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

ATTACHMENT A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

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

ATTACHMENT A
This forms part of application
DP17-0241
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

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

ATTACHMENT A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

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

ATTACHMENT A
This forms part of application
DP17-0241
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

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

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

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

ATTACHMENT B
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Glenmore-Ellison Improvement District
445 Glenmore Road
Kelowna, BC V1V 1Z6
Email: glenmore.ellison@shaw.ca
Website: www.glenmoreellison.com
Phone: 250-763-6506
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

Development Permit DP17-0241

ATTACHMENT C
This forms part of application
DP17-0241
City of Kelowna COMMUNITY PLANNING
Planner Initials LK

City of Kelowna

This permit relates to land in the City of Kelowna municipally known as

276-292 Valley Road

and legally known as

Lot A Section 33 Township 26 ODYD Plan EPP80045

and permits the land to be used for the following development:

Multiple Dwelling Housing

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: May 1, 2018

Decision By: CITY COUNCIL

Development Permit Area: Comprehensive

This permit will not be valid if development has not commenced by May 1, 2020.

Existing Zone: RM3 Future Land Use Designation: MRL

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:

Applicant:

_____

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C"; and

d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of May 1, 2020 approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) An Irrevocable Letter of Credit in the amount of **$188,667.50**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>.
Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.

DESIGN TEAM

Owner	VanMar Development 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	Streetscape & Site Section
A-2.0	Building 1 (7-plex) Plans; Building 11 similar
A-2.1	Building 1 (7-plex) Plans; Building 11 similar
A-2.2	Building 1 (7-plex) Elevations; Building 11 similar
A-3.0	Building 2 (4-plex) Plans; Buildings 3, 4, 6, 8, 9, 10 similar
A-3.1	Building 2 (4-plex) Elevations; Buildings 3, 4, 6, 8, 9, 10 similar
A-4.0	Building 5 (5-plex) Plans; Building 7 similar
A-4.1	Building 5 (5-plex) Elevations; Building 7 similar
A-5.0	Type A Unit Plans
A-5.1	Type A2 Unit Plans
A-5.2	Type A3 Unit Plans
A-5.3	Type A4 Unit Plans, Type A1 Similar
A-6.0	Unit Sections
A-7.0	Material & Colour
A-7.1	Material & Colour
A-8.0	Context Aerial Views With Buildings
A-9.0	Massing Study
A-9.1	Massing Study
A-9.2	Massing Study
L1/2	Conceptual Landscape Plan
L2/2	Water Conservation & Irrigation Plan
17049-00	Concept Utility Plan

GLENPARK ROW

276, 284, 292 Valley Road
Kelowna, BC
January 30, 2018

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

Client

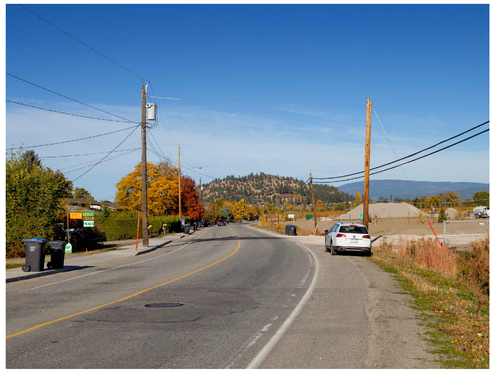
Project

Glenpark Row

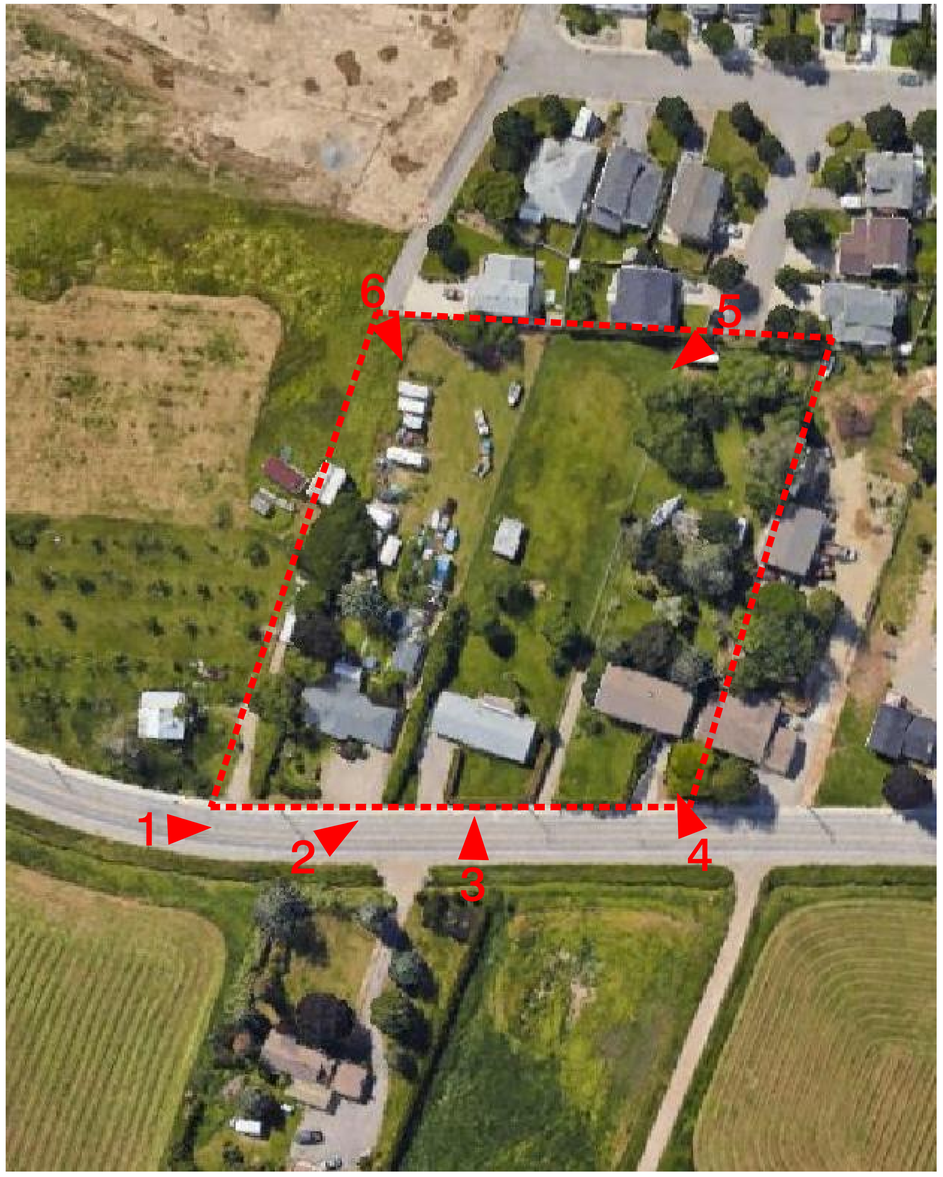
276, 284, 292 Valley Road
Kelowna, BC

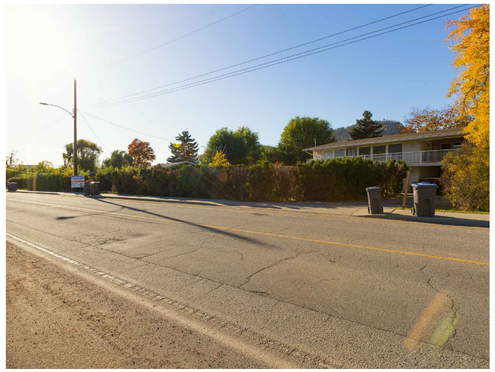
Lots 1-3, Section 33, Township 26, ODYD Plan 18062

January 30, 2018



1





4

2

5

3

6

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Context Plan

January 30, 2018

A-1.0

ARCHITECTS
incorporated

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Context Aerial Views

January 30, 2018

A-1.1

ARCHITECTS incorporated
200-970 Homer St. Vancouver B.C. V6B2W7
Tel. 604.669.3339 Fax. 604.669.5651

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Survey Plan

1 = 250
January 30, 2018

A-1.2

DESIGN RATIONALE

Introduction

1. 'Glenpark Row' is a development proposal comprising 52 family-oriented townhouses in the Glenmore neighbourhood of Kelowna.

2. 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.

3. It is located in an established community that is within close proximity to a retail village, a new sports complex and schools.

4. Given its recent success with the nearby 'Drysdale Row' townhouse development project, VanMar Developments (the builder) recognizes the opportunity to create a highly livable townhouse community that will contribute positively to the Glenmore community and to appeal to a broad range of people, and particularly families with children.

5. The development proposal is in response to Council's priority to see more family-orientated housing, particularly 3-bedroom ground-oriented townhouses that are walkable and close to schools, shops and services. Earlier this month, this was expressed in a housing needs assessment developed by the City of Kelowna. This recently published report identified a "missing middle" housing type to meet the increasing demand for walkable multi-unit and family-oriented communities that are scale-compatible with single family housing.

Purpose of this document

6. 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

7. The site has an interesting locational context. It is within easy walking distance of everyday urban amenities (shops, schools, daycare and parks), while also being immediately adjacent to the farmland and orchards.

8. To the South of the development site is a working apple and pear orchard, and a heritage house that was built in the 1920's. The orchard grower sells produce from his house to the local community. Beyond this orchard is a vibrant and busy neighbourhood retail village, with an IGA, Save-on-Foods, Shoppers Drug Mart, Starbucks and other urban amenities. The retail village area is within easy walking distance of the development site.

9. To the West of the development site is an attractive neighbourhood of single-family homes accessed from Drysdale Boulevard.

10. To the East of the development site the City is developing the new 'Glenmore Recreation Park' sports facility, which is now under construction. Beyond this new sports facility, there are attractive views of orchards and hills.

11. 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.

12. 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. The site is also within walking distance of the Green Gables Daycare.

13. 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

14. 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 Glenpark 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 Glenpark Drive be dedicated to the City.

    e. That vehicle access to the project is provided from this new section of Glenpark 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.

15. 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

16. 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.

17. 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 by-law compliant 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.

18. The design is compliant with the RM-3 By-law and has no variances.

19. 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

20. 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 Glenpark Drive, with an emergency vehicle only exit on Marigold Road. Vehicle access to the community will only be from this new section of Glenpark 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 Glenpark Drive. This approach activates these streets and presents a welcoming face to the surrounding neighbourhood. Importantly, on-street parking on Glenpark Drive improves the livability 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

21. The architectural design is inspired by the locational context, being part urban and part rural. The townhouses will reflect this regional influence with a contemporary architectural design.

22. The design approach seeks to create a strong expression of the 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 having its individual identity expressed architecturally in gable roof forms and bay window treatments.

    c. Using a mix of attractive and distinct, but complimentary, colours for the siding and windows on each of the townhouses. The natural landscape of the Okanagan informs the base colour palette of the design, with more dynamic colour accents used in certain areas to express the individuality of each home and to express a more contemporary and vibrant appearance, particularly around the front entry.

MASSING AND THE OVERALL FEEL OF THE COMMUNITY

23. To ensure that the community feels livable and friendly, efforts have been made to reduce the overall perception of building mass through the following ideas:

    a. The community has been arranged so that most blocks of buildings have no more than 4 townhouses.

    b. The townhouses 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.

    c. 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 Glenpark Drive, achieved through the installation of deciduous shade trees and a turf boulevard.

