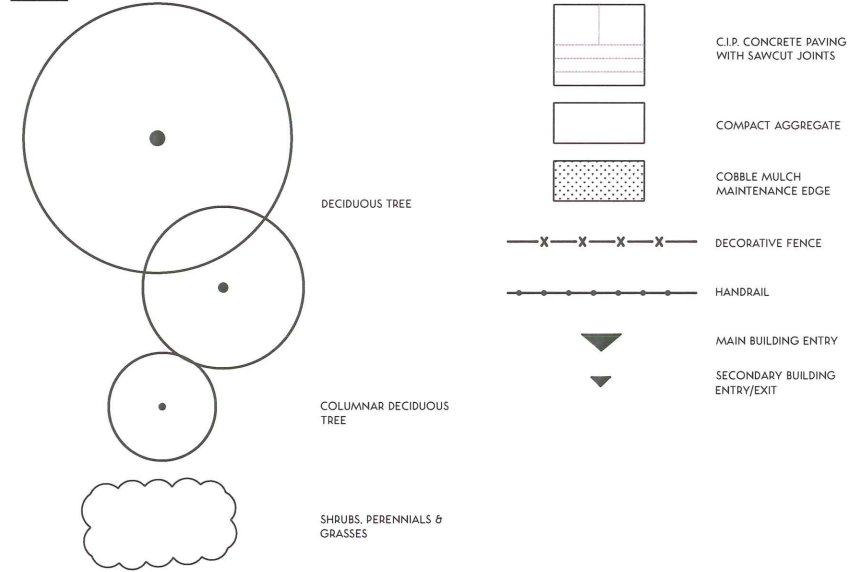
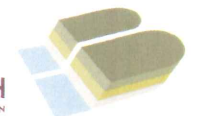


LEGEND:



DEVELOPMENT PERMIT NOTES:

- A. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.N.T.A. AND B.C.S.L.A. AS WELL AS THE REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN LANDSCAPE STANDARDS IN BYLAW 2457, 2008.
- B. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
- C. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D. TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E. ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL. / 75mm (3") OF DECORATIVE ROCK OR APPROVED EQUAL.
- F. DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE ROUND, / CRUSHED ROCK, / CRUSHER CHIP. COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G. TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD / LOW WATER USE 'CERTIFIED CANADA NO. 1' SEED WITH HAVE A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- H. NATIVE SHRUBS, GRASSES AND PERENNIALS ARE TO BE POCKET PLANTED AND INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING: MARCH TO MAY, FALL: OCTOBER TO NOVEMBER) TO ALLOW FOR ESTABLISHMENT AND LIMIT THE REQUIREMENT OF CONTINUOUS IRRIGATION. ALL POCKETS SHALL BE DUG TO TWICE THE ROOTBALL SIZE TO ALLOW FOR ADDITIONAL GROWING MEDIUM.
- J. A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.
- K. A TEMPORARY IRRIGATION SYSTEM WILL BE REQUIRED IF NATIVE PLANTING AND/OR HYDRAULIC SEEDING INSTALLATION IS NOT COMPLETED WITHIN THE SPECIFIED WEATHER WINDOWS. THE SYSTEM SHALL CONFORM TO THE REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN'S IRRIGATION REQUIREMENTS IN ZONING BY-LAW 2457, 2008.



TREES



REDPOINTE MAPLE SUNBURST HONEY LOCUST ELIZABETH MAGNOLIA "TOKYO TOWERS" CHINESE FRINGE TREE

COMMUNITY GARDEN SPACE



RAISED PLANTERS SHADED GATHERING SPACE ESPALIERED FRUIT TREES BERRY HEDGE

ORNAMENTAL PLANTING



BLUE, GOLD AND GREEN PLANTING

DESIGN RATIONALE

The proposed landscape plan addresses BC Housing Design Guidelines in the following ways:

Seating areas in sun and shade: there are two main designated seating areas proposed in the design. The first area is located outside of the amenity space on the ground floor of the building. This location is under the canopy and on the east side of the building, and will receive shade for much of the day. This area will also be reasonably sheltered from the wind. The second location is within the communal gathering space on the west side of the building. This area has proposed moveable outdoor furniture beneath a shaded tree canopy but could be moved into a full sun location.

