



# ISSUED FOR DP\_R1

## GORDON & LAWSON

1459 GORDON DR  
 KELOWNA, BC  
 V1Y 3G3

**ARCHITECTURAL**

- DP0.00 COVER SHEET
- DP1.00 SITE SURVEY (BY OTHERS)
- DP1.01 PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS
- DP1.02 SITE PLAN
- DP2.00 FLOOR PLANS
- DP2.01 FLOOR PLANS
- DP2.02 FLOOR PLANS
- DP3.00 BUILDING ELEVATION
- DP3.01 BUILDING ELEVATION
- DP4.00 BUILDING SECTION

**CIVIL**

- C1.01 SITE PLAN

**LANDSCAPE**

- LDP1.01 LANDSCAPE PLAN - ON SITE
- LDP1.02 LANDSCAPE PLAN - OFF SITE
- LDP2 LANDSCAPE PLAN - ROOFTOP
- LDP3 LANDSCAPE PLAN - WATER CONSERVATION
- LDP4 LANDSCAPE DETAILS

2	ISSUED FOR DP_R1	2023-04-11
1	ISSUED FOR DP	2023-03-10

NO.	ISSUE/ REVISION	DATE
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PROJECT NO.	DRAWN	CHECKED
222-114	Author	Checker

DRAWING NO.	REVISION NO.
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**DP0.00**





NOTE

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**SITE PLAN OF LOT 7, 8, 9, 10 AND 11  
 DISTRICT LOT 137 OSOYOOS DIVISION  
 YALE DISTRICT PLAN 14393**

CLIENT: GORDON LAWSON JV

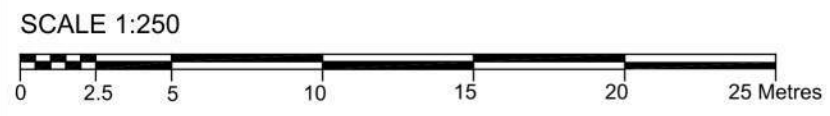
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 003-589-757 (LOT 8)  
 009-026-029 (LOT 9)  
 009-026-053 (LOT 10)  
 009-026-088 (LOT 11)

CIVIC ADDRESSES:  
 1459 GORDON DRIVE (LOT 7)  
 1467 GORDON DRIVE (LOT 8)  
 1104 AND 1110 LAWSON AVENUE (LOT 9)  
 1120 AND 1130 LAWSON AVENUE (LOT 10)  
 1488 ASPEN COURT (LOT 11)

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

FIELD SURVEY COMPLETED: DECEMBER 16, 2022

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



- LEGEND**
- Subject Property
  - Major Contour (0.5m)
  - Minor Contour (0.1m)
  - Top Slope
  - Bottom Slope
  - Fence
  - Bollard
  - Catch Basin
  - Cleanout
  - Electric Meter
  - Fire Hydrant
  - Gas Meter
  - Junction Box
  - Lamp Standard
  - Sanitary Manhole
  - Storm Manhole
  - Pedestal
  - Sign
  - Tree (dia.)
  - Vault
  - Water Valve
  - Spot Elevation
  - Retaining Wall
  - Asphalt

THIS PLAN WAS PREPARED FOR DESIGN PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. BOUNDARIES SHOWN ARE SUBJECT TO CHANGE WITH LEGAL SURVEY. VECTOR GEOMATICS LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF REPRODUCTION, TRANSMISSION, OR ALTERATION TO THIS DOCUMENT WITHOUT THE CONSENT OF VECTOR GEOMATICS LAND SURVEYING LTD.

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 www.vectorgeomatics.com

File: 2201824R0 Date: 2023-01-05  
 Drafted by: EC Checked by: CMD

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1 SITE SURVEY (BY OTHERS)  
 DP1.00 NOT TO SCALE

NOT FOR CONSTRUCTION

PROJECT  
**GORDON & LAWSON**

PROJECT ADDRESS  
 1459 GORDON DR  
 KELOWNA, BC  
 V1Y 3G3

TITLE  
**SITE SURVEY  
 (BY OTHERS)**

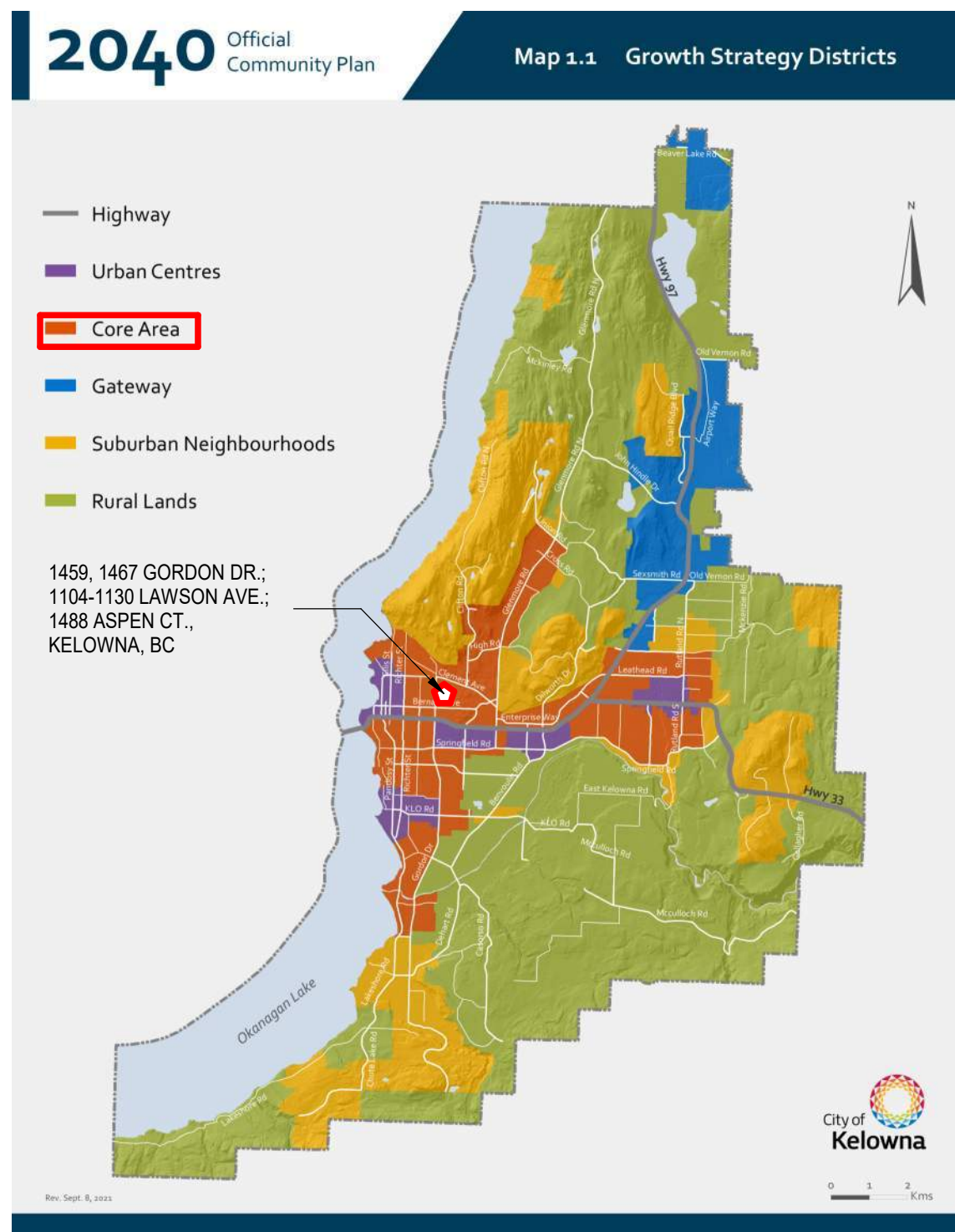
PROJECT NO.	DRAWN	CHECKED
222-114	Author	Checker