ARCHITECTS incorporated
200-970 Homer St Vancouver B.C. V6B2W7
Tel .604.669.3339 Fax .604.669.6651

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Design Rationale

January 30, 2018

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**	**76,110 sf**	**7,071 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:	**39%**		
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):	**1,674 SM**	**18,014 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	603 sf	655 sf	1,440 sf	30	43,200 sf	595 sf	55,590 sf	2 cars	0 car
A1 3 Bedrm	183 sf	651 sf	666 sf	1,500 sf	7	10,500 sf	629 sf	13,622 sf	2 cars	0 car
A2 3-Bedrm	183 sf	647 sf	661 sf	1,491 sf	10	14,910 sf	629 sf	19,370 sf	2 cars	0 car
A3 3-Bedrm	183 sf	651 sf	666 sf	1,500 sf	1	1,500 sf	629 sf	1,946 sf	2 cars	0 car
A4 3 Bedrm	183 sf	651 sf	666 sf	1,500 sf	**4**	6,000 sf	629 sf	7,784 sf	2 cars	0 car
Total					**52 units**	**76,110 sf FSR**		**98,312 sf Gross**		
						7,071 sm FSR		**9,133 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, A2, A3, A4)	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**	

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

Client

Project

Glenpark Row

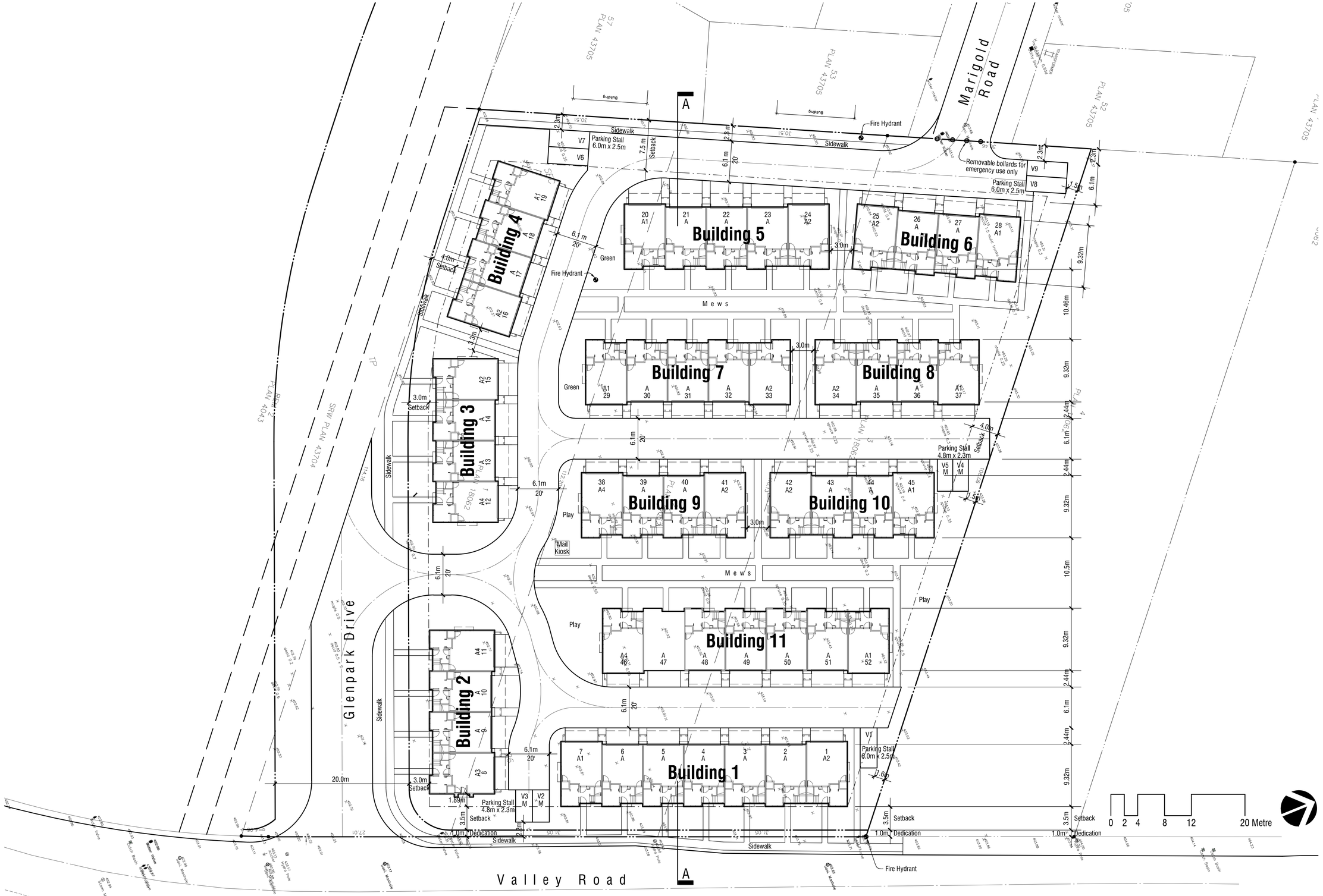
276, 284, 292 Valley Road
Kelowna, BC

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

Development Summary

January 30, 2018

A-1.4



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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

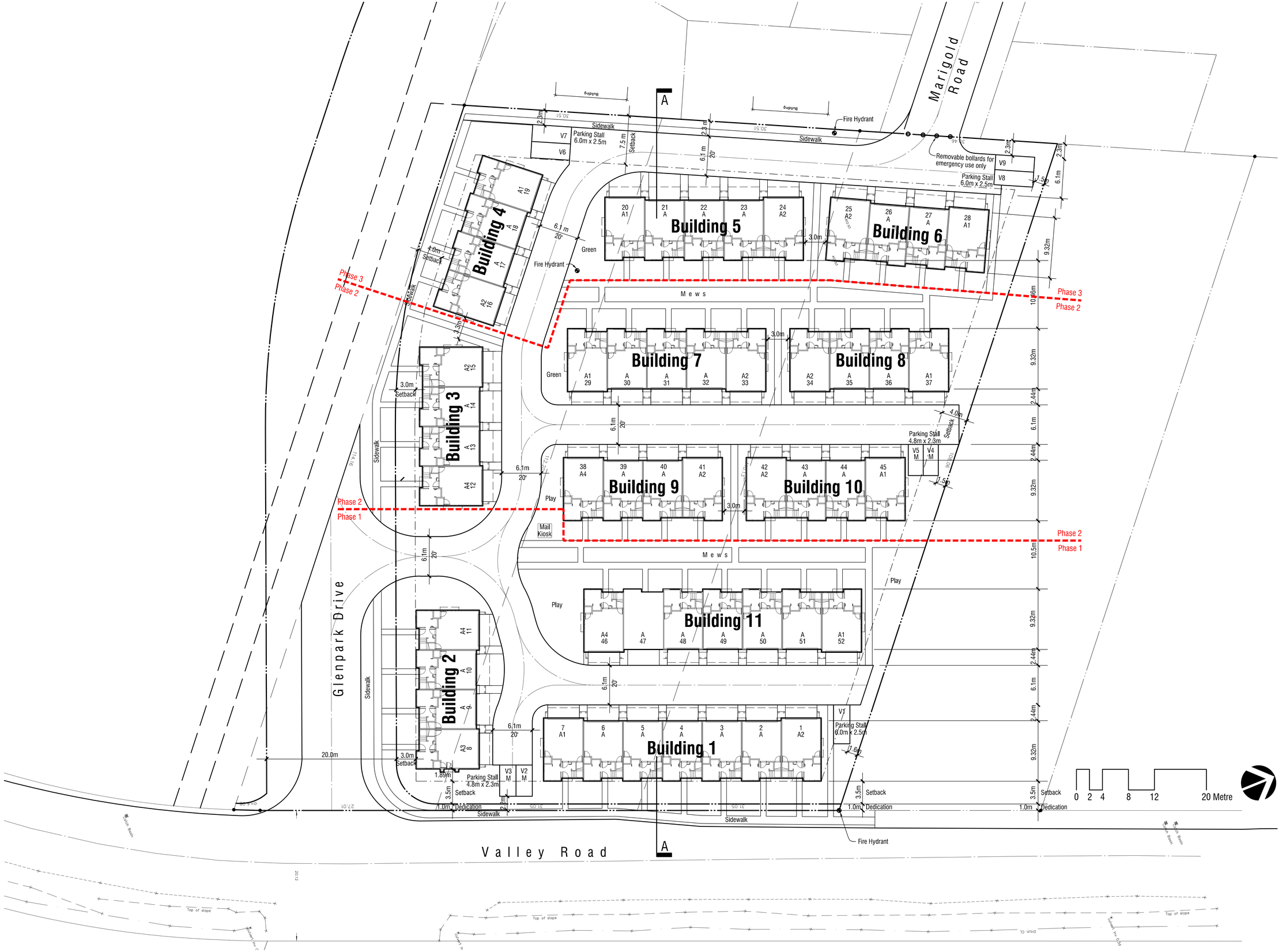
276, 284, 292 Valley Road
Kelowna, BC

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

Site Plan

1 = 250
January 30, 2018

A-1.5



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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Phasing Plan

1 = 250
January 30, 2018

A-1.6

ARCHITECTS incorporated
200-970 Homer St Vancouver B.C. V6B2W7
Tel .604.669.3339 Fax .604.669.6651

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

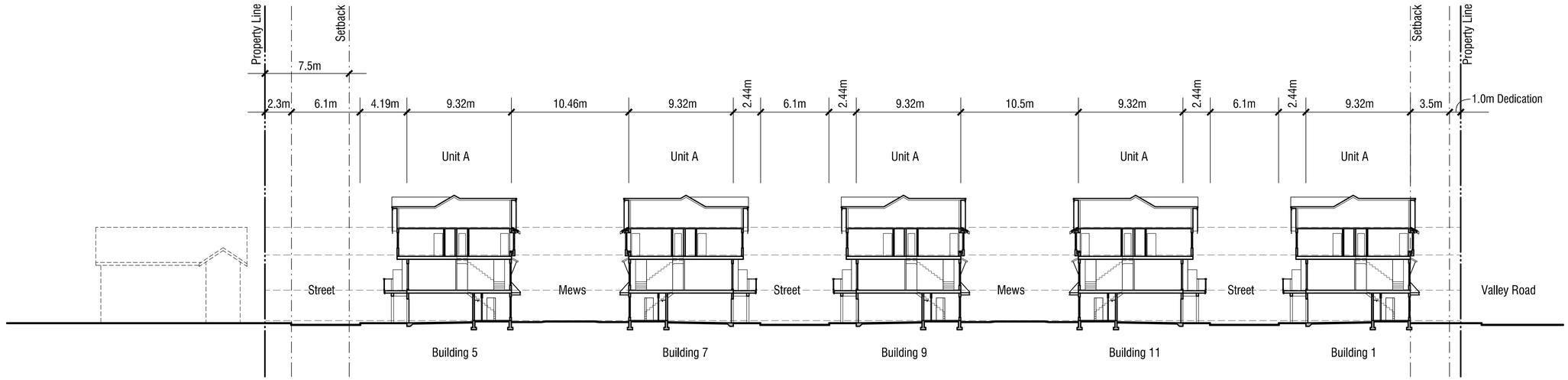
Lots 1-3, Section 33, Township 26, ODYD Plan 18062

