



NEW TOWN

DESIGN RATIONALE

FAMILY TOWNHOME HOUSING

920 Rutland Road



PROPOSAL

This application is to construct an enclave of 2-bedroom townhomes a few blocks West of the Rutland Recreation Park, and about 200m North of Rutland Middle School. This mid-block site is zoned RU1 and currently hosts a single-family home built in 1944. The site is proposed to be rezoned to MF2, consistent with the Core Area Neighborhood Land use designation.



Figure 1: Site location.



NEW TOWN

ARCHITECTURE FORM & CHARACTER



These 3-storey buildings have a distinctly modern residential personality. The massing is articulated with simple and effective uses of varied cladding materials with a particular design focus on street facing elevations. A street-facing entry from Rutland Road animates the pedestrian realm, while robust landscaping consisting of trees/shrubs delineates the boundary between public and private space.

The onsite amenity space aligns along a backyard walkway that leads to a shared picnic table, which is shaded under a large existing tree in the Northwest corner of the property. This at-grade amenity space is augmented by patio spaces on both the 2nd and 3rd floors of each home for residents to enjoy.



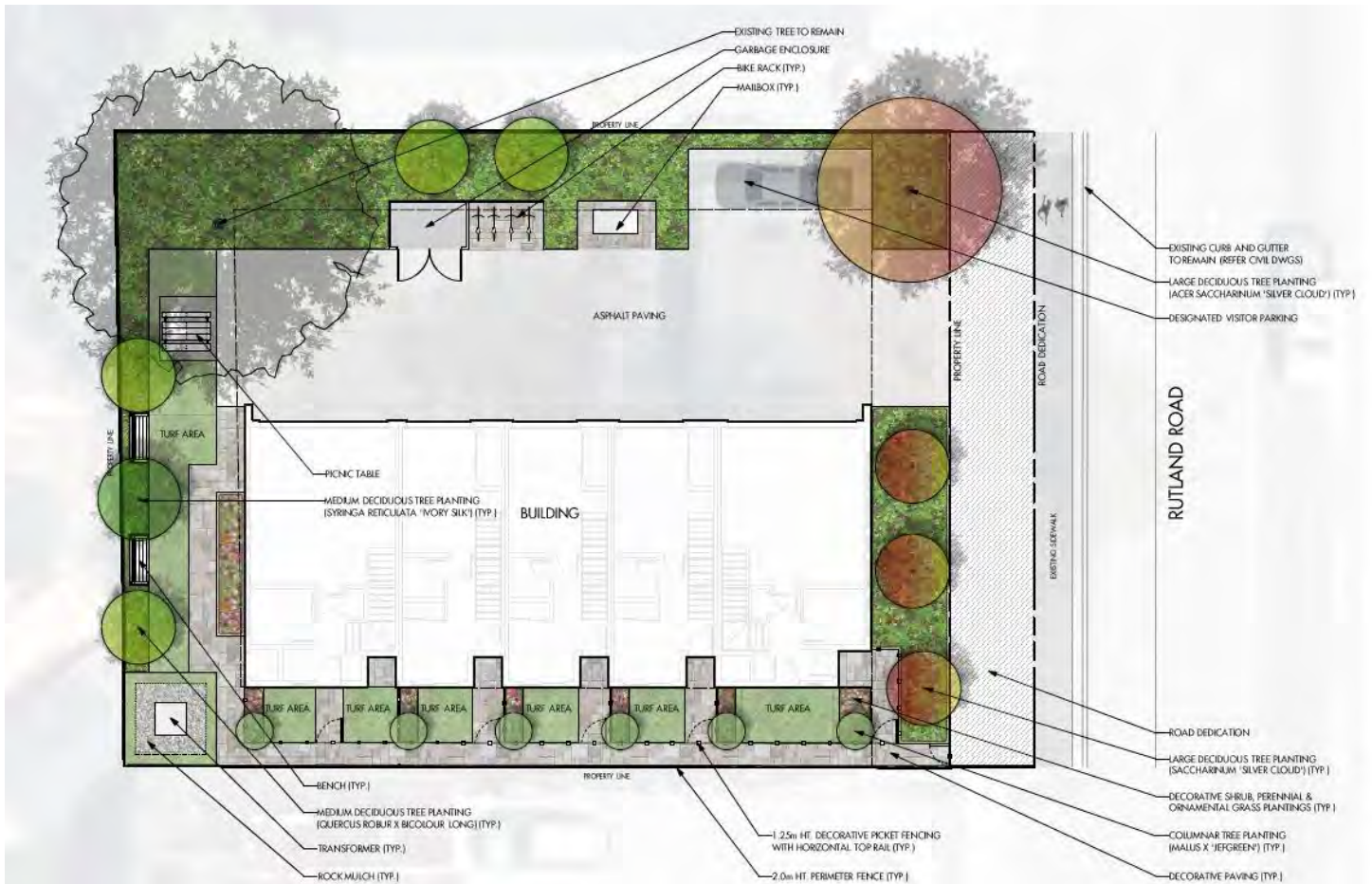


Figure 2: Landscape Plan

SUMMARY

This development is a key housing component to be added within the context of North Rutland. It complies with the zoning bylaw in all aspects, follows the OCP guidelines for appropriate development and delivers 5 much needed ground-oriented homes on an infill lot. We kindly seek support from staff and Council in this endeavor.

RUTLAND 5-PLEX

ISSUED FOR DP, 2023-07-25



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

- A0.00D COVER PAGE
- A1.01D ZONING & BYLAW
- A2.01D SITE PLAN
- A3.01D LEVEL 1 FLOOR PLAN
- A3.02D LEVEL 2 FLOOR PLAN
- A3.03D LEVEL 3 FLOOR PLAN
- A3.04D ROOF PLAN
- A3.11D TYPICAL 1A FLOOR PLAN
- A3.12D TYPICAL 2A FLOOR PLAN
- A4.00D MATERIALS
- A4.01D BUILDING ELEVATIONS
- A4.02D BUILDING ELEVATIONS
- A9.01D RENDERINGS

LANDSCAPE
 ECORA
 #200, 2045 ENTERPRISE WAY
 KELOWNA, BC V1Y 9T5
 e: achim.muller@ecora.ca t: (250) 300-8750

- L1/2 CONCEPTUAL LANDSCAPE PLAN
- L2/2 WATER CONSERVATION/IRRIGATION PLAN

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Revisions

No.	DATE	DESCRIPTION
1	2023-07-25	ISSUED FOR DP

project title
920 RUTLAND ROAD

project address
**920 RUTLAND ROAD
 KELOWNA, BC V1X 3B7**

project no. **4194**

drawing title
COVER PAGE

designed _____ scale _____
 Designer
 drawn _____
 Author
 checked _____
 Checker

drawing no. **A0.00D**

PROJECT NAME

ADDRESS:
920 RUTLAND ROAD, KELOWNA, V1X 3B7, BRITISH COLUMBIA, CANADA

LEGAL ADDRESS:
LOT 7; PLAN No. R4P44228; ROLL 6224352

GRADES:
EXISTING: SMALL DECLINE TO SW CORNER
PROPOSED: FLAT

NUMBER OF BUILDINGS:
1 BUILDINGS (5 UNITS)
3x 2-BED TOWNHOUSE
2x 3-BED TOWNHOUSE

ZONING ANALYSIS

EXISTING:
RU1 - URBAN RESIDENTIAL

PROPOSED:
MF2 - MULTI-FAMILY TOWNHOUSE HOUSING

FUTURE LAND USE (2040 OCP):
C-NHD (CORE AREA NEIGHBOURHOOD)

TRANSIT SUPPORTED CORRIDOR:
Y

ADJACENT LAND USES:

