



CITY OF KELOWNA

MEMORANDUM

Date: November 6, 2017
File No.: Z17-0099
To: Land Use Management Department (LK)
From: Development Engineering Technologist (RO)
Subject: 276,284,292 Valley Rd. Plan 18062 Lot 1,2,3 RR3 to RM3

Development Engineering has the following comments and requirements associated with this application to rezone from RR3 to RM3. The road and utility upgrading requirements outlined in this report will be a requirement of this application. All servicing and Road requirements will be address in this Rezoning memo.

Technologist for this project is Ryan O'Sullivan.

The following Works & Services are required for this Rezoning:

.1) General

- a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) Due to the restrictive access of common driveways and emergency and maintenance issues, we recommend that all lots have direct physical access to a public road rather than by common driveways, unless accepted by the Approving Officer.
- d) The Fire Department and Environment Division requirements and comments are addressed separately by them.

.2) Geotechnical Report

- a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the

Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - (ii) Site suitability for development.
 - (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - (iv) Any special requirements for construction of roads, utilities and building structures.
 - (v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
 - (vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
 - (vii) Identify slopes greater than 30%.
- ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
 - iii) Recommendations for items that should be included in a Restrictive Covenant.
 - iv) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
 - v) Any items required in other sections of this document.
 - vi) Recommendations for erosion and sedimentation controls for water and wind.
 - vii) Recommendations for roof drains and perimeter drains.

.3) Water

- a) The property is located within the GEID service area.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. Two of the three Service connection must be removed. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this.
- c) Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.
- d) Hydrants are to be spaced at 200m but also must be located within 100m of a building. Due to the length of the common driveway access and the distance of homes from the roads, another watermain may be required within the common driveway to service hydrants closer to the homes.

- e) Design drawings must be reviewed by GEID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

.4) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections in accordance with the Subdivision, Development & Servicing Bylaw. Only one service is to be provided per lot.
- b) Two of the three service connection must be removed.

.5) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Significant banks are located on this site. The slopes appear to be sensitive to erosion; temporary and permanent measures must be taken to prevent erosion and sediment transport.
- e) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- f) Where ditches are provided they must be adequately lined and protected for the design flows.
- g) The drainage gullies are to be protected by way of Statutory Rights-of-Way suitable to the Drainage Manager.

.6) Roads

- a) It is a requirement to construct an emergency access road from Marigold Road to the proposed development site to the satisfaction of the Fire Department.
- b) Glenpark Drive dedicated and constructed to SS-R5 20.0m right of way urban standard along the full frontage of this proposed development, including curb and gutter, bike lanes, Sidewalk, parking on east side, drainage system including catch basins, manholes and pavement removal and replacement and re-location or

adjustment of utility appurtenances if required to accommodate the upgrading construction.

- c) Corner rounding will be required on Valley road and Glenpark Drive.
- d) Glenpark Drive on to Valley Road intersection will be stop condition, with left turn bay.
- e) Left turn lanes into Glenpark Drive from Valley Road is required.
- f) Any upgrades or relocation of Brant's creek must be complete with offsite construction with MOE and City of Kelowna approved permits.
- g) Provide pavement marking and traffic signs where required. The City will install all signs and traffic control devices at the developer's expense.
- h) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- i) Re-locate existing poles and utilities, where necessary.
- j) Private access roads must be constructed and paved to the City standard SS-R2.
- k) Temporary asphalt cul-de-sacs or turn-a-round will be required at each terminal end of roads that will be extended in the future. Additional dedication or a Statutory Right-of-Way may be needed.

.7) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground
- b) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- d) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.8) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.9) Servicing Agreements for Works and Services

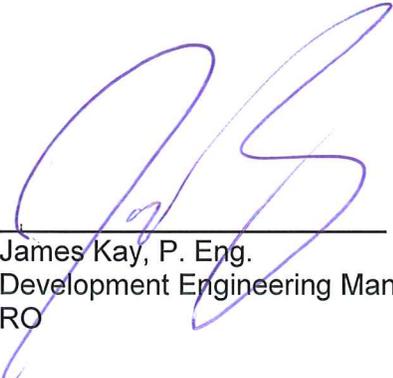
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. **The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works.** The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

.10) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as FortisGas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

.11) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- c) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument Fee: \$50.00 per newly created lot (HST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P. Eng.
Development Engineering Manager
RO

CITY OF KELOWNA
MEMORANDUM

Date: November 6, 2017
File No.: OCP17-0024
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 276,284,292 Valley Road

The Development Engineering Branch comments and requirements regarding this OCP amendment application Land use S2RES to MRL are as follows:

1. General

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z17-0099.



James Kay, P. Eng.
Development Engineering Manager

RO

CITY OF KELOWNA
MEMORANDUM

Date: November 6, 2017
File No.: DP17-0241
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 276,284,292 Valley Road Form and Character

Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character.

The proposed development is within Proposed Strata Lot A, Plan 18062

Development Engineering has no comment regarding the form and character of the proposed buildings.

For servicing requirements refer to file Z17-0099



James Kay, P.Eng,
Development Engineering Manager
RO

CITY OF KELOWNA
MEMORANDUM

Date: November 6, 2017
File No.: S17-0106
To: Community Planning Department Manager (LK)
From: Development Engineering Manager (JK)
Subject: Proposed Lot Consolidation

<p>LOCATION: 276, 284, 292 Valley Road</p> <p>APPLICANT: VanMar Constructors Inc. 604-882-0700</p> <p>LEGAL: Plan 18062 Lot 1,2,3</p>

The Development Engineering comments and requirements regarding this Lot Consolidation to accommodate the development of a 52 independent dwellings residence are as follows:

- The proposed Lot Consolidation does not impact existing municipal infrastructure.
- All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under the rezoning application file number Z17- 0099



James Kay, P. Eng.
Development Engineering Manager

RO



Phone: 250-763-6506

Glenmore-Ellison Improvement District

445 Glenmore Road
Kelowna, BC V1V 1Z6

Email: glenmore.ellison@shaw.ca
Website: www.glenmoreellison.com

ATTACHMENT B

This forms part of application
OCP17-0024 & Z17-0099

Planner
Initials

LK



Fax: 250-763-5688

November 8, 2017

City of Kelowna
Community Planning and Real Estate
1435 Water Street
Kelowna, B.C. V1Y 1J4

Attention: Lydia Korolchuk (via email: lkorolchuk@kelowna.ca; planninginfo@kelowna.ca)

**Re: City of Kelowna File Z17-0099, OCP17-0024, DP17-0241, S17-0106
276, 284 & 292 Valley Road – Lots 3, 2 & 1, Plan 18062
Proposed Rezoning, OCP amendment, Technical Subdivision & Development Permit
52 Unit Multi Dwelling Townhome Project**

Glenmore-Ellison Improvement District (GEID) has received a Rezoning, OCP amendment, Technical Subdivision and Development Permit referral from the City of Kelowna for the above noted property. GEID will have fees and conditions required as a condition of Subdivision approval. GEID does not require fees and conditions prior to Rezoning, OCP amendment and Development Permit approval; however, GEID will have fees and conditions required prior to issuance of a Water Service Certificate to facilitate building permit issuance for the proposed multi dwelling townhome project.

Please note that applications for new subdivisions and development proposing to utilize the GEID water system must proceed in compliance with GEID bylaws, regulations, and policy.

GEID has received \$150.00 application fee required to provide a detailed assessment of the water servicing fees and conditions required prior to issuance of a Water Service Certificate.

If you have any questions on this matter, please do not hesitate to contact me.