DRAWING NO.	REVISION NO.
DP1.00	2

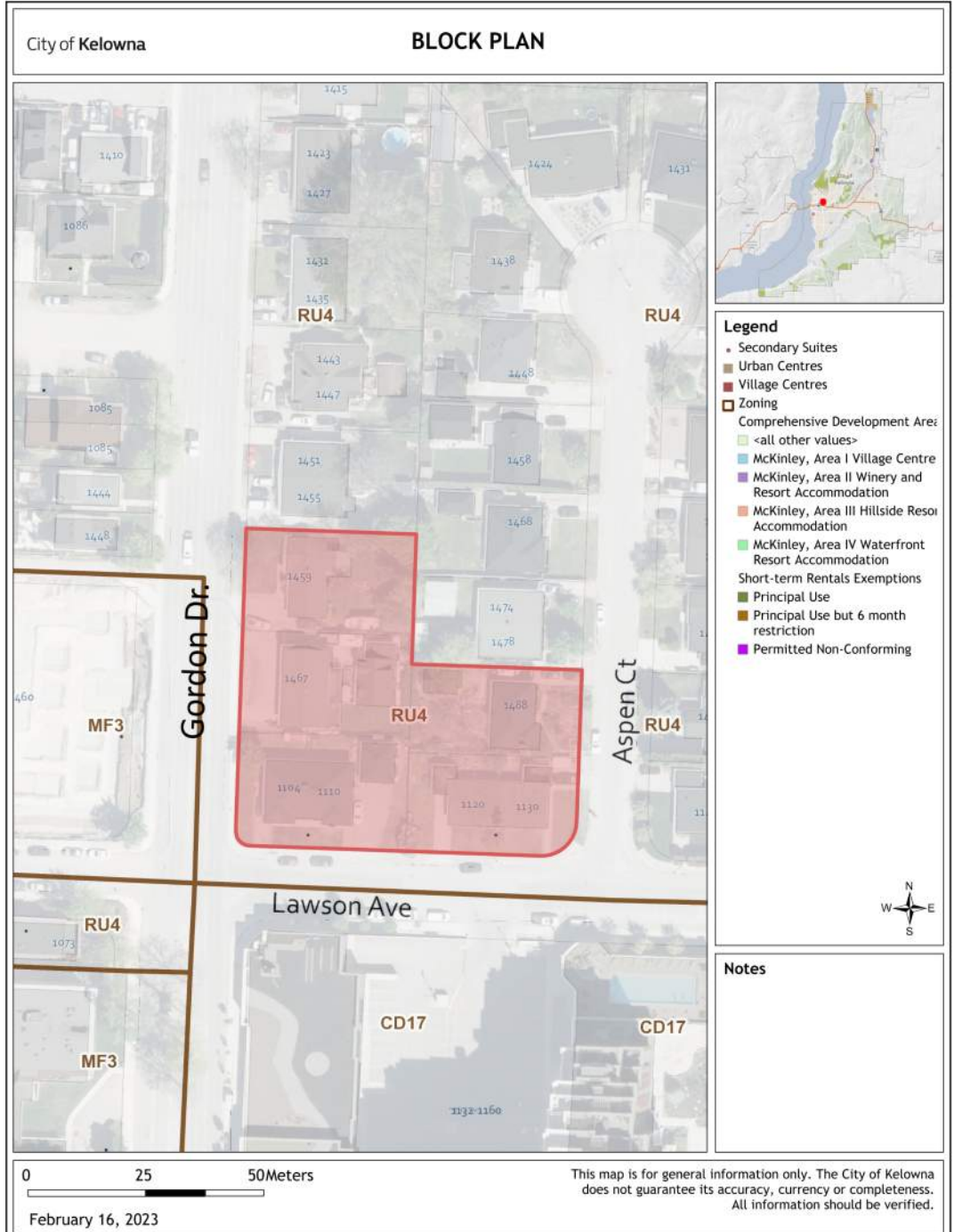
**DP1.00**



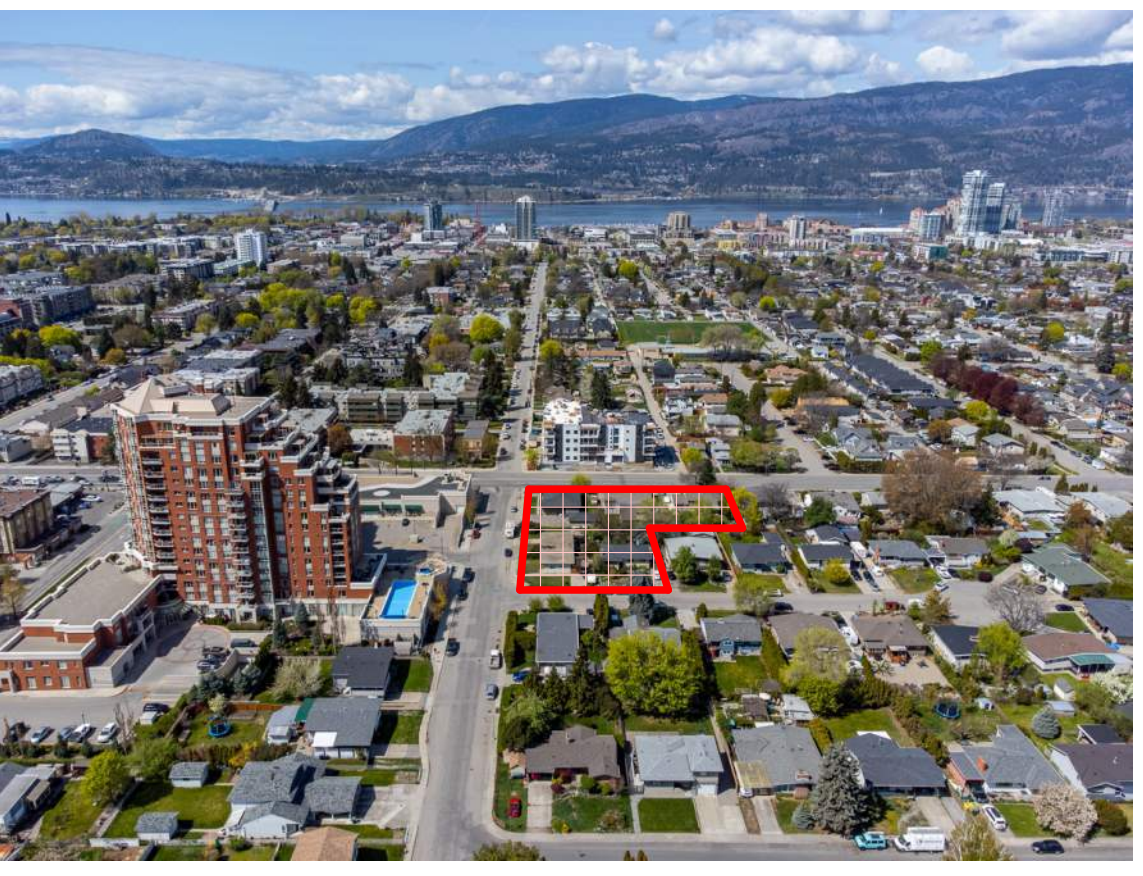
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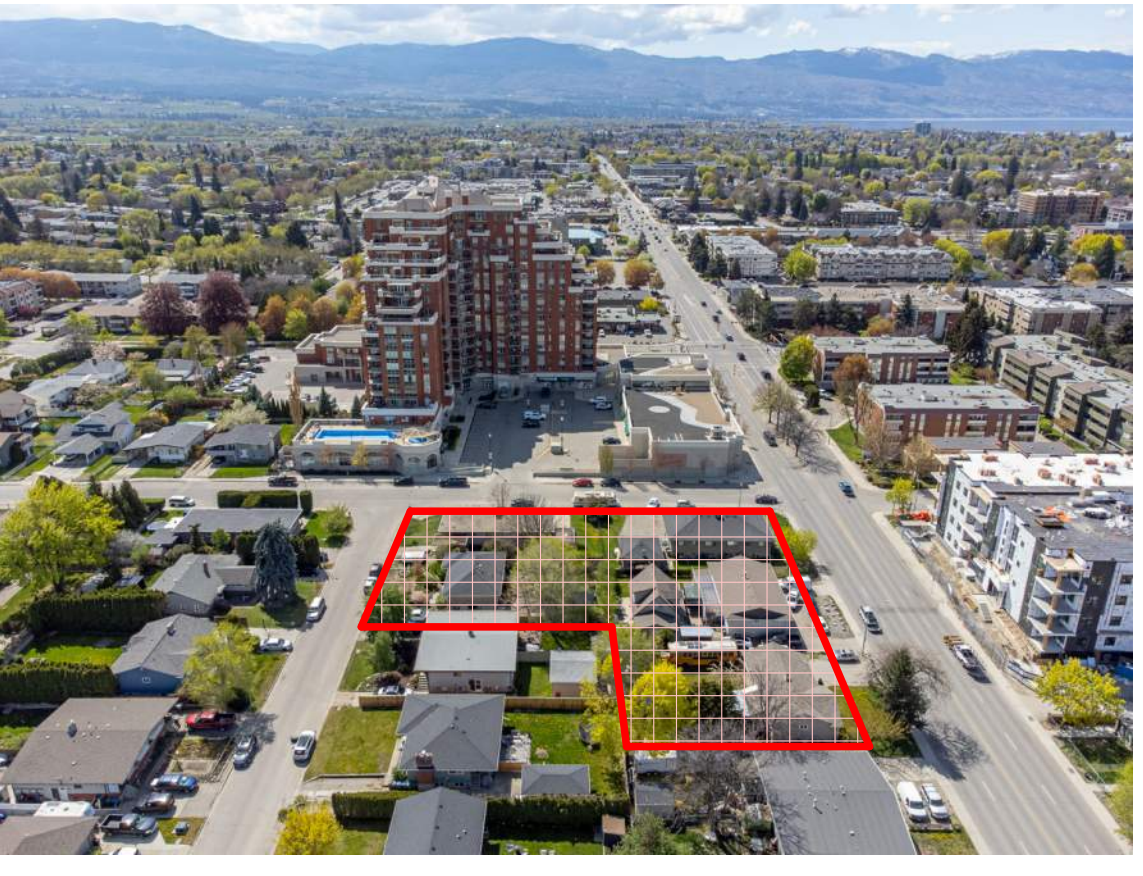
**1 BLOCK PLAN**  
DP1.01 NOT TO SCALE