Fire Fighting Access Plan

1 = 250
January 30, 2018

A-1.7

Valley Road Streetscape



Site Section

0 5 10 20 30 50 Feet

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE B
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

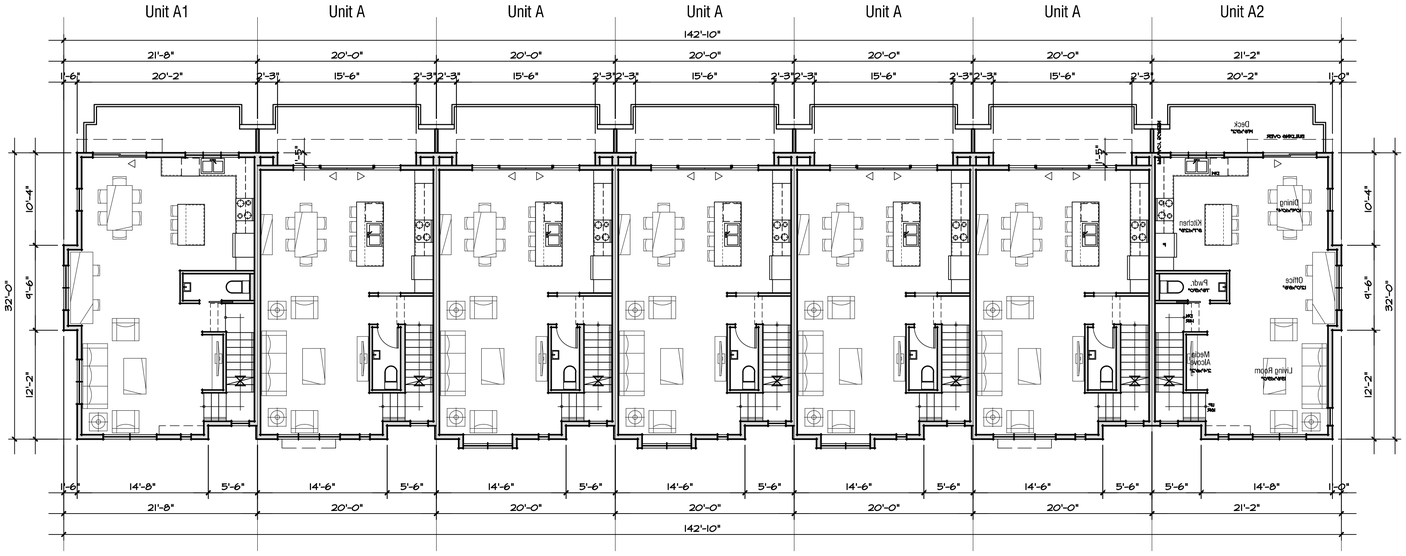
276, 284, 292 Valley Road Kelowna, BC

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

Valley Road Streetscape Site Section

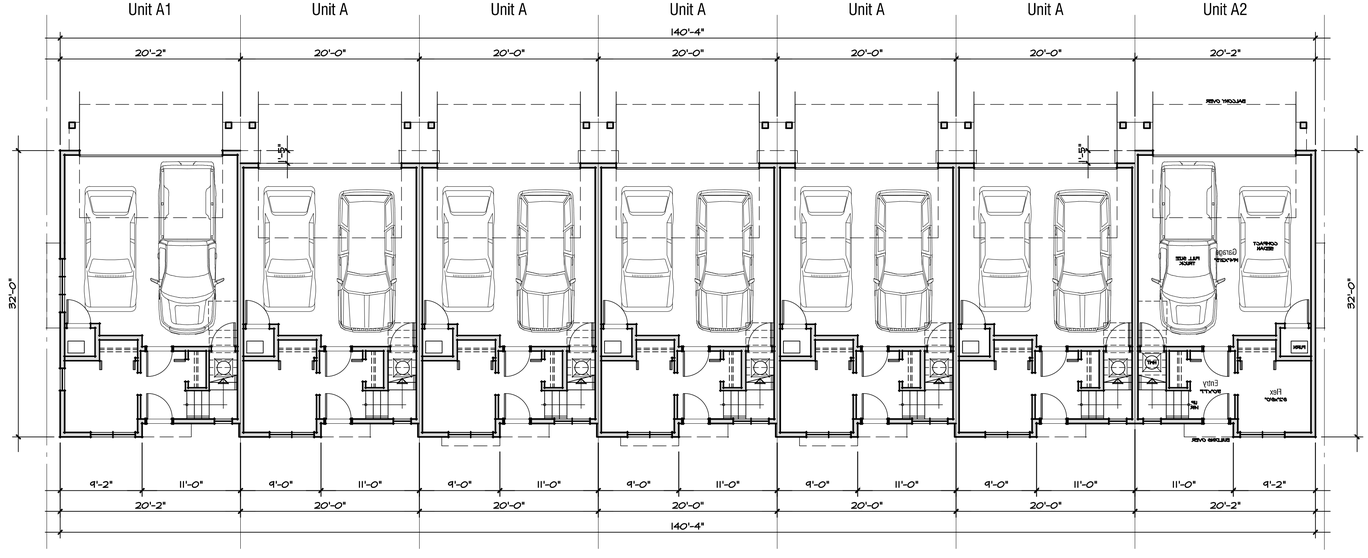
1/16" = 1'-0"
January 30, 2018

A-1.8



Main Floor Plan

Building Area 4,368 sf



Ground Floor Plan

Building Area 4,235 sf

0 4 8 12 16 20 FT

ARCHITECTS incorporated
200-970 Homer St Vancouver B.C. V6B2W7
Tel .604.669.3339 Fax .604.669.6651

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

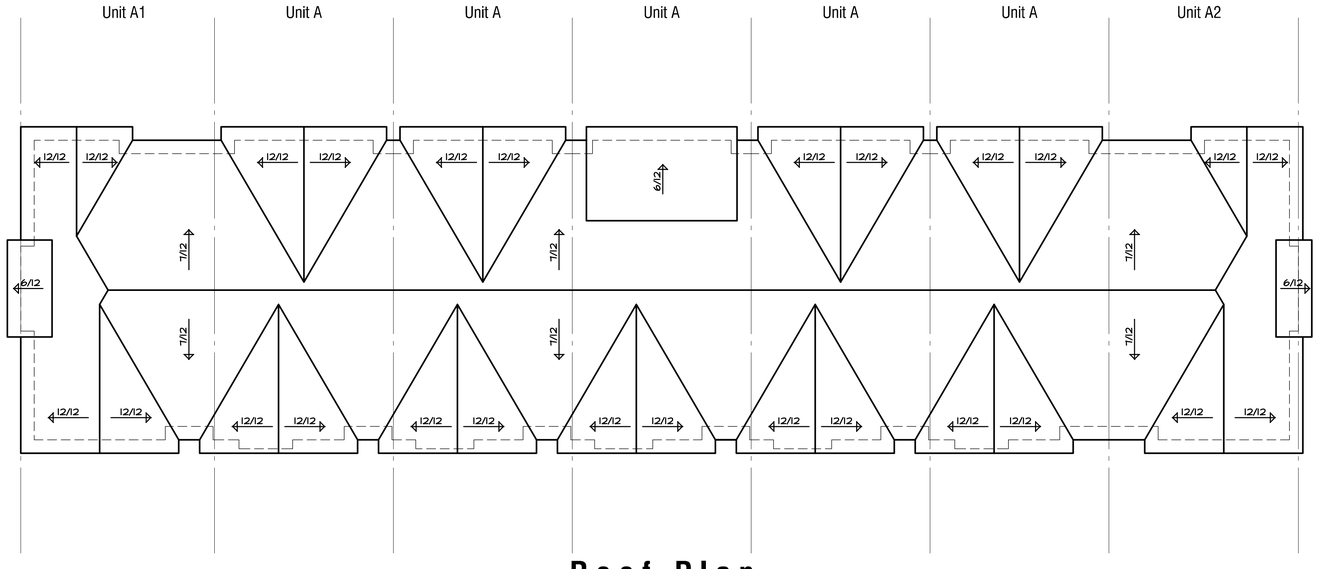
276, 284, 292 Valley Road
Kelowna, BC

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

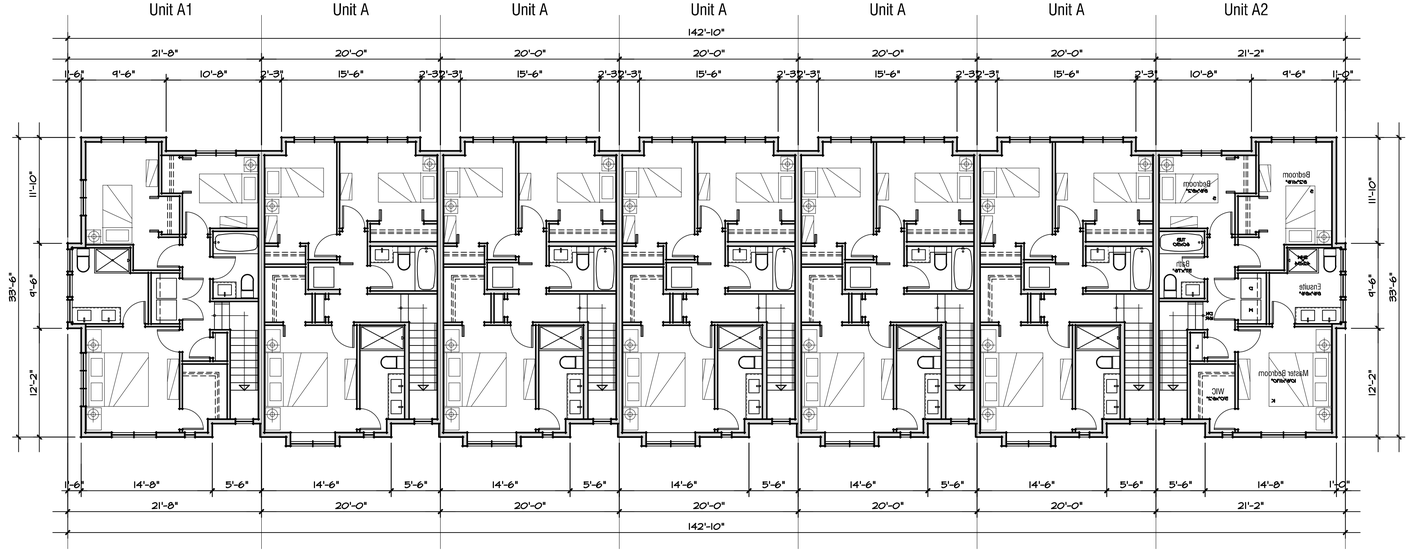
Building 1 (7-plex) Plans
Building 11 Similar

1/8" = 1'-0"
January 30, 2018

A-2.0



Roof Plan



Upper Floor Plan

Building Area 4,634 sf

0 4 8 12 16 20 FT

ARCHITECTS incorporated
200-970 Homer St Vancouver B.C. V6B2W7
Tel .604.669.3339 Fax .604.669.6651

