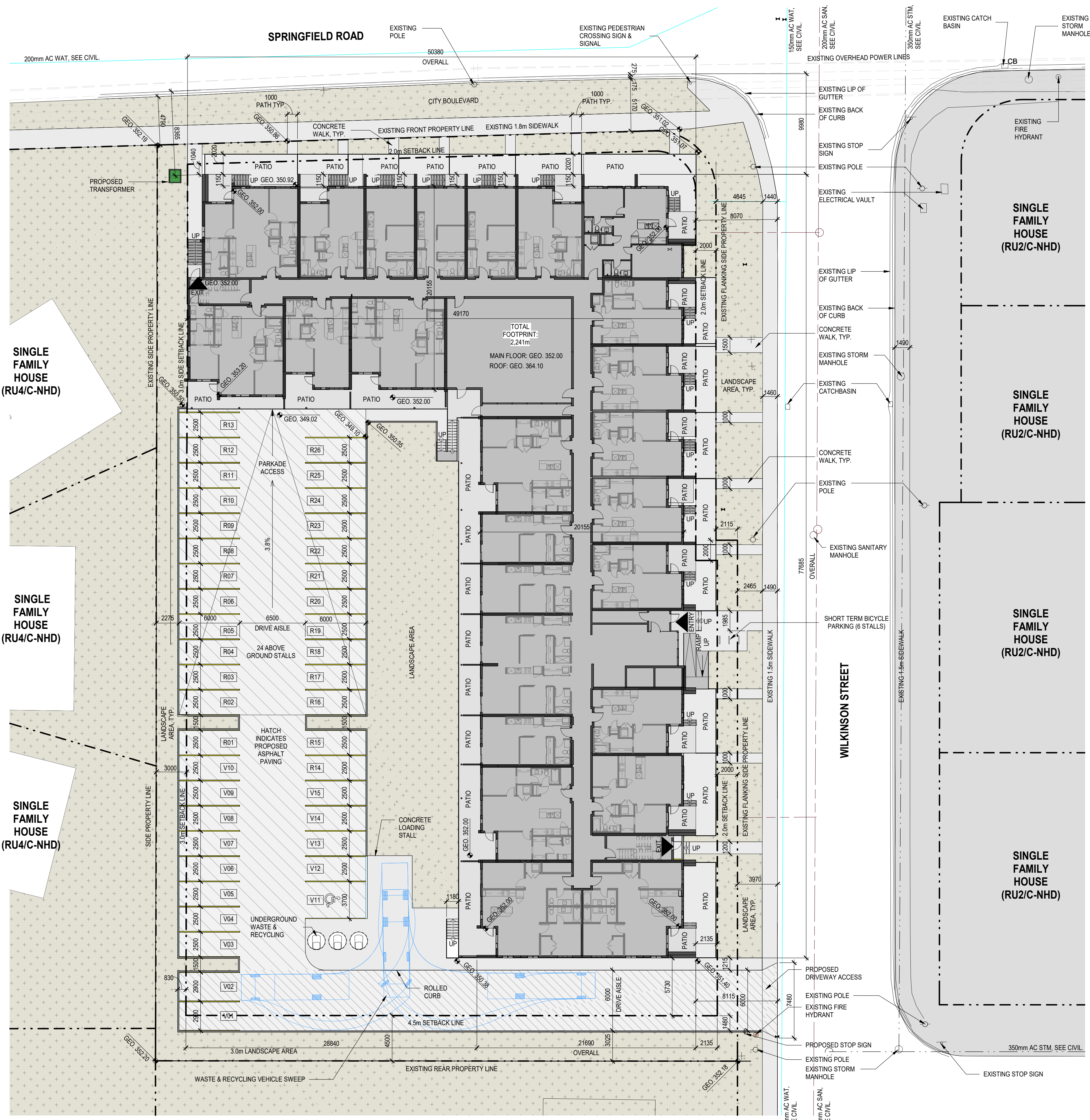
PROJECT ADDRESS
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 KELOWNA, BRITISH COLUMBIA, V1Y 3Z8

TITLE
SITE PLAN

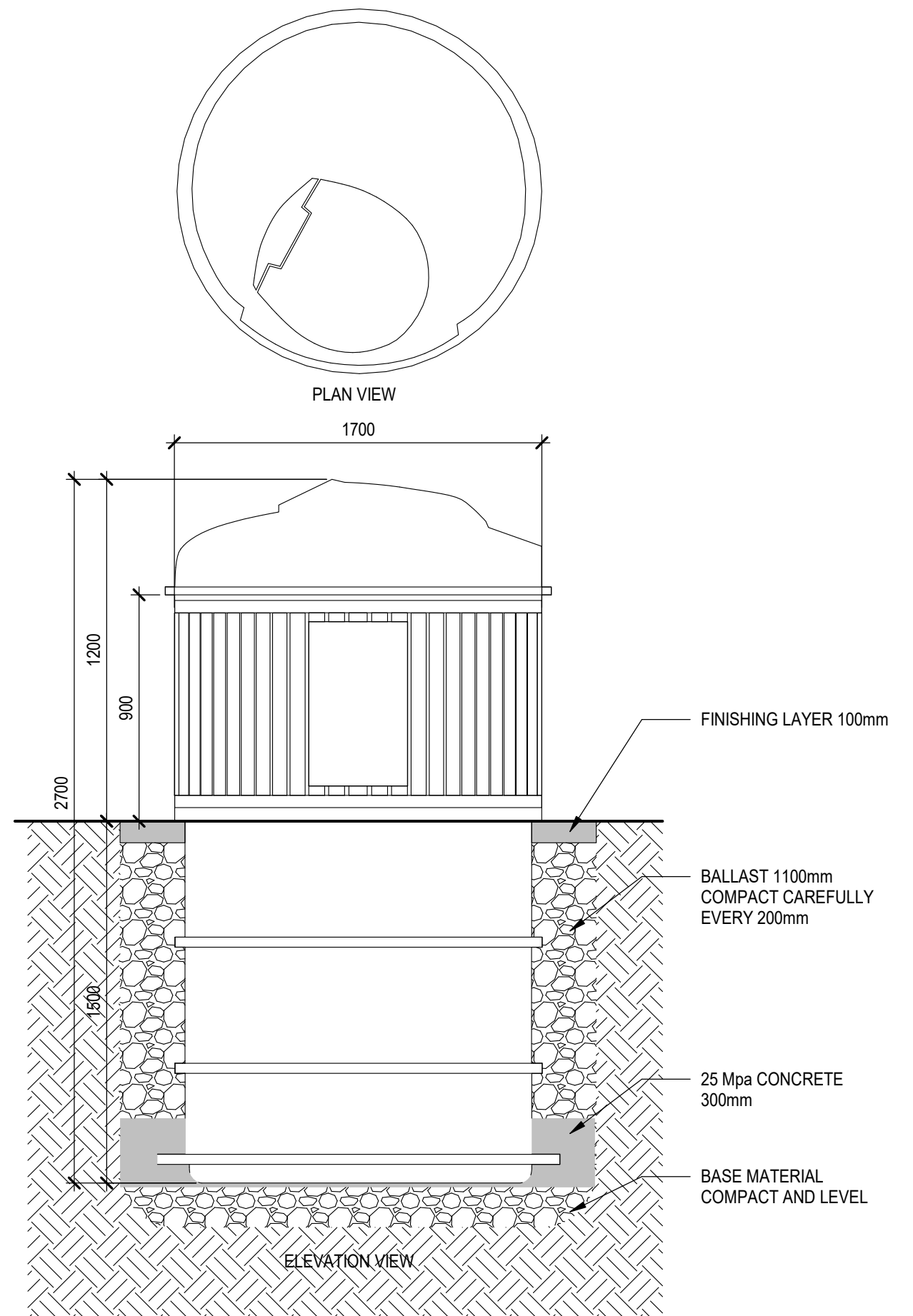
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221-168	Author	Checker