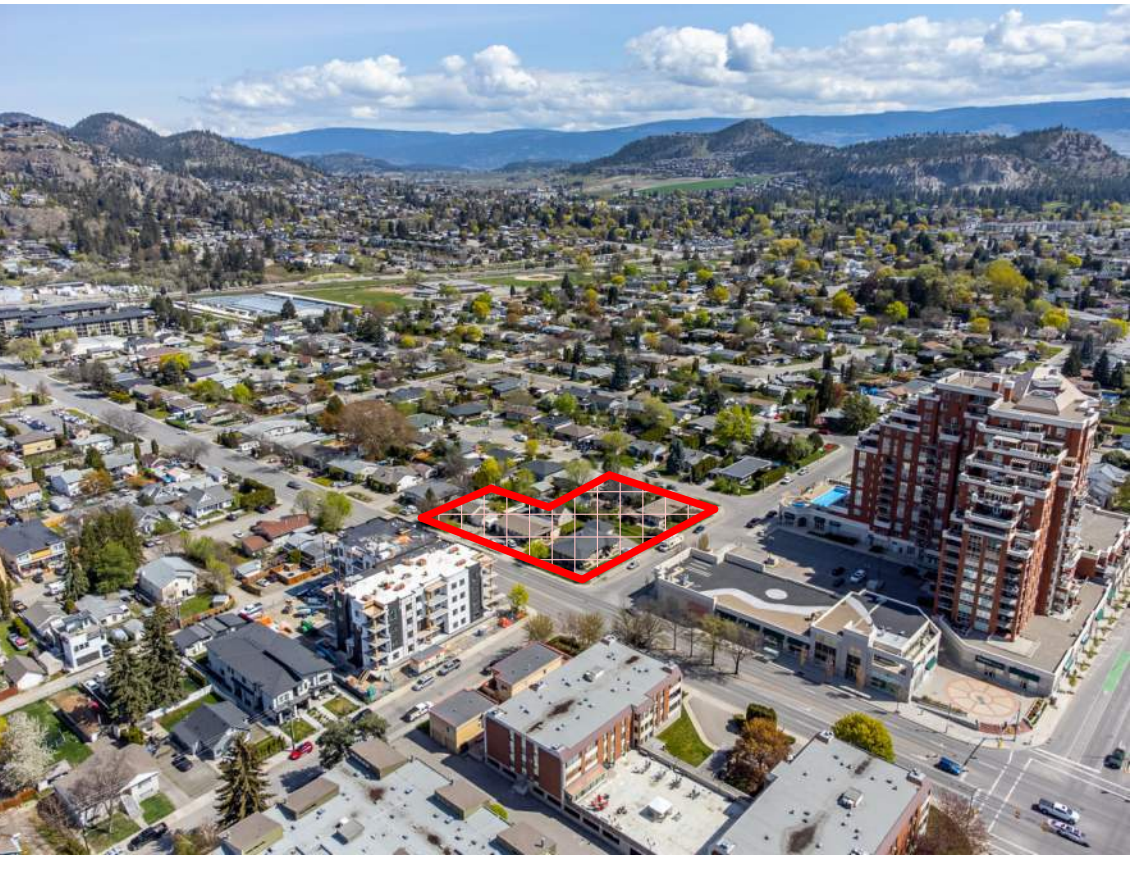
2



1



3



4



PROJECT INFORMATION	
<b>OWNER:</b>	HPG Development Ltd.
<b>DP APPLICANT:</b>	ZEIDLER ARCHITECTURE
<b>MUNICIPAL ADDRESS:</b>	1459, 1467 GORDON DR.; 1104-1130 LAWSON AVE.; 1488 ASPEN CT., KELOWNA, BC
<b>LEGAL ADDRESS:</b>	LOT 7.8.9, 10, 11; PLAN KAP14393
<b>PARCEL AREA:</b>	BEFORE ROAD DEDICATION: 3,977 m <sup>2</sup> / 42,808 ft <sup>2</sup> AFTER ROAD DEDICATION: 3,634 m <sup>2</sup> / 39,116 ft <sup>2</sup>
<b>LANDUSE BYLAW:</b>	BYLAW NO.: 12375
<b>ZONING (EXISTING):</b>	RU4
<b>ZONING (PROPOSED):</b>	MF3R - MULTI FAMILY - RENTAL DESIGNATION
<b>GENERAL DESCRIPTION:</b>	6 STOREY WOOD-FRAME MULTI-FAMILY BUILDING
<b>PRINCIPAL USE / FLOOR:</b>	RESIDENTIAL
<b>UNIT TYPE BREAKDOWN:</b>	STUDIO: 8 (6.2%) 1 BEDROOM: 80 (81.5%) TH (2 BED): 6 (4.6%) 2 BEDROOM: 36 (27.7%) <b>TOTAL: 130</b>

BYLAW REVIEW																				
BYLAW SECTION:	REQUIREMENT:	PROVIDED:																		
<b>BUILDING SETBACKS:</b>	<b>FRONT:</b> 3.0m FOR GROUND ORIENTED < 1.2M ABOVE GRADE 2.0m FOR GROUND ORIENTED > 1.2M ABOVE GRADE 4.5m FOR ABOVE GROUND ORIENTED <b>FLANKING SIDE YARD:</b> 3.0m (2.0M FOR GROUND ORIENTED) 4.5m ABOVE GROUND ORIENTED <b>SIDE YARD:</b> 3.0m <b>STEPBACK:</b> 3.0m 5 STOREY AND ABOVE (FROM G.O. SET BACK) <b>SITE COVERAGE BUILDING:</b> 65% <b>SITE COVERAGE AND IMPERMEABLE SURFACES:</b> 65%	<b>FRONT:</b> 2.0m FOR GROUND ORIENTED > 1.2M ABOVE GRADE <b>FLANKING SIDE YARD:</b> 3.0m (2.0M FOR GROUND ORIENTED) <b>SIDE YARD:</b> 3.0m <b>STEPBACK:</b> 3.0m 5 STOREY AND ABOVE (FROM G.O. SET BACK) <b>SITE COVERAGE BUILDING:</b> 64% <b>SITE COVERAGE AND IMPERMEABLE SURFACES:</b> 81%																		
<b>FLOOR AREA RATIO (F.A.R.):</b>	1.8 BASE (5 STORY AND ABOVE) 0.30 BONUS FOR RENTAL DESIGNATION 0.25 IS 80% OF PARKING IS UNDERGROUND <b>SITE AREA:</b> 3,977 M <sup>2</sup> ± (INCLUDING ROAD DEDICATION) 3,634 M <sup>2</sup> ± (EXCLUDING ROAD DEDICATION) <b>MAX FAR:</b> 3,977 X 2.35 = 9,345.95 m <sup>2</sup> 3,634 X 2.35 = 8,539.9 m <sup>2</sup>	<b>HEIGHT: 6 STORY</b> <b>PROPOSED BUILDING:</b> <table border="1"> <thead> <tr> <th>GROSS</th> <th>NET</th> </tr> </thead> <tbody> <tr> <td>MAIN FLOOR: 1470</td> <td>891</td> </tr> <tr> <td>2ND FLOOR: 1818</td> <td>1607</td> </tr> <tr> <td>3RD FLOOR: 1818</td> <td>1607</td> </tr> <tr> <td>4TH FLOOR: 1818</td> <td>1607</td> </tr> <tr> <td>5TH FLOOR: 1818</td> <td>1607</td> </tr> <tr> <td>6TH FLOOR: 1088</td> <td>885</td> </tr> <tr> <td><b>TOTAL:</b></td> <td><b>9,766.19</b></td> </tr> <tr> <td></td> <td><b>8,156.87</b></td> </tr> </tbody> </table> <b>FAR = NET/SITE AREA</b> 2.06 (INCLUDING ROAD DEDICATION) 2.25 (EXCLUDING ROAD DEDICATION)	GROSS	NET	MAIN FLOOR: 1470	891	2ND FLOOR: 1818	1607	3RD FLOOR: 1818	1607	4TH FLOOR: 1818	1607	5TH FLOOR: 1818	1607	6TH FLOOR: 1088	885	<b>TOTAL:</b>	<b>9,766.19</b>		<b>8,156.87</b>
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<b>TOTAL:</b>	<b>9,766.19</b>																			
	<b>8,156.87</b>																			
<b>AMENITY SPACE:</b>	7.5M <sup>2</sup> PER STUDIO 8 X 7.5 = 60 15M <sup>2</sup> PER 1 BED 80 X 15 = 1,200 25M <sup>2</sup> PER 2 BED 46 X 25 = 1,050 <b>TOTAL REQUIRED: = 2,310m<sup>2</sup></b>  4.0M <sup>2</sup> PER UNIT REQUIRED TO BE COMMON 130 X 4 = 520m <sup>2</sup>	STUDIO: 8 x 7.5 = 071.60m <sup>2</sup> 1 BEDROOM: 21 x 15 = 315.00m <sup>2</sup> (1ST, 2ND, AND 3RD FLOOR) 1 BEDROOM: 59 x 6.36 = 375.24m <sup>2</sup> 2 BEDROOM: 15 x 25 = 375.00m <sup>2</sup> (1ST, 2ND, AND 3RD FLOOR) 2 BEDROOM: 27 x 6.36 = 171.72m <sup>2</sup> INDOOR AMENITY: = 256.00m <sup>2</sup> ROOF TOP: = 766.00m <sup>2</sup> <b>TOTAL: = 2,330.56m<sup>2</sup></b>																		
<b>PARKING REGULATIONS:</b>	<b>BREAKDOWN BY UNIT:</b> STUDIO: 0.9 STALL/UNIT x 8 = 07.20 STALLS 1 BEDROOM: 1.0 STALL/UNIT x 80 = 80.00 STALLS TH (2BD): 1.1 STALLS/UNIT x 6 = 06.60 STALLS 2 BEDROOM: 1.1 STALLS/UNIT x 36 = 39.60 STALLS VISITOR: 0.14 STALL/UNIT x 130 = 18.20 STALLS <b>STALLS REQUIRED: = 151.6 STALLS</b>  <b>PARKING REDUCTIONS:</b> REDUCTION FOR RENTAL DESIGNATION = 10% -15 STALLS BIKE INCENTIVE -05 STALLS CAR SHARE (2X5 PER STALL) -10 STALLS <b>TOTAL REDUCTION: -30 STALLS</b> <b>TOTAL AFTER REDUCTIONS: = 121 STALLS</b>	<b>PARKING PROPOSED:</b> SURFACE: 24 STALLS BELOW GRADE: 97 STALLS <b>TOTAL: 121 STALLS</b>  <b>RATIO OF SMALL CAR STALLS = 50%</b> SMALL CAR STALL COUNT = 54 TOTAL CAR STALL COUNT = 121  54 / 121 = 45%  MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES: 100-150 REQUIRES 4 BF STALLS AND 1 VAN STALL																		
<b>BICYCLE PARKING</b>	<b>BASE REQUIREMENTS</b> ALL UNITS 0.75 SPACES/UNIT X 130 = 97.5 <b>INCENTIVE REQUIREMENTS</b> STUDIO & 1BED: 1.25 SPACES/UNIT X 88 = 110 1.5 PER 2BED: 1.50 SPACES/UNIT X 42 = 63 <b>TOTAL: =173</b>	<b>BIKE STALLS</b> UNDERGROUND (LONG TERM) = 173 SURFACE (SHORT TERM) = 6 <b>TOTAL: =179</b>																		

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2	ISSUED FOR DP_R1	2023-04-11
1	ISSUED FOR DP	2023-03-10

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PROJECT  
**GORDON & LAWSON**

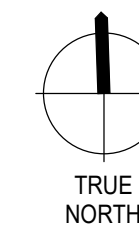
PROJECT ADDRESS  
1459 GORDON DR  
KELOWNA, BC  
V1Y 3G3

TITLE  
**PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS**

PROJECT NO.	DRAWN	CHECKED
222-114	Author	Checker

DRAWING NO.	REVISION NO.
DP1.01	2

**DP1.01**



NOTE

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NO.	ISSUE/REVISION	DATE
2	ISSUED FOR DP_R1	2023-04-11
1	ISSUED FOR DP	2023-03-10

