



This proposed supportive and affordable housing apartment building on Wilkinson Avenue will be home to families, those on disability, seniors and women with children. The building has been designed with a selection of one and two bed accommodation with laundry facilities. The building will offer 5% accessible apartments, demonstrating flexibility so it is inclusive to house all tenants.

With regards to apartment rents, 20% will be Deep Subsidy Units, 50% will be RGI and the remaining 30% will be offered to those on low- moderate income – in line with the requirements for BC Housing's Community Housing Fund requirements. Wilkinson Ave will create housing which mixes incomes as well as ages, families and single people. The multi-generational mix has a stable effect on the housing and a variety of relationships and support is developed. A true sense of community is created which benefits all.

As well as apartments at our head office at Tutt Street, NOW currently operates NOW Place Apartments, (21 units) and 1060 Cawston Ave (40 units) of affordable and supportive housing in Kelowna. NOW has over 20 years' experience in operating such accommodation, and while our buildings are designed for independent living, the society recognizes that fact that many people who are on income assistance and living on low income are dealing with additional challenges in their lives and require help to overcome a variety of situations/circumstances so they can maintain their housing and/or employment, and parent effectively – keeping the family together. Therefore operating experience has taught us that on-site staff presence through the Building Manager, other NOW staff and community partners is essential. The plan for Wilkinson Ave will be no different.

This is where NOW's already established programs come into play. All tenants will have access to tenant support services at NOW Canada, NOW's Mental Wellness Worker and our 24/7 emergency cell service. As funding permits, some may be eligible to receive food cards when the Food Bank isn't enough and their income does not allow them to buy life's essentials. Other tenants may truly benefit from one-on-one trauma therapy – free to tenants and also provided as funding permits. In addition, we can provide child appropriate therapy as needed. Taking into account the demographic of the tenants we expect to live at Wilkinson Ave, it is essential that these services are available, and as such a counselling/community support room will be available for confidential meetings and case planning.

As well, our community partners will be invited to bring their resources to the building so tenants can access a wealth of community services and referrals all on-site. These may include: Y Employment Program, parenting programs, mental wellness support and other resources as determined by tenant requirements.

*Liz Talbott*

Liz Talbott  
Executive Director, NOW Canada Society

**NOW's Vision: A community where all women live healthy empowered lives, free of exploitation.**

NOW Canada Society, 2970 Tutt Street, Kelowna, B.C. V1Y 8Z5. Tel: 250-763-3876  
Fax: 250 878 3876. Email: [info@nowcanada.ca](mailto:info@nowcanada.ca). Website: [www.nowcanada.ca](http://www.nowcanada.ca)

# DEVELOPMENT PERMIT APPLICATION

29-UNIT RENTAL DEVELOPMENT  
 2160 WILKINSON STREET, KELOWNA, BC  
 PLAN KAP10906 LOT 8 SECTION 19 TOWNSHIP 26



## ARCHITECTURAL

TENGRİ ARCHITECTURE LTD  
 100-1449 ST. PAUL STREET  
 KELOWNA, BC V1Y 2E5  
 e: roman@tengri.ca t: (250) 864-9127

- A0.00D COVER PAGE
- A1.03D RENDERINGS
- A1.04D RENDERINGS
- A2.00D SURVEY
- A2.01D SITE PLAN
- A3.01D LEVEL 1 & PARKADE FLOOR PLANS
- A3.03D LEVELS 2 & 3 FLOOR PLANS
- A3.04D ROOF PLAN
- A4.00D MATERIALS
- A4.01D BUILDING ELEVATIONS
- A4.02D BUILDING ELEVATIONS

## CLIENT

ALIGNED PROPERTIES INC  
 1183 PINECREST LANE  
 KELOWNA, BC, V1Y 4L4  
 e: alignedpropertiesinc@gmail.com t: (778) 363-2435

## CIVIL

MCELHANNEY  
 2281 HUNTER ROAD  
 KELOWNA, BC V1X 7C5  
 e: jgranberg@mcelhanney.com t: (778) 739-6563

## LANDSCAPE

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

## SURVEY

ALTERRA LAND SURVEYING LTD  
 1315 ST. PAUL STREET  
 KELOWNA, BC, V1Y 2E2  
 e: bdenton@allterrasurvey.ca t: (250) 762-0122



101 - 1449 ST PAUL STREET, KELOWNA, BC, V1Y 2E5

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			REVISIONS + ISSUE

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PROJECT

NOW CANADA

2160 WILKINSON ST., KELOWNA, BC

SHEET TITLE

COVER PAGE

**A0.00D**

DESIGNED: Designer DRAWN: Author  
 SCALE: FILE: TA24-24

TENGRİ ARCHITECTURE DESIGN | DEVELOPMENT CONSULTING

## PROJECT DESCRIPTION

**ADDRESS:**  
2160 WILKINSON STREET, KELOWNA, V1Y 3Z8, BRITISH COLUMBIA, CANADA

**LEGAL ADDRESS:**  
Plan: KAP10906 Lot: 8

**GRADES:**  
EXISTING: APPROX 2M DROP ACROSS      PROPOSED: NO MAJOR CHANGE

**NUMBER OF BUILDINGS:**  
1 MULTI-FAMILY BUILDING (29 UNITS)

## ZONING ANALYSIS

EXISTING:	PROPOSED:
MF1 - INFILL HOUSING	MF3r - APARTMENT HOUSING RENTAL ONLY
<b>FUTURE LAND USE (2040 OCP)</b>	C-NHD
<b>TRANSIT SUPPORTED CORRIDOR</b>	N
<b>ADJACENT LAND USES:</b>	<b>ZONE</b>
NORTH	MF1
SOUTH	MF1, P3
EAST	STREET, MF1
WEST	MF1
	<b>USE</b>
	MAX 2 DWELLINGS
	MAX 2 DWELLINGS, PUBL.PARK
	MAX 2 DWELLINGS
	MAX 2 DWELLINGS

## MF3r ZONING REQUIREMENTS

REQUIRED:	PROPOSED:
<b>SITE AREA (m²)</b>	1497 m²
<b>MAXIMUM SITE COVERAGE OF BUILDINGS (%)</b>	65%
<b>MAXIMUM SITE COVERAGE OF BUILDINGS &amp; IMPERM.SURF (%)</b>	85%
<b>MAXIMUM SITE COVERAGE OF IMPERMEABLE SURFACES (%)</b>	20%
<b>VEHICULAR ACCESS FROM LANE OR LOWER CLASSED ROAD</b>	Y
<b>MINIMUM DENSITY (TRANSIT CORRIDOR ONLY)</b>	N/A