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Building 1 (7-plex) Plans
Building 11 Similar

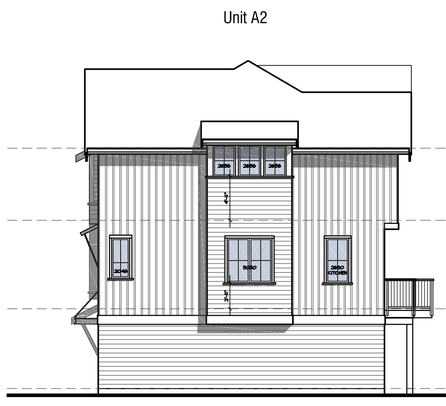
1/8" = 1'-0"
January 30, 2018

A-2.1

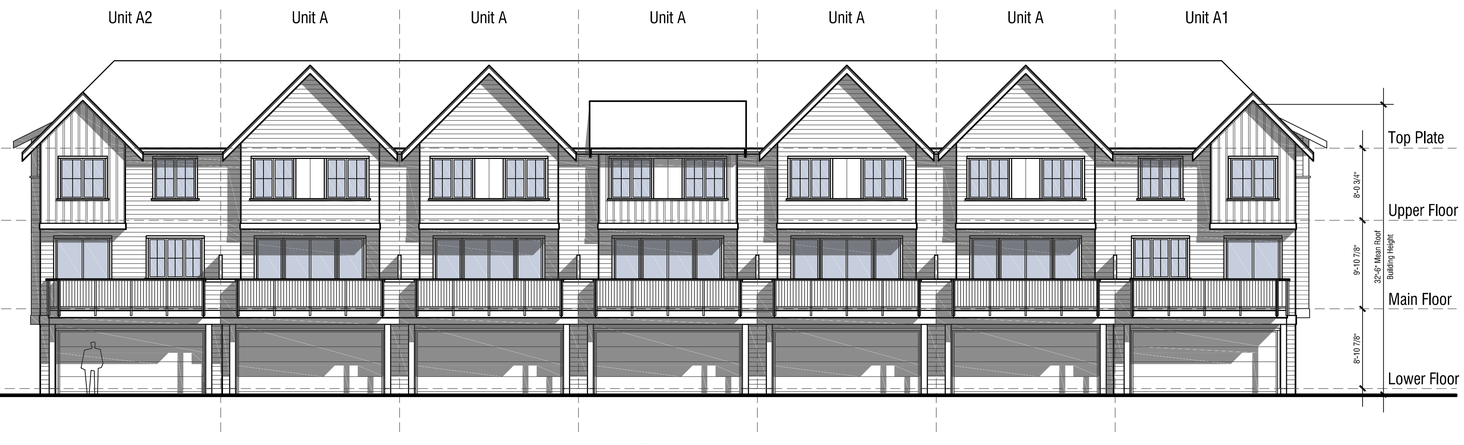
South Elevation

904 sf building face
132 sf unprotected opening
14.6% proposed
30.5% allowable

East Elevation



North Elevation



West Elevation

0 4 8 12 16 20 FT

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE B
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

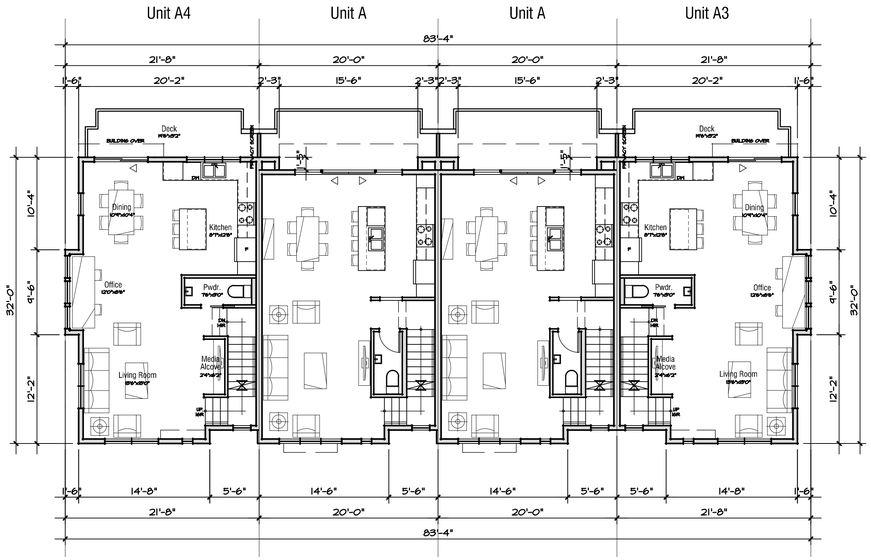
276, 284, 292 Valley Road
Kelowna, BC

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

Building 1(7-plex) Elevations
Building 11 Similar

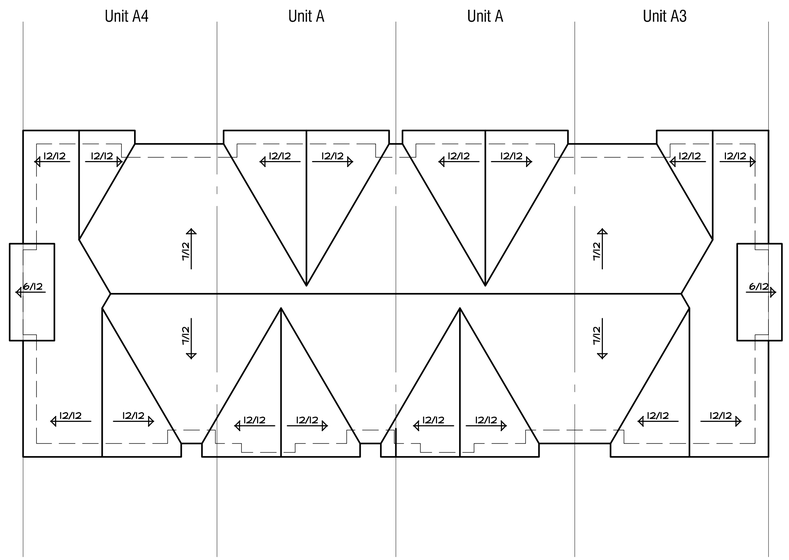
1/8" = 1'-0"
January 30, 2018

A-2.2

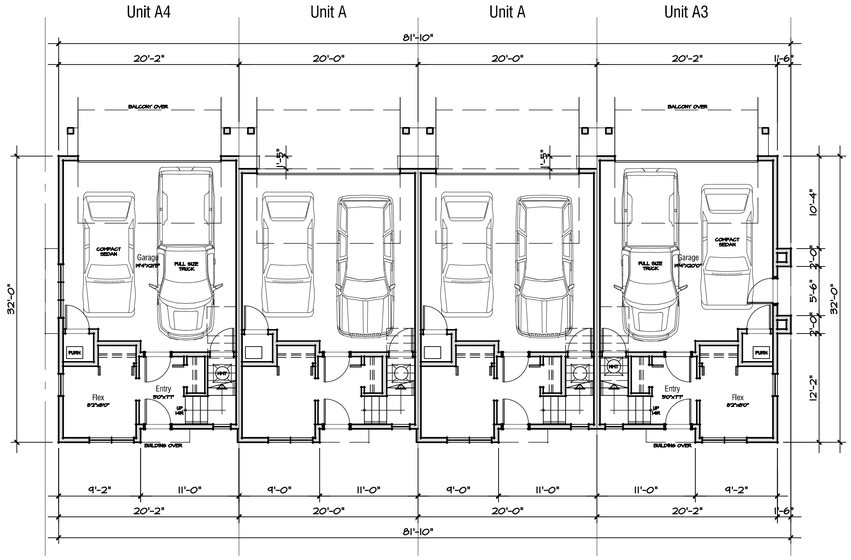


Main Floor Plan

Building Area 2,523 sf

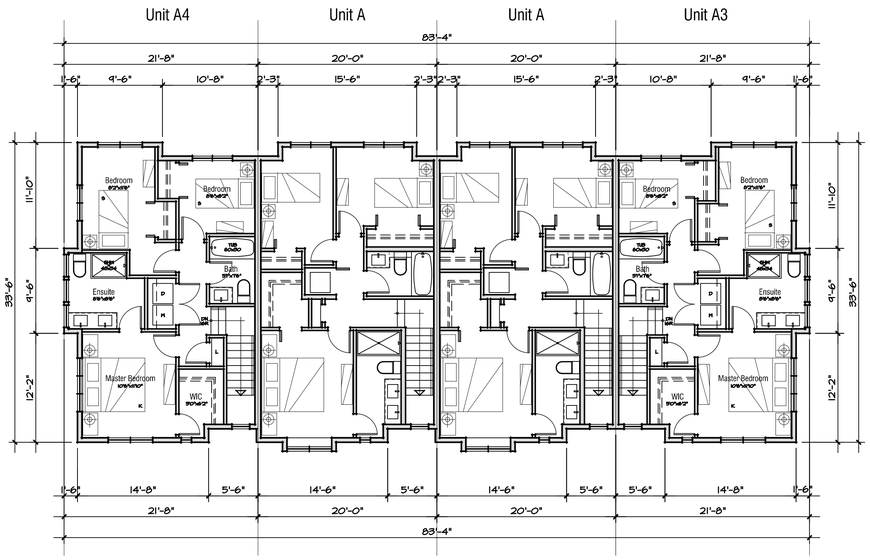


Roof Plan



Ground Floor Plan

Building Area 2,455 sf



Upper Floor Plan

Building Area 2,654 sf

0 4 8 12 16 20 FT

ARCHITECTS incorporated

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

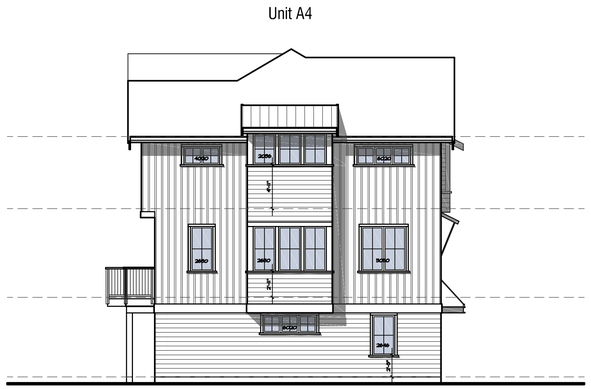
276, 284, 292 Valley Road
Kelowna, BC

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

Building 2 (4-plex) Plans
Buildings 3, 4, 6, 8, 9, 10 Similar

1/8" = 1'-0"
January 30, 2018

A-3.0



West Elevation

904 sf building face
145 sf unprotected opening
16.0% proposed
63.5% allowable

South Elevation

East Elevation

North Elevation

0 4 8 12 16 20 FT

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE B
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