DRAWING NO.	REVISION NO.
DP03	1

DP03

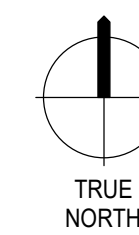


1 SITE PLAN
 DP03 SCALE: 1 : 200



2 UNDERGROUND WASTE DISPOSAL
 DP03 SCALE: 1 : 25

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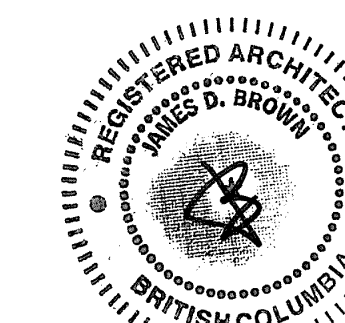
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Kelowna BC V1Y 2Y3
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PROJECT

**WILKINSON ST
RESIDENTIAL**

PROJECT ADDRESS

2110 - 2140 Wilkinson Street
KELOWNA, BRITISH COLUMBIA, V1Y
3Z8

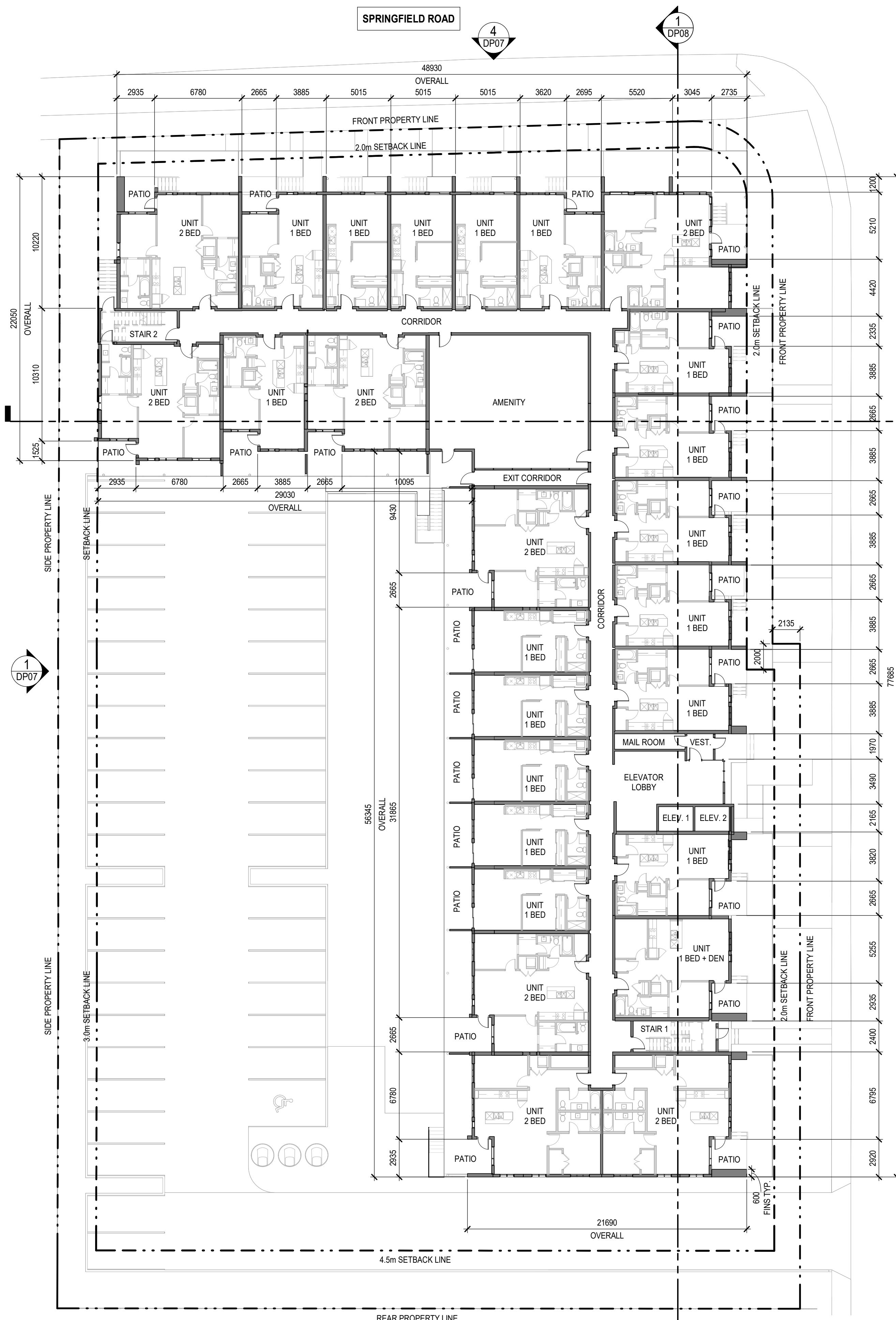
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**FLOOR PLAN -
BASEMENT & LEVEL 1**