Exterior recreation space for both active and passive activities: the community garden space is accessible from the main building without any stairs and can support group activities. The raised garden beds are easier to use for individuals with lower mobility. The garden space can be used communally, with a linear bed along the pedestrian right-of-way reserved for proposed espaliered fruit trees or a berry hedge.

Incorporate solar shading and landscaping to minimize heat island effect: three medium sized trees are proposed on the west side of the building. These trees will serve a dual benefit of providing shade beneath for a communal gathering space, while also providing solar shading for some of the west facing units. The trees were located so as to provide the most sun for the raised garden beds.

Outdoor storage area: a storage area for tools is provided near the communal garden space.

Bicycle parking: four spaces for bicycles are provided near the main building entrance, as well as storage space for scooters along the south side of the building.

Parking: to limit the amount of exposure along the parking lot, trees are proposed along the east property line.

PLANT LIST

TREES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Acer rubrum</i> 'Frank Jr.'	Redpointe maple	6cm Cal.	B&B
<i>Chionanthus retusus</i> 'Tokyo Towers'*	Chinese fringe tree	6cm Cal.	B&B
<i>Gleditsia triacanthos f. inermis</i> 'Sunburst'	Sunburst honey locust	6cm Cal.	B&B
<i>Magnolia</i> 'Elizabeth'	Elizabeth magnolia	6cm Cal.	B&B
SHRUBS & VINES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Aronia melanocarpa</i> 'Viking'	Black chokeberry	#02 Cont./1.5m O.C.	Potted
<i>Berberis thunbergii</i> 'Golden Nugget'	Dwarf Japanese barberry	#01 Cont./0.45m O.C.	Potted
<i>Cornus sericea</i> 'Farrow'	Arctic fire dogwood	#02 Cont./1.2m O.C.	Potted
<i>Hydrangea paniculata</i> 'ILVOBO'	Bobo hydrangea	#01 Cont./1.25m O.C.	Potted
<i>Lonicera caerulea</i> **	Honeyberry	#02 Cont./1.5m O.C.	Potted
<i>Pinus mugo</i> 'Pumilio'	Dwarf mugo pine	#02 Cont./2.0m O.C.	Potted
<i>Rhus aromatica</i> 'Gro-low'	Gro-low sumac	#02 Cont./2.0m O.C.	Potted
<i>Salix purpurea</i> 'Nana'	Dwarf Arctic willow	#02 Cont./1.5m O.C.	Potted
PERENNIALS & BULBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Alchemilla mollis</i>	Lady's mantle	#01 Cont./0.6m O.C.	Potted
<i>Allium stipitatum</i> 'Mount Everest'	Mount Everest ornamental onion	n/a	Bulb
<i>Aruncus dioicus</i>	Goatsbeard	#01 Cont./1.2m O.C.	Potted
<i>Baptisia alba</i>	White false indigo	#01 Cont./1.0m O.C.	Potted
<i>Echinacea purpurea</i> 'White Swan'	Coneflower	#01 Cont./0.5m O.C.	Potted
<i>Geranium sanguineum</i> 'Album'	Bloody cranesbill	#01 Cont./0.6m O.C.	Potted
<i>Hemerocallis</i> 'Stella d'Oro'	Stella d'Oro daylily	#01 Cont./0.5m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Andropogon scoparius</i>	Little bluestem	#01 Cont./0.6m O.C.	Potted
<i>Pennisetum alepocurioides</i>	Fountain grass	#01 Cont./1.0m O.C.	Potted
<i>Seslaria autumnalis</i>	Autumn moor grass	#01 Cont./0.3m O.C.	Potted

* male plants only
** needs at least one male plant for pollination

SITE FEATURES



BIKE RACKS MOVABLE OUTDOOR FURNITURE: CAFE-STYLE SEATING (N.I.C.) MOVABLE OUTDOOR FURNITURE: COMMUNAL GARDEN GATHERING SPACE (N.I.C.)

Native or drought resistant landscapes: plants were selected based on their low-water needs, multi-season interest and non-toxicity. The ornamental planting was selected to suit both full sun and part shade locations on site. Areas of planting with steeper slopes were also taken into consideration. A palette of blues, golds and greens was used throughout, with white or yellow flowering trees and perennials.

CPTED strategies were taken into consideration for all aspects of the design.