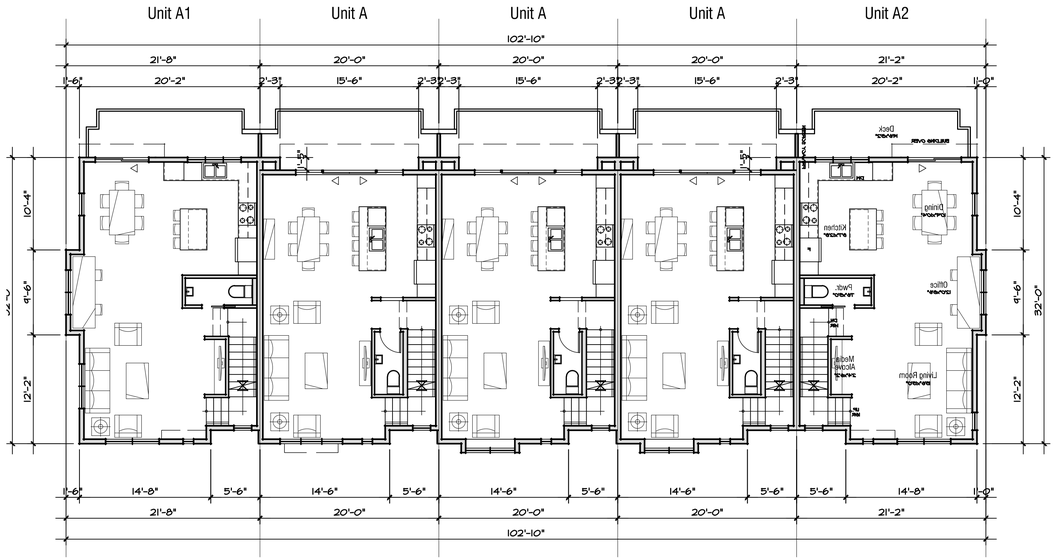
276, 284, 292 Valley Road
Kelowna, BC

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

Building 2 (4-plex) Elevations
Buildings 3, 4, 6, 8, 9, 10 Similar

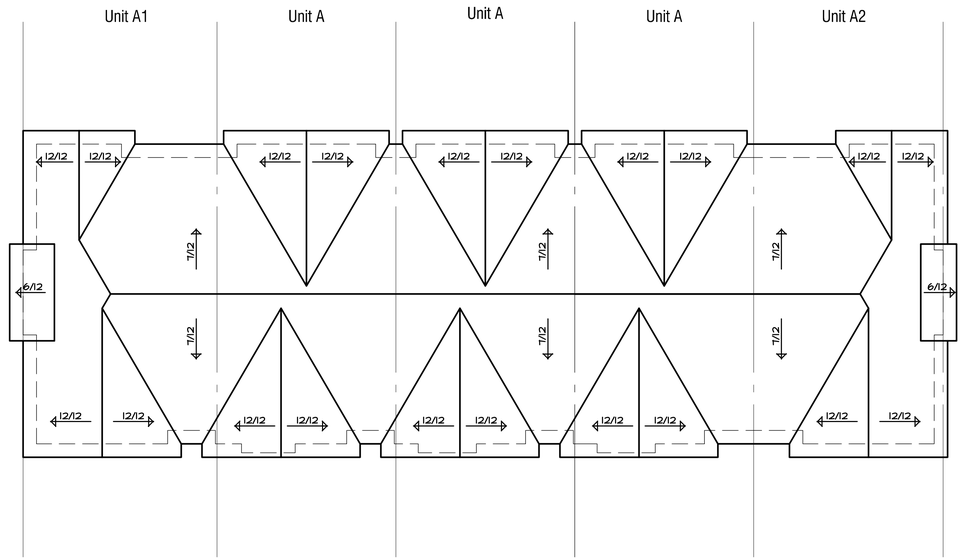
1/8" = 1'-0"
January 30, 2018

A-3.1

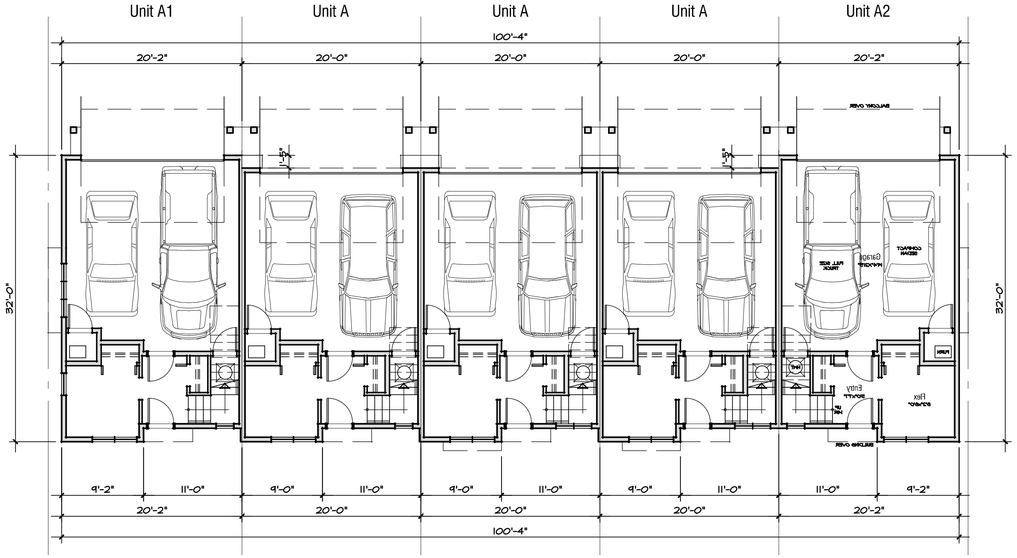


Main Floor Plan

Building Area 3,141 sf

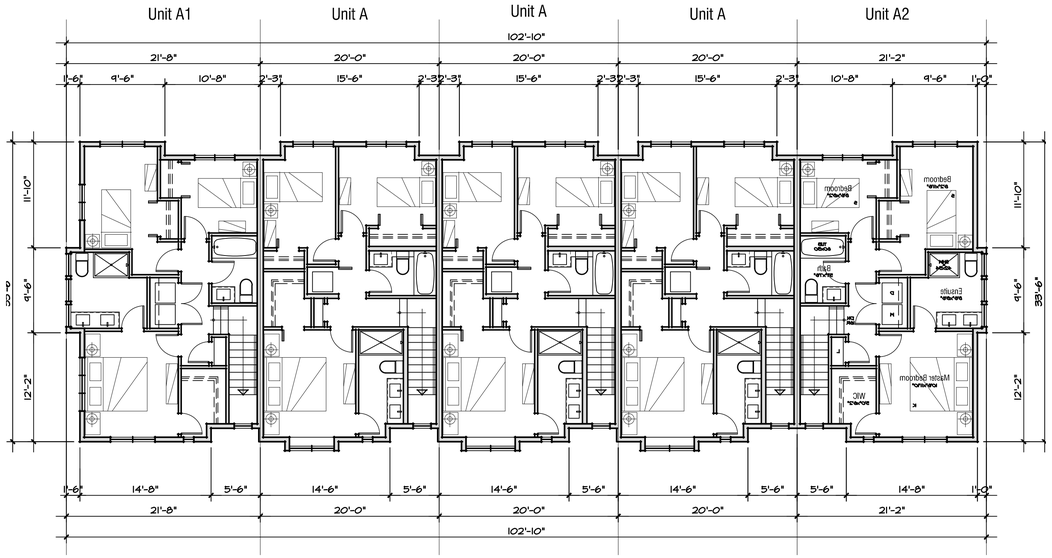


Roof Plan



Ground Floor Plan

Building Area 3,044 sf



Upper Floor Plan

Building Area 3,311 sf

0 4 8 12 16 20 FT

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

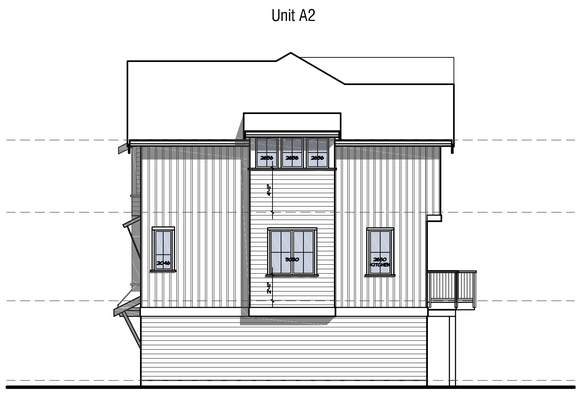
Building 5 (5-plex) Plans
Building 7 Similar

1/8" = 1'-0"
January 30, 2018

A-4.0

South Elevation

East Elevation



North Elevation

904 sf building face
73 sf unprotected opening
8.1% proposed
8.1% allowable
5'0" limiting distance

West Elevation

0 4 8 12 16 20 FT

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE B
This forms part of application
DP17-0241
City of Kelowna COMMUNITY PLANNING
Planner Initials LK

Client

Project

Glenpark Row

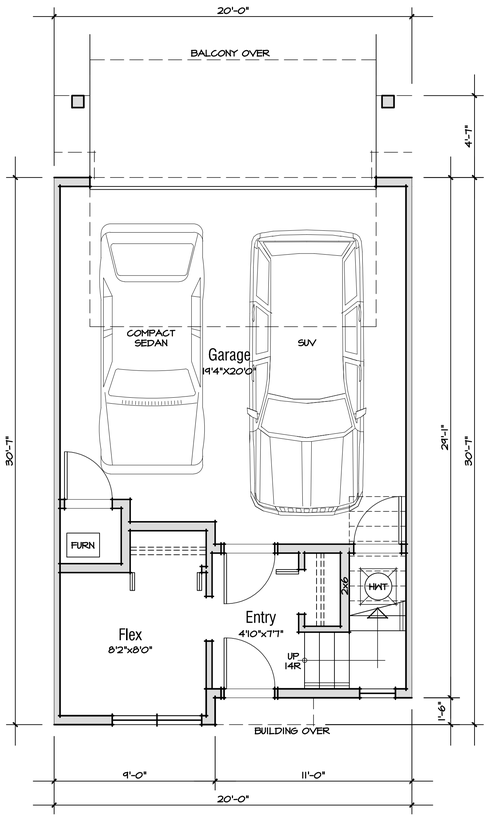
276, 284, 292 Valley Road
Kelowna, BC

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

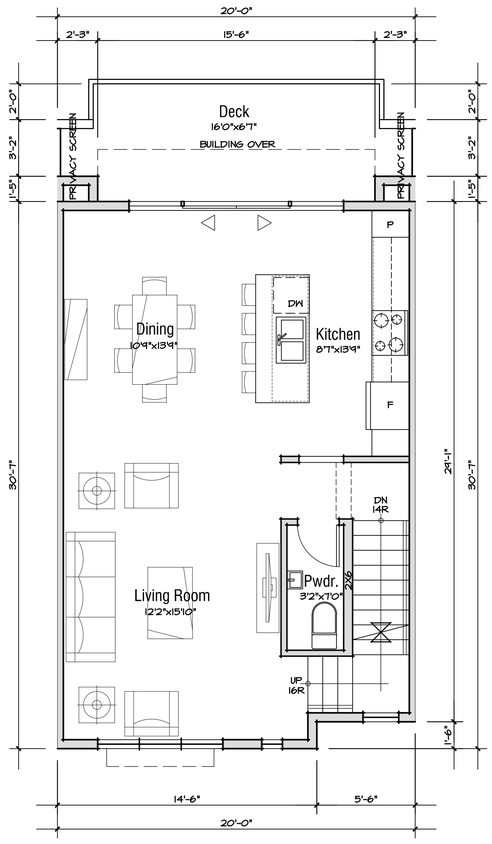
Building 5 (5-plex) Elevations
Building 7 Similar