## DEVELOPMENT REQUIREMENTS

REQUIRED:	PROPOSED:
<b>TOTAL NUMBER &amp; TYPES OF UNITS:</b>	29 UNITS
<b>FLOOR AREA RATIO:</b>	
BASE	1.3
STREETScape BONUS	N/A
RENT/AFFORD BONUS	0.3
UNDERGROUND PARKING	0.25
<b>BUILDING HEIGHT (m):</b>	
MF3r ZONE	18m (4 STOREYS)
MAX. ST-SCAPE BONUS	N/A
<b>MAX. CONTINUOUS FRONTAGE:</b>	20m
<b>SETBACKS (m):</b>	
FRONT (EAST)	3.0m (6.0m TO GARAGE DOOR)
SIDE A (NORTH)	3.0m
SIDE B (SOUTH)	3.0m
BACK (WEST)	4.5m
REAR SETBACK TO ACCESSORY BUILDINGS	1.5m
<b>AMENITY SPACE (m²):</b>	
COMMON AREA	(4.0m² x 29) = 116.0m²
PRIVATE AREA	N/A
<b>PER UNIT BREAKDOWN:</b>	
1-BED (QTY)	17 x 15m²
2-BED (QTY)	12 x 25m²
TOTAL:	555m²
<b>PARKING STALLS:</b>	
BASED ON "SUPPORTIVE HOUSING" PROGRAM	
PER SLEEPING UNIT	0.35 x 41 = 14.35
STAFF	3
VISITOR PER UNIT	0.14 x 29 = 4.06
ACCESSIBLE	1
VAN ACCESSIBLE	N/R
<b>TOTAL</b>	<b>18</b>
<b>RENTAL REDUCTION SHARE REDUCTION</b>	N/A
<b>BIKE BONUS REDUCTION</b>	5
<b>TOTAL (INC. REDUCTIONS)</b>	<b>17</b>
<b>EV-READY</b>	<b>7</b>
DRIVE AISLE (WIDTH)	6.5m
DRIVE AISLE GRADE	4%
REGULAR STALL RATIO	50%
SMALL STALL RATIO	50%
LOADING	N/R
<b>BIKE STALLS (PER DWELLING UNIT):</b>	
SHORT TERM - 0.5	6
LONG TERM - 1.5	44
<b>TOTAL</b>	<b>50</b>
END OF TRIP FACILITY	N
WASH & REPAIR STATION	Y

## BUILDING INFORMATION:

**BUILDING AREA:**  
840.8 m²

**Gross Floor Areas:**

GROSS BUILDABLE AREA		
Name	Area SF	Area m2
L1 GROSS AREA	8001 SF	743.4 m²
L2 GROSS AREA	8613 SF	800.1 m²
L3 GROSS AREA	8511 SF	790.7 m²
PARKADE GROSS AREA	8218 SF	763.5 m²
ROOF ELEVATOR	216 SF	20.1 m²
ROOF STAIR	381 SF	35.4 m²
	33940 SF	3153.2 m²

UNIT TYPES & COUNT			
Name	Count	Area SF	Area m2
1 BR	16	533.69 SF ... 559.69 SF	533.69 SF ... 559.69 SF
1 BR ACCESS	1	549.81 SF	549.81 SF
2 BR	6	729.98 SF ... 747.33 SF	729.98 SF ... 747.33 SF
2 BR + D	5	840.08 SF ... 847.04 SF	840.08 SF ... 847.04 SF
2 BR + D ACCESS	1	846.07 SF	846.07 SF
29			

PRIVATE OPEN SPACE PROVIDED			
Name	Count	Area SF	Area m2
AMENITY ROOM	1	670 SF	62.2 m²
BALCONY	29	2121 SF	197 m²
FRONT LANDSCAPED PUBLIC AREA	1	411 SF	38.2 m²
REAR LANDSCAPED PUBLIC AREA	1	1280 SF	118.9 m²
ROOFTOP PATIO	1	1713 SF	159.2 m²
		6195 SF	575.5 m²



## LAND USE CONTEXT PLAN



AERIAL VIEW OF THE PROPERTY - LOOKING SOUTH



GOOGLE STREET VIEW #1 - FROM WILKINSON ST LOOKING WEST



GOOGLE STREET VIEW #2 - FROM WILKINSON ST LOOKING SOUTH-WEST



GOOGLE STREET VIEW #3 - FROM WILKINSON ST LOOKING NORTH-WEST



STREET PERSPECTIVE VIEW 01

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



STREET PERSPECTIVE VIEW 02

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



AERIAL VIEW OF FRONT YARD

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



BIRD-EYE VIEW FROM SOUTH-EAST SHOWING ROOF TOP AMENITY

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

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2160 WILKINSON ST., KELOWNA, BC

SHEET TITLE

RENDERINGS

**A1.03D**

DESIGNED: Designer DRAWN: Author

SCALE: 1 : 10 FILE: TA24-24



VIEW OF FRONTYARD LOOKING SOUTH

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



NIGHT TIME PERSPECTIVE

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



AERIAL CONTEXT VIEW FEATURING PARK

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



AERIAL CONTEXT VIEW FEATURING PARK

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

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			REVISIONS + ISSUE

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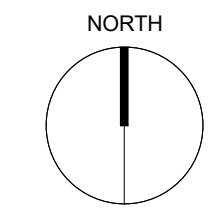
SHEET TITLE