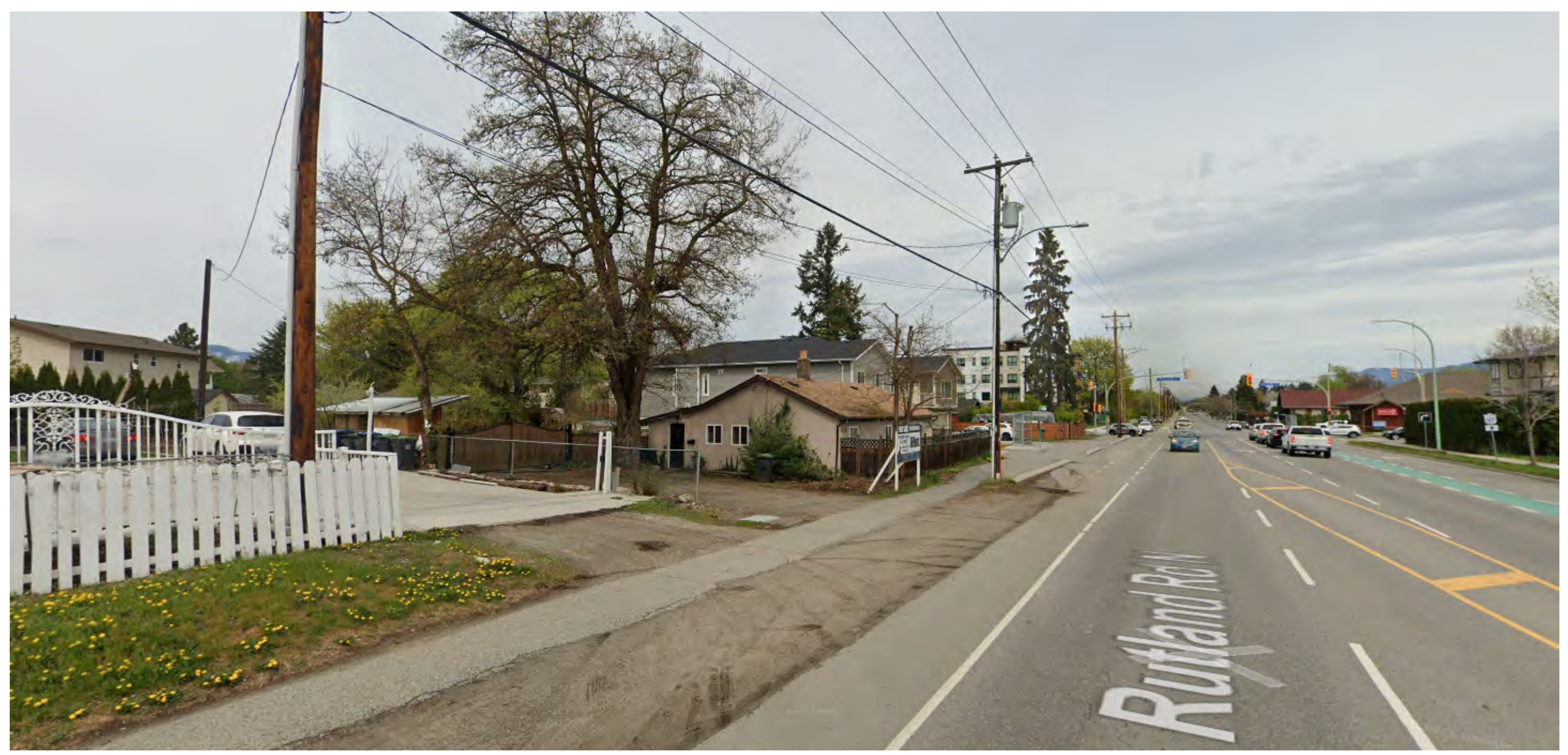
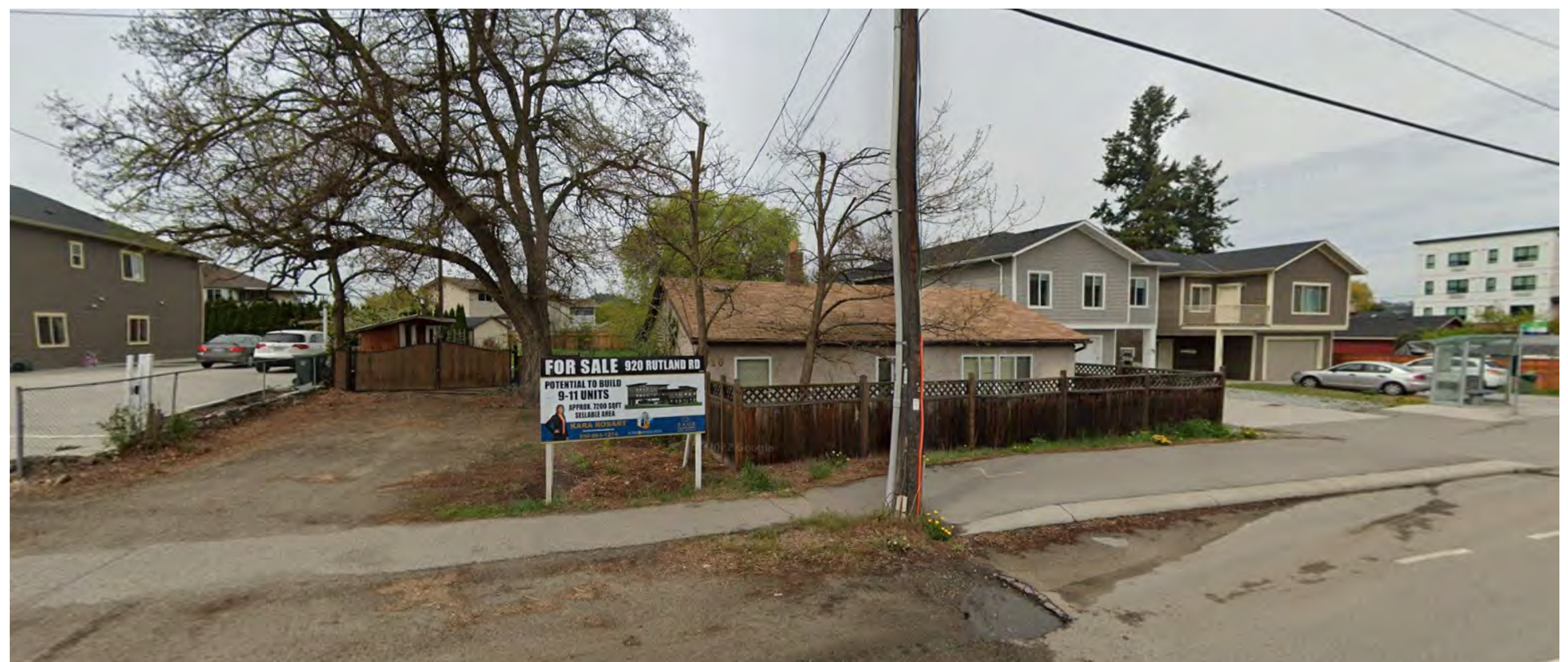
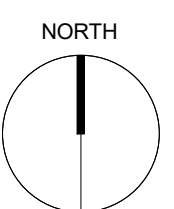
ZONE	USE
NORTH: RU4	LOW DENSITY CLUSTER HOUSING (BUILT IN 2016)
SOUTH: RU1	LARGE LOT HOUSING (BUILT IN 2013)
EAST: N/A	LARGE LOT HOUSING
WEST: RU1	LARGE LOT HOUSING

MF2 ZONING REQUIREMENTS

	REQUIRED:	PROPOSED:
SITE AREA (m ²)	900.0m ²	770.69m ² (ORIGINAL BEFORE DEDICATION 848.40m ²)
SITE WIDTH (m)	20.0m	24.26m
SITE DEPTH (m)	30.0m	34.83m
MAXIMUM SITE COVERAGE OF BUILDINGS (%)	55.0%	30.9%
MAXIMUM SITE COVERAGE OF BUILDING, PARKING, IMPERMEABLE SURFACES (%)	80.0%	67.2%

DEVELOPMENT REQUIREMENTS

	REQUIRED:	PROPOSED:
TOTAL NUMBER & TYPES OF UNITS:		5 UNITS
FLOOR AREA (GFA/NFA)(m²):	770.69m ² MAXIMUM (BASED ON 1.0 FAR)	525.29m ² (237.99m ² GFA FOR SITE COVERAGE)
FLOOR AREA RATIO:		
BASE	1.0	0.68
STREETScape BONUS	N/A	N/A
RENT/AFFORD BONUS	N/A	N/A
BUILDING HEIGHT (m):		
OCP DESIGNATED	11.0m (3 STOREYS)	9.8m (3 STOREYS)
MAX. ST-SCAPE BONUS	N/A	N/A
MAX. CONTINUOUS FRONTAGE:	100.0m	10.8m
SETBACKS (m):		
FRONT (EAST)	2.0m	3.0m
SIDE A (NORTH)	3.0m	10.5m
SIDE B (SOUTH)	3.0m	3.0m
BACK (WEST)	4.5m	4.5m
REAR SETBACK TO ACCESSORY BUILDINGS	N/A	N/A
AMENITY SPACE (m²):		
COMMON AMENITY	20.00m ² (min. 4m ² /UNIT)	AREA PROVIDED WITHIN SETBACKS
TOTAL	20.00m²	23.8m²
COMMON AND PRIVATE AMENITY SPACE		
LEVEL 1		295.0m ²
LEVEL 2		16.36m ²
LEVEL 3		12.05m ²
SUB-TOTAL		323.41m²
PER UNIT BREAKDOWN:		
2-BED (QTY)	3 x 25.0m ² = 75.0m ²	
3-BED (QTY)	2x 25.0m ² = 50.0m ²	
TOTAL	125.0m²	323.41m²
PARKING STALLS (TRANSIT SUPPORTIVE CORRIDOR):		
2-BED	3 x 1.1 = 3.3	3
3-BED	2 x 1.4 = 2.8	4
VISITOR (HC)	5 x 0.14 = 0.7	1
TOTAL	6.8	8
RENTAL REDUCTION	N/A	N/A
SHARE REDUCTION	N/A	N/A
BIKE BONUS REDUCTION	N/A	N/A
TOTAL (INC. REDUCTIONS)	N/A	N/A
DRIVE ISLE (WIDTH)	6.5m	6.5m
REGULAR STALL RATIO	50%	100%
SMALL STALL RATIO	max 50%	0%
LOADING	N/A	N/A
BIKE STALLS (PER DWELLING UNIT):		
LONG TERM	0	0
SHORT TERM	4	4
TOTAL	4	4
END OF TRIP FACILITY	Y/N	N/A
WASH & REPAIR STATION	Y/N	N/A