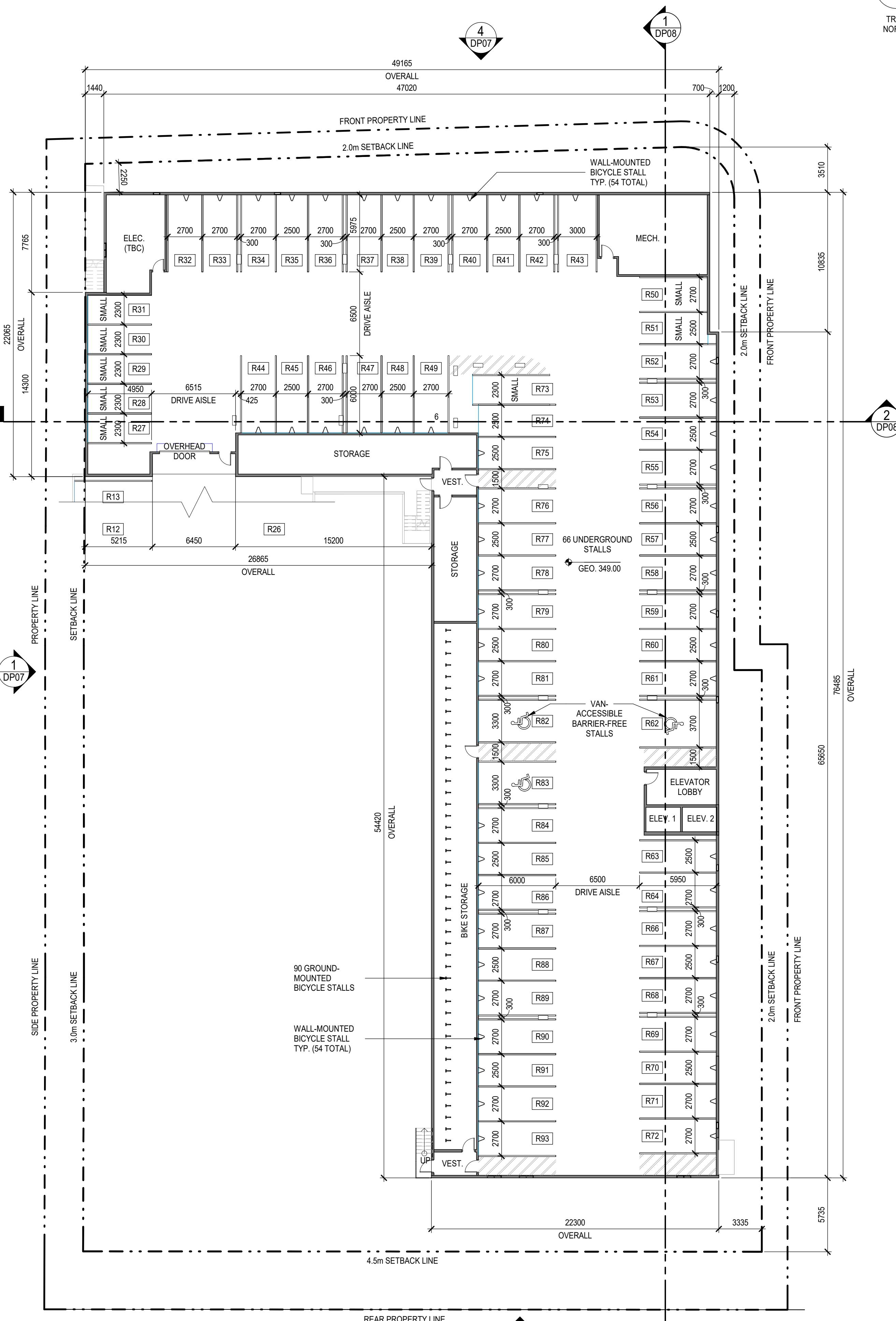
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221-168	Author	Checker

DRAWING NO.	REVISION NO.
DP04	1

DP04

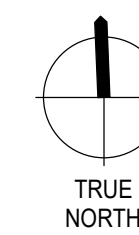


2 LEVEL 1 FLOOR PLAN
DP04 SCALE: 1:200



1 UNDERGROUND PARKING
DP04 SCALE: 1:200

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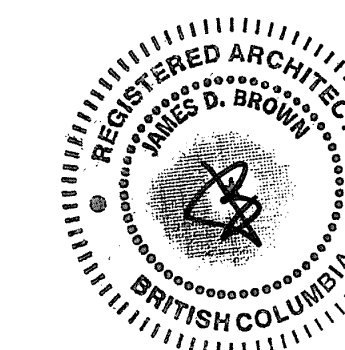
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PROJECT

WILKINSON ST RESIDENTIAL

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2110 - 2140 Wilkinson Street
KELOWNA, BRITISH COLUMBIA, V1Y 3Z8