Sincerely,
GLENMORE-ELLISON IMPROVEMENT DISTRICT

Mike Rojem
Projects Coordinator

cc. Applicant: Vanmar Constructors Inc. 101B Simpson Road, Abbotsford, B.C. V2T 6Y7
(via email: matthew@mgcprojects.com)
Owners: Cory, Jean Gregory Krebs, 276 Valley Road, Kelowna, B.C. V1V 2C2
Albert Pelat, 284 Valley Road, Kelowna, B.C. V1V 2G2
Richard & Diana Smith, 292 Valley Road, Kelowna, B.C. V1Y 7P9

N:\Projects\210 - 276, 284, 292 Valley Rd. Subdivision & DP - 52 units townhomes\L171107-Initial.doc

ATTACHMENT C

This forms part of application

OCP17-0024 & Z17-0099

Planner
Initials

LK

**292, 284 And 276 Valley Road, Kelowna Public Consultation Summary Report****Introduction**

VanMar Constructors (“VanMar”) has applied to the City of Kelowna (“City”) for a Development Permit (DP17-0241), a Rezoning (Z17-0099) from Rural Residential 3 (RR-3) to Low Density Multiple Housing (RM-3) and an amendment to the Official Community Plan (OCP17-0024) from 'Single Family' to 'Multi-Residential Low Density' designation for their site at 292, 284 And 276 Valley Road, Kelowna.

The following is a summary of the public consultation activities undertaken by VanMar in conjunction with this application. A full report, complete with copies of all display materials, notification materials, summary of neighbour conversations and completed comment cards, has been supplied to the Planning Department under separate cover.

Neighbour Consultation

In late October and early November, 2017 VanMar (Matthew Carter and Mary Lapointe) participated in a series of pre-arranged, one-on-one and door to door neighbourhood visits in order to ensure that immediate neighbours:

- i. were informed on the proposal;
- ii. had an opportunity to ask questions and voice concerns;
- iii. had information regarding the public approvals process and timing; and
- iv. had the developer’s contact information.

Follow up meetings, for neighbours who voiced concerns either within these sessions or at the Public Information Session, are currently ongoing.

Public Information Session:

In compliance with the City of Kelowna policy, on November 16th, the project team hosted a 3-hour Public Information Session (details below) to share development plans with the greater community and to gain feedback on the proposal.

Date: November 16th, 2017

Time: 5:00 – 8:00pm

Location: Willow Park Church, 228 Valley Road, Kelowna, B.C

Notification:

The Public Information Session was advertised to the community by mail out to all properties within a 100-metre radius (50 metres is stipulated by policy), a newspaper advertisement in the Kelowna Courier and Large Format Development Notice Signs posted on the subject site as per the City’s requirements.

Attendance & Feedback:

The meeting was well attended with approximately 43 people in total. 38 members of the community registered at the sign-in table. The Public Information Session followed an informal format, with 12 display boards positioned around the room, and 4 members of the project team available to speak with the community and answer questions.

Comment sheets were available at multiple stations throughout the room, and participants were encouraged to privately record their feedback on the proposal.

Comment Cards:

A total of 10 comment cards were completed and submitted at the Public Information Session. All comments will be considered by the project team and have been provided to the City Planning Staff.

Of the 10 comment cards received, we determined that:

- 60% (6 people) were supportive of the project.
- 40% (4 people) had concerns about the project.

The below summary shows key themes noted in the comment cards when 2 or more respondents provided similar comments.

Key Areas of Support:

- Support for a family-oriented development at this location (*4 responses*).
- Proximity to local services and amenities like schools, the recreation centre and the retail village (*3 responses*).
- The design of the development (*3 responses*).
- Support for more developments with density and diverse affordable housing options in the neighbourhood (*3 responses*).
- Pedestrian-friendly nature of the site (*3 responses*).

Key Areas of Concern:

- Concern for limited parking on-site (*4 responses*).
- Concern for pedestrian safety especially for children around the site (*2 responses*).
- Concern that the proposal is too dense for this site (*2 responses*).

Next Steps

VanMar is now in the process of following up with neighbours who have posed questions and/or concerns regarding the project and is available to respond to any other concerns which may arise.

DESIGN TEAM

Owner	VanMar Homes Glenpark Ltd.
General Contractor	VanMar Constructors Inc.
Development Management	MGC Projects Ltd.
Architect	RLA Architects Inc.
Landscape	Outland Design Landscape Architecture
Interior	Laura Vroom Design Corporation
Civil	Protech Consulting Ltd.
Survey	Runnels Denby Land Surveying
Geotechnical	GeoPacific Consultants Ltd.
Traffic	CTQ Consultants

DRAWING LIST

A-1.0	Context Plan
A-1.1	Context Aerial Views
A-1.2	Survey Plan
A-1.3	Design Rationale
A-1.4	Development Summary
A-1.5	Site Plan
A-1.6	Phasing Plan
A-1.7	Fire Fighting Access Plan
A-1.8	Site Section
A-2.0	Building 1 Plans (7-plex)
A-2.1	Building 1 Plans (7-plex)
A-3.0	Building 2 Plans (4-plex)
A-4.0	Building 5 Plans (5-plex)
A-5.0	Type A Unit Plans
A-5.1	Type A1 Unit Plans
A-6.0	Unit Section
L1/2	Conceptual Landscape Plan
L2/2	Water Conservation & Irrigation Plan
A-7.0	Context Aerial Views with Landscape Overlay
17049-00	Concept Utility Plan