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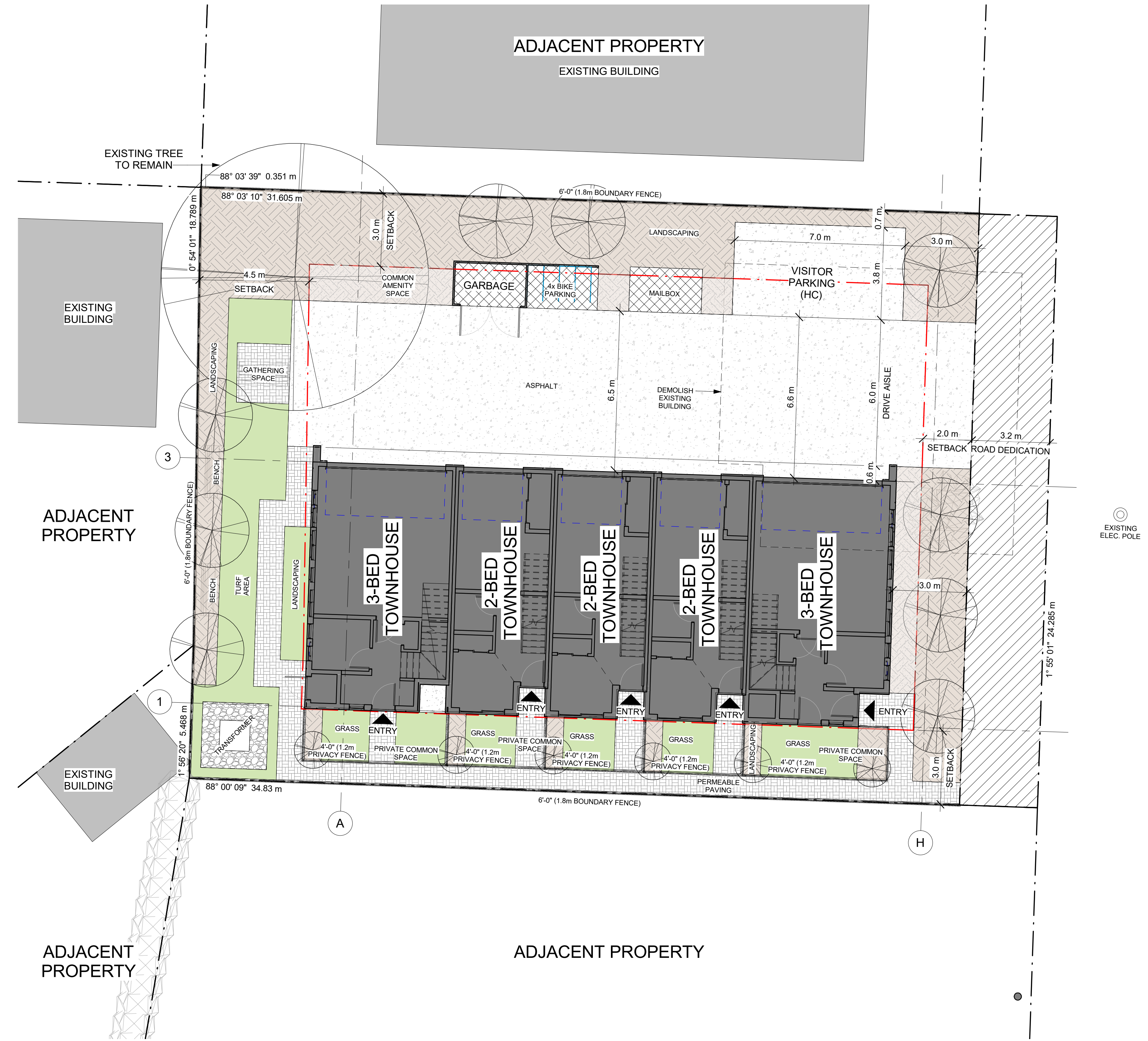
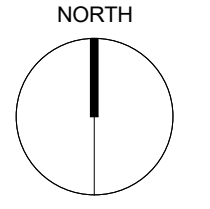
project address
**920 RUTLAND ROAD
KELOWNA, BC V1X 3B7**

project no. **4194**

drawing title
ZONING & BYLAW

designed Designer scale 1:10
drawn Author
checked Checker
drawing no. **A1.01D**
plotted 7/25/23 10:45:14 AM

KEYNOTES - SITE	
I.D.	DESCRIPTION



RUTLAND ROAD

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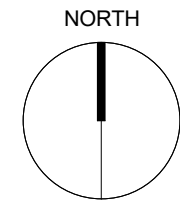
project no. 4194

drawing title
SITE PLAN

designed _____ scale 1 : 100
 Designer _____
 drawn _____
 Author _____
 checked _____
 Checker _____
 drawing no. **A2.01D**
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KEYNOTES - FLOOR PLAN

I.D. DESCRIPTION



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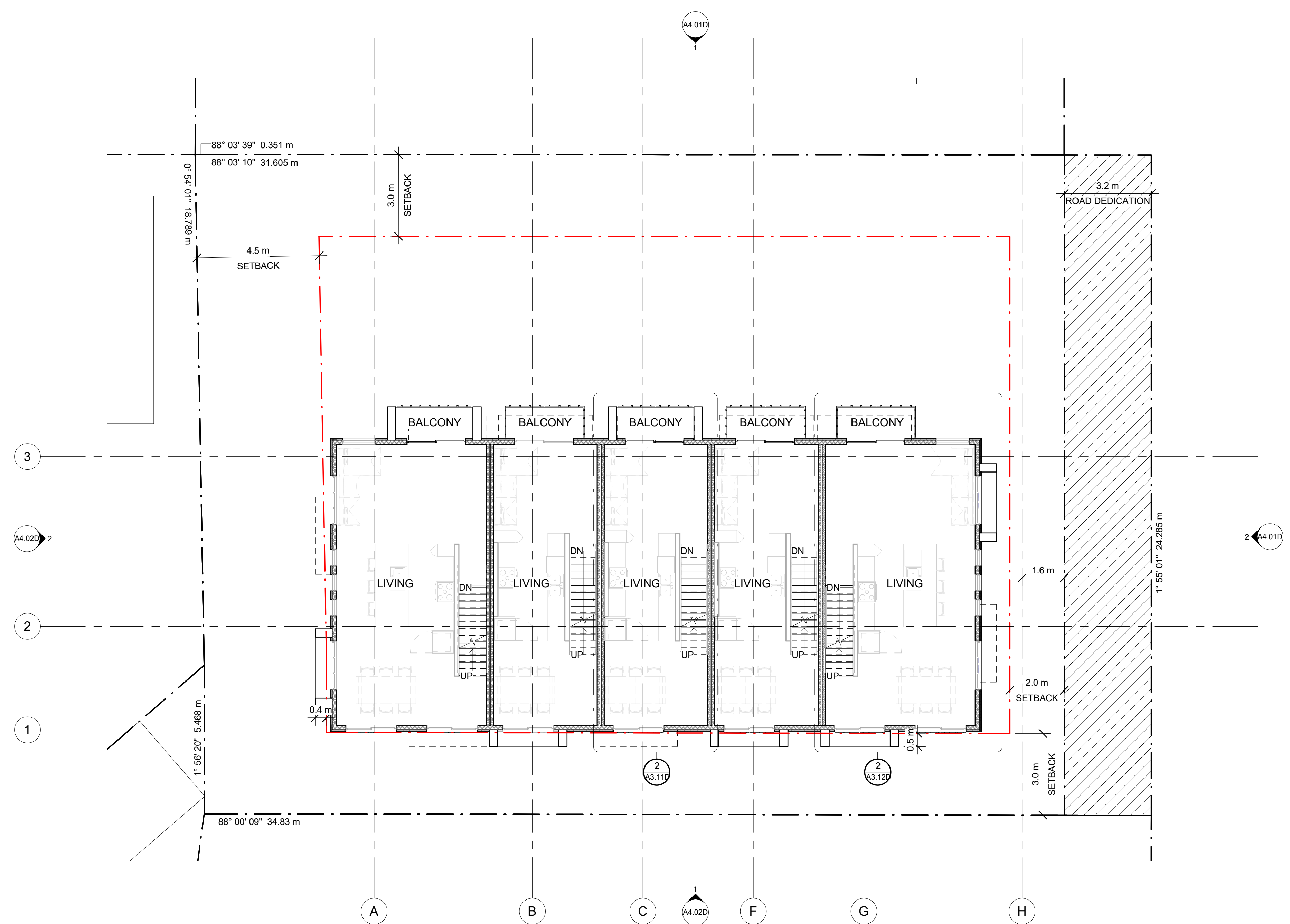
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920 RUTLAND ROAD

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920 RUTLAND ROAD
KELOWNA, BC V1X 3B7

project no. 4194

drawing title
LEVEL 2 FLOOR PLAN

designed Designer scale 1/8" = 1'-0"