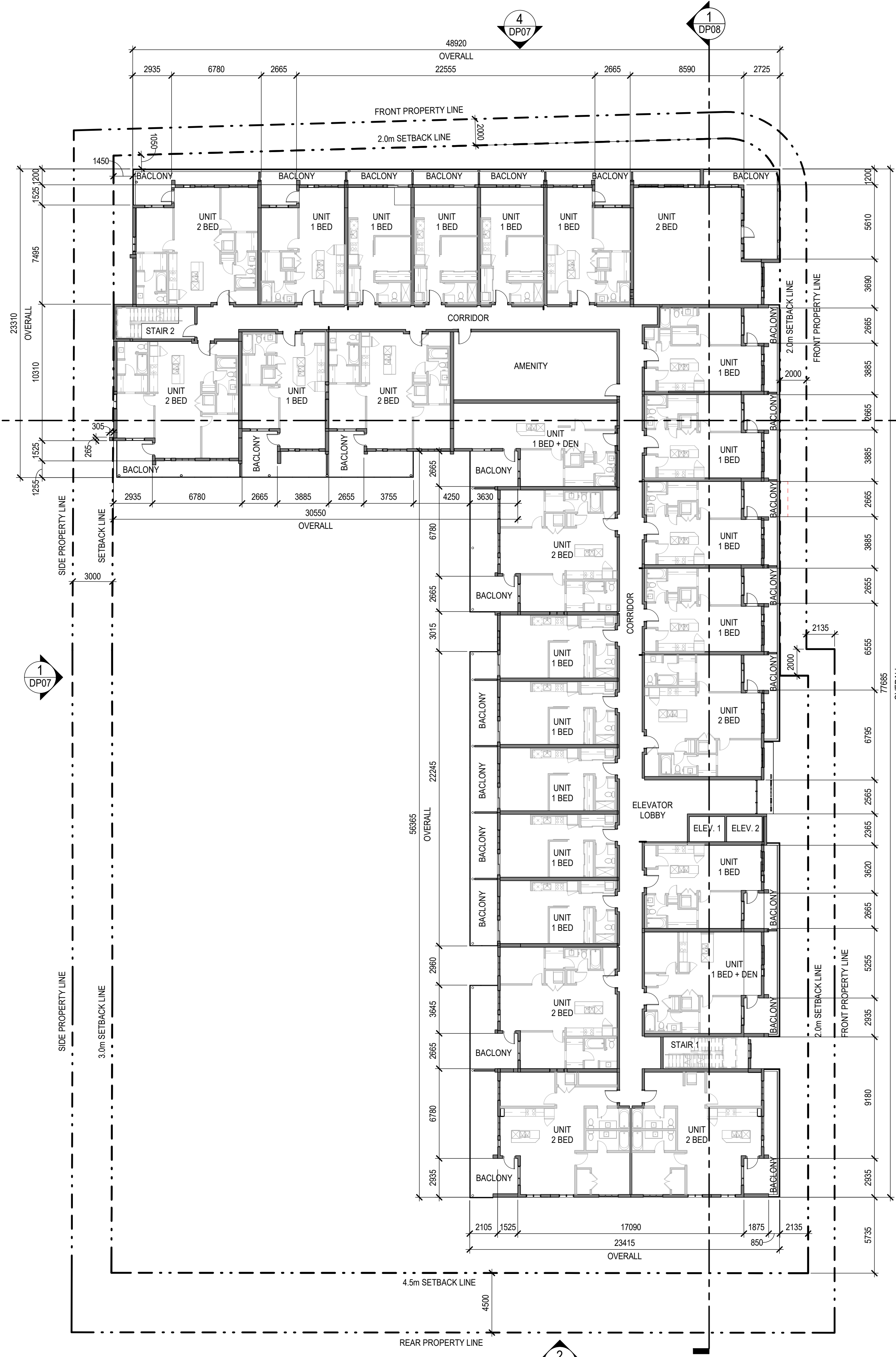
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FLOOR PLAN - LEVELS 2 & 3

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221-168	Author	Checker

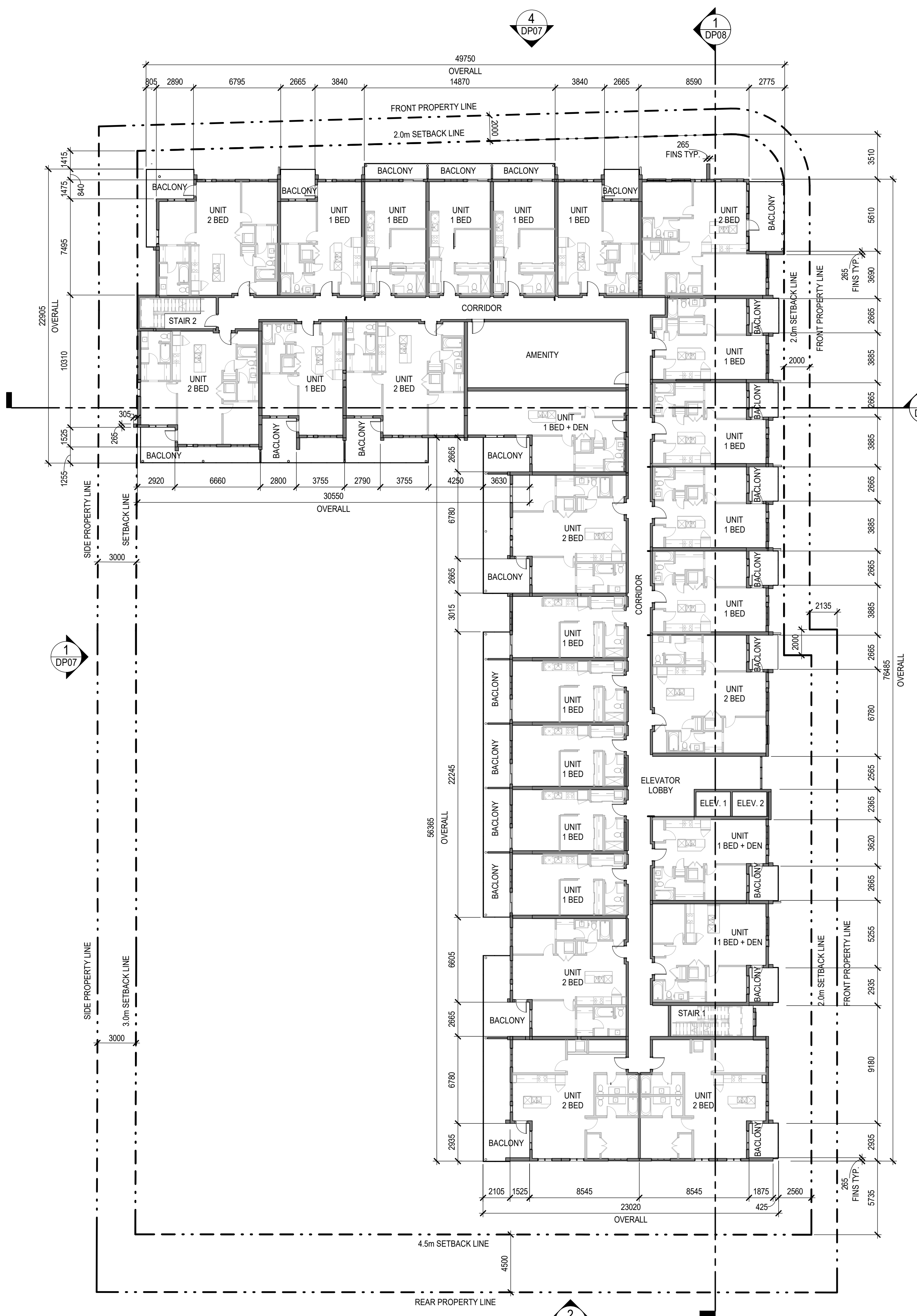
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DP05



1 LEVEL 2 FLOOR PLAN

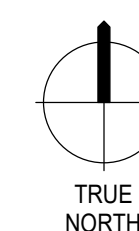
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2 LEVEL 3 FLOOR PLAN

SCALE: 1:200

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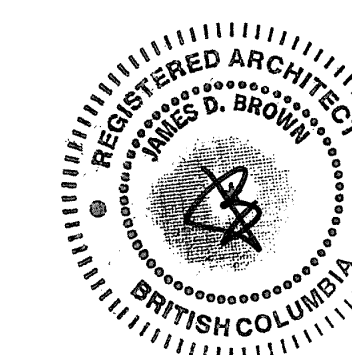
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PROJECT