GLENPARK TOWNHOUSES

**276, 284, 292 Valley Road
 Kelowna, BC
 November 1, 2017**



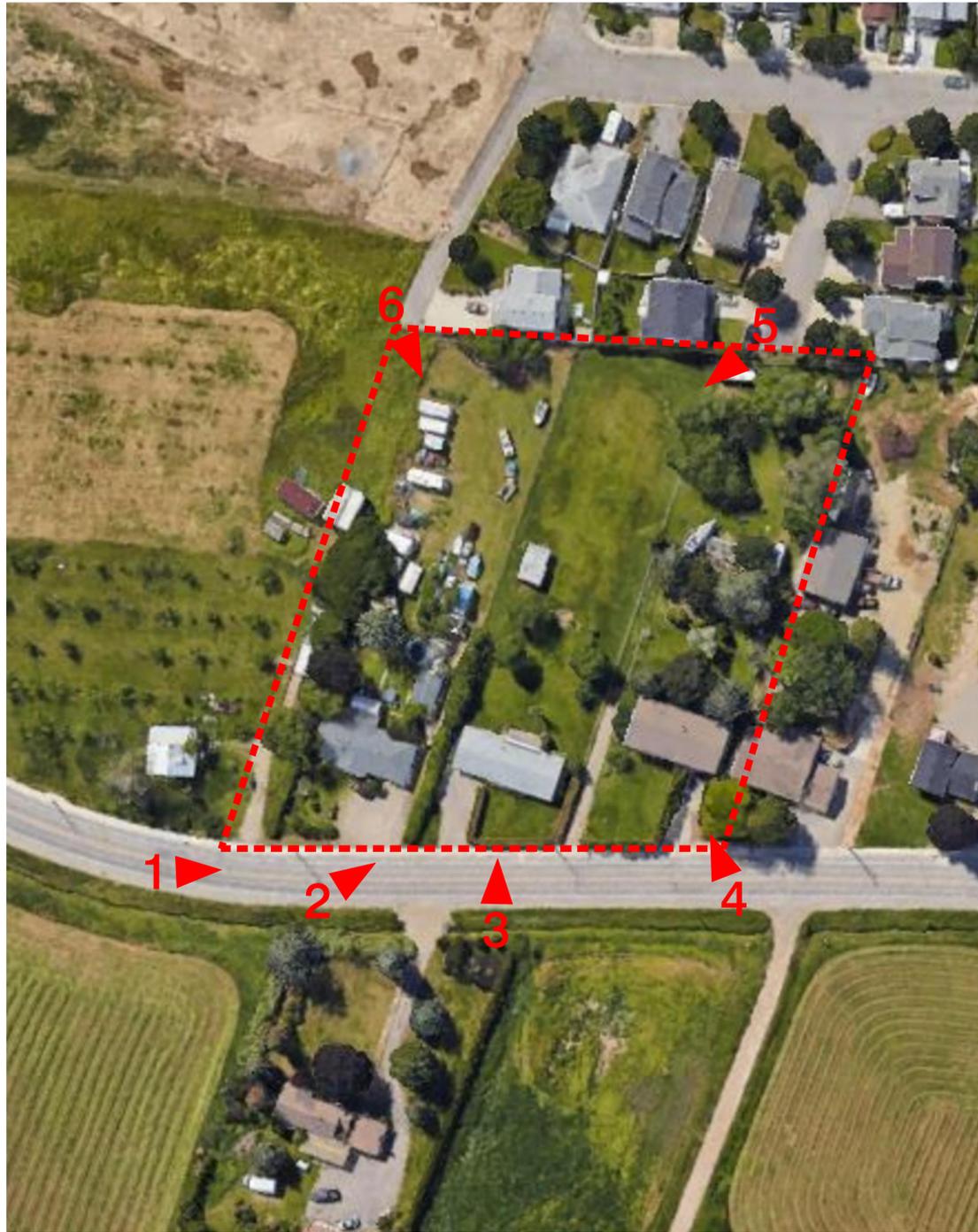
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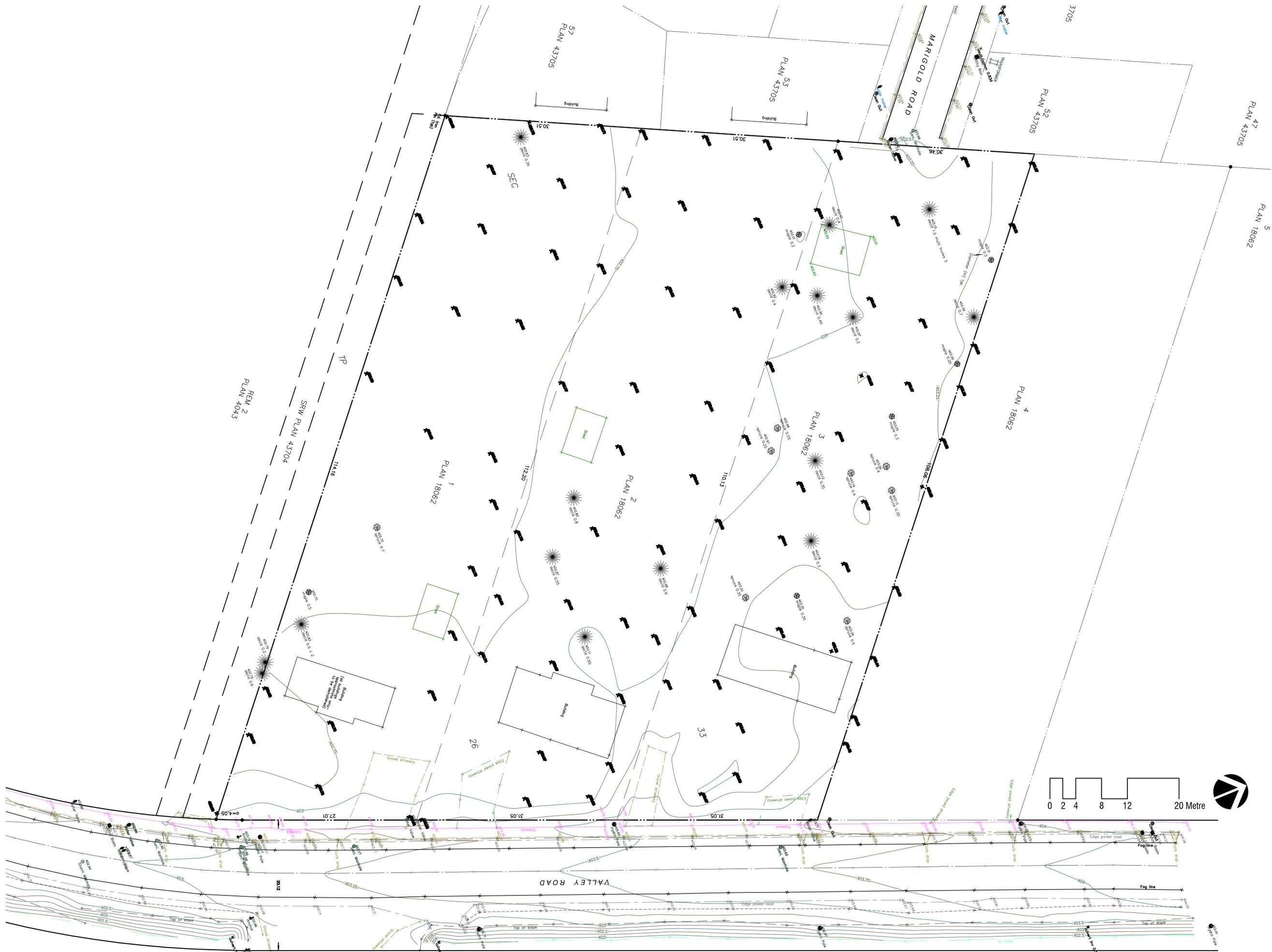
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6







DESIGN RATIONALE

Introduction

1. The development site is at 292, 284 and 276 Valley Road. It is a 2.4 acre, reasonably flat parcel that currently comprises 3 single-family lots.
2. It is located in an established community that is within close proximity to a retail village, a new sports complex and schools.
3. Given its recent success with the nearby 'Drysdale Row' townhouse development project, VanMar Developments (the builder) recognises the opportunity to create a highly liveable townhouse community that will contribute positively to the Glenmore community and to appeal to a broad range of people, and particularly families with children.
4. The development proposal is in response to Council's priority to see more family-orientated housing, particularly 3-bedroom ground-oriented townhouses, in locations close to schools, shops and services.
5. This 'Design Rationale' document has guided VanMar's approach to the design of this new community. The document seeks to first identify all the relevant considerations that the design needs to respond to. Having identified all of the relevant considerations, the document then details a design that appropriately responds to these considerations.

Part I: Identification of the relevant considerations that the design needs to respond to...

THE SITE AND ITS LOCATIONAL CONTEXT

1. To the West of the development site is an attractive neighbourhood of single-family homes and duplexes accessed from Drysdale Boulevard.
2. To the East of the development site the City is developing the new 'Glenmore Recreation Park' sports facility which is now under construction and due to open in Summer 2019. Beyond this new sports facility, there are attractive views of orchards and hills.
3. To the South of the development site is a vibrant and busy neighbourhood retail village, with an IGA, Save on Foods, Shoppers Drug Mart, Starbucks and other amenities. The retail village area is within easy walking distance of the development site.
4. To the North of the development site are 3 single-family homes. The owners of these homes have expressed interest in selling their property for development. These discussions are amicable and ongoing. To date, an agreement has not been reached between these owners and VanMar.
5. The site is within close proximity to high quality schools, including Dr Knox Middle School and North Glenmore Elementary School. Dr Knox is within easy walking distance of the site.
6. The site is a 15-minute drive to downtown Kelowna and a 10 minute drive to UBCO.