RENDERINGS

**A1.04D**

DESIGNED: Designer DRAWN: Author  
SCALE: 1 : 10 FILE: TA24-24





18 PLAN 33903  
SITE CONTEXT

19 ADJACENT PROPERTY  
PLAN 33903

20 ADJACENT PROPERTY  
PLAN 33903

1 PLAN KAP44182

A PLAN 35197

AllTerra

1 SITE PLAN  
3/32" = 1'-0"

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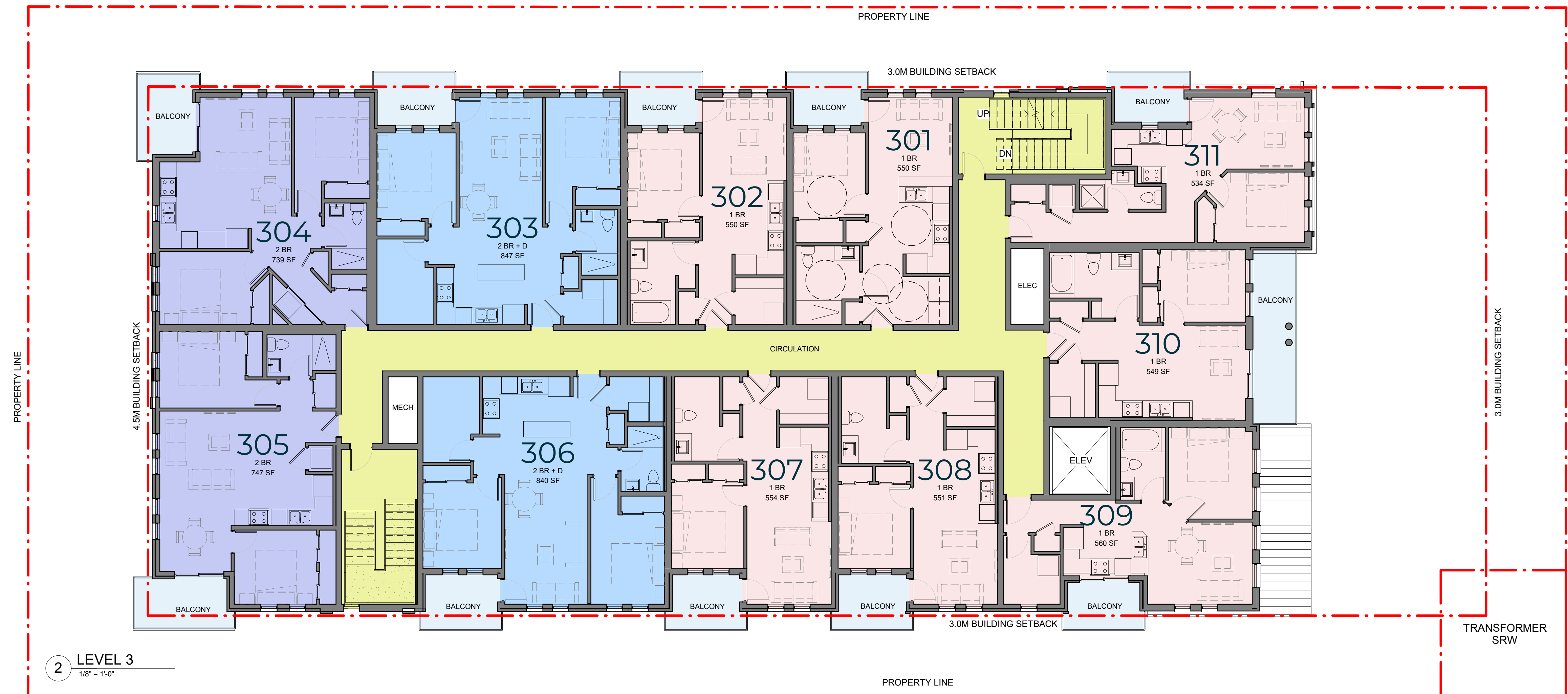
SHEET TITLE

SITE PLAN

**A2.01D**

DESIGNED: Designer DRAWN: Author  
SCALE: As indicated FILE: TA24-24





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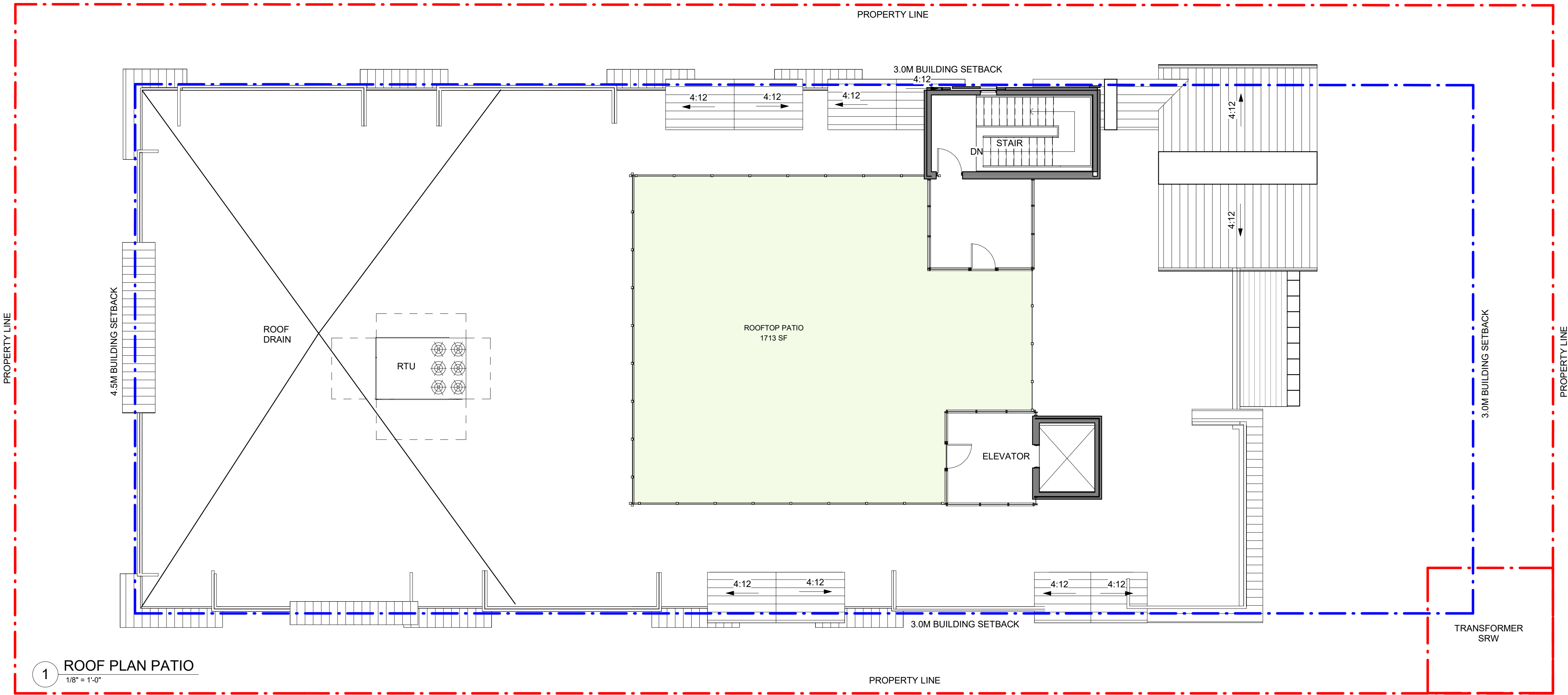
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SHEET TITLE