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2110 - 2140 Wilkinson Street
KELOWNA, BRITISH COLUMBIA, V1Y 3Z8

TITLE

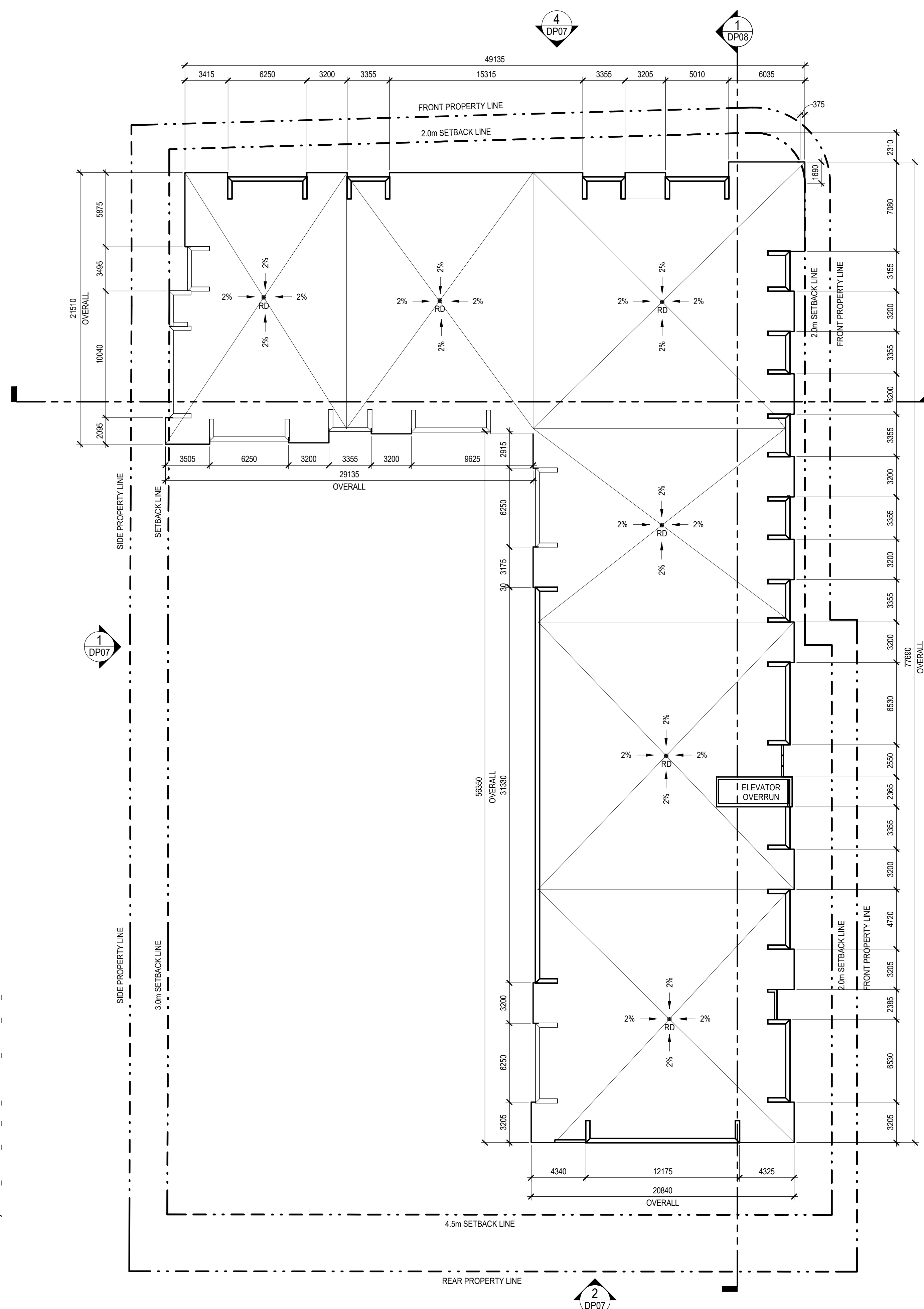
FLOOR PLAN - LEVEL 4 & ROOF

PROJECT NO.	DRAWN	CHECKED
221-168	Author	Checker

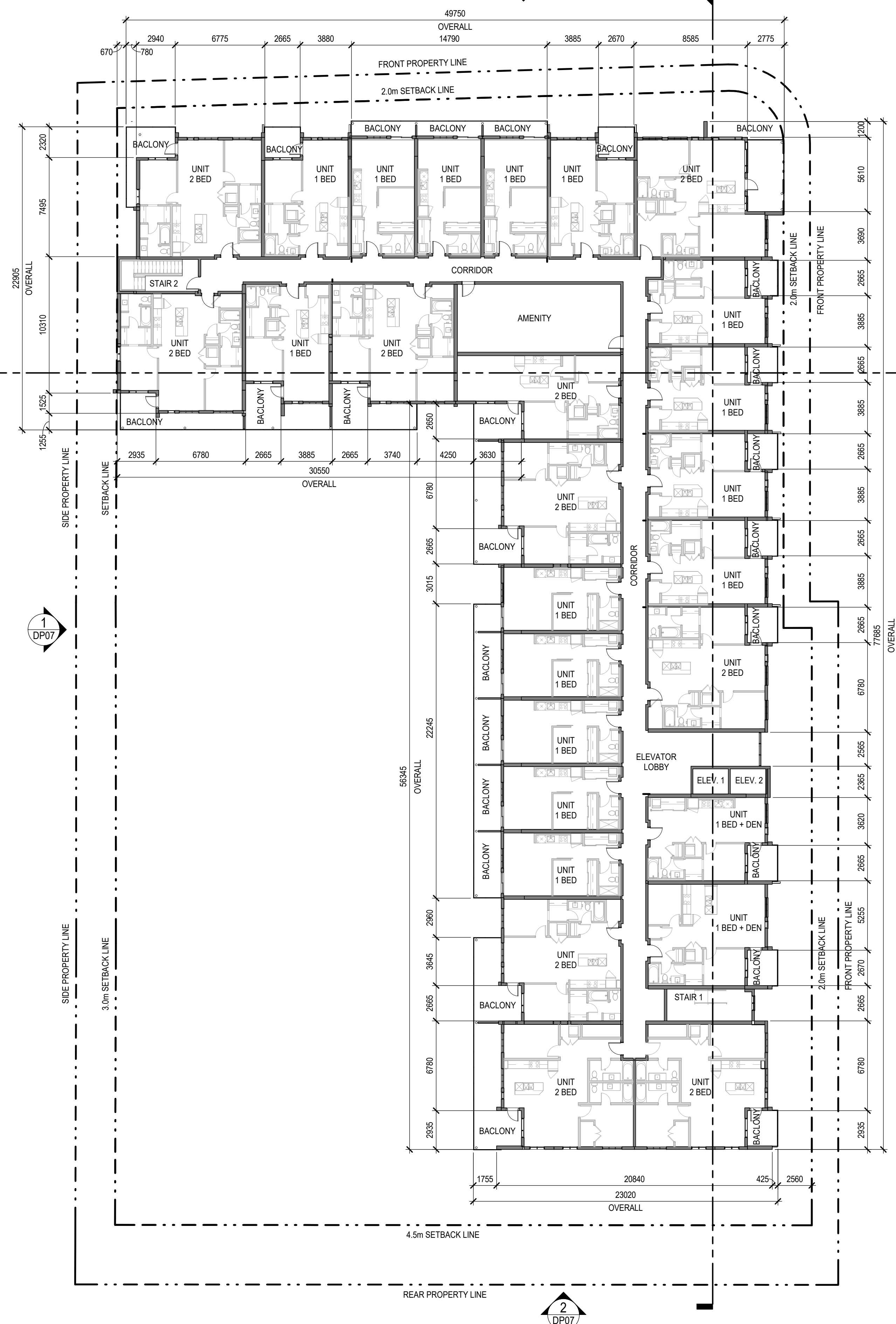
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DP06	1