ADVICE FROM THE CITY OF KELOWNA PLANNING DEPARTMENT

7. Given the locational context, and the alignment with City policy priorities, City planning staff are supportive towards the idea of recommending to Council that this site be developed for townhouses, subject to the following conditions and provisos:
 - a. That the townhouses are designed to be appealing to families given Council's desire to see more family-oriented housing, particularly 3-bedroom ground-oriented townhouses. This is due to Kelowna currently going through a period of growth and there being a shortage of housing that is suitable and affordable for families with school-aged children.
 - b. That the development integrates with the local context of growing family-oriented amenities (including the new Glenmore Recreation Park and the retail village), and is sensitive to the adjacent single-family homes to the West.
 - c. That the design should be welcoming and inclusive of the surrounding community, and should activate the perimeter streets with outward (rather than inward) facing homes and strong corner elements on the ends of buildings.
 - d. That the development includes construction of a new portion of Glen Park Drive that intersects with Valley Road (and in alignment with the access to Glenmore Recreation Park on the other side of Valley Road) and that, once constructed, this newly constructed portion of Glen Park Drive be dedicated to the City.
 - e. That vehicle access to the project is provided from this new section of Glen Park Drive, and not from Valley Road or from Marigold Road.
 - f. That the design and layout of a townhouse project on this site can be integrated with development of the single-family house lots to the North of the site (if they become available for development in the future).
 - g. That the project make provision for a pedestrian walkway through the site, linking Drysdale Boulevard with Glenmore Recreation Park.
13. Planning staff have advised that the development approval process for the project will require a Development Permit, a Rezoning from RR-3 to RM-3 and an amendment to the OCP from 'Single Family' to 'Multi-Residential Low Density'. Planning staff have advised VanMar of the required steps and public consultation requirements that this process will require.

Part II: Proposed design response to these considerations...

SUMMARY OF OUR PROPOSED DESIGN APPROACH

14. Our design responds to the above-listed contextual considerations through a thoughtfully designed development of 52 townhouses organized in 11 separate buildings with an overall FAR of 0.72.
15. The community is predominantly oriented towards families with children. All of the 52 townhouses have:
 - a. 3 bedrooms
 - b. A den which can also be converted into a 4th bedroom.
 - c. A garage with side-by-side parking for 2 cars (and we have also provided a good level of visitor parking around the site).
 - d. A balcony directly accessed from the principal living space.
 - e. A front yard garden area.
 - f. Approximately 1,500 sf of living space.
16. The design is compliant with the RM-3 By-law.
17. The community has been designed to be self-sufficient with regards to parking, and to not place any parking burden on the surrounding streets. Each townhouse has a garage with 2 side-by-side parking stalls. There are also 9 visitor parking stalls distributed around the community, as well as on-street parking on the new section of Glenpark Drive.

LAYOUT AND ORGANIZATION OF THE COMMUNITY

18. The organization and layout of the community is driven by the following four ideas:
 - a. **Vehicle Access...**
Vehicle access to the development will be from Glen Park Drive, with an emergency vehicle only exit on Marigold Road. Vehicle access to the community will only be from this new section of Glen Park Drive. There will be no vehicle access or egress to the community from Marigold Road, other than for Fire Truck emergency purposes.
 - b. **Outward-facing Design...**
The townhouses located around the perimeter of the community have front doors directly facing Valley Road and Glen Park Drive. This approach activates these streets and presents a welcoming face to the surrounding neighbourhood. Importantly, on-street parking on Glen Park Drive improves the liveability and functionality of these street-facing outward looking townhouse units.
 - c. **Mews Courtyard...**
The townhouses on the inside of the project are organized around a 'mews courtyard' concept where front doors face a green area that is free from vehicles. The first of these courtyards is organized so that it is the first thing a person sees when entering the community from Glen Park Drive. We believe these courtyards provide an appealing amenity for all residents and foster an improved interaction between neighbours. These attractive green spaces allow us to integrate small community gathering areas and provide the basis for a diagonal pedestrian pathway through the community to link Marigold Road with the new Glenmore Recreation Park.
 - d. **Future Integration Potential...**
The overall layout of the townhouse community works well on the current project site but also has the potential to be integrated with the lots to the North of the site (if these lots become available for redevelopment in the future).

ARCHITECTURAL EXPRESSION

19. The townhouses have a contemporary architectural design.
20. The design approach seeks to create a strong expression of each individual townhouse. This is achieved through:
 - a. A strong front entry condition that is defined by a highly visible front door, an attractive front yard, and clearly visible street address number.
 - b. Each townhouse within each building block are 'articulated' through roof forms and a variety of window expressions throughout each block of buildings.
 - c. The yard in front of each townhouse provides a delineation between the public and private realm but does so in a friendly and inclusive fashion and without the need for excessive barrier fences and gates.
 - d. Attention is paid to roof form and bay window elements to create 'strong corners', particularly at the most visible building ends.
 - e. Where possible trees and low level planting are introduced to compliment and enhance the streetscape and delineate the public and private outdoor areas.
 - f. Each home has a balcony directly accessed from the principal living space. As well as providing important opportunities for indoor/outdoor living, the balcony provides an opportunity for informal neighbour to neighbour interaction across the driveway aisle and community overlook which improves security and safety in the parking/drive aisle area.
 - g. The landscape design is well integrated with the architectural design, and is mindful of the hot and dry Okanagan climate. The landscape design incorporates canopy trees wherever possible to reduce heat gain.
 - h. The development will provide a pedestrian friendly boulevard treatment along Glen Park Drive, achieved through the installation of deciduous shade trees and a turf boulevard.



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Revisions

November 1, 2017
Issued For Development Permit, Rezoning
and OCP Amendment

Client

Project

Glenpark
Townhouses

276, 284, 292 Valley Road
Kelowna, BC

Lots 1-3, Section 33,
Township 26, ODYD
Plan 18062

Design Rationale

November 1, 2017

A-1.3

Development Statistics

Civic Address:	276, 284, 292 Valley Road, Kelowna BC		
Legal Description:	Lots 1-3, Section 33, Township 26, ODYD, Plan 18062		
Gross Site Area:	2.43 Acres	106,017 sf	9,849 SM
Zoning Classification	Rezoning from RR-3 to RM-3		
Permitted FSR:	0.75	79,513 sf	7,387 SM
Proposed FSR:	0.72	76,260 sf	7,085 SM
Permitted Site Coverage of Buildings:	40%		
Proposed Site Coverage of Buildings (including decks):	36%		
Permitted Site Coverage of Buildings, Decks, Driveway, Surface Parking:	60%		
Proposed Site Coverage of Buildings, Decks, Driveway, Surface Parking:	38%		

Permitted Height:	10 M or 3 Storeys (the lesser of the two)
Proposed Height:	3 Stories

Permitted Setbacks:	
Front - Valley Road	1.5 M
Flanking Street - Glenpark Drive	1.5 M ground oriented units facing street
Side	4.0 M
Rear	7.5 M

Proposed Setbacks:	
Front - Valley Road	3.5 M
Flanking Street - Glenpark Drive	3.0 M ground oriented units facing street
Side	4.0 M
Rear - Northwest of buildings 4,5,6	7.5 M

Required Private Open Space Per Dwelling:	25 SM	269 sf (for dwellings more than one bedroom)
52 dwellings total	1,300 SM	13,994 sf
Proposed Private Open Space Per Dwelling (includes balconies):	1,619 SM	17,424 sf total for 52 dwellings

Proposed Development:										
Type	Lower Flr (FSR)	Main Flr	Upper Flr	Total (Exclu. garage)	No. of Units	Total FSR Area	Lower Flr Gross	Gross Flr Area	Garage Parking	Apron Parking
A 3-Bedrm	182 sf	606 sf	654 sf	1,442 sf	30	43,260 sf	595 sf	55,650 sf	2 cars	0 car
A1 3 Bedrm	183 sf	633 sf	684 sf	1,500 sf	22	33,000 sf	600 sf	42,174 sf	2 cars	0 car
Total					52 units	76,260 sf FSR		97,824 sf Gross		
						7,085 sm FSR		9,088 sm Gross		

Required Parking:	
2 cars per residential unit	104 cars
1 visitor car per 7 dwelling units	7 cars
Total Required Parking	111 cars

Proposed Parking:	
Double garages (Types A, A1)	104 cars
Single garages	0 cars
Total in Garages	104 cars
Apron Parking	0 cars
Overall Residential Parking	104 cars
Visitor Parking	9 cars
Total Provided Parking	113 cars

Required Bicycle Parking:	
Class 2 0.1 per dwelling unit	5 spaces
Total required bicycle parking	5 spaces