drawn Author

checked Checker

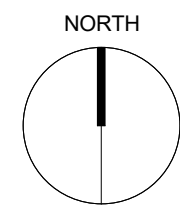
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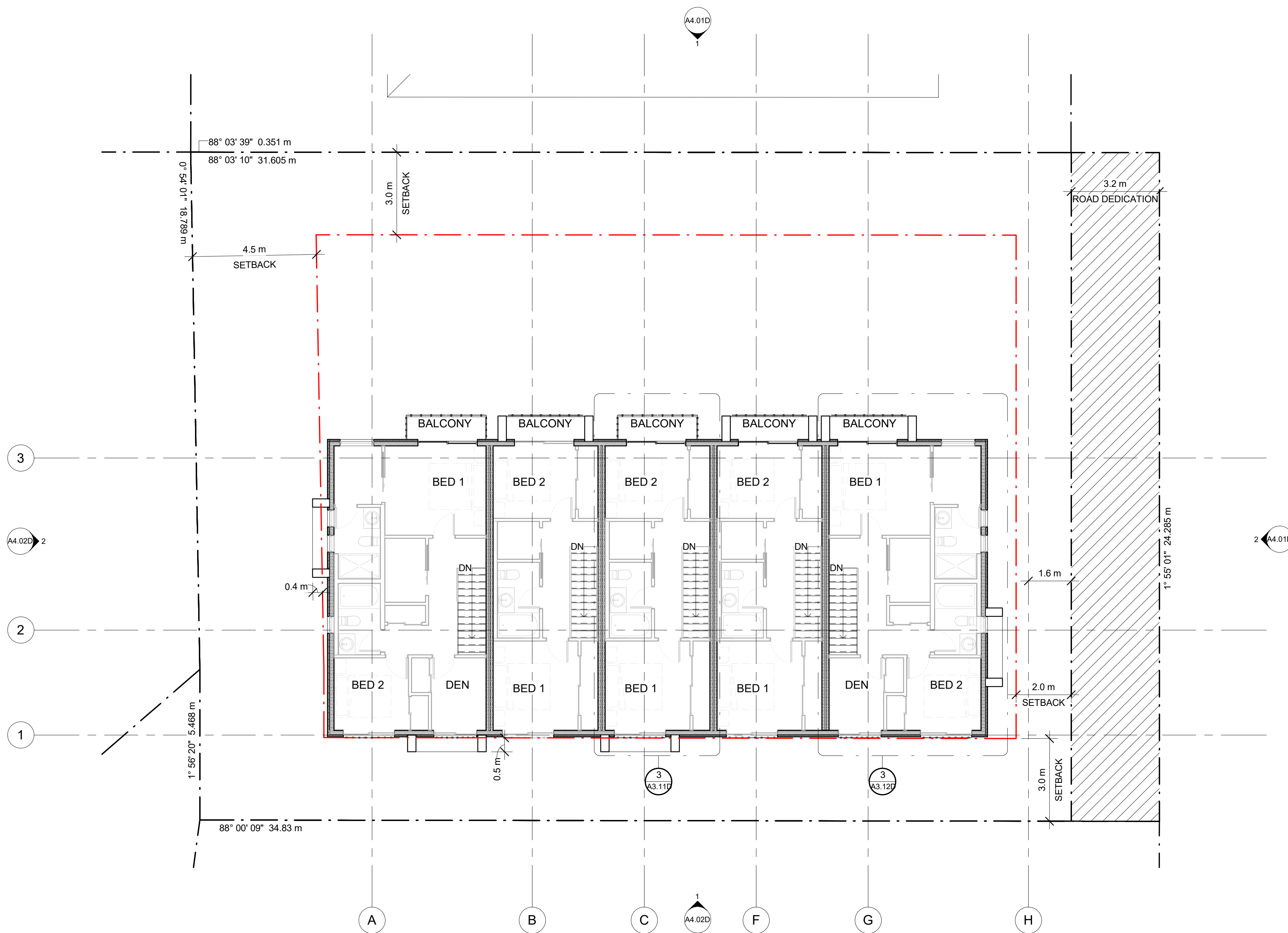
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project no. 4194

file no. F:\Projects\920 Rutland Rd\303A-303D\303D\303D.dwg

drawing title
LEVEL 3 FLOOR PLAN

designed Designer scale 1/8" = 1'-0"

drawn Author

checked Checker

drawing no.

A3.03D

plotted 7/25/23 10:45:19 AM

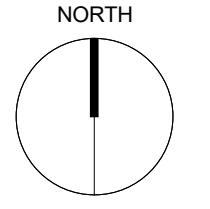
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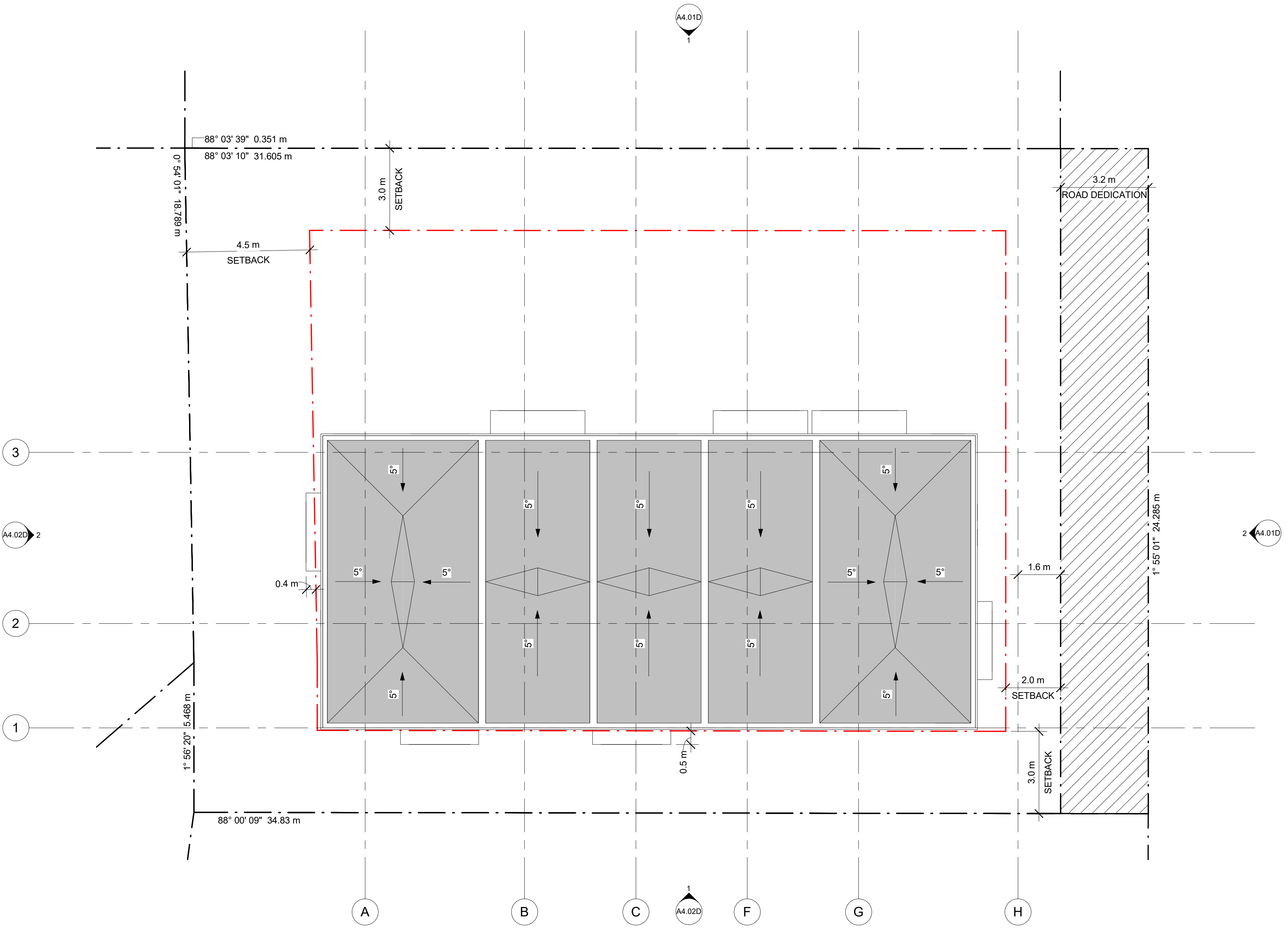
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KELOWNA, BC V1X 3B7**

project no. **4194**

drawing title
ROOF PLAN

designed Designer scale 1/8" = 1'-0"
drawn Author
checked Checker
drawing no.

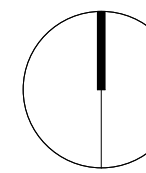
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KEYNOTES - FLOOR PLAN