1/8" = 1'-0"
January 30, 2018

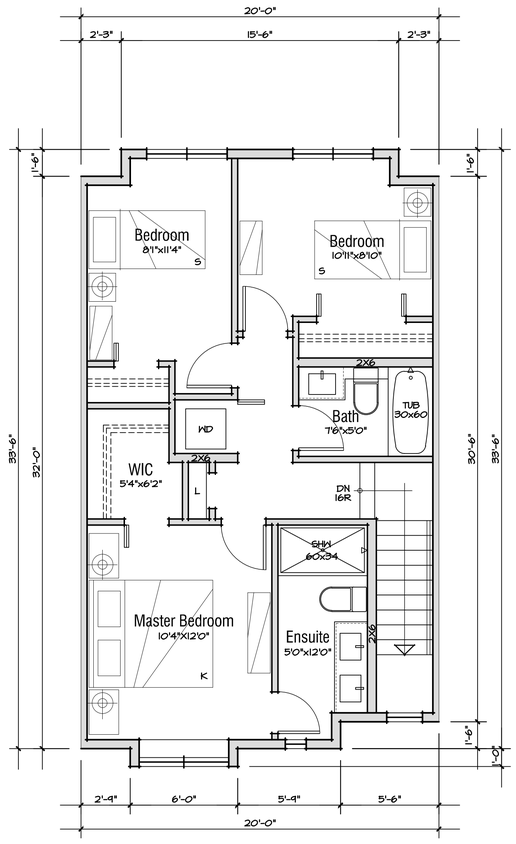
A-4.1



Lower Floor
182 sf (FSR)
413 sf (Garage)



Main Floor
603 sf (FSR)
114 sf (Deck)



Upper Floor
655 sf (FSR)

Type A

1,440 sf FSR

0 2 4 6 8 10 FT

ARCHITECTS incorporated
200-970 Homer St Vancouver B.C. V6B2W7
Tel .604.669.3339 Fax .604.669.6651

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Client

Project

Glenpark Row

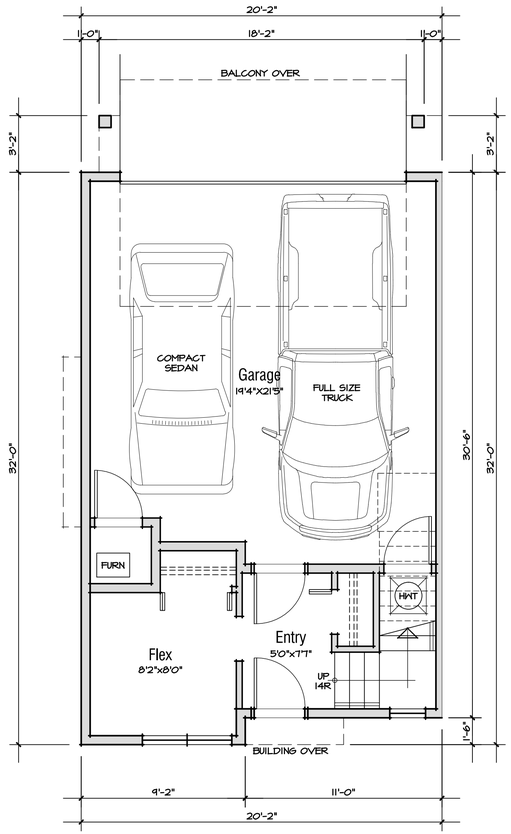
276, 284, 292 Valley Road
Kelowna, BC

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

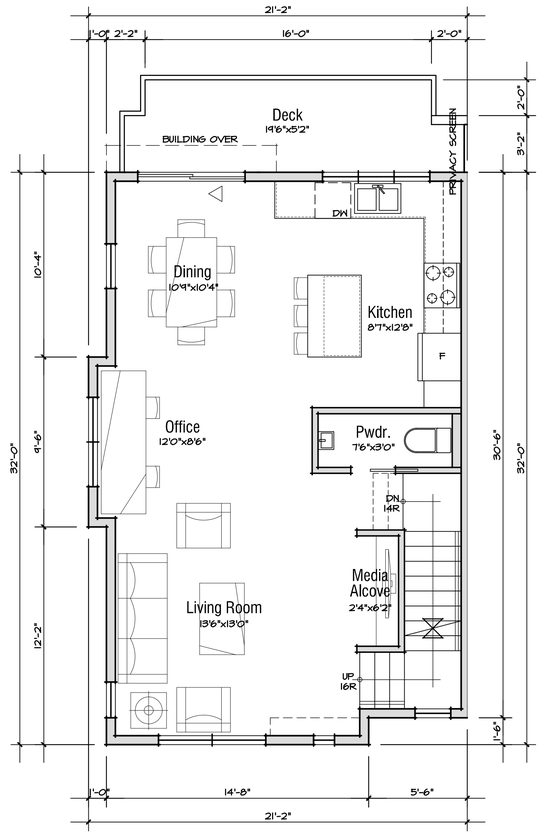
Type A Unit Plans

1/4" = 1'-0"
January 30, 2018

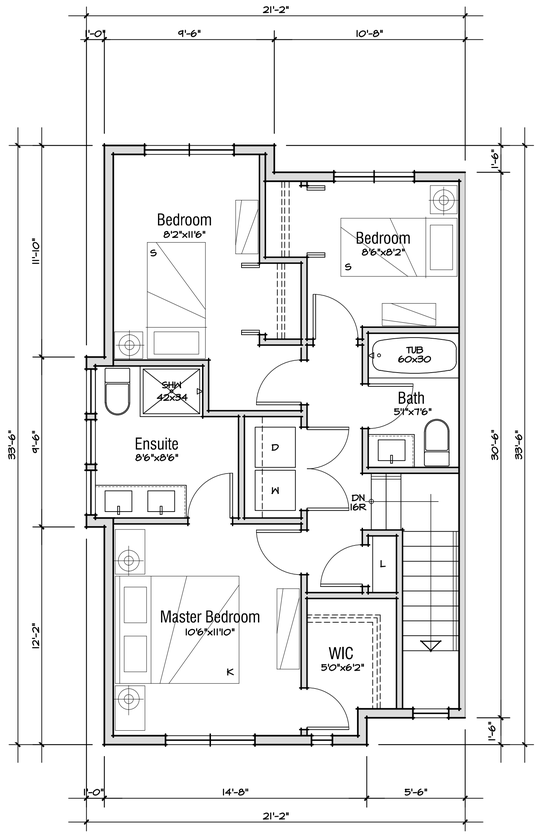
A-5.0



Lower Floor
183 sf (FSR)
446 sf (Garage)



Main Floor
647 sf (FSR)
91 sf (Deck)



Upper Floor
661 sf (FSR)

Type A2

1,491 sf FSR

0 2 4 6 8 10 FT

ARCHITECTS incorporated
200-970 Homer St. Vancouver B.C. V6B2W7
Tel .604.669.3339 Fax .604.669.6651

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

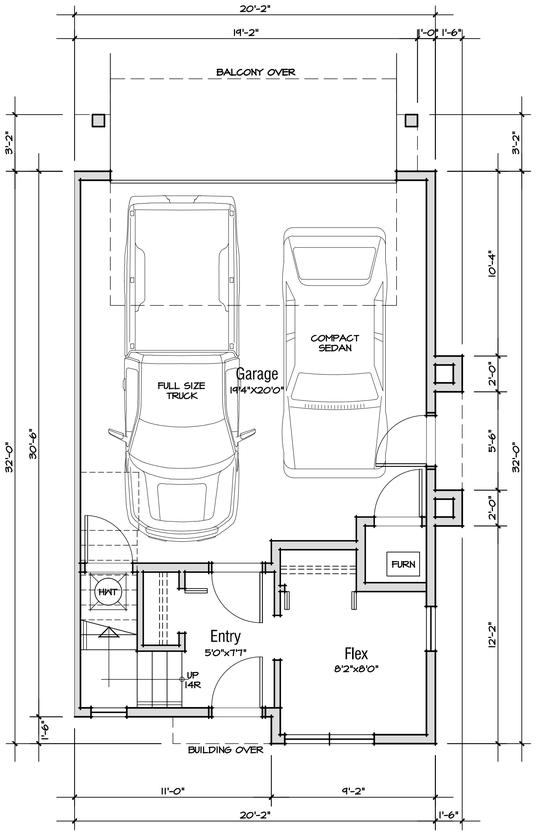
276, 284, 292 Valley Road
Kelowna, BC

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

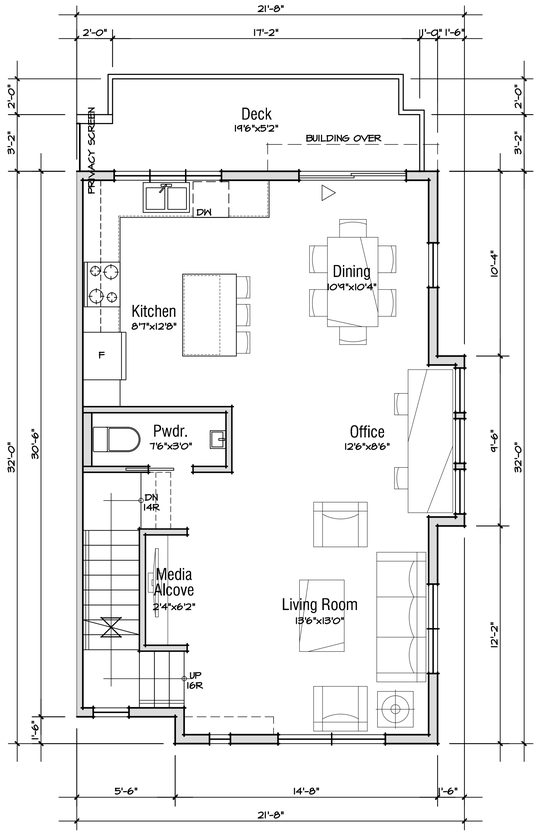
Type A2 Unit Plans

1/4" = 1'-0"
January 30, 2018

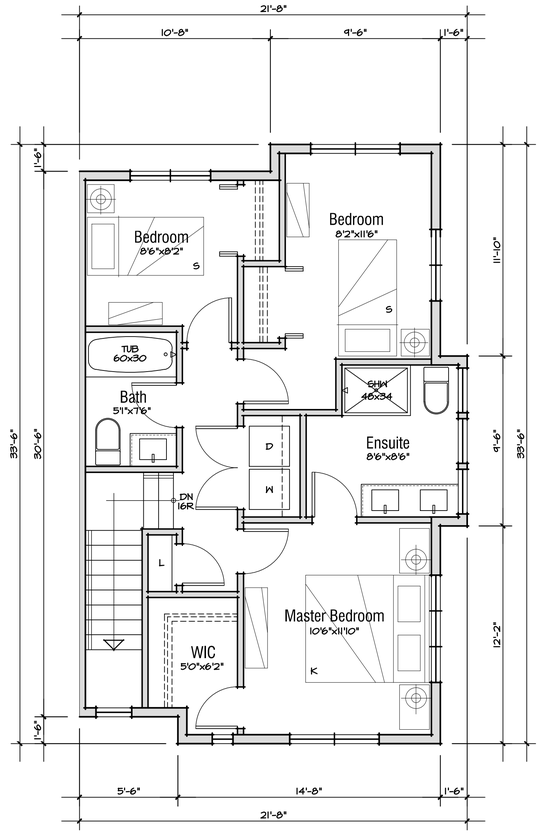
A-5.1



Lower Floor
183 sf (FSR)
446 sf (Garage)