Provided Bicycle Parking:	
Class 2	6 spaces
Total Provided Bicycle Parking	6 spaces



Client

Project
Glenpark Townhouses
 276, 284, 292 Valley Road
 Kelowna, BC
 Lots 1-3, Section 33,
 Township 26, ODYD
 Plan 18062

Site Plan

1 = 250
 November 1, 2017

A-1.5

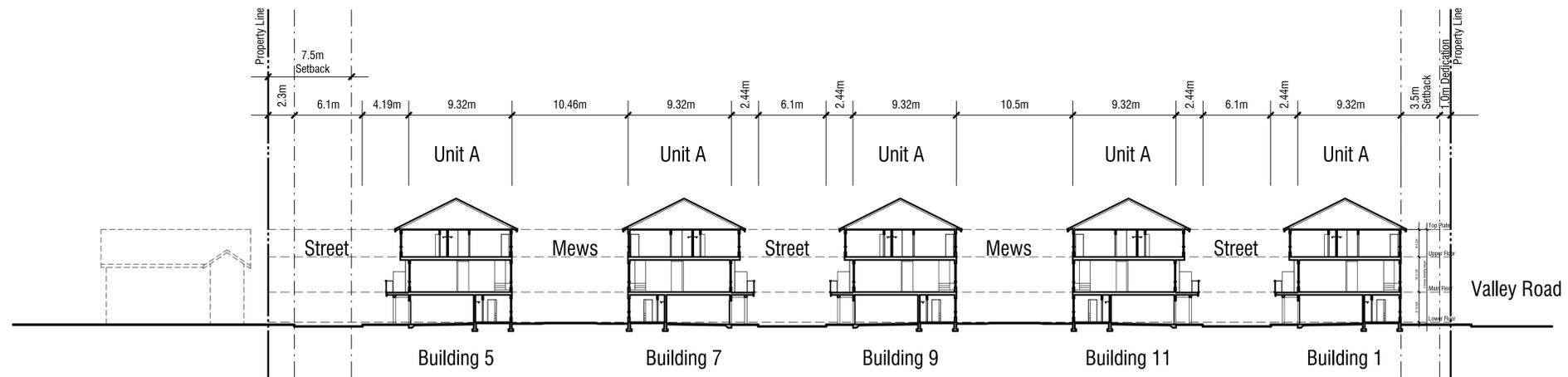


Client

Project
Glenpark Townhouses
 276, 284, 292 Valley Road
 Kelowna, BC
 Lots 1-3, Section 33,
 Township 26, ODYD
 Plan 18062

Fire Fighting Access Plan

1 = 250
 November 1, 2017



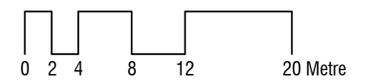
Site Section A

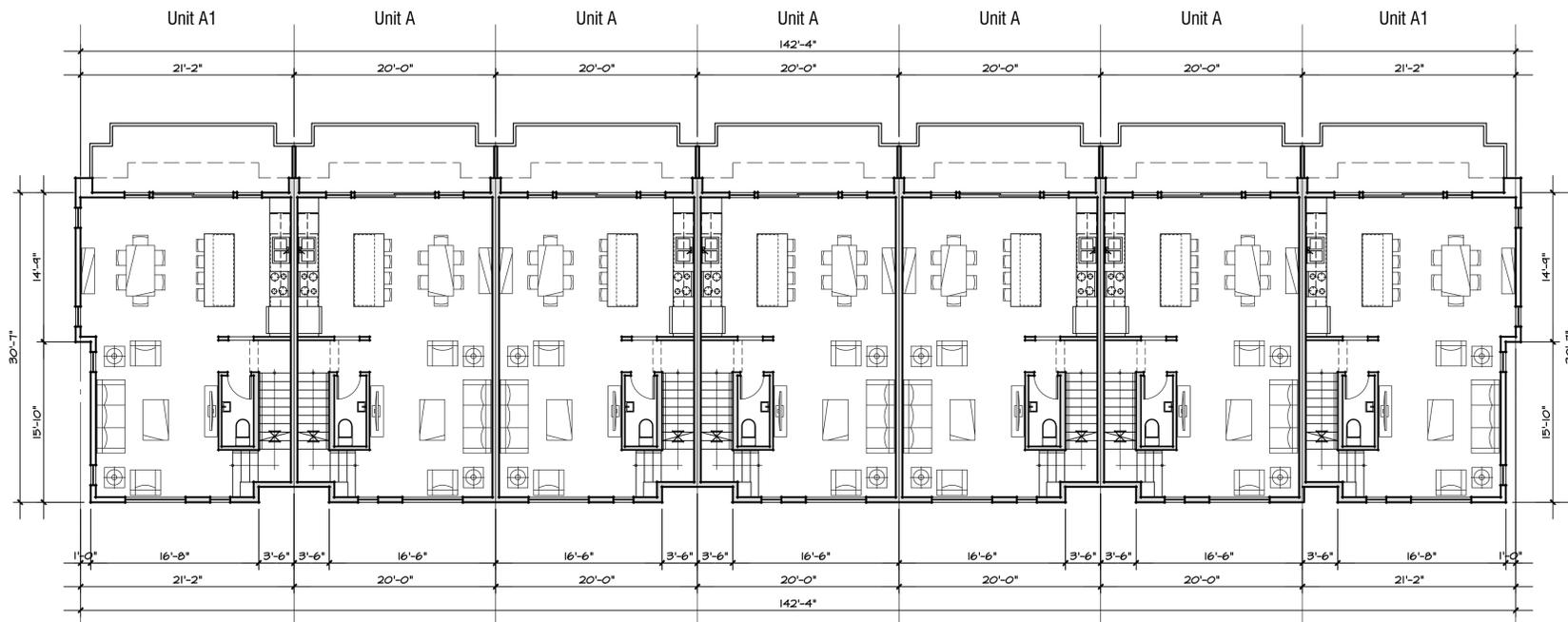
Client

Project
 Glenpark
 Townhouses
 276, 284, 292 Valley Road
 Kelowna, BC
 Lots 1-3, Section 33,
 Township 26, ODYD
 Plan 18062