I.D DESCRIPTION

NORTH



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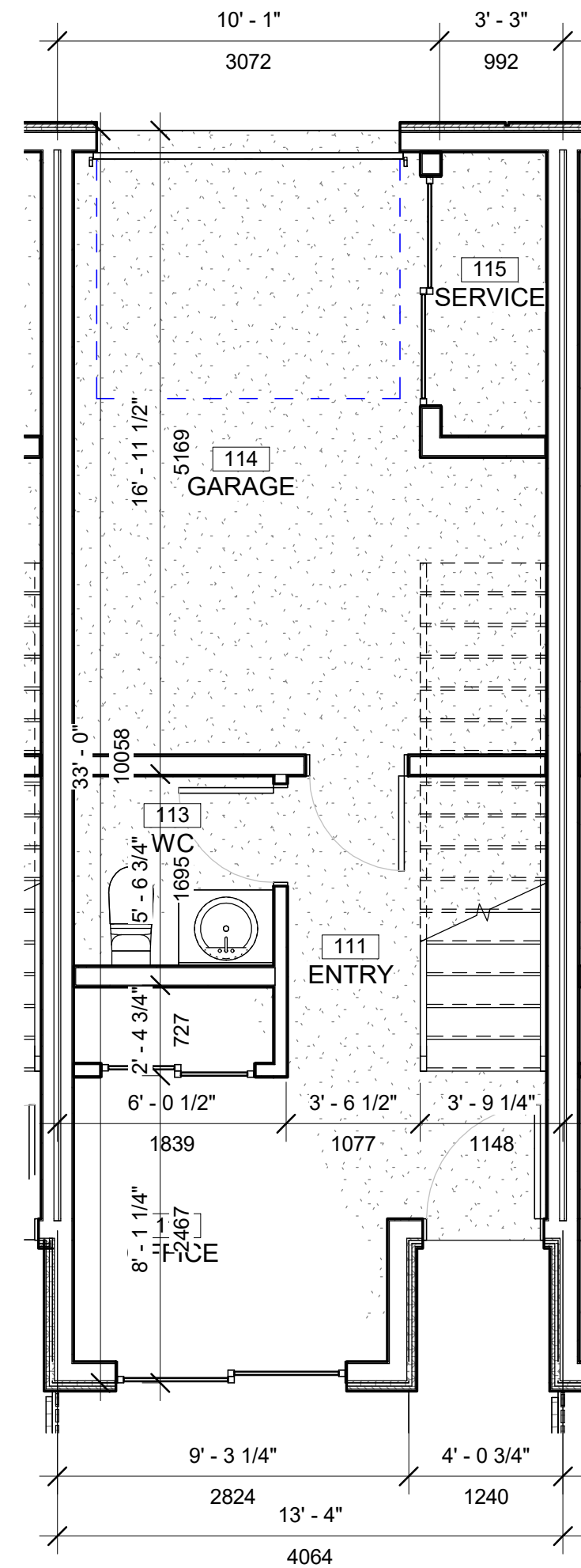
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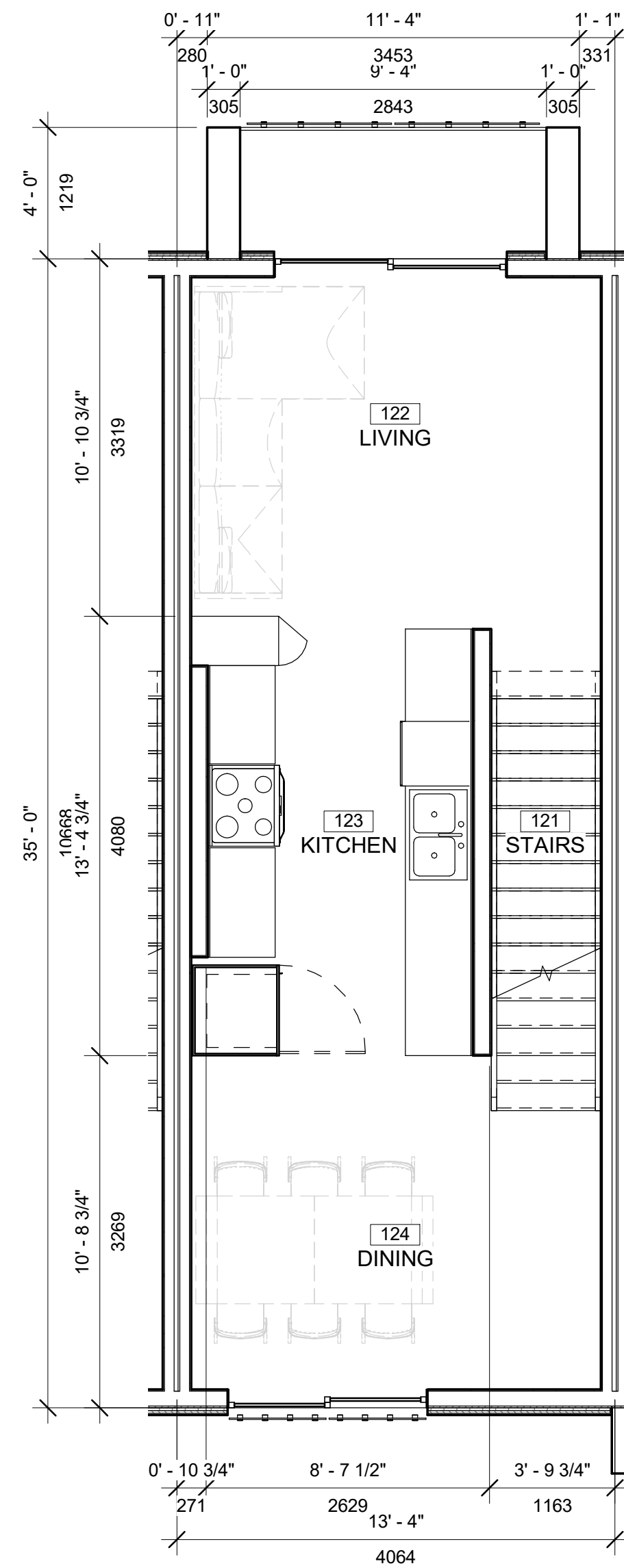


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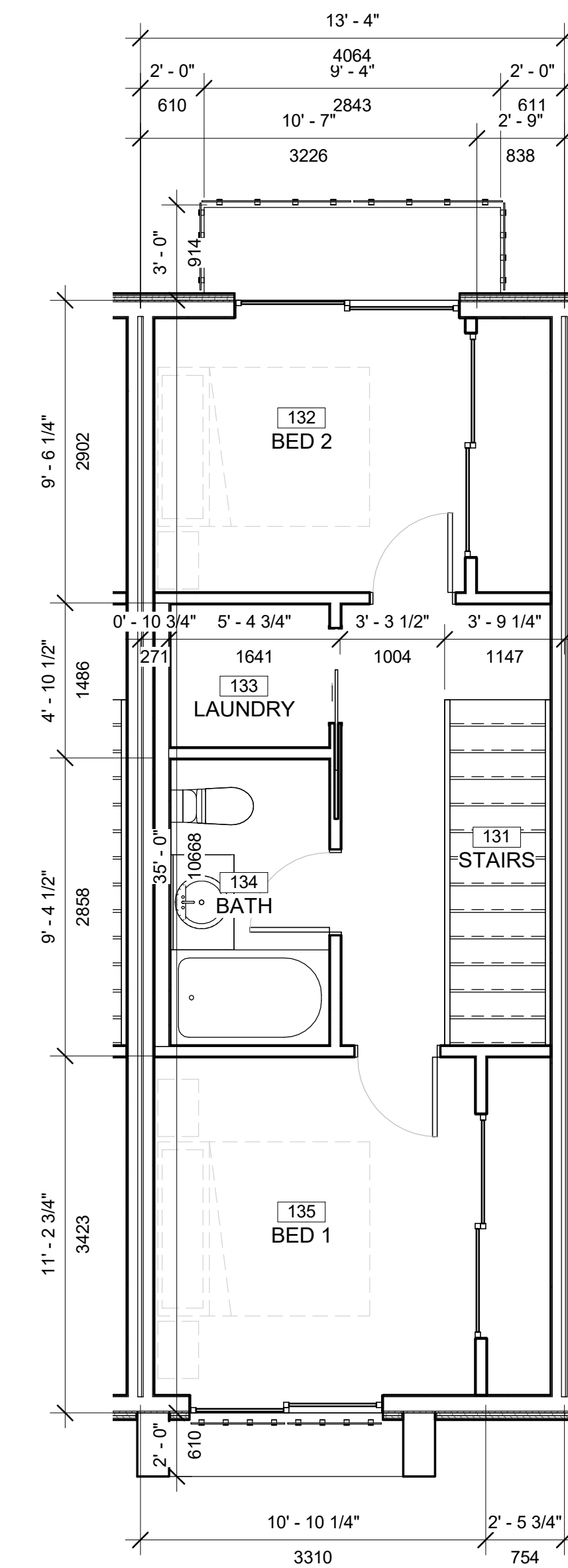
No.	DATE	DESCRIPTION
1	2023-07-25	ISSUED FOR DP



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2 UNIT 1A - LEVEL 2
A3.02D 1/4" = 1'-0"



3 UNIT 1A - LEVEL 3
A3.03D 1/4" = 1'-0"

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920 RUTLAND ROAD

project address
920 RUTLAND ROAD
KELOWNA, BC V1X 3B7

project no. 4194

drawing title
TYPICAL 1A
FLOOR PLAN

designed Designer scale 1/4" = 1'-0"

drawn Author

checked Checker

drawing no.

A3.11D

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KEYNOTES - FLOOR PLAN

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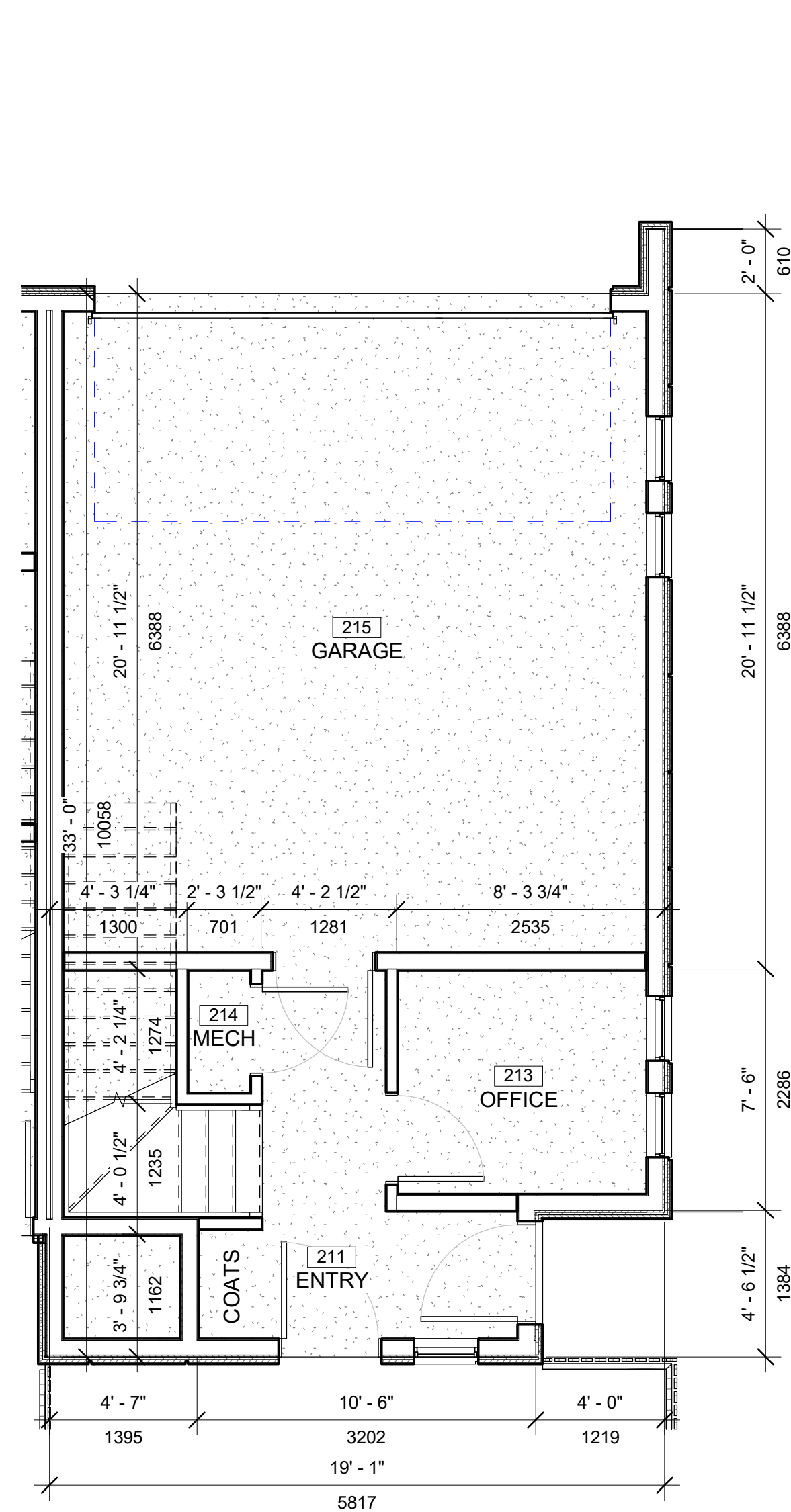