NOT FOR CONSTRUCTION

PROJECT

**GORDON & LAWSON**

PROJECT ADDRESS  
1459 GORDON DR  
KELOWNA, BC  
V1Y 3G3

TITLE

**SITE PLAN**

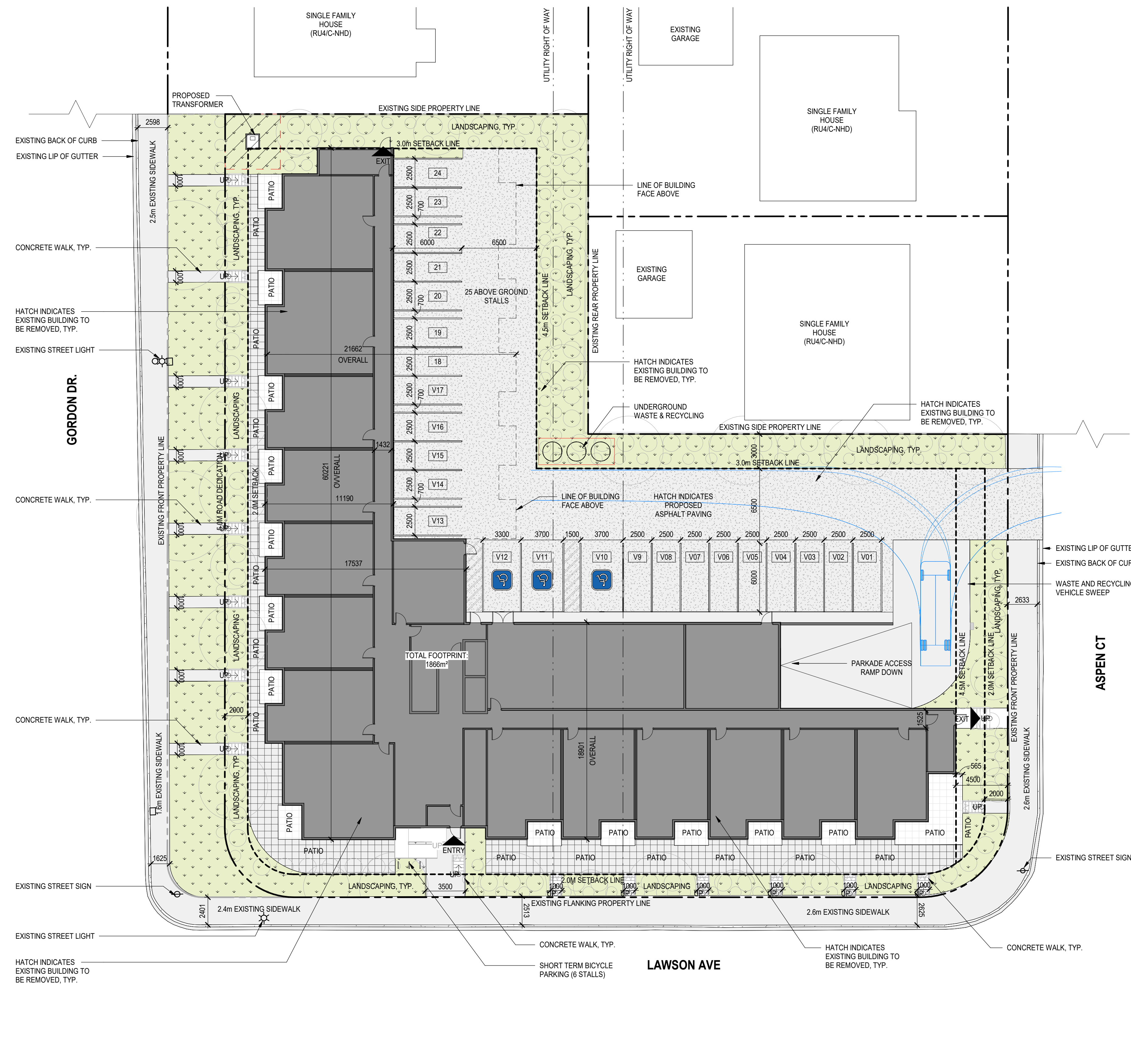
PROJECT NO.	DRAWN	CHECKED
222-114	JD	Checker

DRAWING NO.	REVISION NO.
DP1.02	2

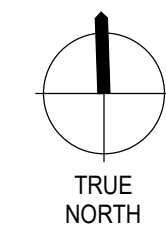
DP1.02



PROJECT INFORMATION	
<b>OWNER:</b>	HPG Development Ltd.
<b>DP APPLICANT:</b>	ZEIDLER ARCHITECTURE
<b>MUNICIPAL ADDRESS:</b>	1459, 1467 GORDON DR.; 1104-1130 LAWSON AVE.; 1488 ASPEN CT., KELOWNA, BC
<b>LEGAL ADDRESS:</b>	LOT 7.8.9.10.11; PLAN KAP14393
<b>PARCEL AREA:</b>	BEFORE ROAD DEDICATION: 3,977 m <sup>2</sup> / 42,808 ft <sup>2</sup> AFTER ROAD DEDICATION: 3,634 m <sup>2</sup> / 39,116 ft <sup>2</sup> BYLAW NO.: 12375
<b>LANDUSE BYLAW:</b>	RU4
<b>ZONING (EXISTING):</b>	MF3R - MULTI FAMILY - RENTAL DESIGNATION
<b>ZONING (PROPOSED):</b>	6 STOREY WOOD-FRAME MULTI-FAMILY BUILDING
<b>GENERAL DESCRIPTION:</b>	RESIDENTIAL
<b>PRINCIPAL USE / FLOOR</b>	
<b>UNIT TYPE BREAKDOWN:</b>	STUDIO: 8 (6.2%) 1 BEDROOM: 80 (61.5%) TH (2 BED): 6 (4.6%) 2 BEDROOM: 36 (27.7%) <b>TOTAL: 130</b>



1 SITE PLAN  
DP1.02 SCALE: 1:200



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2 ISSUED FOR DP, R1 2023-04-11  
1 ISSUED FOR DP 2023-03-10

NO. ISSUE/REVISION DATE

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PROJECT  
**GORDON & LAWSON**

PROJECT ADDRESS  
1459 GORDON DR  
KELOWNA, BC  
V1Y 3G3

**FLOOR PLANS**

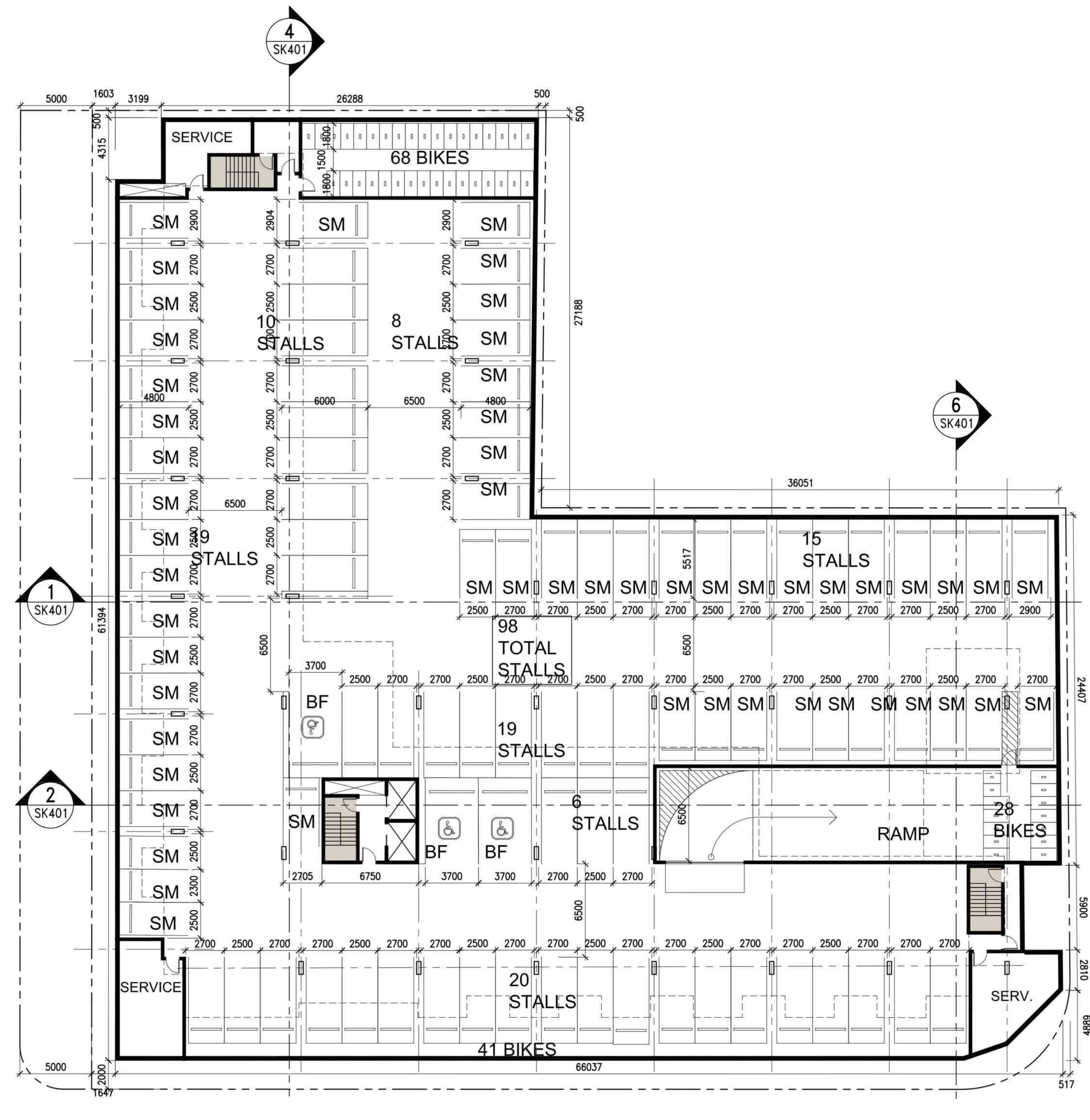
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DRAWN Author  
CHECKED Checker

DRAWING NO. DP2.00  
REVISION NO. 2

**DP2.00**



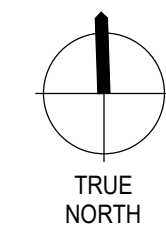
GROUND FLOOR PLAN  
SCALE: 1:200



P1 FLOOR PLAN  
SCALE: 1:200

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PROJECT  
**GORDON & LAWSON**

PROJECT ADDRESS  
1459 GORDON DR  
KELOWNA, BC  
V1Y 3G3

TITLE  
**FLOOR PLANS**

PROJECT NO.	DRAWN	CHECKED
222-114	Author	Checker
DRAWING NO.	REVISION NO.	

**DP2.01**



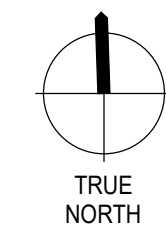
LEVEL 3 FLOOR PLAN

SCALE: 1:200



LEVEL 2 FLOOR PLAN

SCALE: 1:200



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LEVEL 6 FLOOR PLAN  
SCALE: 1:200



LEVEL 4,5 FLOOR PLAN  
SCALE: 1:200

1	ISSUED FOR DP_R1	2023-04-11
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FLOOR PLANS

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DRAWING NO.	REVISION NO.	