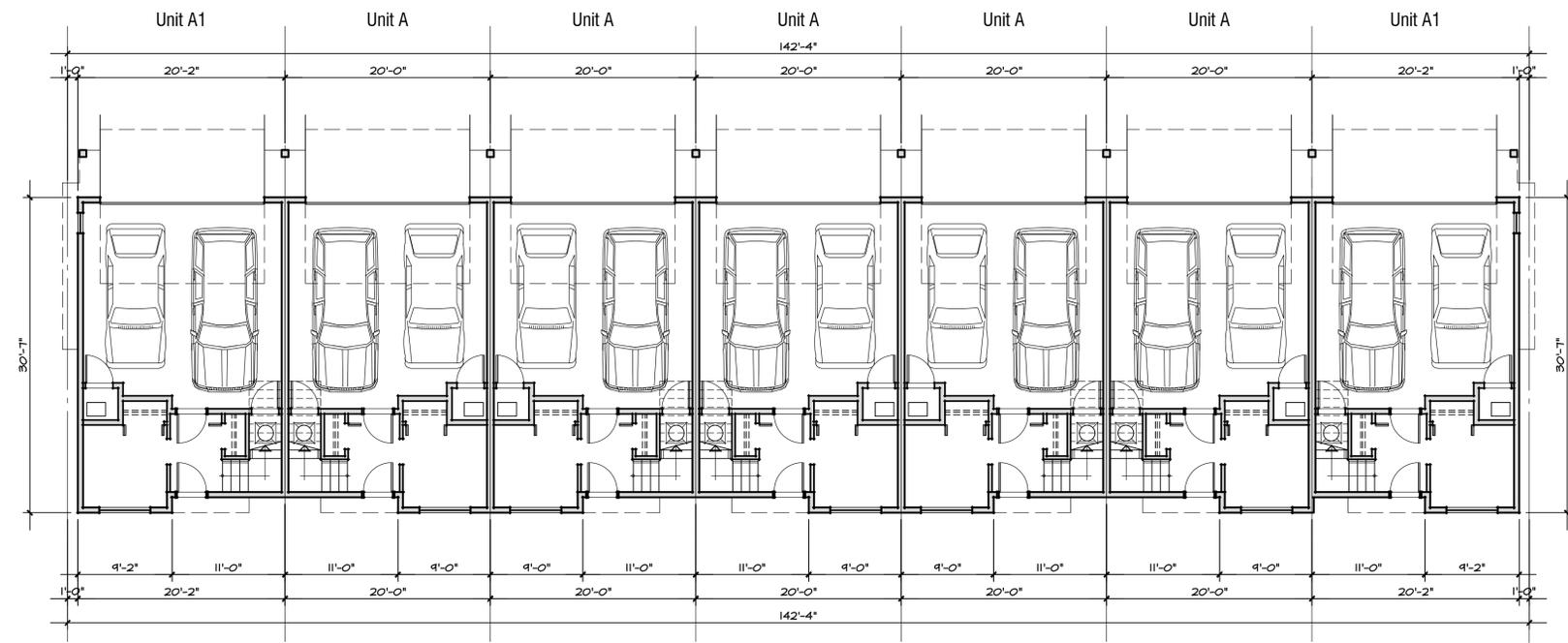
Site Section

1 = 250
 November 1, 2017





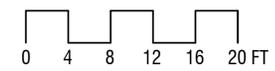
Main Floor Plan
 Building Area 4,287 sf

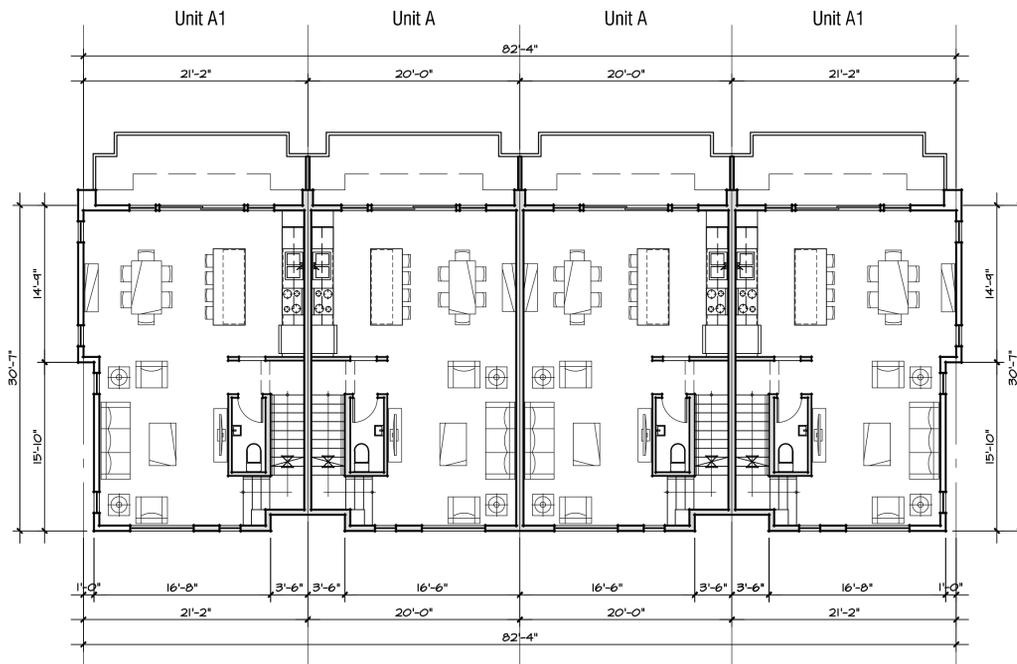


Ground Floor Plan
 Building Area 4,177 sf

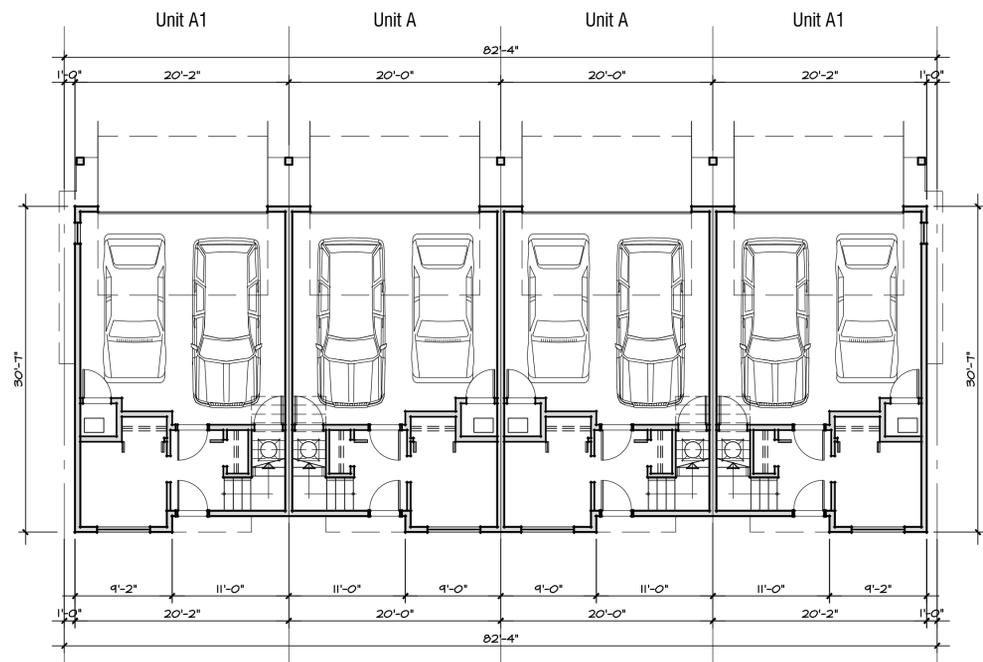
Client
 Project
Glenpark Townhouses
 276, 284, 292 Valley Road
 Kelowna, BC
 Lots 1-3, Section 33,
 Township 26, ODYD
 Plan 18062

Building 1 Plans
(7-plex)
 1/8" = 1'-0"
 November 1, 2017

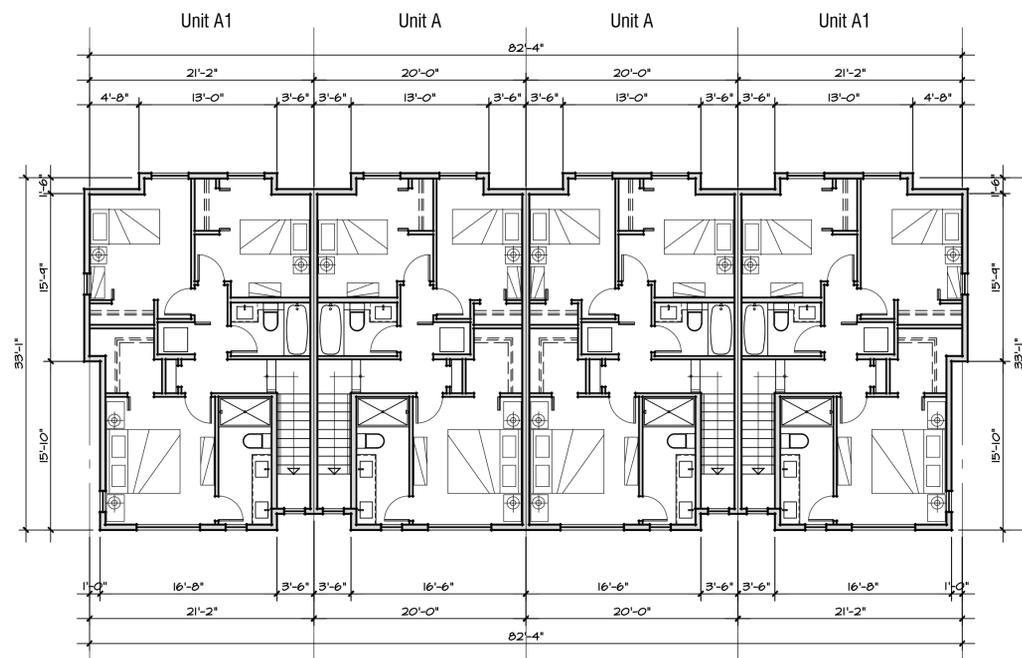




Main Floor Plan
Building Area 2,466 sf



Ground Floor Plan
Building Area 2,391 sf



Upper Floor Plan
Building Area 2,627 sf



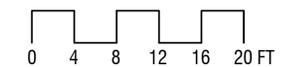
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Revisions
November 1, 2017
Issued For Development Permit, Rezoning and OCP Amendment