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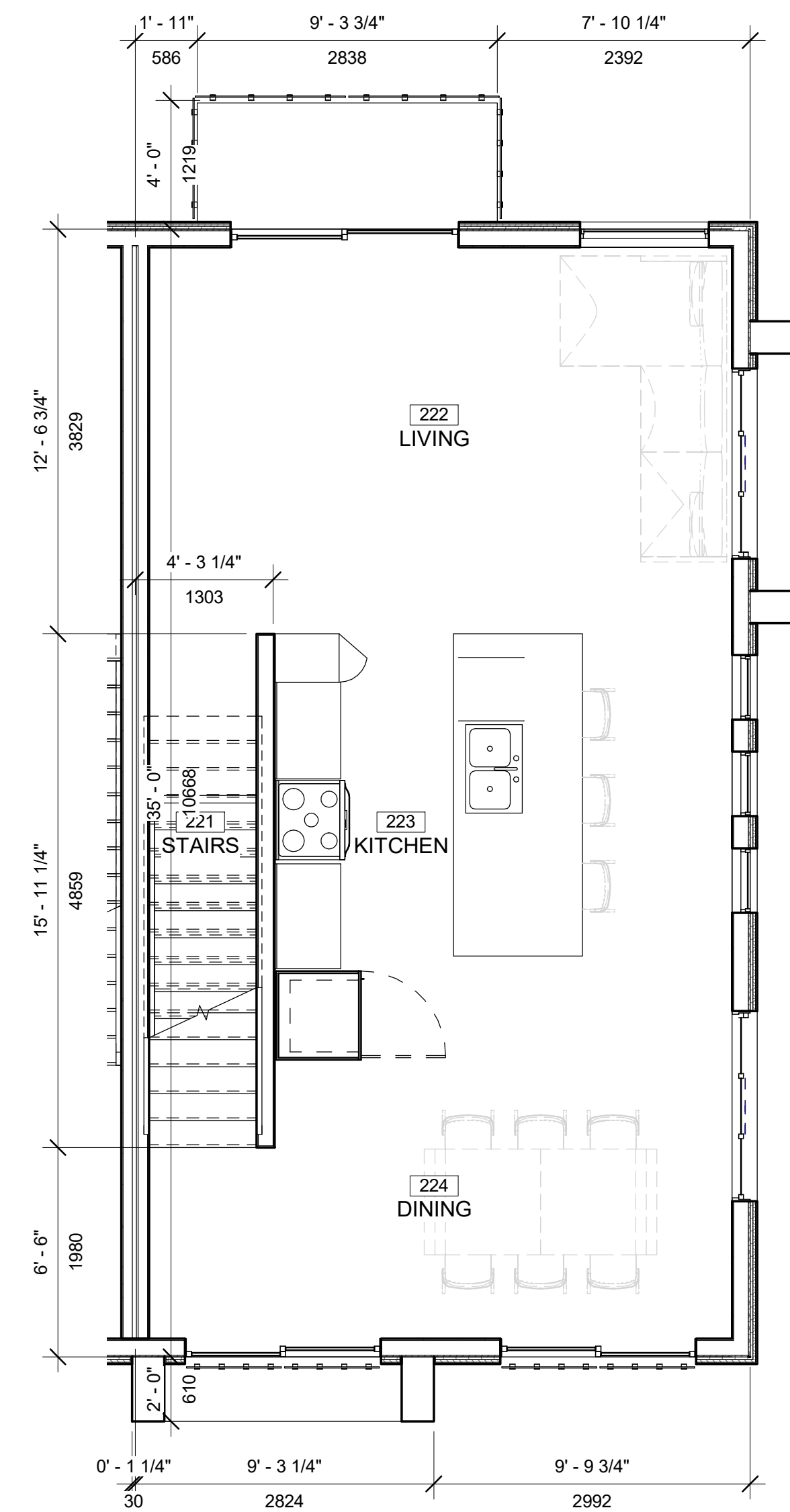


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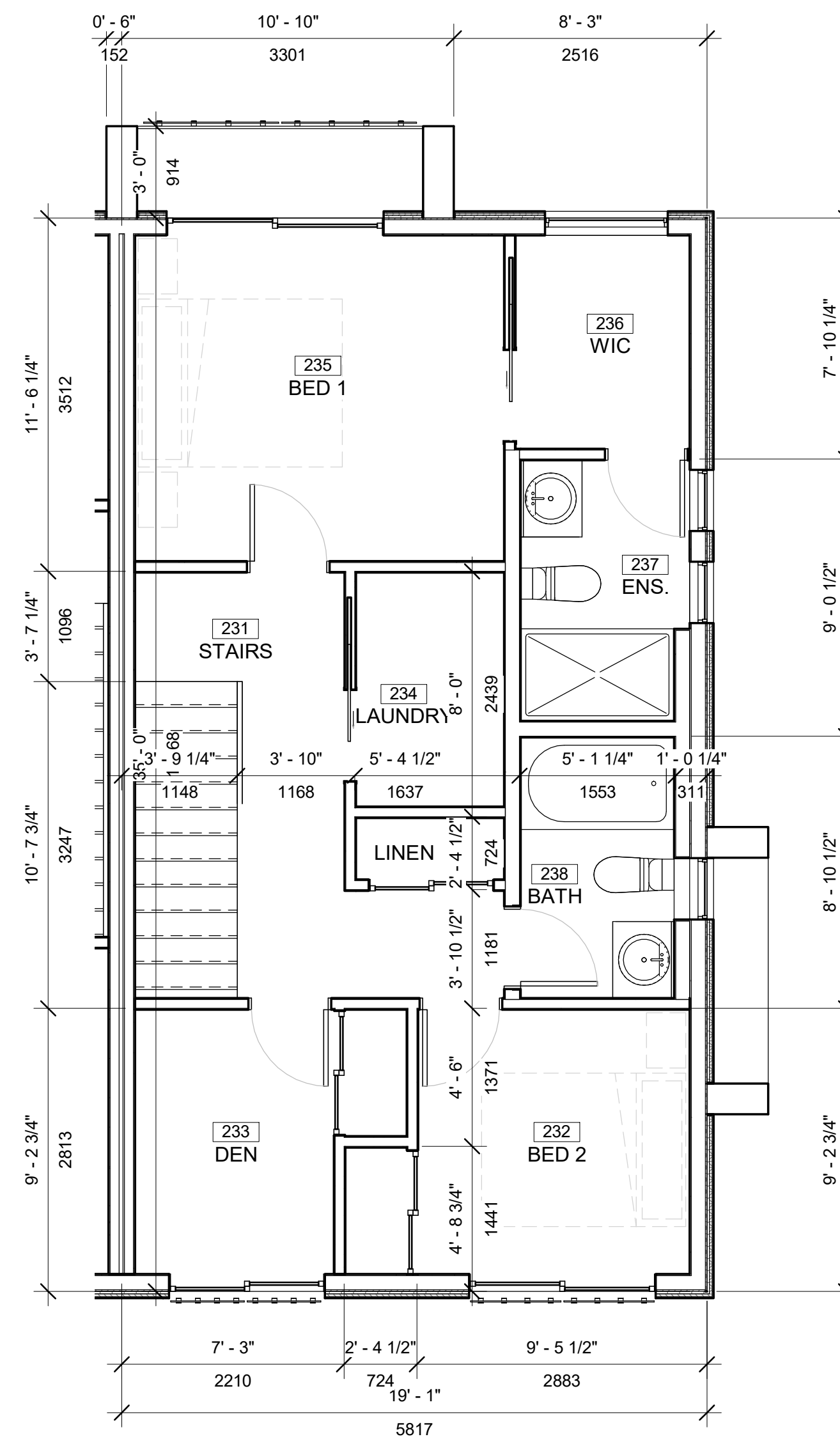
No.	DATE	DESCRIPTION
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2 UNIT 2A - LEVEL 2
A3.02D 1/4" = 1'-0"



3 UNIT 2A - LEVEL 3
A3.03D 1/4" = 1'-0"

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TYPICAL 2A
FLOOR PLAN

designed Designer scale 1/4" = 1'-0"
drawn Author
checked Checker
drawing no.