DP06

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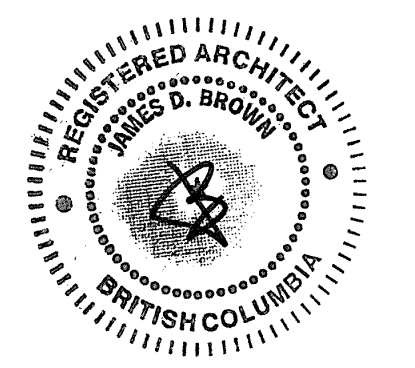
2 ROOF PLAN
SCALE: 1:200



1 LEVEL 4 FLOOR PLAN
SCALE: 1:200

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PROJECT
WILKINSON ST RESIDENTIAL

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 2110 - 2140 Wilkinson Street
 KELOWNA, BRITISH COLUMBIA, V1Y 3Z8

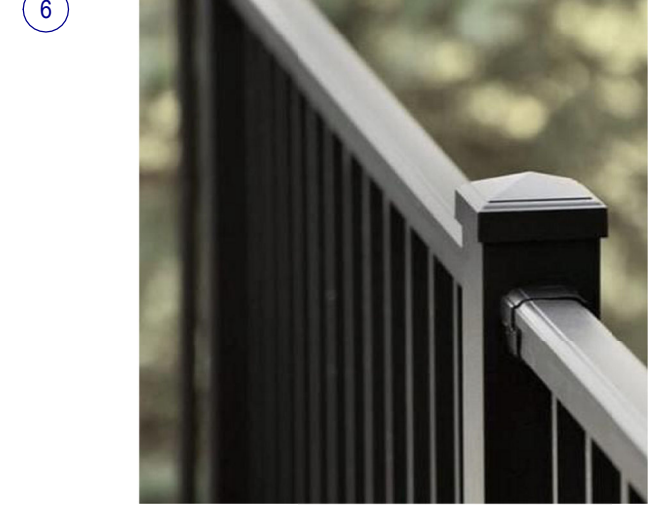
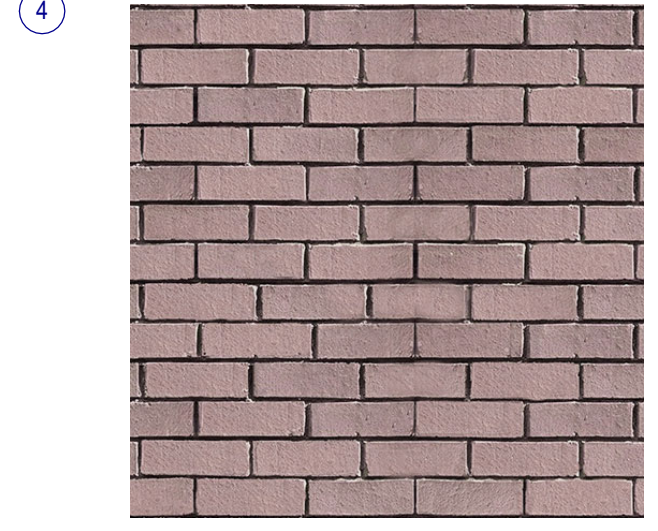
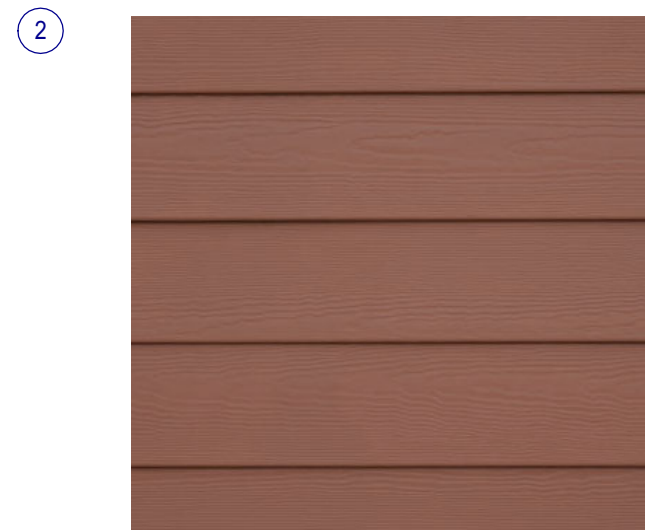
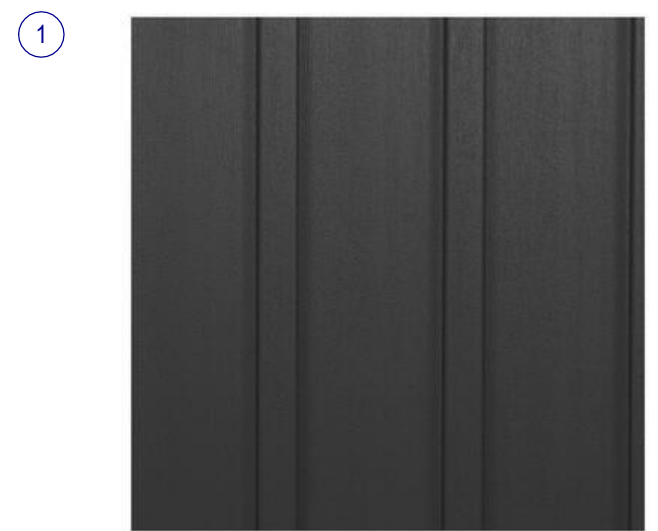
TITLE
BUILDING ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
221-168	Author	Checker