DP2.02





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MATERIAL LEGEND	
1	CEMENTITIOUS BOARD CLADDING (HARDIE, IRON GREY, SMOOTH)
2	CEMENTITIOUS PANEL CLADDING (HARDIE, IRON GREY, SMOOTH)
3	CEMENTITIOUS BOARD CLADDING (HARDIE, ARTIC WHITE, SMOOTH)
4	CEMENTITIOUS PANEL CLADDING (HARDIE, ARTIC WHITE, SMOOTH)
5	COMPOSITE PANEL CLADDING (WOOD APPEARANCE)
6	CHICAGO BRICK (ANTHRACITE)
7	DOUBLE GLAZED VINYL WINDOW (WHITE OR BLACK EXTERIOR)
8	METAL PICKET GUARDRAIL (BLACK OR WHITE POWDER COAT)
9	ALUMINUM SOFFIT (WOOD APPEARANCE)
10	EXPOSED CONCRETE PLANTERS, PATTERNED TIE HOLES AND EXPANSION JOINTS
11	DOUBLE GLAZED FIBERGLASS PATIO DOOR WITH TRANSOM (WHITE OR BLACK EXTERIOR)



**4 PERSPECTIVE - SE CORNER**  
 DP3.00 NOT TO SCALE



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



**3 PERSPECTIVE - SOUTH FACADE**  
 DP3.00 NOT TO SCALE



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

1	ISSUED FOR DP	2023-03-10
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PROJECT  
**GORDON & LAWSON**

PROJECT ADDRESS  
 1459 GORDON DR  
 KELOWNA, BC  
 V1Y 3G3

TITLE  
**BUILDING ELEVATION**

PROJECT NO.	DRAWN	CHECKED
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DRAWING NO. REVISION NO.

**DP3.00**







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⑥	CHICAGO BRICK (ANTHRACITE)
⑦	DOUBLE GLAZED VINYL WINDOW (WHITE OR BLACK EXTERIOR)
⑧	METAL PICKET GUARDRAIL (BLACK OR WHITE POWDER COAT)
⑨	ALUMINUM SOFFIT (WOOD APPEARANCE)
⑩	EXPOSED CONCRETE PLANTERS, PATTERNED TIE HOLES AND EXPANSION JOINTS
⑪	DOUBLE GLAZED FIBERGLASS PATIO DOOR WITH TRANSOM (WHITE OR BLACK EXTERIOR)



**4** PERSPECTIVE - SW CORNER  
 DP3.01 NOT TO SCALE



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



**3** PERSPECTIVE - WEST FACADE  
 DP3.01 NOT TO SCALE



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

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 1459 GORDON DR  
 KELOWNA, BC  
 V1Y 3G3

TITLE  
**BUILDING ELEVATION**

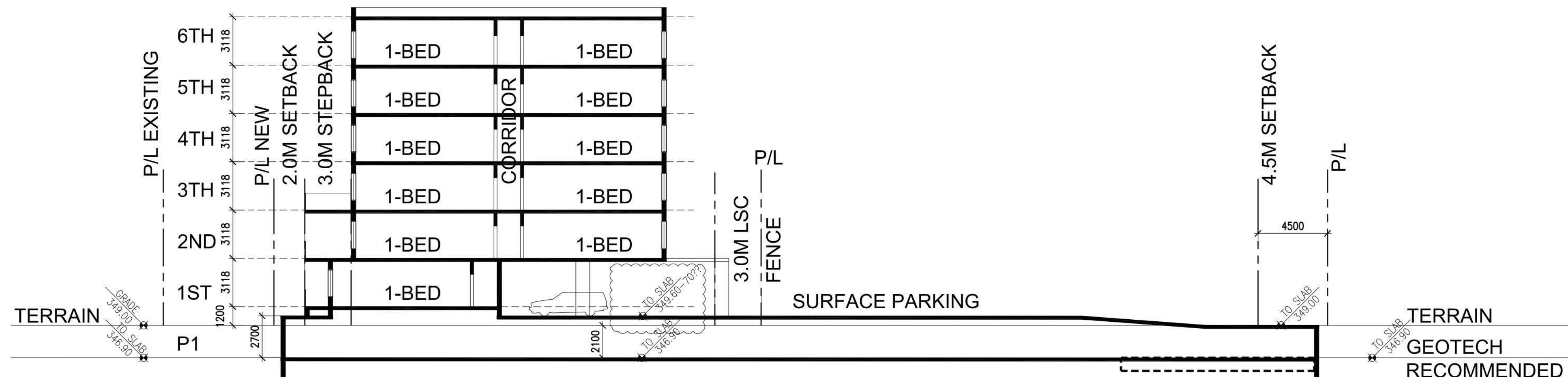
PROJECT NO.	DRAWN	CHECKED
222-114	Author	Checker

DRAWING NO. REVISION NO.

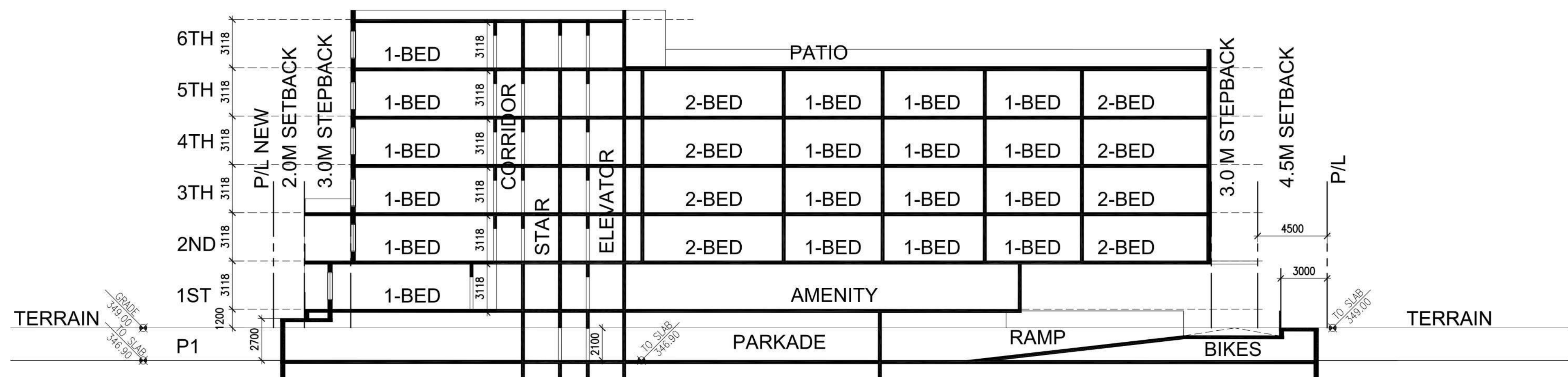
**DP3.01** 2



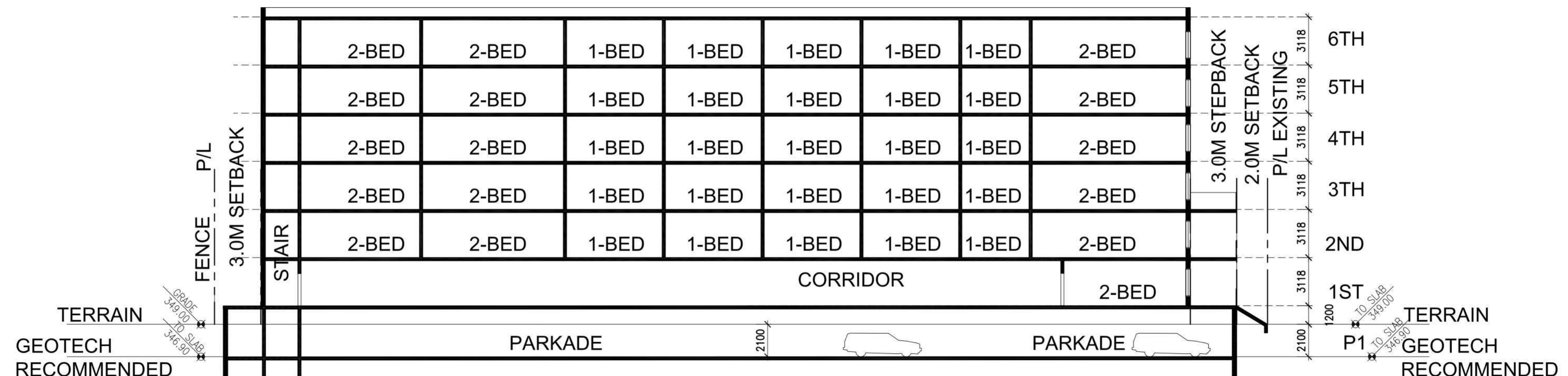
NOTE  
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 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTION INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



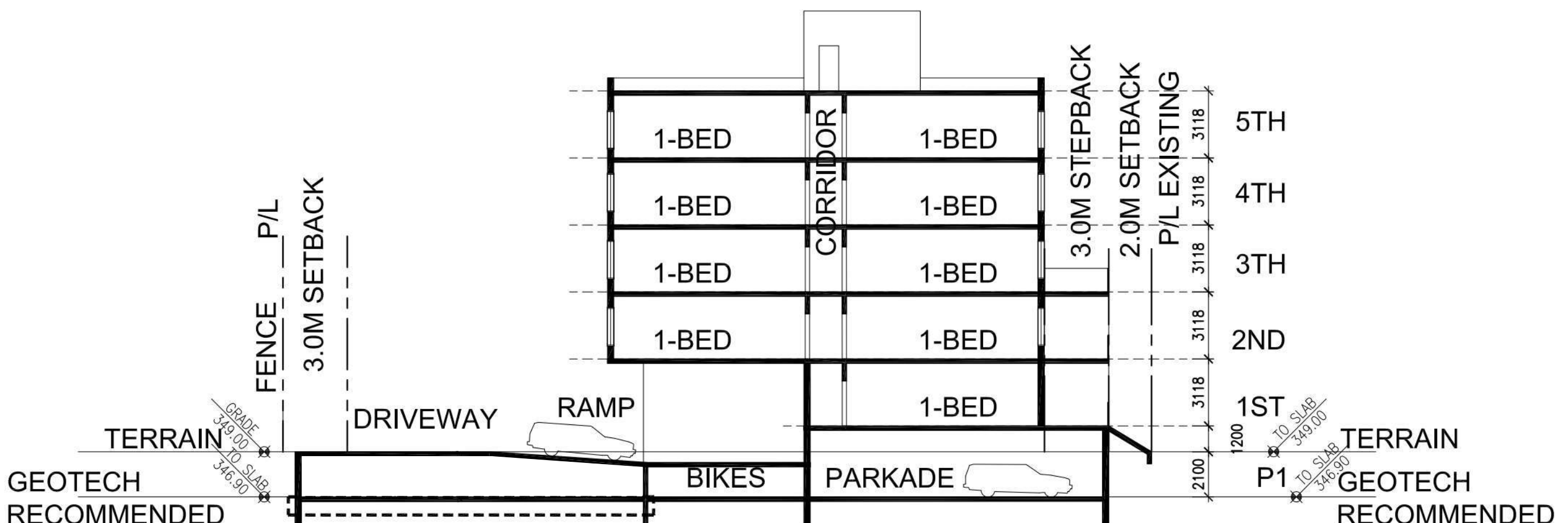
**1** BUILDING SECTION - 1  
 DP4.00 NOT TO SCALE



**2** BUILDING SECTION - 2  
 DP4.00 NOT TO SCALE



**3** BUILDING SECTION - 4  
 DP4.00 NOT TO SCALE



**4** BUILDING SECTION - 6  
 DP4.00 NOT TO SCALE

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR DP_R1	2023-04-11
1	ISSUED FOR DP	2023-03-10

NOT FOR CONSTRUCTION

PROJECT  
**GORDON & LAWSON**

PROJECT ADDRESS  
 1459 GORDON DR  
 KELOWNA, BC  
 V1Y 3G3

TITLE  
**BUILDING SECTION**

PROJECT NO.	DRAWN	CHECKED
222-114	Author	Checker

DRAWING NO.	REVISION NO.
<b>DP4.00</b>	<b>2</b>

TROIKA MANAGEMENT CORP.