A3.12D

plotted 7/25/23 10:45:21 AM

MANUFACTURER: NEWTECHWOOD
 PRODUCT: THIN PROFILE WOOD BATTON
 COLOUR & CODE: CEDAR
 I.D NUMBER: UH61



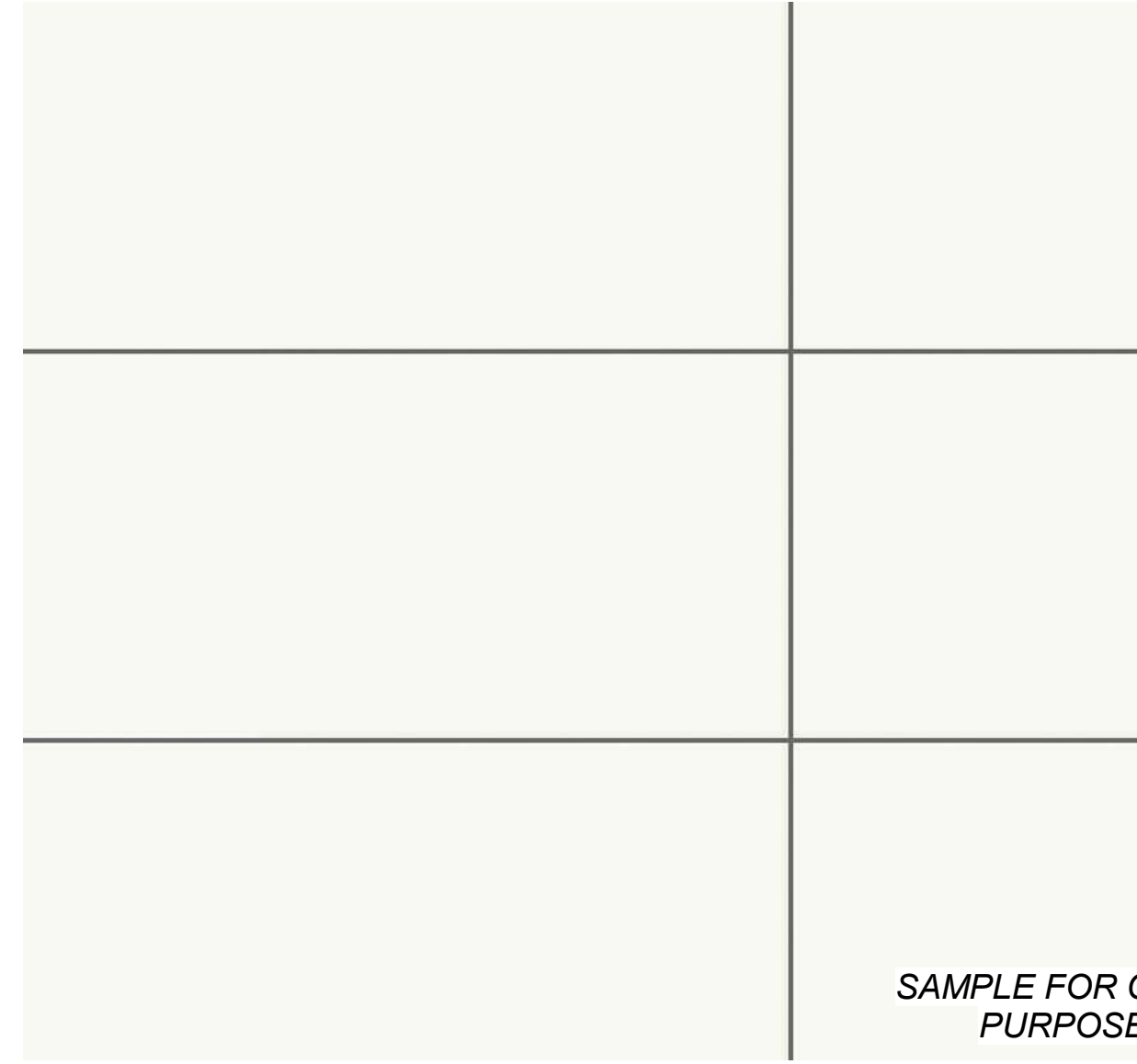
SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: NEWTECHWOOD
 PRODUCT: WIDE PROFILE WOOD BATTON
 COLOUR & CODE: CEDAR
 I.D NUMBER: UH58



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: T.B.C
 PRODUCT: COMPOSITE PANEL
 COLOUR & CODE: WHITE
 I.D NUMBER:



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: T.B.C
 PRODUCT: COMPOSITE PANEL
 COLOUR & CODE: BLACK
 I.D NUMBER:



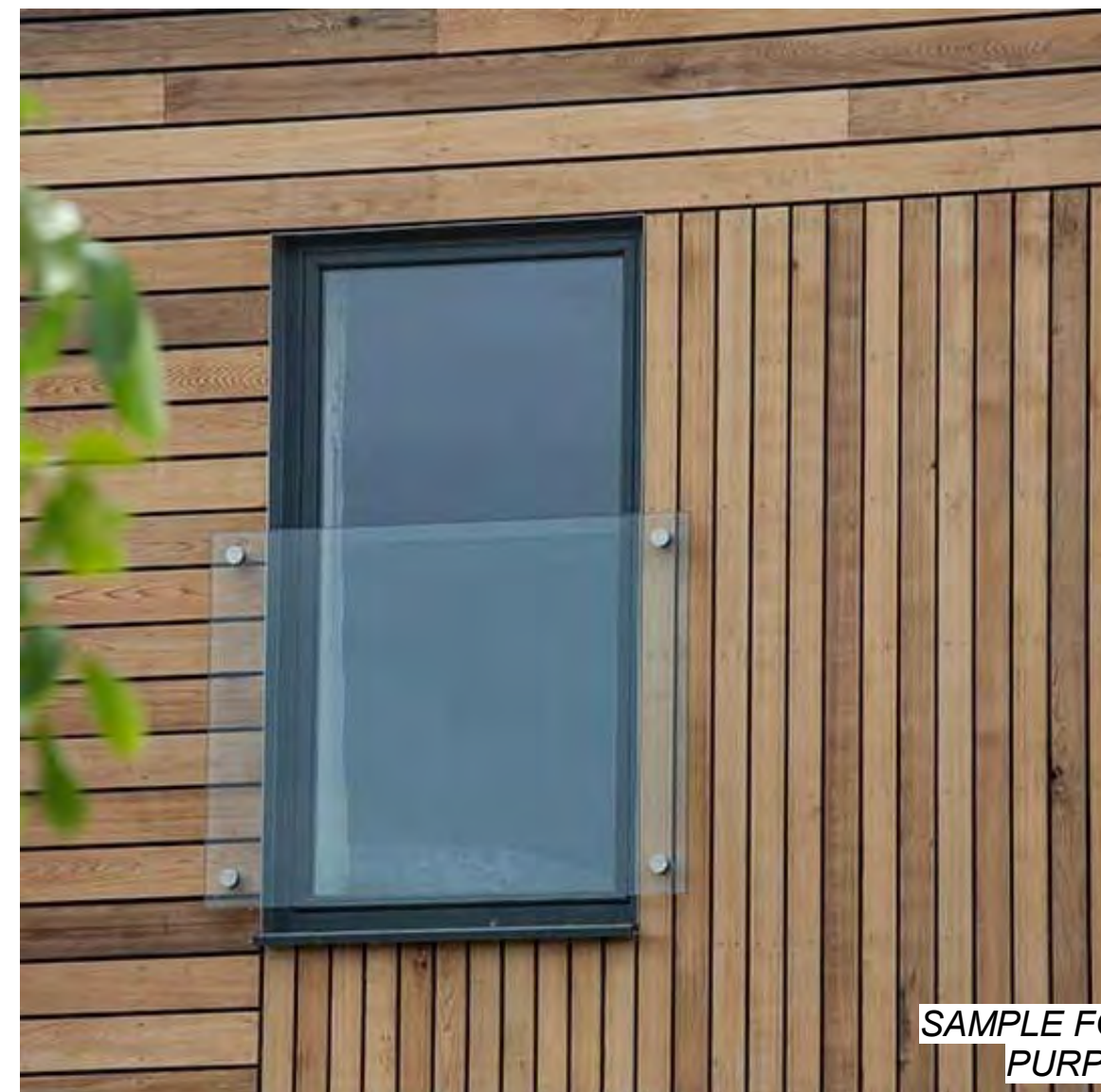
SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: SLIDING DOOR
 PRODUCT:
 COLOUR & CODE:
 I.D NUMBER:



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: FRAMELESS GLASS BALUSTRADE
 PRODUCT:
 COLOUR & CODE:
 I.D NUMBER:



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: WINDOW/BALCONY FRAMES
 PRODUCT:
 COLOUR & CODE:
 I.D NUMBER:



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: BROOMED CONCRETE
 PRODUCT:
 COLOUR & CODE:
 I.D NUMBER:



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: PREMIABLE PAVERS
 PRODUCT: SAND
 COLOUR & CODE:
 I.D NUMBER:



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: NEWTECHWOOD
 PRODUCT: GARBAGE/BIKE ENCLOSURE
 COLOUR & CODE: CEDAR
 I.D NUMBER: UH61



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: URBAN RACKS
 PRODUCT: MOGUL
 COLOUR & CODE: BLACK
 I.D NUMBER: N/A



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project title
 920 RUTLAND ROAD

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 920 RUTLAND ROAD
 KELOWNA, BC V1X 3B7
 project no. 4194

drawing title
MATERIALS

designed Designer scale 1:10
 drawn Author
 checked Checker
 drawing no.