LEVELS 2 & 3 FLOOR PLANS

**A3.03D**

DESIGNED: Designer DRAWN: Author  
SCALE: 1/8" = 1'-0" FILE: TA24-24

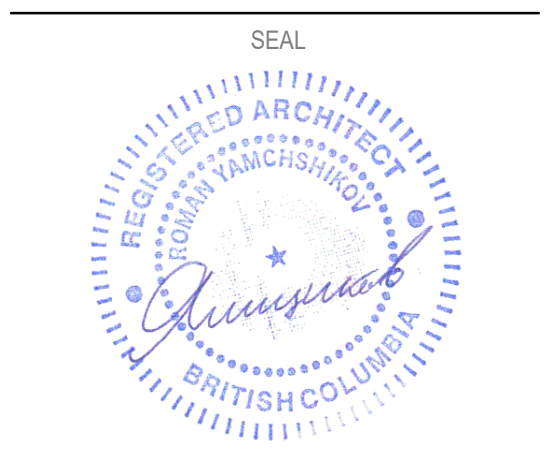


**1 ROOF PLAN PATIO**  
1/8" = 1'-0"

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ROOF PLAN

**A3.04D**

DESIGNED:	Designer	DRAWN:	Author
SCALE:	1/8" = 1'-0"	FILE:	TA24-24

MANUFACTURER: JAMES HARDIE  
 PRODUCT: BOARD & BATTEN  
 COLOUR & CODE: WHITE  
 I.D NUMBER:



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER:  
 PRODUCT: HARDIE SHAKE  
 COLOUR & CODE: BLUE GREY  
 I.D NUMBER:



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: JAMES HARDIE  
 PRODUCT: HARDIE LAP SIDING  
 COLOUR & CODE: DARK BROWN  
 I.D NUMBER:



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER: JAMES HARDIE  
 PRODUCT: HARDIE PANEL  
 COLOUR & CODE: DARK BROWN  
 I.D NUMBER:



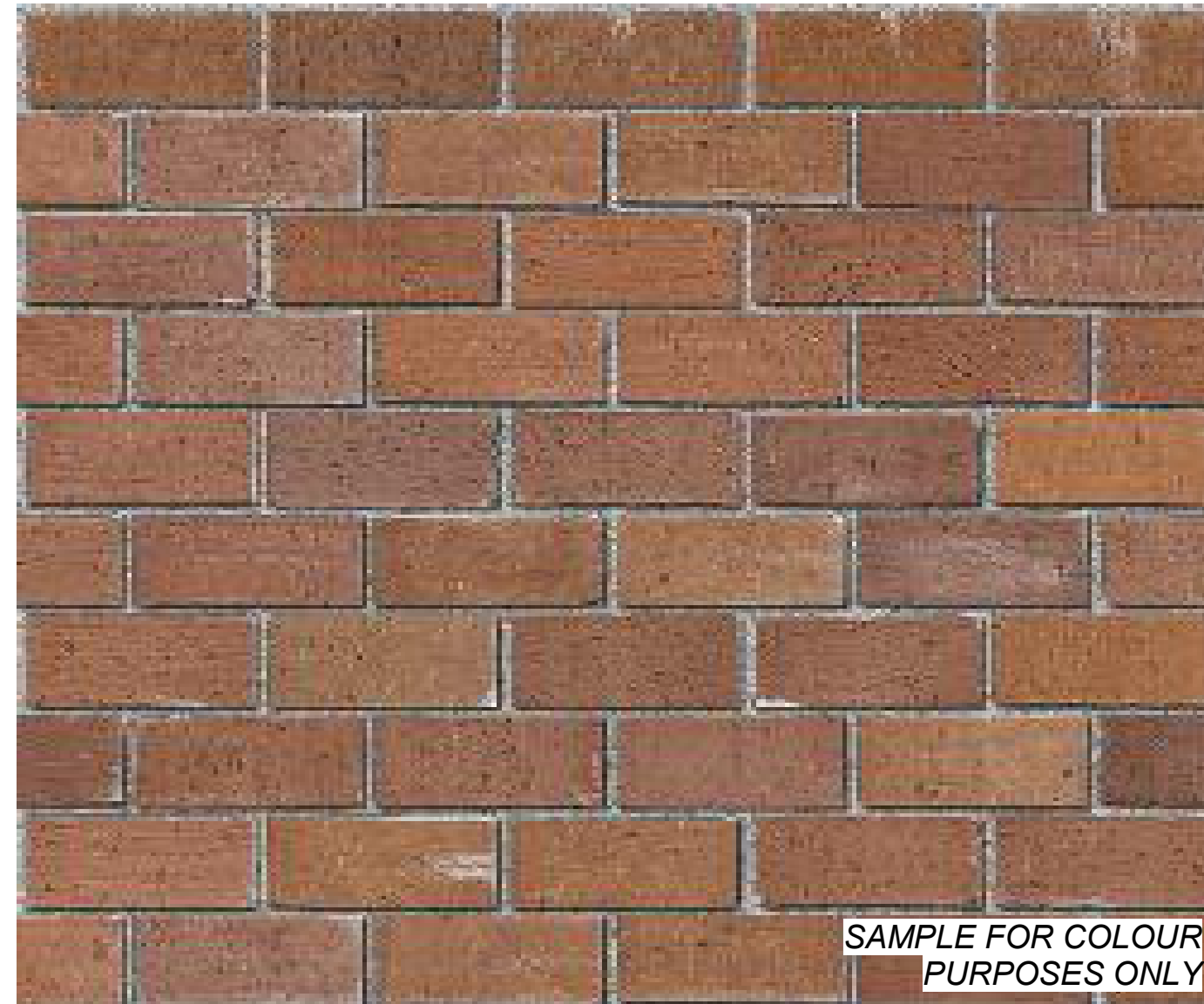
SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER:  
 PRODUCT: IMITATED ASHLAR BLOCK  
 COLOUR & CODE: GREY  
 I.D NUMBER:



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER:  
 PRODUCT: GENERA CLAY BRICK  
 COLOUR & CODE: TERRACOTA  
 I.D NUMBER:



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER:  
 PRODUCT: EXPOSED WOOD STAIN  
 COLOUR & CODE: CEDAR  
 I.D NUMBER:



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER:  
 PRODUCT: ROOFING: WESTMAN STEEL  
 COLOUR & CODE: CHARCOAL  
 I.D NUMBER:



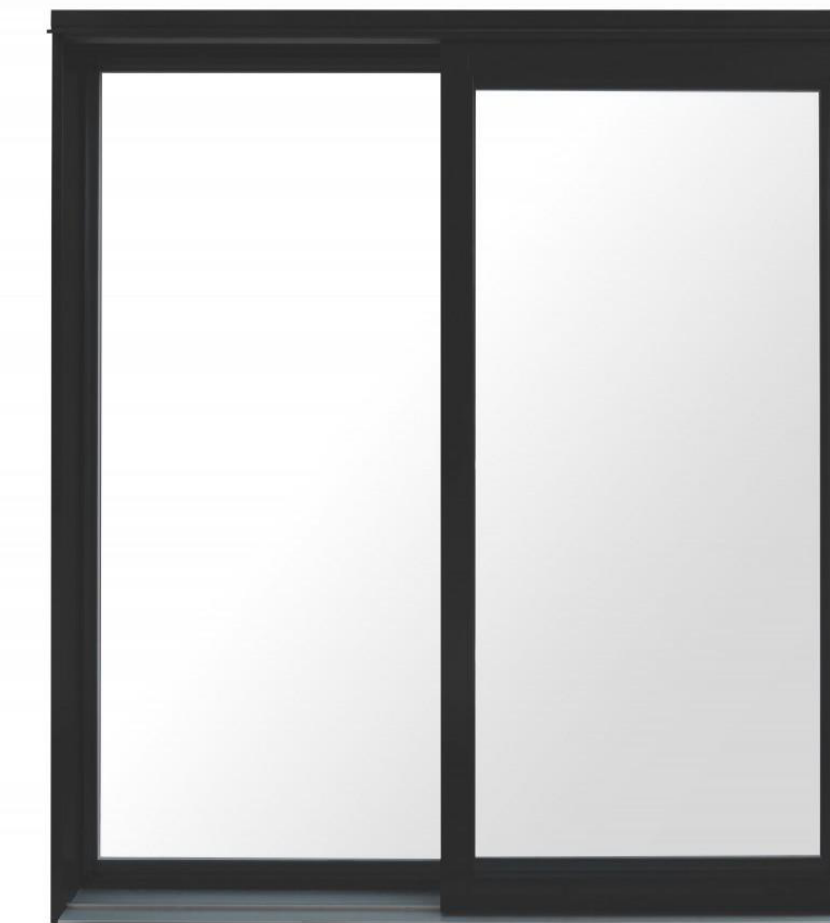
SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER:  
 PRODUCT: ALUMINUM PICKET RAILING  
 COLOUR & CODE: BLACK  
 I.D NUMBER:



SAMPLE FOR COLOUR  
PURPOSES ONLY

MANUFACTURER:  
 PRODUCT: WINDOWS, DOOR, STOREFRON FRAMES  
 COLOUR & CODE: DARK BROWN  
 I.D NUMBER:



SAMPLE FOR COLOUR  
PURPOSES ONLY

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SHEET TITLE

**MATERIALS**

**A4.00D**

DESIGNED: Designer DRAWN: Author  
 SCALE: 1 : 10 FILE: TA24-24



1 MAIN ELEVATION (EAST)  
1/8" = 1'-0"

**MATERIAL LEGEND**

1. FACE BRICK, GENERIC TERRACOTA
2. BOARD & BATTEN, WHITE
3. BOARD & BATTEN, BROWN
4. LAP SIDING, DARK BROWN
5. SHAKE SIDING, OFF-BLUE
6. PLAIN CEMENTITIOUS PANEL, GRAPHITE COLOR
7. IMITATED ASHLAR BLOCK, GREY
8. ALUMINUM STOREFRONT, DARK BROWN FRAME, CLEAR GLASS
9. STANDING SEAM ROOF, GREY CHARCOAL
10. GLASS RAILING
11. PICKET RAILING, BLACK
12. TIMBER STRUCTURE, TRANSPARENT STAIN
13. STEEL STRUCTURE, BLACK
14. RECYCLE BINS, MOLOK OR EARTH BINS



2 SIDE ELEVATION (NORTH)  
1/8" = 1'-0"

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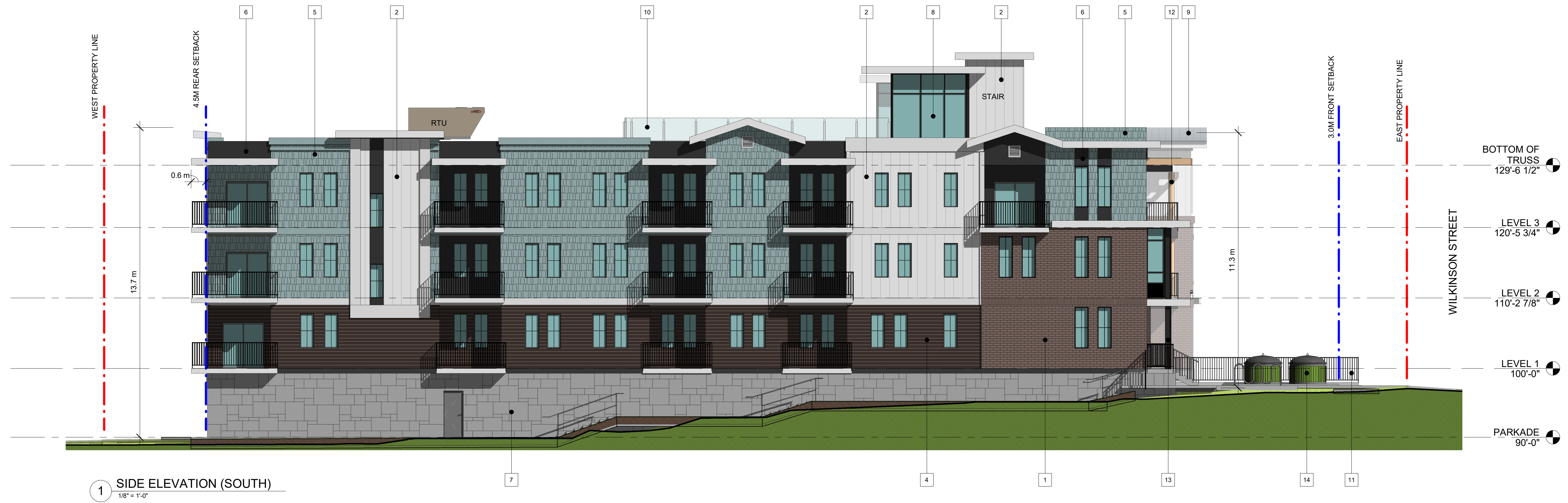
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BUILDING ELEVATIONS