# GORDON DR/LAWSON AVE - MULTI-FAMILY DEVELOPMENT

KELOWNA, BC

MARCH 10, 2023

## LIST OF DRAWINGS

LDP 1.1 : LANDSCAPE PLAN - ON SITE










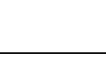
LDP 1.2 : LANDSCAPE PLAN - OFF SITE

LDP 2 : LANDSCAPE PLAN - ROOFTOP

LDP 3 : LANDSCAPE PLAN - WATER CONSERVATION

LDP 4: LANDSCAPE DETAILS

LEGEND:

-  EXISTING TREES
-  PROPOSED TREES
-  PROPERTY LINE
-  ASPHALT
-  CONCRETE
-  GRAVEL MULCH
-  SHRUB PLANTING
-  LAWN AREA
-  ARTIFICIAL TURF
-  FENCE (REFER ARCHITECT)



TREE PLANTING



SHRUB PLANTING



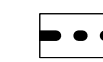





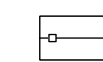



FULL ON SITE PLANT LIST WITH QUANTITIES						
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING	
<b>Trees</b>						
<i>Acer palmatum 'Bloodgood'</i>	'Bloodgood' Japanese Maple	6cm Cal	B&B	4.5 x 4.5m	4.5m o/c	
<i>Amelanchier x Grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Service Berry	6cm Cal	B&B	4.5 x 4.5m	4.5m o/c	
<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm Cal	B&B	15 x 15m	15m o/c	
<i>Cercis canadensis</i>	Eastern Redbud	6cm Cal	B&B	6 x 6m	6m o/c	
<i>Magnolia stellata 'Royal Star'</i>	Royal Star Magnolia	6cm Cal	B&B	6 x 4m	4m o/c	
<i>Syringa reticulata</i>	Ivory Silk Tree Lilac	6cm Cal	B&B	7.5 x 4.5m	4.5m o/c	
<b>Shrubs/Perennials/Grasses</b>						
<i>Berberis thunbergii 'Sunsation'</i>	Sunsation Barberry	#02	Potted	1.2 x 1.2m	1.2m o/c	
<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	#02	Potted	1.2 x 0.9m	0.9m o/c	
<i>Cornus alba 'Bailhala'</i>	Ivory Halo Dogwood	#02	Potted	1.5 x 1.5m	1.5m o/c	
<i>Geranium sanguineum</i>	Dwarf Pink Geranium	#01	Potted	0.3 x 0.6m	0.3m o/c	
<i>Hydrangea paniculata 'Dharma'</i>	Dharma Pee Gee Hydrangea	#02	Potted	2.4m x 2.4m	2.4m o/c	
<i>Lavendula angustifolia 'Munstead'</i>	Munstead Lavender	#01	Potted	0.6 x 0.75m	0.75m o/c	
<i>Mahonia repens</i>	Oregon Grape	#01	Potted	0.6 x 0.9m	1.5m o/c	
<i>Nepeta faassenii 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted	0.6 x 0.9m	0.9m o/c	
<i>Pennisetum alopecuroides 'Little Bunny'</i>	Little Bunny Fountain Grass	#01	Potted	0.6 x 0.6m	0.6m o/c	
<i>Rosa 'Morden Blush'</i>	Morden Blush Rose	#02	Potted	0.9 x 0.9m	0.9m o/c	
<i>Sambucus nigra 'Black Lace'</i>	Black Lace Elderberry	#02	Potted	1.8 x 1.8m	1.8m o/c	
<i>Spiraea japonica 'Gold Mound'</i>	Gold Mound Spirea	#02	Potted	0.9 x 1.2m	1.2m o/c	
<i>Syringa meyeri 'Miss Kim'</i>	Miss Kim Lilac	#02	Potted	1.8 x 1.5m	1.5m o/c	
<i>Taxus media 'Tauntanii'</i>	Tauntanii Yew	#02	Potted	1.2 x 1.5m	1.5m o/c	

NOTES:

1. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
2. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
3. ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF DECORATIVE ROCK MULCH UNLESS OTHERWISE NOTED.
4. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
5. SOIL DEPTH TO BE AS FOLLOWS:  
LAWN AREAS 150mm MIN  
SHRUB AREAS 300mm MIN  
TREES 1000mm MIN UNLESS OTHERWISE NOTED.
6. CoK TREE BYLAW REQUIREMENTS:  
68.3M GORDON DR., 67.9M LAWSON AVE. & 40.5M ASPEN CRT.  
SETBACK EQUALS 176.7m : REQUIRES (18) TREES:  
(9) LARGE, (4) MEDIUM & (5) SMALL.
7. CoK BYLAW SOIL REQUIREMENTS FOR BYLAW TREES:  
LARGE TREES: 30m³, OR 25m³ SHARED  
MEDIUM TREES: 20m³ OR 18m³ SHARED  
SMALL TREES: 15m³ OR 12m³ SHARED

**LEGEND:**

-  EXISTING TREES
-  PROPOSED TREES
-  PROPERTY LINE
-  ASPHALT
-  CONCRETE
-  GRAVEL MULCH
-  SHRUB PLANTING
-  LAWN AREA
-  ARTIFICIAL TURF
-  FENCE (REFER ARCHITECT)



**NOTES:**

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68.3M GORDON DR., 67.9M LAWSON AVE. & 40.5M ASPEN CRT.  
SETBACK EQUALS 176.7m : REQUIRES (18) TREES:  
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7. CoK BYLAW SOIL REQUIREMENTS FOR BYLAW TREES:  
LARGE TREES: 30m³, OR 25m³ SHARED  
MEDIUM TREES: 20m³ OR 18m³ SHARED  
SMALL TREES: 15m³ OR 12m³ SHARED

SEAL

NORTH



SCALE: 1 : 200

ISSUED FOR:











NO.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT PERMIT	2023-03-10

LANDSCAPE PLAN - OFF SITE

**LDP 1.2**

PROJECT NO. : 22072-100 DATE : 2022-21-12

**LEGEND:**

-  EXISTING TREES
-  PROPOSED TREES
-  PROPERTY LINE
-  ASPHALT
-  CONCRETE
-  GRAVEL MULCH
-  SHRUB PLANTING
-  LAWN AREA
-  ARTIFICIAL TURF
-  FENCE (REFER ARCHITECT)