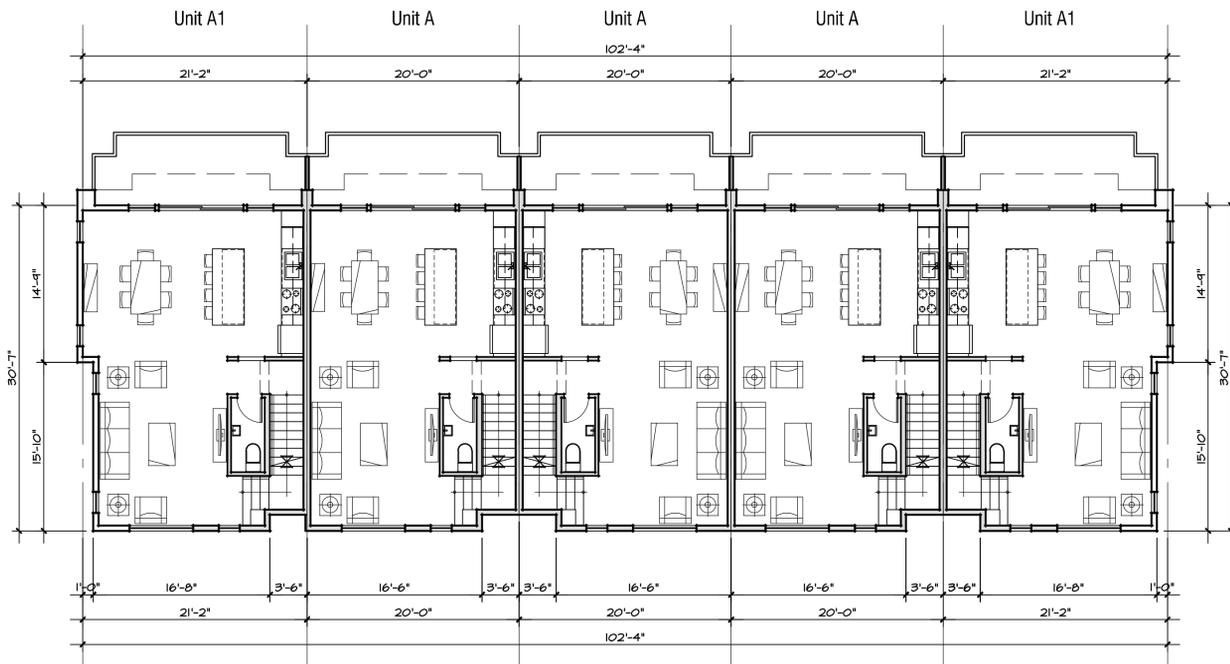
Client

Project
Glenpark Townhouses
276, 284, 292 Valley Road
Kelowna, BC
Lots 1-3, Section 33,
Township 26, ODYD
Plan 18062

Building 2 Plans (4-plex)
1/8" = 1'-0"
November 1, 2017



A-3.0



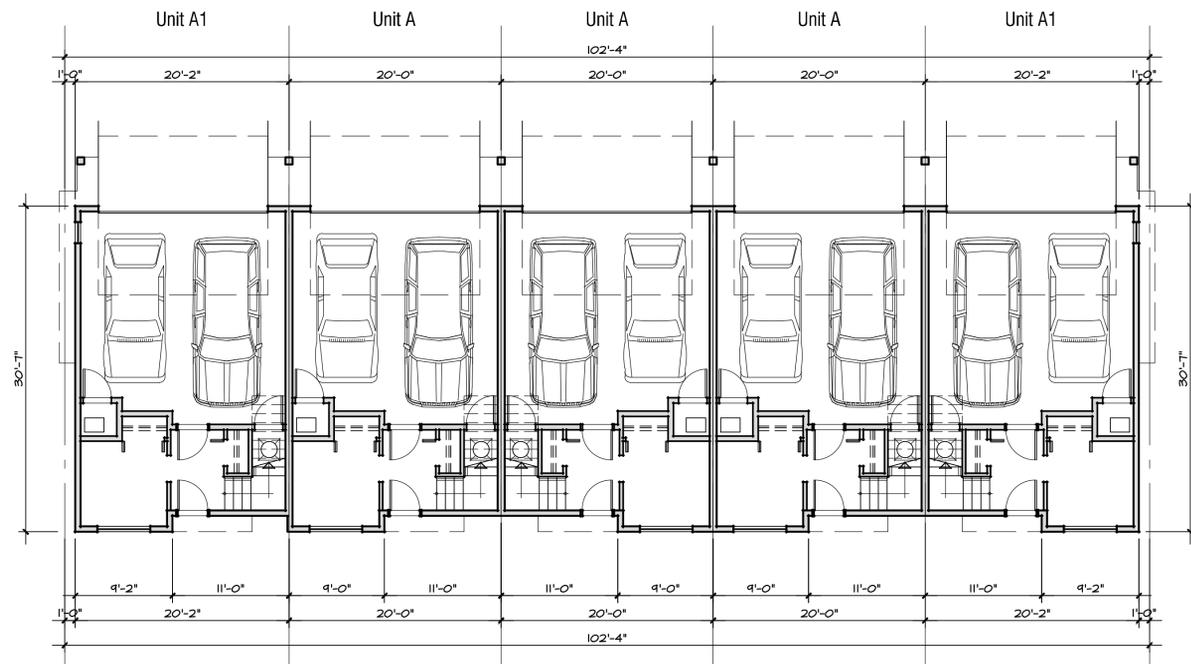
Main Floor Plan
Building Area 3,073 sf

SCHEDULE A
This forms part of application
OCP17-0024 & Z17-0089
City of Kelowna
Planner Initials LK