DRAWING NO.	REVISION NO.
DP07	1

EXTERIOR MATERIALS AND FINISHES LEGEND

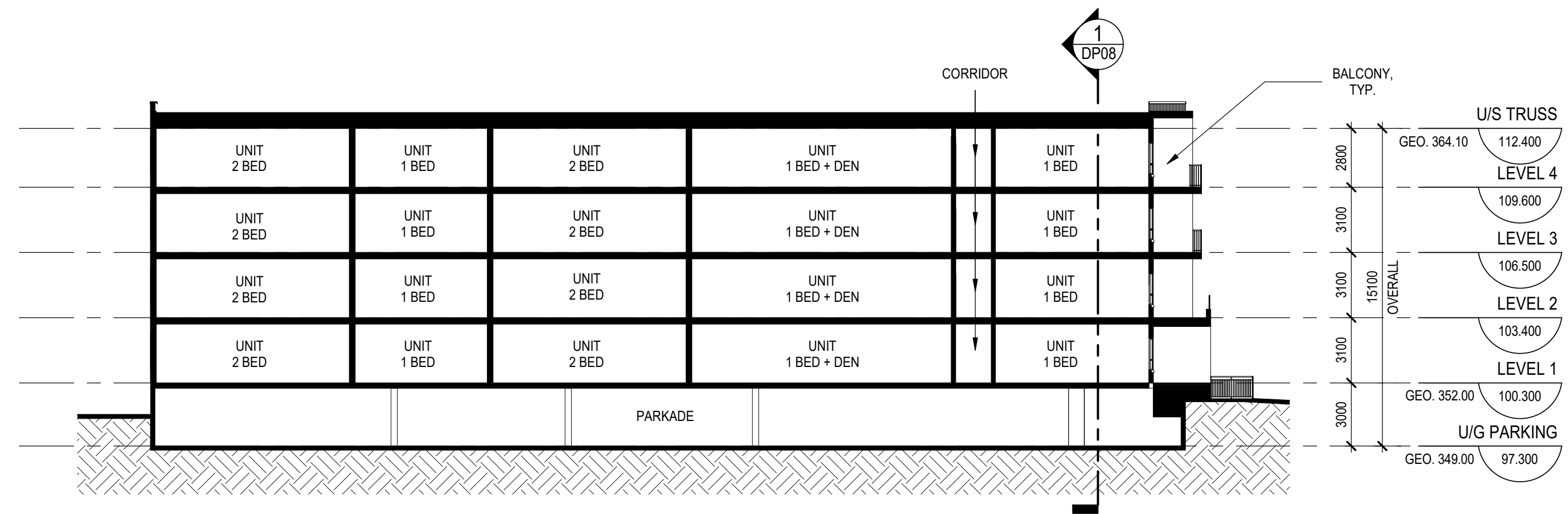
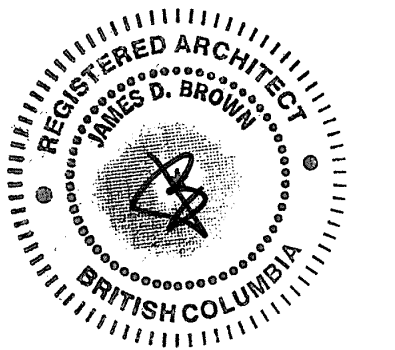
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- FIBRE-CEMENT CLADDING - RED
- FIBRE-CEMENT CLADDING - WHITE
- BRICK - RED
- STUCCO - CHARCOAL
- METAL PICKET GUARDRAIL - BLACK POWDER-COAT
- METAL CAP FLASHING - BLACK
- DOUBLE-GLAZED WINDOW - BLACK EXTERIOR



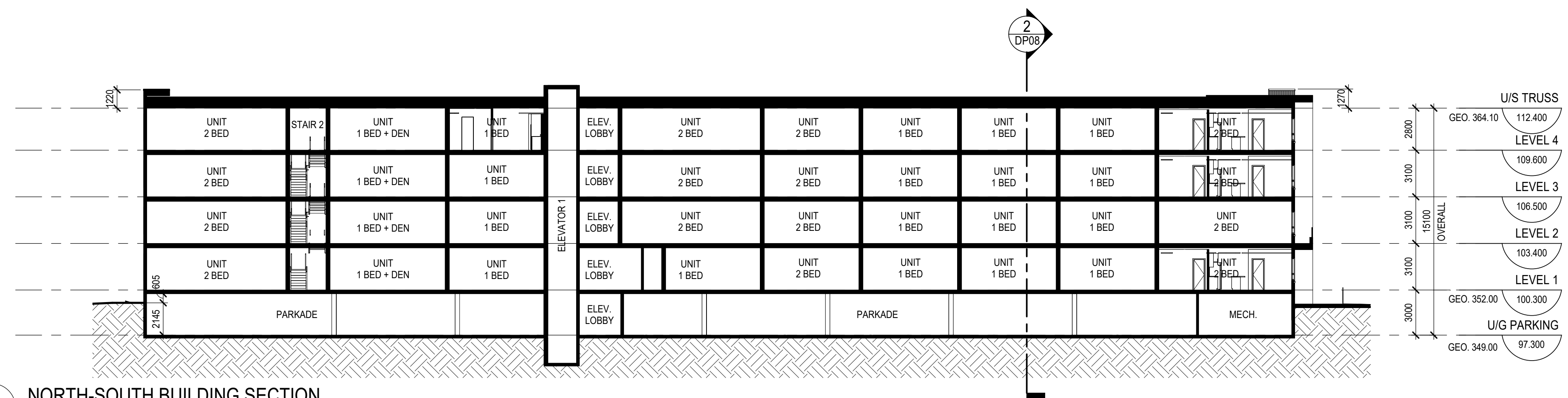
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2 EAST-WEST BUILDING SECTION
 SCALE: 1:200