RAISED METAL PLANTER WALLS & ARTIFICIAL TURF



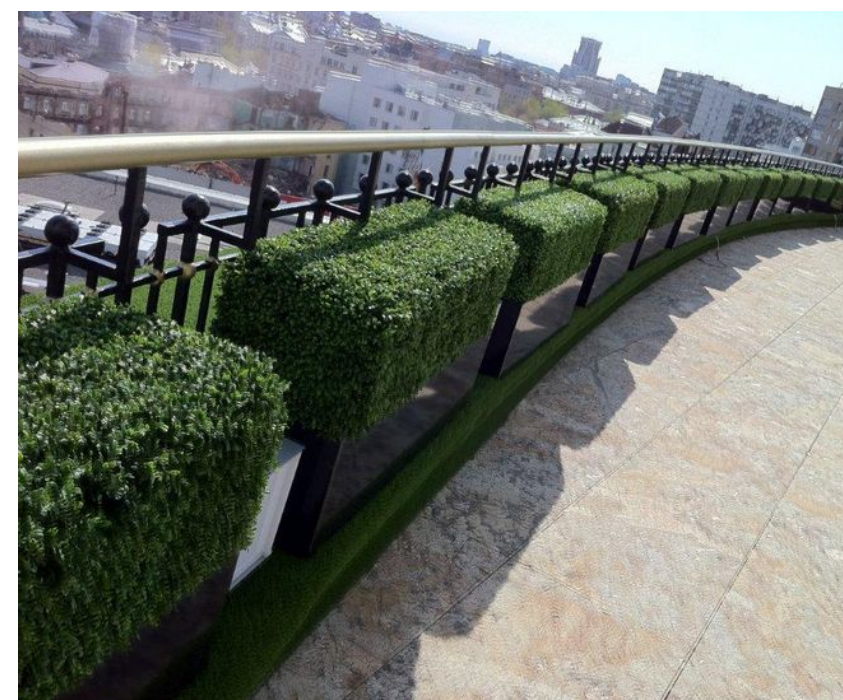
OUTDOOR AMENITY



PERGOLA STRUCTURE



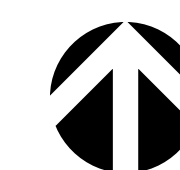
COURTYARD SPACE



FAUX PLANTS & BERGO DECKING MATERIAL

SEAL

NORTH



SCALE: 1 : 200

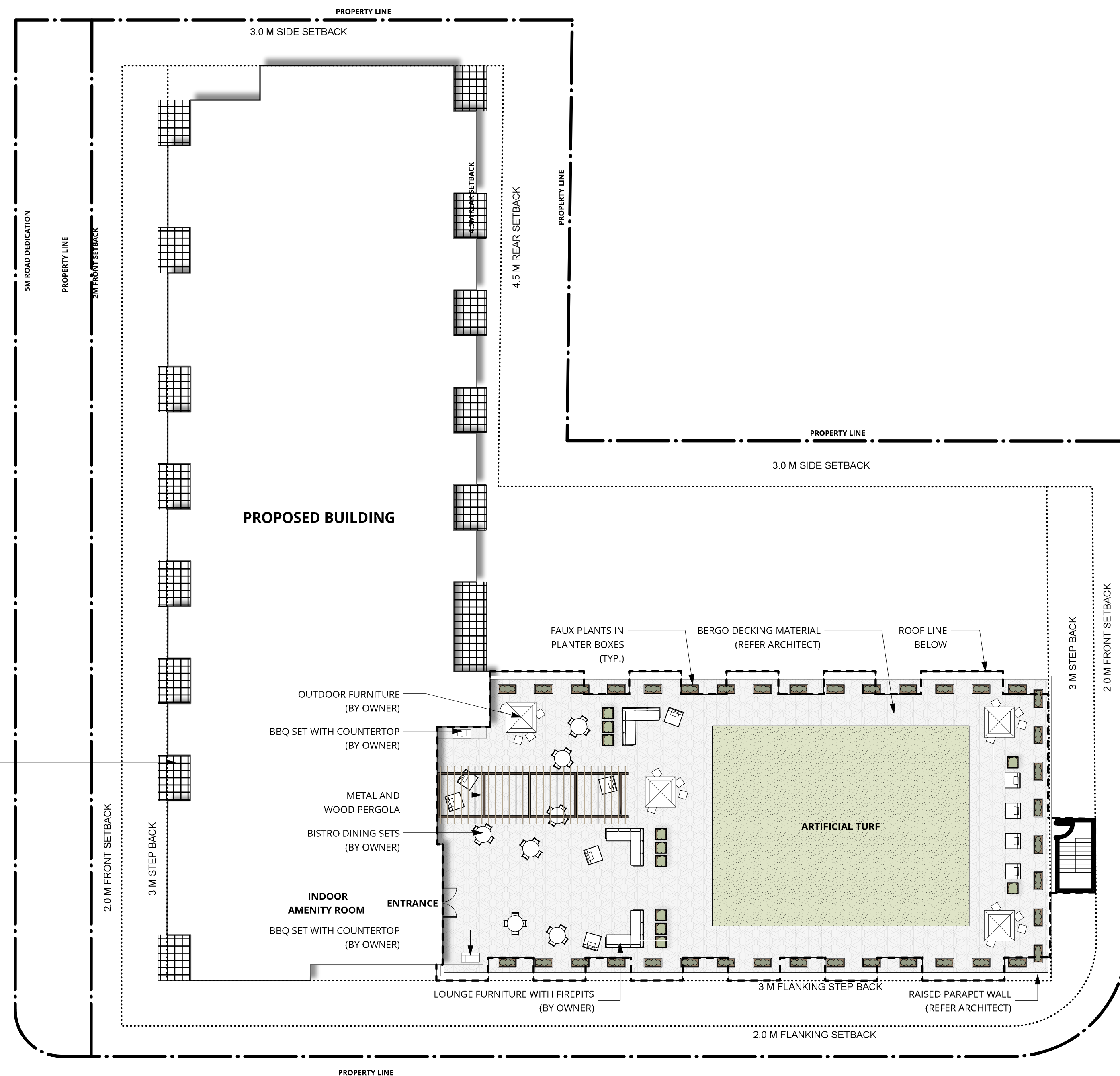
ISSUED FOR:

NO.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT PERMIT	2023-03-10

LANDSCAPE PLAN - ROOFTOP

**LDP 2**

PROJECT NO. : 22072-100 DATE : 2022-21-12

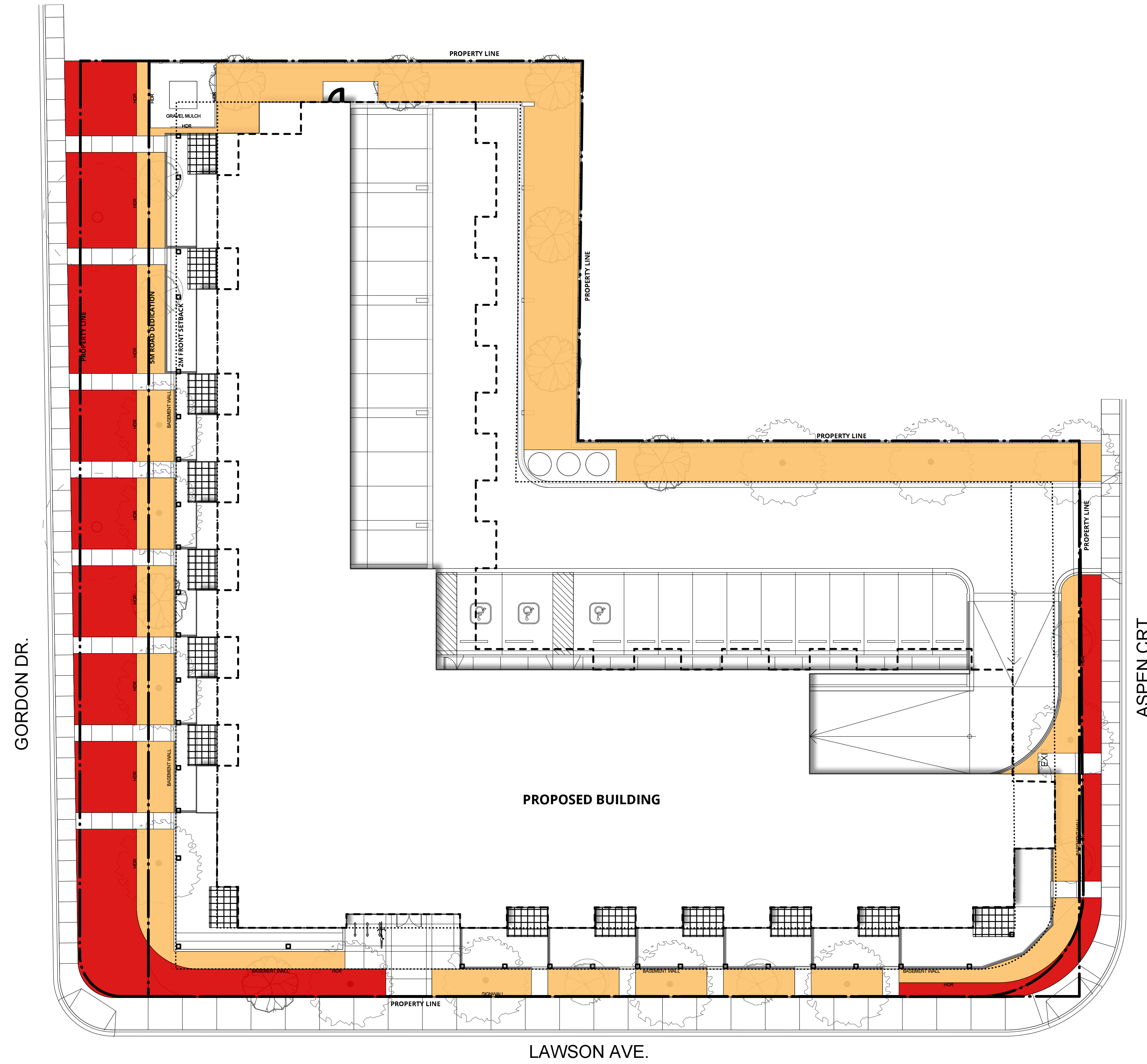


**NOTES:**

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2. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
3. ALL PLANTING BEDS SHALL TO RECEIVE 50mm OF DECORATIVE ROCK MULCH UNLESS OTHERWISE NOTED.
4. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
5. SOIL DEPTH TO BE AS FOLLOWS:  
LAWN AREAS 150mm MIN  
SHRUB AREAS 300mm MIN  
TREES 1000mm MIN UNLESS OTHERWISE NOTED.
6. CoK TREE BYLAW REQUIREMENTS:  
68.3M GORDON DR., 67.9M LAWSON AVE. & 40.5M ASPEN CRT.  
SETBACK EQUALS 176.7m : REQUIRES (18) TREES:  
(9) LARGE, (4) MEDIUM & (5) SMALL.
7. CoK BYLAW SOIL REQUIREMENTS FOR BYLAW TREES:  
LARGE TREES: 30m³, OR 25m³ SHARED  
MEDIUM TREES: 20m³ OR 18m³ SHARED  
SMALL TREES: 15m³ OR 12m³ SHARED

LEGEND:

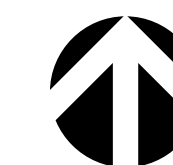
- MEDIUM WATER REQUIREMENTS SHRUBS
- HIGH WATER REQUIREMENTS SOD



- NOTES:**
1. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
  2. THE LANDSCAPE DESIGN INDICATED HEREIN IS CONCEPTUAL; HOWEVER, IT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
  3. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
  4. PLANT MATERIAL SELECTIONS INDICATED HEREIN ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
  5. ALL PLANTING BEDS SHALL HAVE AN APPROVED MULCH.
  6. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.