**A4.01D**

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SCALE: As indicated FILE: TA24-24

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1 SIDE ELEVATION (SOUTH)  
1/8" = 1'-0"



2 REAR ELEVATION (WEST)  
1/8" = 1'-0"

**MATERIAL LEGEND**

1. FACE BRICK, GENERIC TERRACOTA
2. BOARD & BATTEN, WHITE
3. BOARD & BATTEN, BROWN
4. LAP SIDING, DARK BROWN
5. SHAKE SIDING, OFF-BLUE
6. PLAIN CEMENTITIOUS PANEL, GRAPHITE COLOR
7. IMITATED ASHLAR BLOCK, GREY
8. ALUMINUM STOREFRONT, DARK BROWN FRAME, CLEAR GLASS
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11. PICKET RAILING, BLACK
12. TIMBER STRUCTURE, TRANSPARENT STAIN
13. STEEL STRUCTURE, BLACK
14. RECYCLE BINS, MOLOK OR EARTH BINS

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2160 WILKINSON ST., KELOWNA, BC

SHEET TITLE

BUILDING ELEVATIONS

**A4.02D**

DESIGNED: Designer DRAWN: Author  
SCALE: As indicated FILE: TA24-24

# ALIGNED PROPERTIES INC.

## 2160 WILKINSON STREET - MULTI-FAMILY DEVELOPMENT

### LANDSCAPE WORKS - ISSUED FOR DEVELOPMENT PERMIT

### CITY OF KELOWNA

AUGUST 6, 2024

### LIST OF DRAWINGS

- LDP1 : CONCEPTUAL LANDSCAPE PLAN - ON SITE
- LDP2 : CONCEPTUAL LANDSCAPE PLAN - OFF SITE
- LDP3 : WATER CONSERVATION PLAN

PROJECT NAME: MF3R - 2160 Wilkinson St - Multi-Family Development

Landscape Bylaw 12375 (Table 7.2)	MF3 Zone (1 TREE/10 LM)	Proposed	Additional	Compliance (Y/N)
Min. tree amount	Landscape lin. m setback = 52.2/10 = 5 Trees (min.)	5	14	Y
Min. deciduous tree caliper:	Large: 5cm Medium: 4cm Small: 3cm	All deciduous trees=6cm Caliper	All deciduous trees=6cm Caliper	Y
Min. coniferous tree height:	250cm	N/A	N/A	Y
Min. ratio between tree size:	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	Large (L): 3 (60%) Medium (M): 2 (40%) Small (S): 0	Large (L): 0 Medium (M): 14 Small (S): 0	Y
Min. growing medium (planted) area	75% of Setback area = 133 x 75% = 99.75	Total planted area= 112 sq.m	N/A	Y
Min. growing medium volumes per tree	Large (L): Single: 30cu.m, Pair:20cu.m, Shared:15cu.m Medium (M): Single: 20cu.m, Pair:15cu.m, Shared:12cu.m Small (S): Single: 15cu.m, Pair:12cu.m, Shared:10cu.m	Large (L): Single: Shared: 3 Trees/15cu.m Medium (M): Single: 2 Trees/20cu.m Small (S): Single: N/A	N/A	Y
Landscape graded areas (7.2.7)	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Y
Fence height	2.0m max.	1.8M	1.8M	Y
Riparian management area (Y/N)	No, development area not within a riparian management zone			Y
Existing tree retention (Y/N)	No			Y
Surface parking lot over 15 stalls (Y/N)	No, underground parking.			Y
Comments:	Soil cells used in front yard to achieve minimum growing volumes. Trees in front yard are columnar, classifies as medium trees. 14 Columnar trees used to replace Cedar hedges.			

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- NOTES:**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.
  2. 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 DEPTH WELL COMPOSTED WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
  4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.
  5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
  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.