1 NORTH-SOUTH BUILDING SECTION
 SCALE: 1:200

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NOT FOR CONSTRUCTION

WILKINSON ST RESIDENTIAL

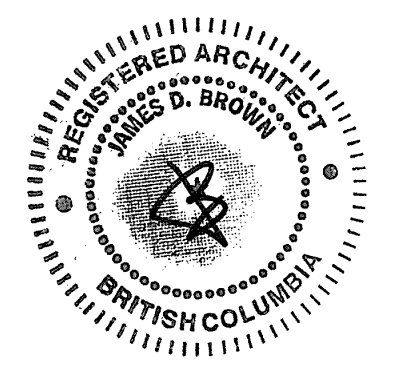
PROJECT ADDRESS
 2110 - 2140 Wilkinson Street
 KELOWNA, BRITISH COLUMBIA, V1Y 3Z8

BUILDING SECTIONS

PROJECT NO.	DRAWN	CHECKED
221-168	Author	Checker

DRAWING NO.	REVISION NO.
DP08	1

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4 Aerial View
 DP09 SCALE: 1:50



2 View Along Springfield Dr
 DP09 SCALE: 1:50



3 View Along Wilkinson St
 DP09 SCALE: 1:50



1 View from Southwest
 DP09 SCALE: 1:50

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	29-09-2022

NOT FOR CONSTRUCTION

PROJECT
WILKINSON ST RESIDENTIAL

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 2110 - 2140 Wilkinson Street
 KELOWNA, BRITISH COLUMBIA, V1Y 3Z8

TITLE
3D VIEWS

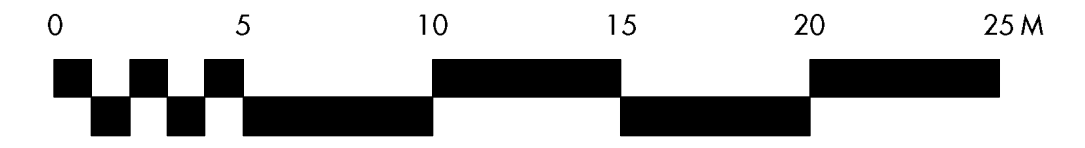
PROJECT NO.	DRAWN	CHECKED
221-168	Author	Checker

DRAWING NO.	REVISION NO.
DP09	1

DP09



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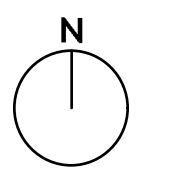


NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFFSITE WORKS TO MEET BYLAW 7900 STANDARDS.
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 BLACK WOOD MULCH OR ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS 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 100mm 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
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	1	5m CAL
ACER TATARICUM 'GARANNI'	HOT WINGS MAPLE	7	5m CAL
CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	6	5m CAL
GINKGO BILOBA 'MAGYAR'	MAGYAR GINKGO	6	5m CAL
QUERCUS ROBUR X ALBA 'IFS-KW2QX'	SKINNY GENES OAK	4	5m CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	14	5m CAL
TILIA CORDATA 'BAILEY'	SHAMROCK LINDEN	5	5m CAL
SHRUBS			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	63	#02 CONT. /1.0M O.C. SPACING
EUNYMIUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	16	#02 CONT. /2.0M O.C. SPACING
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	20	#02 CONT. /1.8M O.C. SPACING
JUNIPERUS VIRGINIANA 'BLUE ARROW'	BLUE ARROW JUNIPER	63	1.5m HT. /1.0M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	20	#02 CONT. /1.8M O.C. SPACING
PICEA PUNGENS 'GLOBOSA'	GLOBE BLUE SPRUCE	10	#02 CONT. /2.5M O.C. SPACING
SPIRAEA BJUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	28	#02 CONT. /1.5M O.C. SPACING
SYRINGA MEYERI 'PALUBIN'	DWARF KOREAN LILAC	20	#02 CONT. /1.8M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	42	#01 CONT. /0.9M O.C. SPACING
ASTER FRIKARTII 'MONCH'	FRIKART'S ASTER	34	#01 CONT. /1.0M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	42	#01 CONT. /0.9M O.C. SPACING
COREOPSIS 'ROUTE 66'	ROUTE 66 COREOPSIS	42	#01 CONT. /0.9M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE WEED	15	#01 CONT. /1.5M O.C. SPACING
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	23	#01 CONT. /1.2M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	15	#01 CONT. /1.5M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	42	#01 CONT. /0.9M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	23	#01 CONT. /1.2M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	42	#01 CONT. /0.9M O.C. SPACING



PROJECT TITLE
2110-2140 WILKINSON STREET
 Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

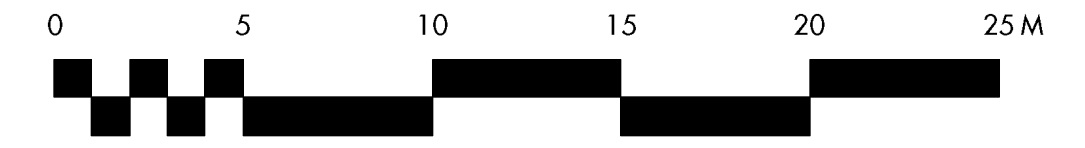
NO.	DATE	REVISION
1	22.09.29	Review
2		
3		
4		
5		

PROJECT NO: 22-0668
 DESIGN BY: KM
 DRAWN BY: LA
 CHECKED BY: FB
 DATE: SEPT. 29, 2022
 SCALE: 1:200
 PAGE SIZE: 24x36"



DRAWING NUMBER
LC-101

SPRINGFIELD ROAD



WATER CONSERVATION CALCULATIONS

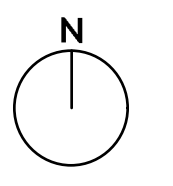
LANDSCAPE MAXIMUM WATER BUDGET (WB) = 2,845 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 2,182 cu.m. / year
 WATER BALANCE = 663cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

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 LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
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 CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 288 sq.m.
 MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 78 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 190 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING
 ESTIMATED ANNUAL WATER USE: 92 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 179 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING
 ESTIMATED ANNUAL WATER USE: 91 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 187 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 74 cu.m.
- ZONE #5: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 82 sq.m.
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 67 cu.m.
- ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 93 sq.m.
 MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 83 cu.m.
- ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 150 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 85 cu.m.
- ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 59 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 71 cu.m.



PROJECT TITLE
2110-2140 WILKINSON STREET
 Kelowna, BC

DRAWING TITLE
WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION	DATE	REVISION
1	22.09.29	Review
2		
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4		
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PROJECT NO	22-0668
DESIGN BY	KM
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DRAWING NUMBER
LW-101