SEAL

NORTH



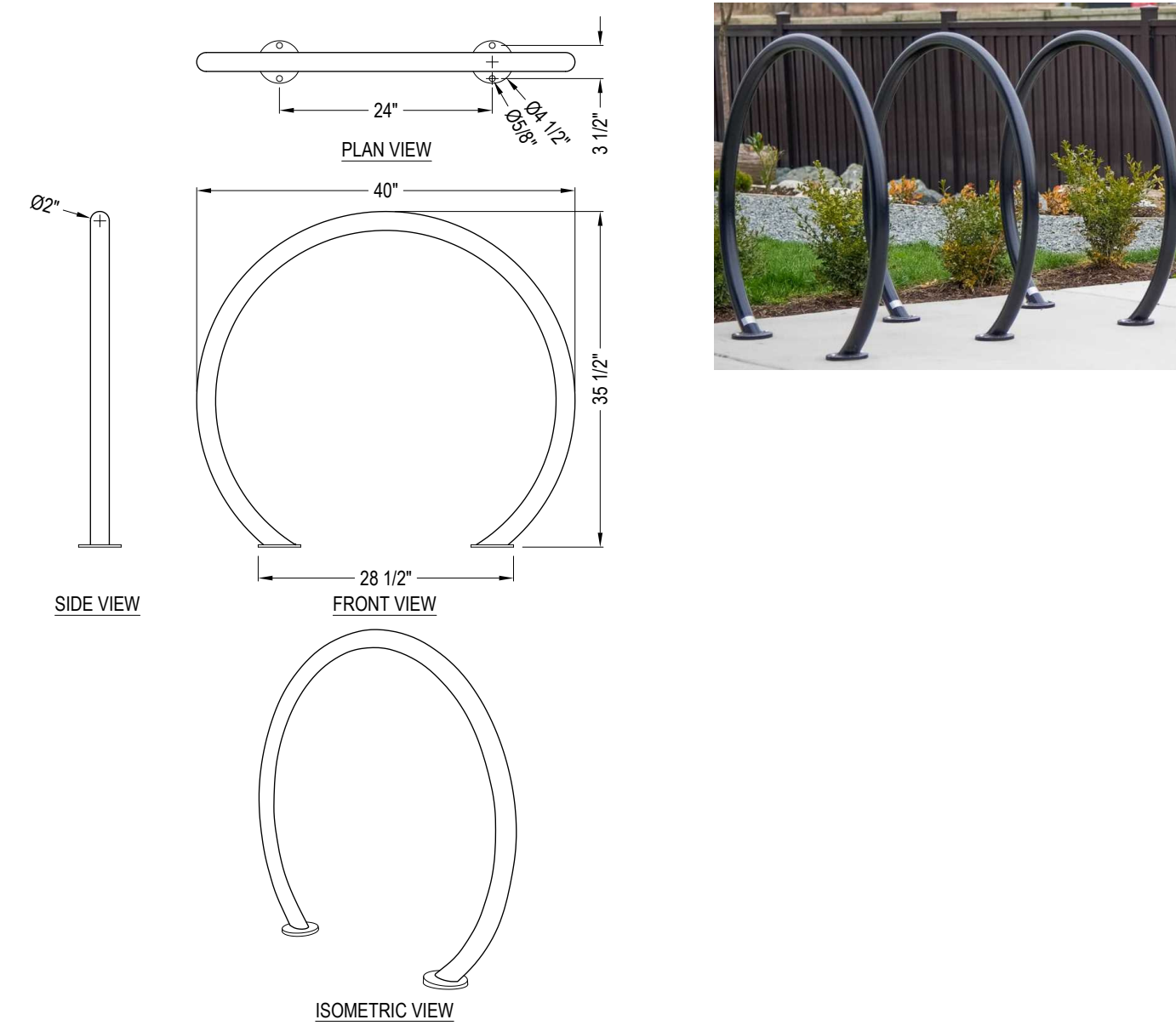
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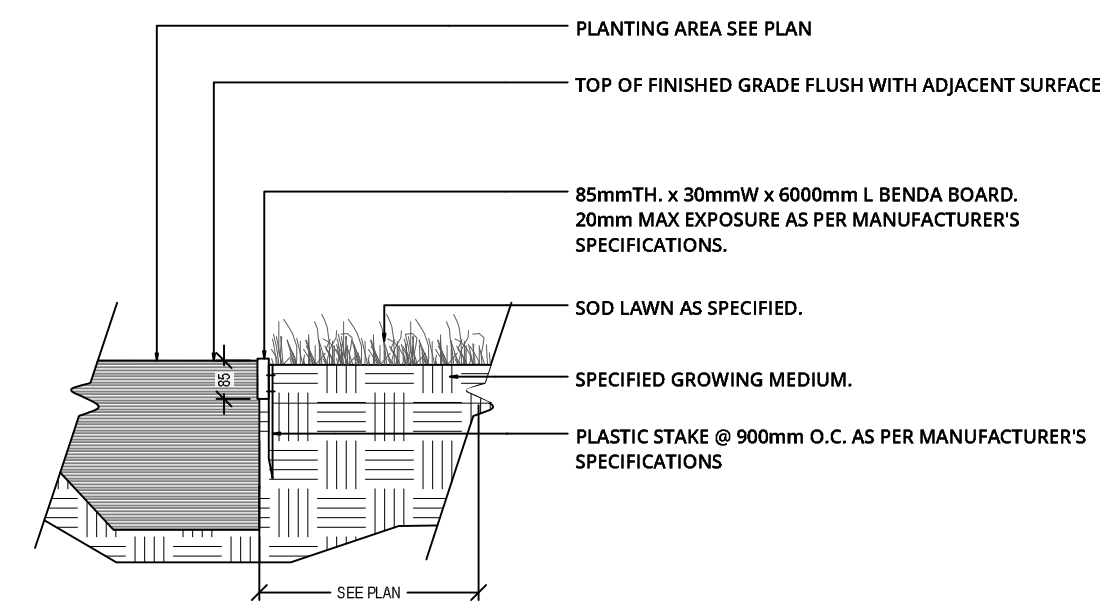
NO.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT PERMIT	2023-03-10

**NOTES:**

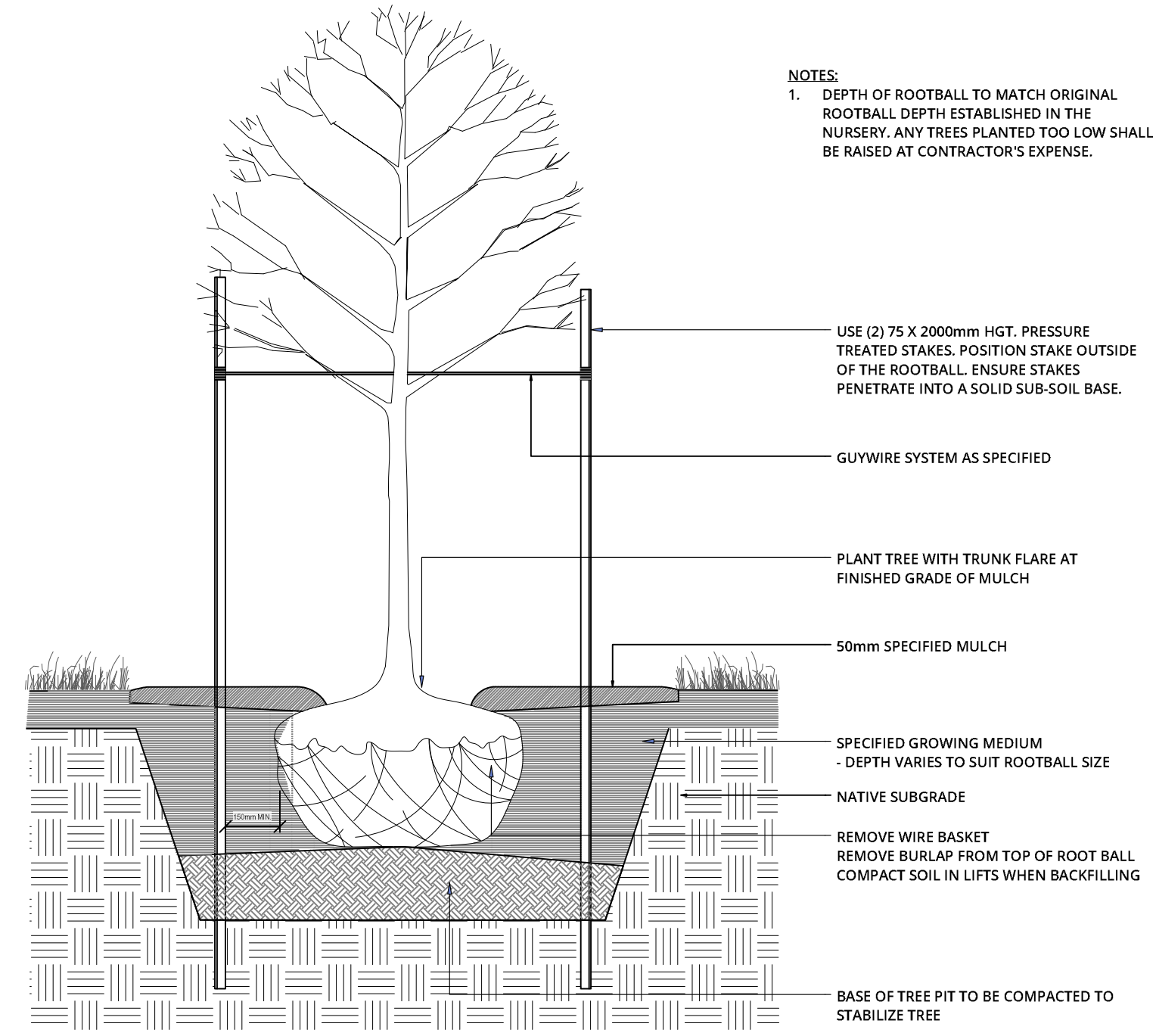
- BIKE RACK TO BE LOOP 2 SPACE BIKE RACK MODEL NUMBER LBRP-1-SS (STAINLESS) COLOUR BLACK  
INSTALL PER MANUFACTURER'S SPECIFICATION WITH TAMPER RESISTANT NUTS AVAILABLE FROM WISHBONE SITE FURNISHINGS 866 626 0476



1 BIKE RACK  
LDP 4 1:20



2 HEADERBOARD  
LDP 4 1:20

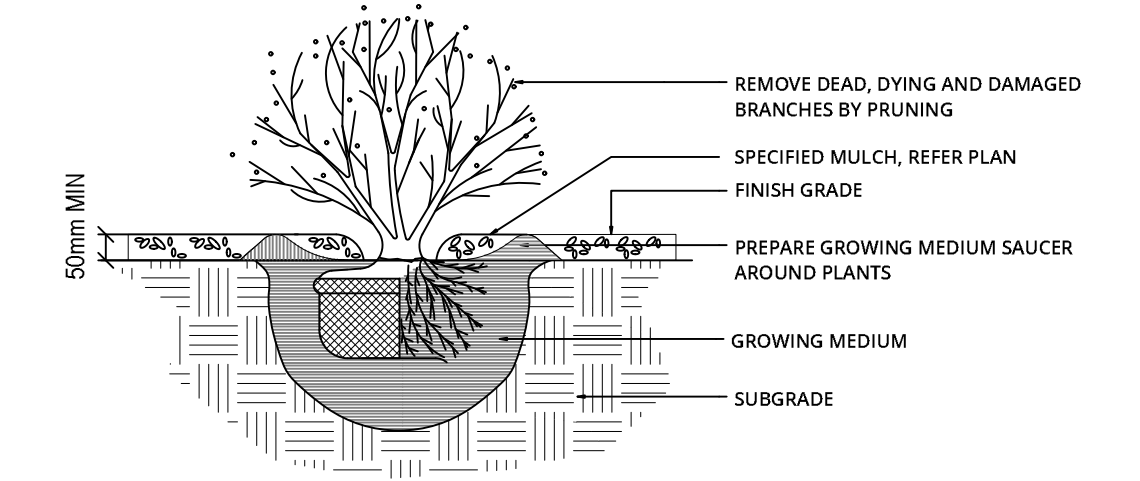


**NOTES:**

- DEPTH OF ROOTBALL TO MATCH ORIGINAL ROOTBALL DEPTH ESTABLISHED IN THE NURSERY. ANY TREES PLANTED TOO LOW SHALL BE RAISED AT CONTRACTOR'S EXPENSE.

3 TREE PLANTING  
LDP 4 1:20

- NOTES:**
- REMOVE CONTAINER WITHOUT DISTURBING THE ROOT SYSTEM OF THE PLANT.
  - CONTRACTOR TO ALLOW FOR SETTLEMENT WHEN PLANTING.



4 SHRUB PLANTING  
LDP 4 1:20

ISSUED FOR :		
0	ISSUED FOR DEVELOPMENT PERMIT	2023-03-10
NO.	DESCRIPTION	DATE