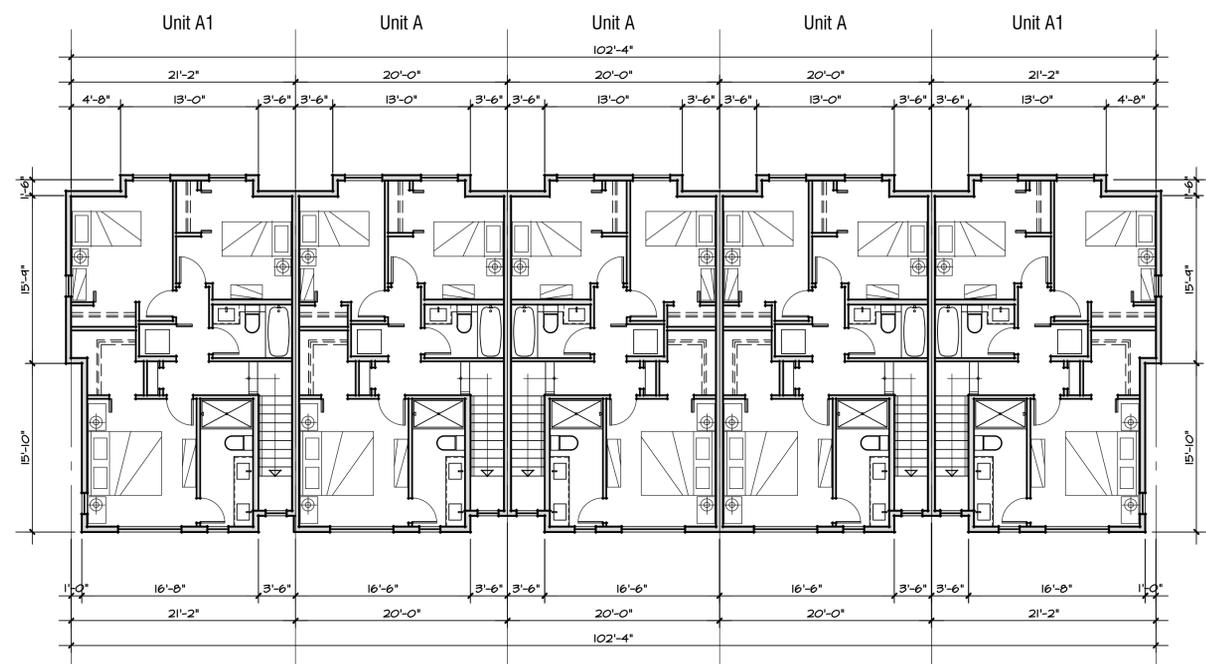
ARCHITECTS
incorporated
200-970 Homer St. Vancouver, B.C. V6B2W7
Tel. 604. 669. 3339 Fax. 604. 669. 6651

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Revisions
November 1, 2017
Issued For Development Permit, Rezoning and OCP Amendment



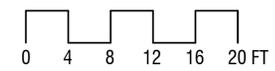
Ground Floor Plan
Building Area 2,986 sf



Upper Floor Plan
Building Area 3,273 sf

Client
Project
Glenpark Townhouses
276, 284, 292 Valley Road
Kelowna, BC
Lots 1-3, Section 33,
Township 26, ODYD
Plan 18062

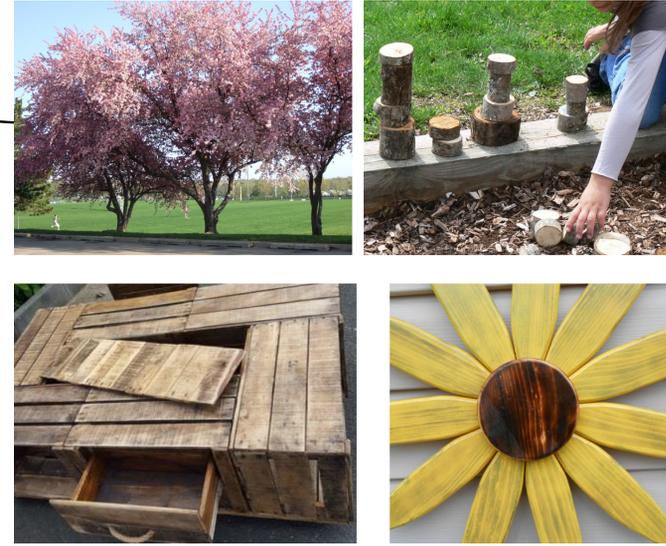
Building 5 Plans (5-plex)
1/8" = 1'-0"
November 1, 2017



A-4.0



SCHEDULE B
 This forms part of application
 # OCP17-0024 & Z17-0099
 City of Kelowna
 COMMUNITY PLANNING
 Planner initials LK



- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. 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 50mm WOOD MULCH. 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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE / SPACING & REMARKS
TREES		
FRAXINUS AMERICANA 'AUTUMN PURPLE'	PURPLE ASH	4cm CAL.
MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	6cm CAL.
PRUNUS EMARGINATA	STERILE CHERRY	6cm CAL.
SHRUBS		
BERBERIS THUNBERGII 'MONOMB'	CHERRY BOMB BARBERRY	#01 CONT. /1.2M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	#01 CONT. /1.2M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	#01 CONT. /1.5M O.C. SPACING
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	#01 CONT. /1.5M O.C. SPACING
SYRINGA MEYERI 'PALBIN'	DWARF KOREAN LILAC	#01 CONT. /1.8M O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	#01 CONT. /1.8M O.C. SPACING
PERENNIALS & GRASSES		
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	#01 CONT. /0.75M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	#01 CONT. /0.9M O.C. SPACING
ECHINACEA 'MAGNUS SUPERIOR'	MAGNUS SUPERIOR CONEFLOWER	#01 CONT. /0.6M O.C. SPACING
ECHINOPS RITRO 'BLUE GLOW'	BLUE GLOW THISTLE	#01 CONT. /0.75M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	#01 CONT. /0.9M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	#01 CONT. /1.0M O.C. SPACING
HELICTRICHON SEMPERVIRENS	BLUE OAT GRASS	#01 CONT. /0.75M O.C. SPACING
MOLINIA ARUNDINACEA	TALL MOOR GRASS	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	#01 CONT. /0.75M O.C. SPACING
PANICUM VIRGATUM 'ROSTRALBUSCH'	RED SWITCH GRASS	#01 CONT. /1.0M O.C. SPACING
PERNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#01 CONT. /1.2M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#01 CONT. /0.6M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	#01 CONT. /0.75M O.C. SPACING

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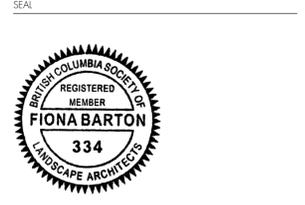
PROJECT TITLE
276 284 292 VALLEY ROAD

Kelowna, BC
 DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	17.10.27	Review
2		
3		
4		
5		

PROJECT NO: 17-123
 DESIGN BY: FB
 DRAWN BY: NG
 CHECKED BY: FB
 DATE: OCT. 27, 2017
 SCALE: 1:300



DRAWING NUMBER
L1/2



SCHEDULE B
 This forms part of application
 # OCP17-0024 & Z17-0099
 City of Kelowna
 COMMUNITY PLANNERS
 Planner Initials LK

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 2,613 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 2,182 cu.m. / year
 WATER BALANCE = 431 cu.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:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 95 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 136 cu.m.
- ZONE #2:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 82 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 117 cu.m.
- ZONE #3:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 128 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 183 cu.m.
- ZONE #4:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 121 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 173 cu.m.
- ZONE #5:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 97 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 139 cu.m.
- ZONE #6:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 91 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 130 cu.m.
- ZONE #7:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 91 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 130 cu.m.
- ZONE #8:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 99 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 141 cu.m.
- ZONE #9:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 95 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 136 cu.m.
- ZONE #10:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 300 sq.m.
 MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 167 cu.m.
- ZONE #11:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 207 sq.m.
 MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 115 cu.m.
- ZONE #12:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 271 sq.m.
 MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 151 cu.m.
- ZONE #13:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 192 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 107 cu.m.
- ZONE #14:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 230 sq.m.
 MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 128 cu.m.
- ZONE #15:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 176 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 98 cu.m.
- ZONE #16:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 156 sq.m.
 MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 87 cu.m.

GLENPARK DRIVE

MARIGOLD ROAD

VALLEY ROAD



OUTLAND DESIGN
 LANDSCAPE ARCHITECTURE

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 Kelowna, BC V1Y 4R2
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PROJECT TITLE

276 284 292 VALLEY ROAD

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION AND IRRIGATION PLAN

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	17.10.27	Review
2		
3		
4		
5		

PROJECT NO: 17-123
 DESIGN BY: FB
 DRAWN BY: NG
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 SCALE: 1:300

SEAL



DRAWING NUMBER

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