Main Floor
651 sf (FSR)
91 sf (Deck)



Upper Floor
666 sf (FSR)

Type A3

1,500 sf FSR

0 2 4 6 8 10 FT

ARCHITECTS incorporated
200-970 Homer St. Vancouver B.C. V6B2W7
Tel .604.669.3339 Fax .604.669.6651

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Client

Project

Glenpark Row

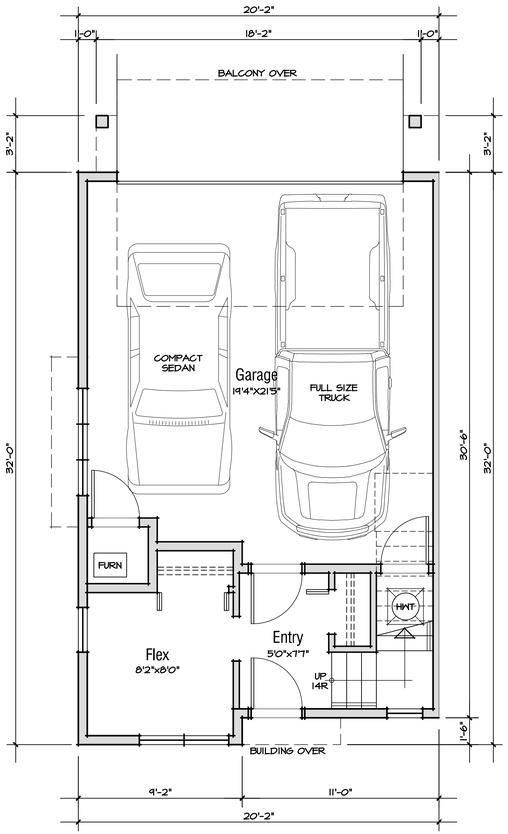
276, 284, 292 Valley Road
Kelowna, BC

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

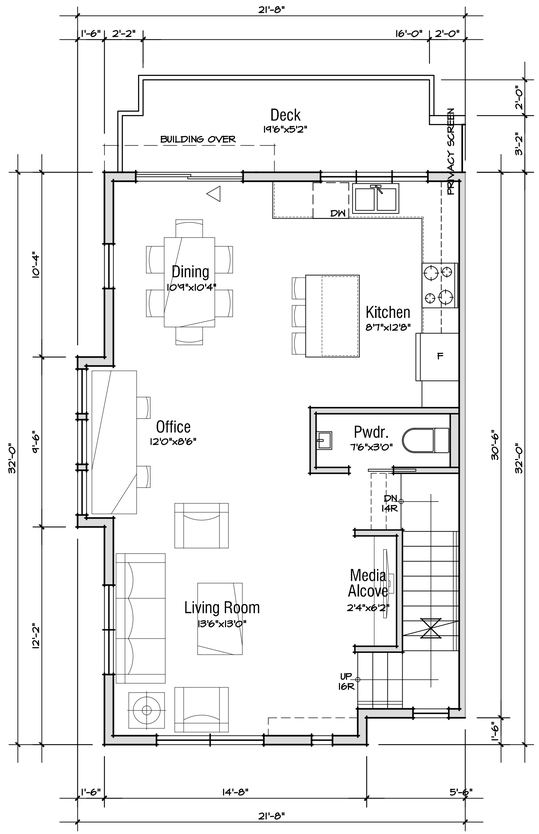
Type A3 Unit Plans

1/4" = 1'-0"
January 30, 2018

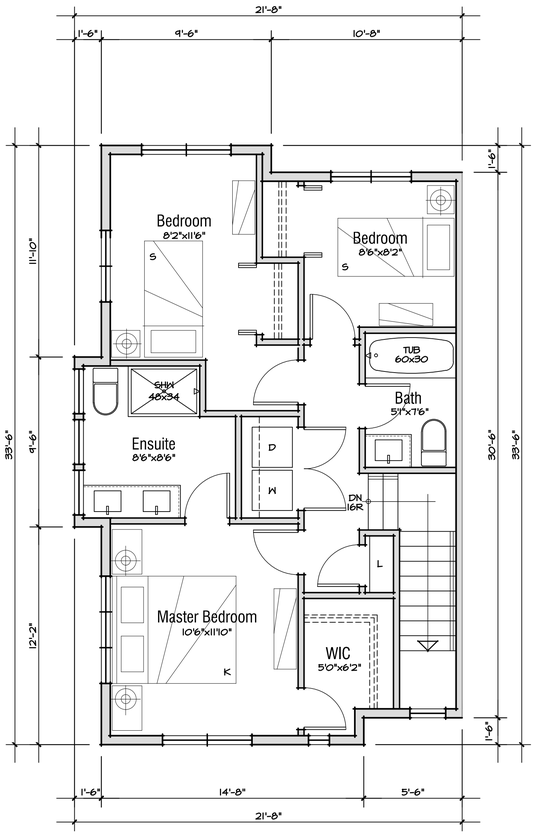
A-5.2



Lower Floor
183 sf (FSR)
446 sf (Garage)



Main Floor
651 sf (FSR)
91 sf (Deck)



Upper Floor
666 sf (FSR)

Type A4

1,500 sf FSR

0 2 4 6 8 10 FT

ARCHITECTS incorporated
200-970 Homer St Vancouver B.C. V6B2W7
Tel .604.669.3339 Fax .604.669.6651

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

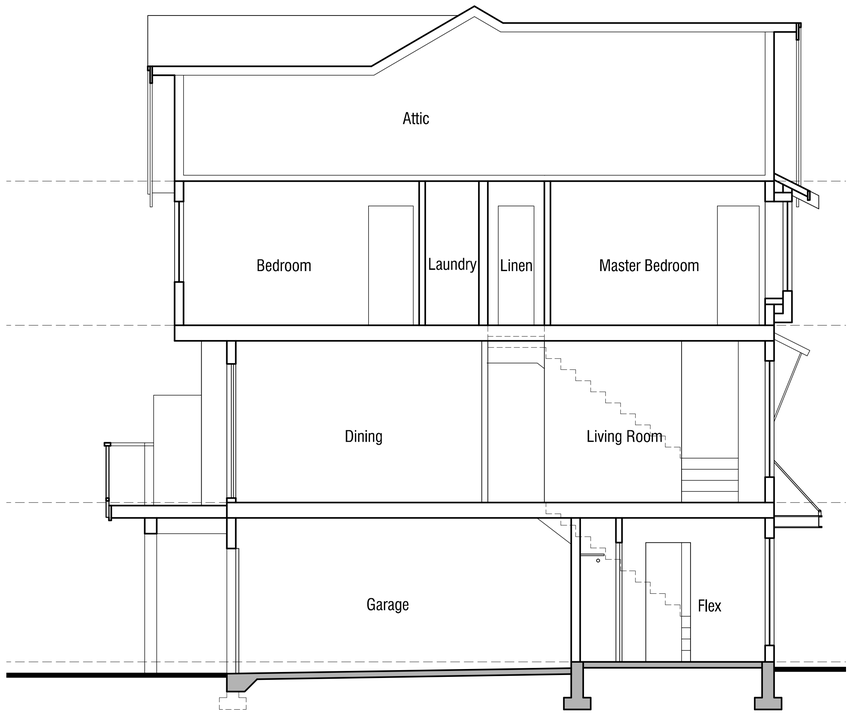
276, 284, 292 Valley Road
Kelowna, BC

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

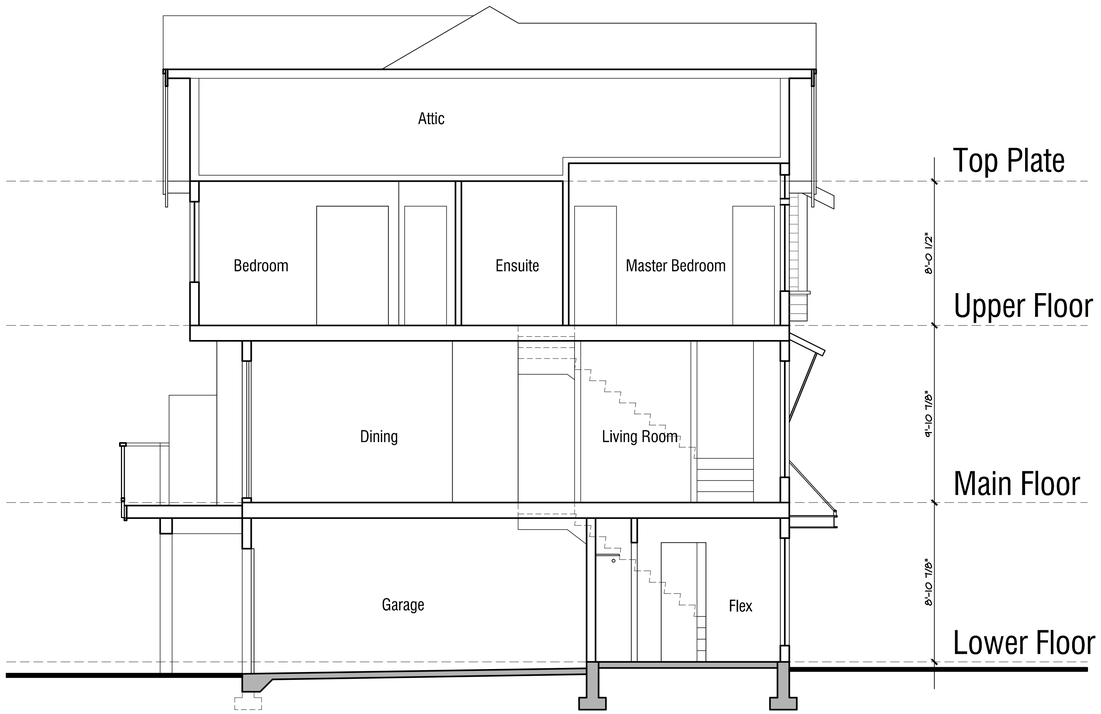
Type A4 Unit Plans
Type A1 Similar

1/4" = 1'-0"
January 30, 2018

A-5.3



Type A Section



Type A1 Section

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Unit Sections

1/4" = 1'-0"
January 30, 2018

0 2 4 6 8 10 FT

A-6.0

Colour Scheme A

Benjamin Moore CC-20 Decorator's White
Board and Batten, Lap Siding

Benjamin Moore HC-167 Amherst Gray
Lap Siding, Fascias, Trims, Bays
Posts, Beams

Benjamin Moore HC-169 Coventry Gray
Lap Siding

Benjamin Moore AF-290 Caliente
Entry Door

PITCH ROOFING:
Asphalt roof shingles GAF Timberline HD Birchwood

FASCIA:
1x3 Hardi Batten Boards on 2x8 HardieTrim Boards, Smooth, Painted

BOARD AND BATTEN:
1x3 Hardi Batten Boards on
1x10 HardiTrim Boards, Smooth, painted