A4.00D

plotted 7/25/23 10:45:21 AM

KEYNOTES - ELEVATION

I.D DESCRIPTION

MATERIAL LEGEND

1. THIN PROFILE WOOD BATTON, NEWTECHWOOD, UH61 CEDAR
2. WIDE PROFILE WOOD BATTON, NEWTECHWOOD, UH58 CEDAR
3. COMPOSITE PANEL (SMOOTH) - ALUCOBOND, ALUCOBOND PLUS (CLASSIC WHITE)
4. COMPOSITE PANEL (SMOOTH) - ALUCOBOND, ALUCOBOND PLUS (CLASSIC BLACK)
5. FRAMELESS GLASS BALUSTRADE
6. EXTERIOR GLAZED DOOR w/ PREFINISHED BLACK FRAME
7. EXTERIOR SOLID DOOR w/ PREFINISHED BLACK FRAME
8. PREFINISHED GARAGE DOOR
9. EXTERIOR WINDOW w/ PREFINISHED BLACK FRAME
10. GARBAGE AND BIKE PARKING ENCLOSURE
11. 1.8m (6'-0") PROPERTY FENCE
12. 1.2m (4'-0") PRIVACY FENCE



1 NORTH ELEVATION
A3.01D 1/8" = 1'-0"



2 EAST ELEVATION
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MATERIAL LEGEND

1. THIN PROFILE WOOD BATTON, NEWTECHWOOD, UH51 CEDAR
2. WIDE PROFILE WOOD BATTON, NEWTECHWOOD, UH58 CEDAR
3. COMPOSITE PANEL (SMOOTH) - ALUCOBOND, ALUCOBOND PLUS (CLASSIC WHITE)
4. COMPOSITE PANEL (SMOOTH) - ALUCOBOND, ALUCOBOND PLUS (CLASSIC BLACK)
5. FRAMELESS GLASS BALUSTRADE
6. EXTERIOR GLAZED DOOR w/ PREFINISHED BLACK FRAME
7. EXTERIOR SOLID DOOR w/ PREFINISHED BLACK FRAME
8. PREFINISHED GARAGE DOOR
9. EXTERIOR WINDOW w/ PREFINISHED BLACK FRAME
10. GARBAGE AND BIKE PARKING ENCLOSURE
11. 1.8m (6'-0") PROPERTY FENCE
12. 1.2m (4'-0") PRIVACY FENCE



1 SOUTH ELEVATION
A3.01D 1/8" = 1'-0"



2 WEST ELEVATION
A3.01D 1/8" = 1'-0"

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



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Revisions

No.	DATE	DESCRIPTION
1	2023-07-25	ISSUED FOR DP

FOR PERMIT ONLY

project title
920 RUTLAND ROAD

project address
920 RUTLAND ROAD
KELOWNA, BC V1X 3B7

project no. 4194

File no. F:\Projects\920 Rutland Rd\920 Rutland Rd - Design\4 - Concept\920 Rutland Rd.dwg

drawing title
BUILDING ELEVATIONS

designed Designer scale As indicated

drawn Author

checked Checker

drawing no.

A4.02D

plotted 7/25/23 10:45:28 AM



RENDERING 1 - VIEW FROM NW CORNER



RENDERING 2 - VIEW FROM ELEVATED SW



RENDERING NUMBER 3 - VIEW FROM SE CROSS-STREET



RENDERING NUMBER 4 - VIEW FROM SE AERIAL

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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project title
920 RUTLAND ROAD

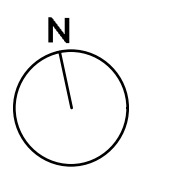
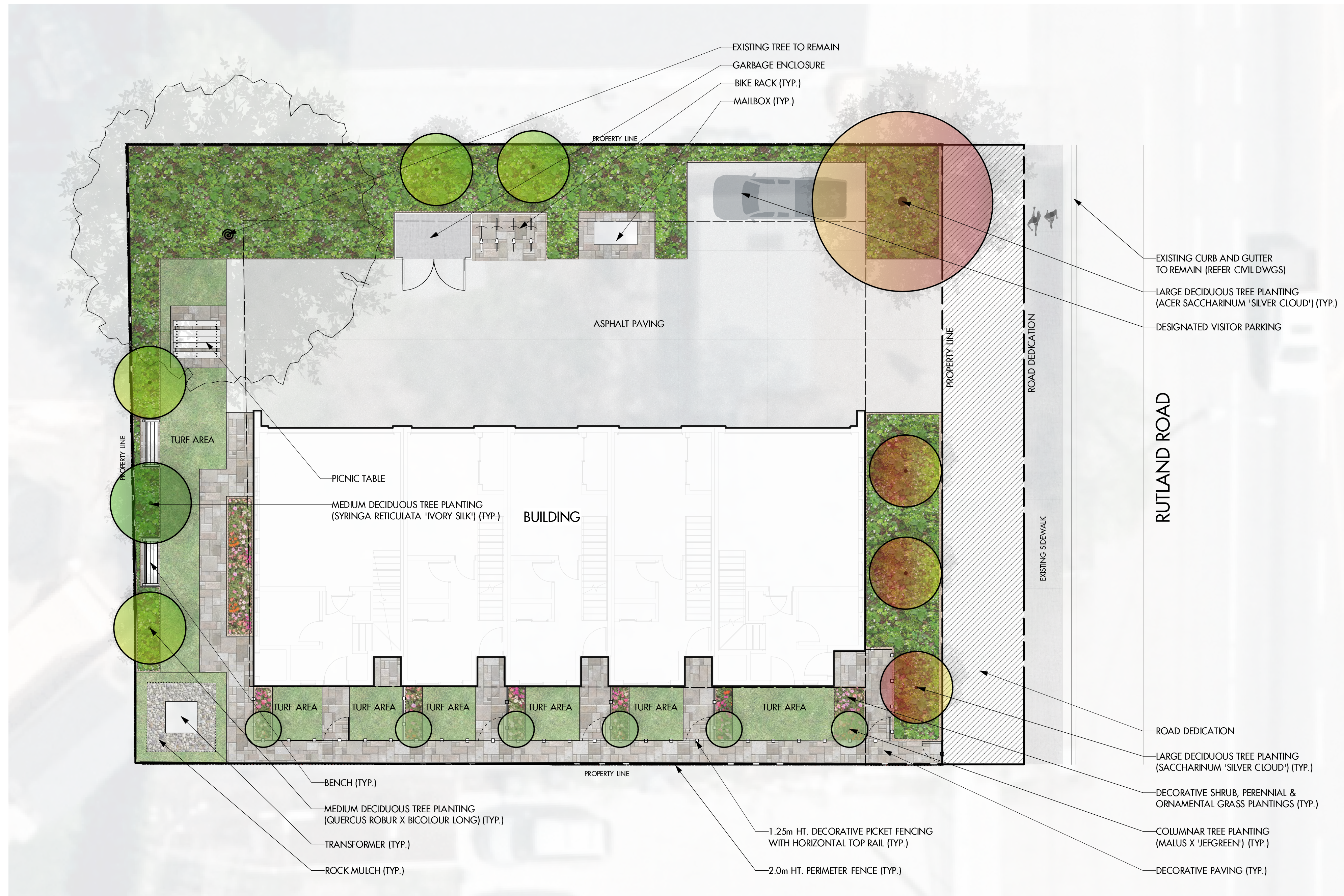
project address
920 RUTLAND ROAD
KELOWNA, BC V1X 3B7
project no. 4194

drawing title
RENDERINGS

designed Designer scale 1:10
drawn Author
checked Checker
drawing no.

A9.01D

plotted 7/25/23 10:45:28 AM



PROJECT TITLE
920 RUTLAND ROAD

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	22.06.27	Review
2	22.10.28	Review
3	22.11.04	Review
4		
5		

PROJECT NO. 22-0629
 DESIGN BY GC
 DRAWN BY FH
 CHECKED BY FB
 DATE NOV. 4, 2022
 SCALE 1:100
 PAGE SIZE 24x36"

SEAL



DRAWING NUMBER

L1/2

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PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	3	5cm CAL
ACER SACCHARINUM 'SILVER CLOUD'	SILVER CLOUD MAPLE	1	5cm CAL
MALUS X 'JEFGREEN'	EMERALD SPIRE COLUMNAR CRABAPPLE	6	3cm CAL
QUERCUS ROBUR X BICOLOUR 'LONG'	REGAL PRINCE OAK	4	4cm CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	1	3cm CAL
SHRUBS			
BERBERIS THUNBERGII 'MONOMB'	CHERRY BOMB BARBERRY	7	#02 CONT. /1.5M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	7	#02 CONT. /1.5M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	5	#02 CONT. /1.8M O.C. SPACING
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	7	#02 CONT. /1.5M O.C. SPACING
SPIRAEA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	5	#02 CONT. /1.8M O.C. SPACING
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5	#02 CONT. /1.8M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	9	#01 CONT. /0.9M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	9	#01 CONT. /0.9M O.C. SPACING
ECHINACEA 'MAGNUS SUPERIOR'	MAGNUS SUPERIOR CONEFLOWER	9	#01 CONT. /0.9M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	9	#01 CONT. /0.9M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	13	#01 CONT. /0.75M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	5	#01 CONT. /1.2M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	3	#01 CONT. /1.5M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	7	#01 CONT. /1.0M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	9	#01 CONT. /0.9M O.C. SPACING

NOTES

- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
- ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
- TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm BLACK WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
- TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
- 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 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
- 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.
- ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.



Pre-Development Tree Inventory & Assessment

Client Name: New Town Architecture & Engineering

Site Address: 920 Rutland Road, Kelowna BC

Tree List

Trees	Common Name	Scientific Name	DBH	Comments
1	Black Locust	Robina pseudo acacia	18.15cm	Location: Front yard outside fence beside the sidewalk. Heavy crown reduction pruning in past. Located beneath primary Hydro lines.
2	Black Locust	Robina pseudo acacia	23.56cm	Location: Front of house inside fence. Heavy crown reduction in past. Located under primary Hydro lines.
3	Siberian Elm	Ulmus pumila	75.15cm	Location: Back right corner of the property. Invasive species, large dead limbs in upper canopy.
4	Black Locust	Robina pseudo acacia	32.48cm	Location: Left side backyard just inside fence line. Understory tree with heavy lean growing out from under tree #5
5	Black Locust	Robina pseudo acacia	100.95cm	Location: Left side of house at back of driveway. Past crown reduction pruning for Hydro line clearance.
6	Siberian Elm/Black Locust	Ulmus pumila/Robina pseudo acacia	under 2.5cm	Multiple small volunteer sucker growth throughout property.



2

1

5

4

3