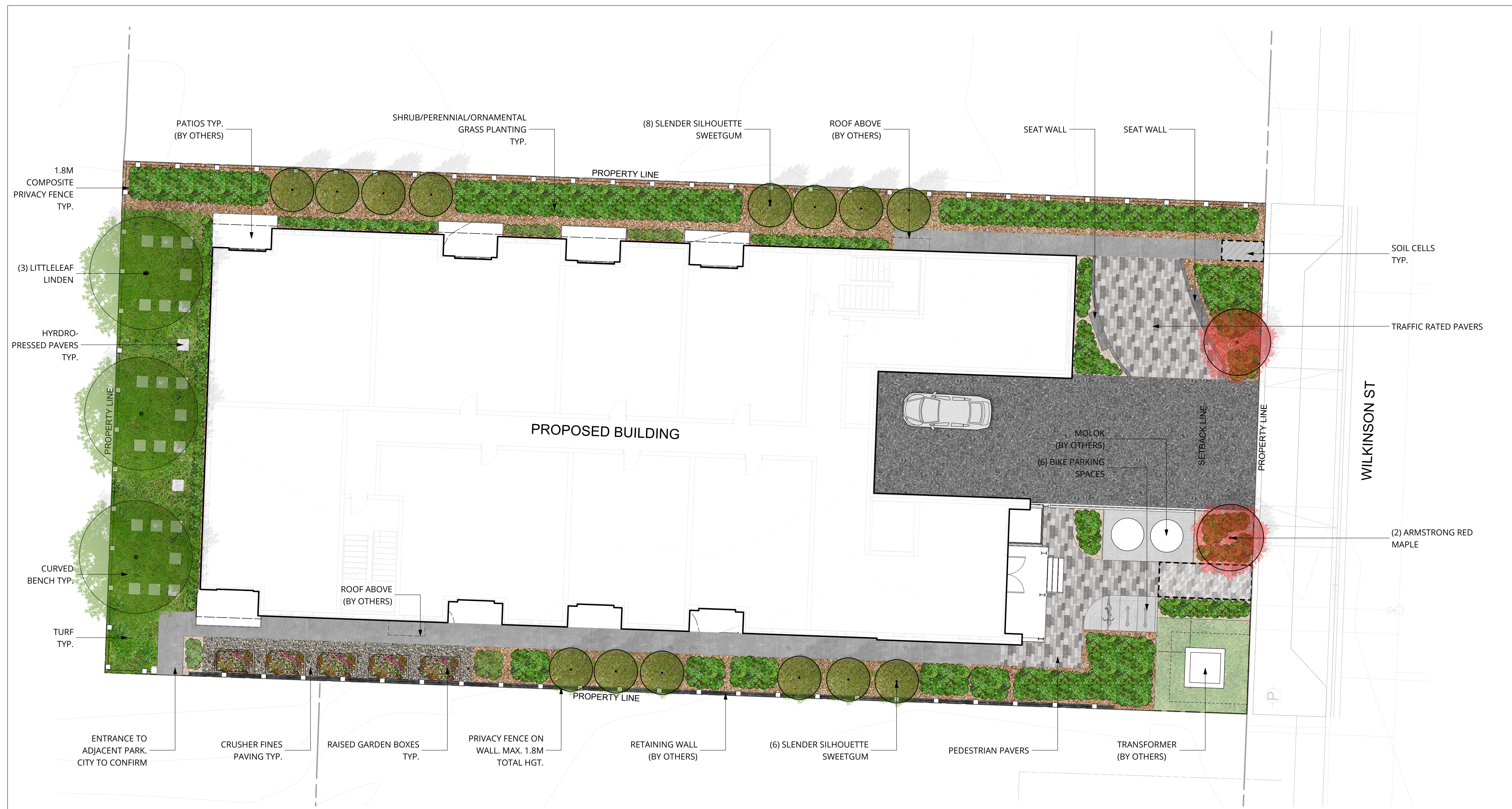
1	ISSUED FOR DEVELOPMENT PERMIT	2024-08-06
ISSUE	DESCRIPTION	DATE

CLIENT NAME:  
**ALIGNED PROPERTIES INC.**

PROJECT NAME:  
**2160 WILKINSON ST - MULTI-FAMILY DEVELOPMENT**

DRAWING TITLE:  
**CONCEPTUAL LANDSCAPE PLAN - ON SITE**

DRAWN:	TC	DRAWING NO.:	<b>LDP1</b>
CHECKED:	DJ		
PROJECT NO.:	24075-100		
SCALE:	1:100		



- LEGEND**
- PROPOSED TREES
  - CRUSHER FINES
  - PAVERS
  - WOOD MULCH
  - TURF
  - SHRUB/PERENNIAL/ORNAMENTAL GRASS PLANTING
  - SOIL CELLS



ARMSTRONG RED MAPLE      SLENDER SILHOUETTE SWEETGUM      LITTLELEAF LINDEN

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
<b>Trees</b>				
2	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	6cm Cal	B & B
14	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	Slender Silhouette Sweetgum	6cm Cal	B & B
3	<i>Tilia cordata</i>	Littleleaf Linden	6cm Cal	B & B
<b>Shrubs, Perennials, &amp; Grasses</b>				
	<i>Achillea millefolium</i>	Common Yarrow	#01	Potted
	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#01	Potted
	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass	#01	Potted
	<i>Cornus stolonifera</i>	Red Osier Dogwood	#02	Potted
	<i>Hemerocallis 'Ruby Stella'</i>	Ruby Stella Day Lily	#01	Potted
	<i>Miscanthus sinensis 'Morning Light'</i>	Variiegated Maiden Grass	#01	Potted
	<i>Philadelphus lewisii 'blizzard'</i>	Blizzard Mockorange	#02	Potted
	<i>Rhus aromatica 'Grow-Low'</i>	Fragrant Sumac	#02	Potted
	<i>Rosa woodsii</i>	Wood's Rose	#02	Potted
	<i>Spiraea japonica 'Anthony Waterer'</i>	Japanese Spirea	#02	Potted
	<i>Taxus x media hicksii</i>	Hick's Yew	#02	Potted



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- NOTES:**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.
  2. 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 DEPTH WELL COMPOSTED WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
  4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.
  5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
  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.