WINDOW BAY TRIMS:
HardieTrim Boards, Smooth, painted

WINDOW TRIMS:
2x3 wood trims, painted

WINDOWS:
Double glazed, vinyl frames
Black exterior, white interior

ROOF CANOPY:
Standing seam canopy with metal support struts

LAP SIDING:
HardiePlank Lap Siding, Smooth, 6" exposure, painted

SUPPORTING STRUT:
Metal Strut, painted

ENTRY ROOF:
Flat roof w/ c-channel surround, asphalt pitch roof, or standing seam pitch roof, as per elevations

BELLY BAND:
2x12, painted to match adjacent cladding colour

POST & BEAM
Wood, painted

UNIT NUMBER:
Pin Raised Lettering on HardiePanel, Smooth, painted
"Avantgarde" fonts

ENTRY DOOR:
Fibreglas with glazed panel, painted

ARCHITECTS incorporated
200-970 Homer St. Vancouver B.C. V6B2W7
Tel .604.669.3339 Fax .604.669.6651

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE B
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Colour and Material Scheme A

3/8" = 1'-0"
January 30, 2018

A-7.0

Colour Scheme B

Benjamin Moore CC-20 Decorator's White
Lap Siding

Benjamin Moore HC-167 Amherst Gray
Board and Batten, Fascias, Trims, Bays, Posts, Beams

Benjamin Moore HC-169 Coventry Gray
Trims, Lap Siding

Benjamin Moore AF-290 Caliente
Entry Door

PITCH ROOFING:
Asphalt roof shingles GAF Timberline HD Birchwood

FASCIA:
1x3 Hardi Batten Boards on 2x8 HardieTrim Boards, Smooth, Painted

BOARD AND BATTEN:
1x3 Hardi Batten Boards on
1x10 HardiTrim Boards, Smooth, painted

WINDOW BAY TRIMS:
HardieTrim Boards, Smooth, painted

WINDOW TRIMS:
2x3 wood trims, painted

WINDOWS:
Double glazed, vinyl frames
Black exterior, white interior

ROOF CANOPY:
Standing seam canopy with metal support struts

LAP SIDING:
HardiePlank Lap Siding, Smooth, 6" exposure, painted

SUPPORTING STRUT:
Metal Strut, painted

ENTRY ROOF:
Flat roof w/ c-channel surround, asphalt pitch roof, or standing seam pitch roof, as per elevations

BELLY BAND:
2x12, painted to match adjacent cladding colour

POST & BEAM
Wood, painted

UNIT NUMBER:
Pin Raised Lettering on HardiePanel, Smooth, painted
"Avantgarde" fonts

ENTRY DOOR:
Fibreglas with glazed panel, painted

ARCHITECTS incorporated
200-970 Homer St. Vancouver B.C. V6B2W7
Tel .604.669.3339 Fax .604.669.6651

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

SCHEDULE B
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Colour and Material Scheme B

3/8" = 1'-0"
January 30, 2018

A-7.1

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Context Aerial Views With Buildings

January 30, 2018

A-8.0

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Massing Study

January 30, 2018

A-9.0

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancies or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Massing Study

January 30, 2018

A-9.1

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

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Architect shall be informed of any discrepancie or variations from the dimensions and conditions on the drawing.

Revisions

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

December 8, 2017
Re-Issued For Development Permit, Rezoning and OCP Amendment

January 30, 2018
Re-Issued For Development Permit, Rezoning and OCP Amendment

Client

Project

Glenpark Row

276, 284, 292 Valley Road
Kelowna, BC

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

Massing Study

January 30, 2018

A-9.2

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		
AMELANCHIER ALNIFOLIA	SASKATOON	4cm CAL./TREEFORM SHRUB
FRAXINUS AMERICANA 'AUTUMN PURPLE'	PURPLE ASH	4cm CAL.
MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	6cm CAL.
PRUNUS EMARGINATA	STERILE CHERRY	6cm CAL.
SHRUBS		
BERBERIS THUNBERGI 'MONOMB'	CHERRY BOMB BARBERRY	#01 CONT. /1.2M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	#01 CONT. /1.2M O.C. SPACING
EUONYMOUS 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 'PALIBIN'	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
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#01 CONT. /0.75M O.C. SPACING
MOUNIA ARUNDINACEA	TALL MOOR GRASS	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENNII '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
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#01 CONT. /1.0M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#01 CONT. /1.2M 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

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca

SCHEDULE C
This forms part of application
DP17-0241
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

N

PROJECT TITLE

276 284 292 VALLEY ROAD

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	17.10.27	Review
2	17.11.30	Review
3	17.12.08	Development Permit
4	18.01.30	Development Permit
5	18.03.20	Development Permit

PROJECT NO	17-123
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	MAR. 20, 2018
SCALE	1:300

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L 1/1

ISSUED FOR REVIEW ONLY

Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.

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, PARTIALYL 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.

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca

SCHEDULE C
This forms part of application
DP17-0241
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

N

PROJECT TITLE

276 284 292 VALLEY ROAD

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION AND IRRIGAITON PLAN

ISSUED FOR / REVISION		
1	17.10.27	Review
2	17.11.30	Review
3	17.12.08	Development Permit
4		
5		

PROJECT NO	17-123
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	DEC. 6, 2017
SCALE	1:300

SEAL

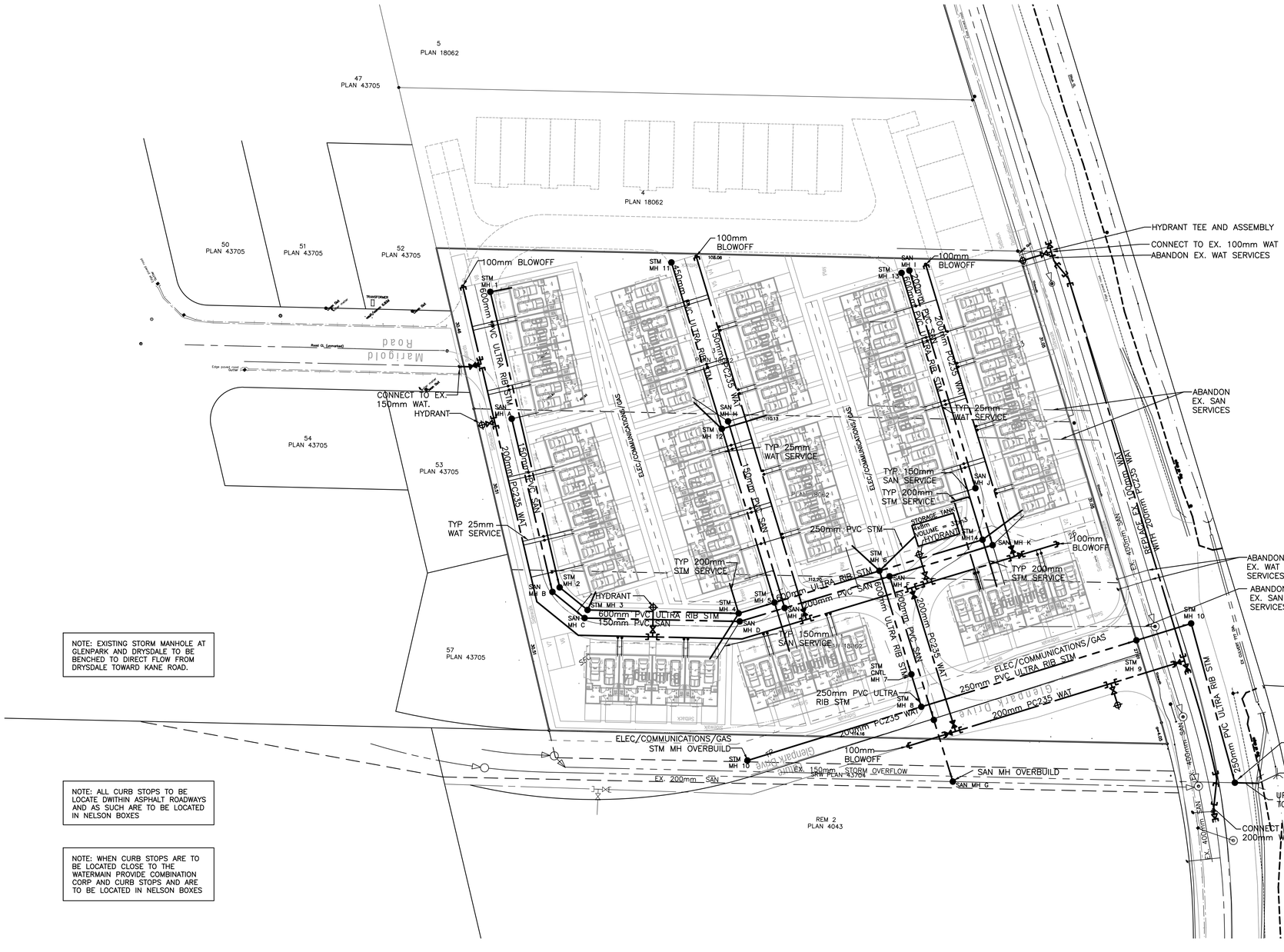
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY

Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.



NOTE: EXISTING STORM MANHOLE AT GLENPARK AND DRYSDALE TO BE BENCHED TO DIRECT FLOW FROM DRYSDALE TOWARD KANE ROAD.

NOTE: ALL CURB STOPS TO BE LOCATE DWITHIN ASPHALT ROADWAYS AND AS SUCH ARE TO BE LOCATED IN NELSON BOXES

NOTE: WHEN CURB STOPS ARE TO BE LOCATED CLOSE TO THE WATERMAIN PROVIDE COMBINATION CORP AND CURB STOPS AND ARE TO BE LOCATED IN NELSON BOXES

Legend

Water	Manhole	I.C.	
San. Sewer	Power Pole P.P.	C.S.	
Storm Sewer	Lamp Standard L.S.	LPT	
Gas	Catch Basin C.B.	SERVICE BOX	S
U.G. Telephone	Hydrant		
U.G. Electrical	Trees		

FILE LOCATION: P:\PROJECTS\17049 - Vernon Valley RZ\Design drawings\17049-00.dwg PRINTED ON: 1/29/2018 10:47 PM

PROTECH
CONSULTING 2012
200 – 1461 St. Paul Street Kelowna B.C. Phone 860–1771 FAX 860–1994

NO.	DATE	BY	REVISION	CH'KD
2	JAN 30, 2018	DJP	RE-ISSUED FOR DP, REZONING & OCP AMENDMENT	
1	DEC 8, 2017	RSB	RE-ISSUED FOR DP, REZONING & OCP AMENDMENT	

DRAWN	RSB
DESIGN	RSB
APPROVED	DRP
DATE	OCT 2017
SCALE	
HORIZ.	1:400
VERT.	N/A

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

VAN MAR CONSTRUCTORS
276, 284 AND 292 VALLEY ROAD
SITE SERVICING PLAN

DIVISION

DRAWING NO.	REV. NO.
17049–00	2