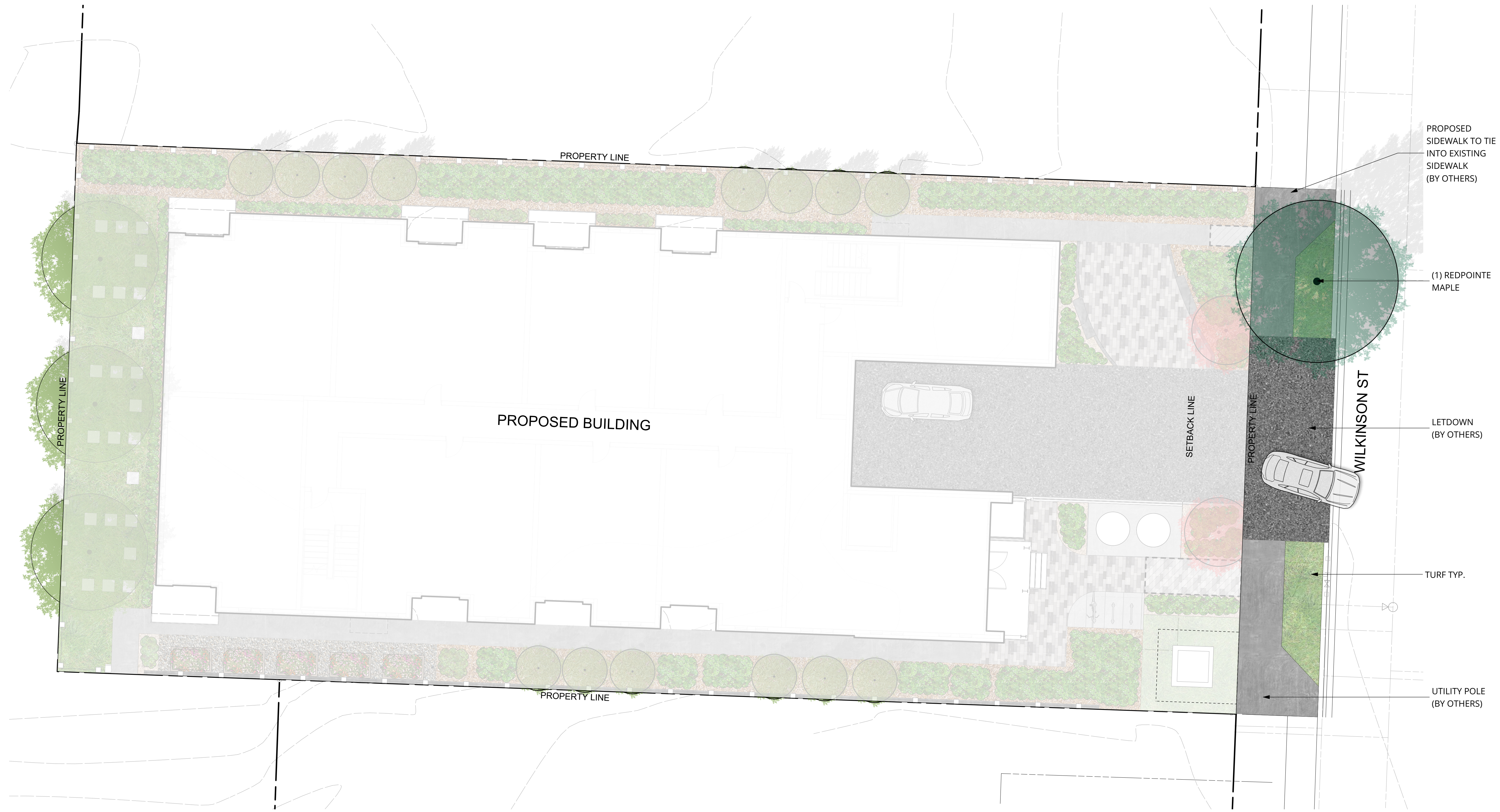
1	ISSUED FOR DEVELOPMENT PERMIT	2024-08-06
ISSUE	DESCRIPTION	DATE

CLIENT NAME:  
**ALIGNED PROPERTIES INC.**

PROJECT NAME:  
**2160 WILKINSON ST - MULTI-FAMILY DEVELOPMENT**

DRAWING TITLE:  
**CONCEPTUAL LANDSCAPE PLAN - OFF SITE**

DRAWN:	TC	DRAWING NO.:	<b>LDP2</b>
CHECKED:	DJ		
PROJECT NO.:	24075-100		
SCALE:	1:100		



**LEGEND**

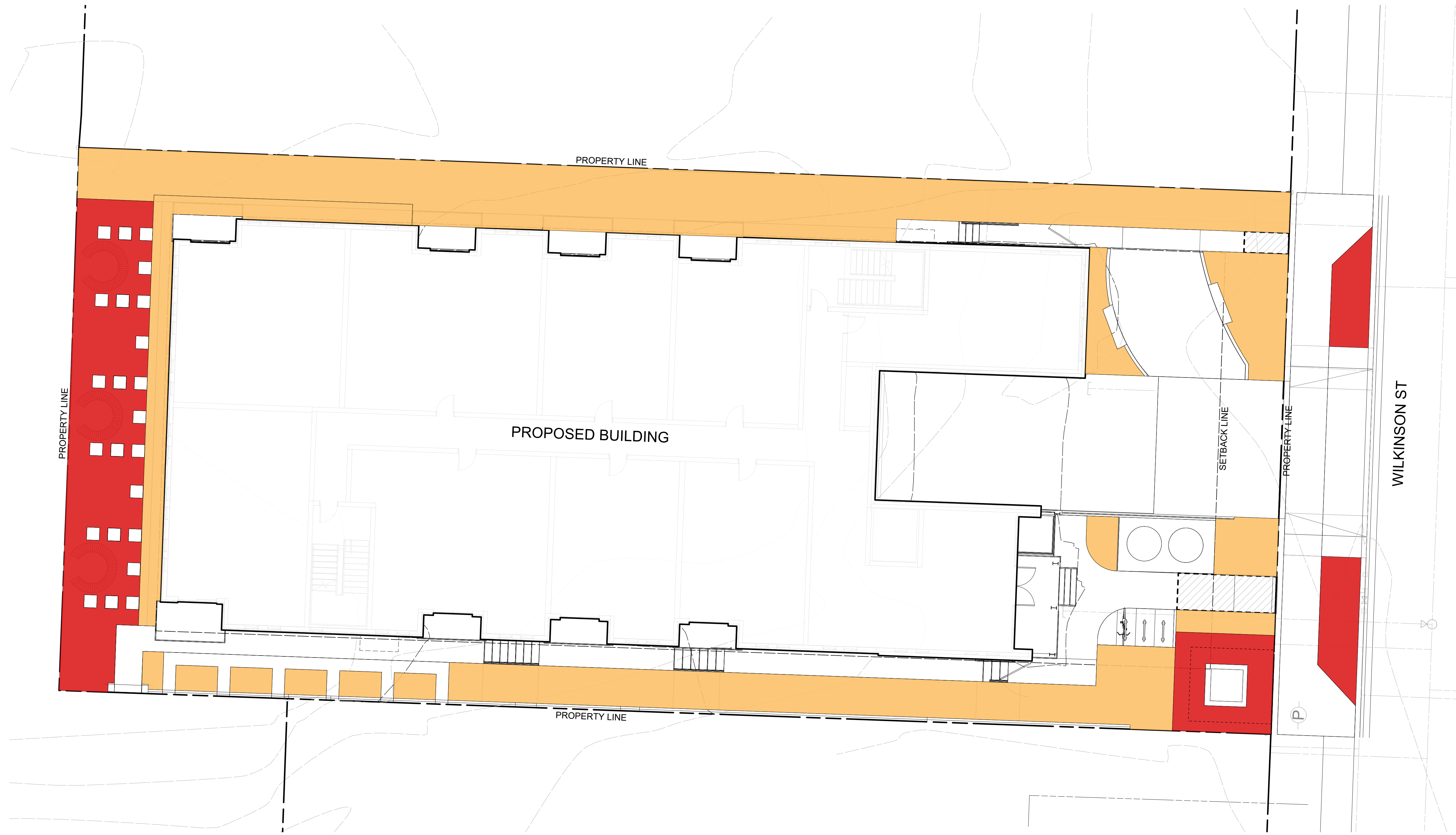
PROPOSED TREES

TURF



QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
<b>Trees</b>				
1	<i>Acer rubrum 'Frank Jr.'</i>	Redpointe Maple	6cm Cal	B & B





**LEGEND**

- MEDIUM WATER REQUIREMENTS
- HIGH WATER REQUIREMENTS



ISSUE	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2024-08-06

CLIENT NAME:  
**ALIGNED PROPERTIES INC.**

PROJECT NAME:  
**2160 WILKINSON ST -  
MULTI-FAMILY DEVELOPMENT**

DRAWING TITLE:  
**WATER CONSERVATION PLAN**

DRAWN:	TC	DRAWING NO.:	<b>LDP3</b>
CHECKED:	DJ		
PROJECT NO.:	24075-100		
SCALE:	1:100		