
CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application

OCP18-0008
Z18-0042

Planner
Initials LK



Date: April 30, 2018
File No.: Z18-0042
To: Land Use Management Department (LK)
From: Development Engineering Manager (JK)
Subject: 244, 252, 260, 268 Valley Rd. Plan 18062 Lot 1,2,3 P2,RU2 RR3 to RM3

Development Engineering has the following comments and requirements associated with this application to A Rezoning application to rezone the subject properties from P2 – Education and Minor Institutional, RU2 – Medium Lot Housing and RR3 – Rural Residential 3 to RM3 – Low Density Multiple Housing to facilitate multiple dwelling housing on the subject properties.

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) Three of the four 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 Zinnia Road to the proposed development site to the satisfaction of the Fire Department.
- b) No access to this development will be allowed onto Valley Road all access must be through GlenPark ROW phase 1
- c) 1.0m Road dedication will be required for 268,260,252 Valley road
- d) Valley Rd south bound lane must be constructed to 3.5m south bound lane, 1.5m bike lane, curb, gutter, 1.0m boulevard and 1.5m sidewalk placed 0.20m from Property line.
- e) Any upgrades or relocation of Brant's creek must be complete with offsite construction with MOE and City of Kelowna approved permits.
- f) Provide pavement marking and traffic signs where required. The City will install all signs and traffic control devices at the developer's expense.
- g) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- h) Re-locate existing poles and utilities, where necessary.
- i) Private access roads must be constructed and paved to the City standard SS-R2.
- j) Temporary asphalt cul-de-sacs or turn-a-round will be required at each terminal end of roads that will be extended in the future. Additional dedication or a Statutory Right-of-Way may be needed.

.7) Power and Telecommunication Services and Street Lights

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

.8) Design and Construction

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

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

.9) Servicing Agreements for Works and Services

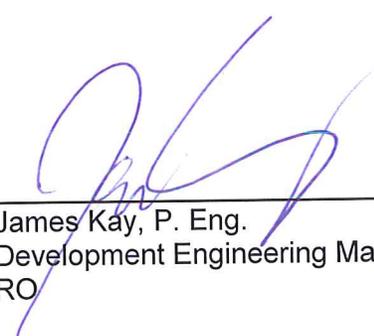
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. **The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works.**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

.10) Other Engineering Comments

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

.11) Charges and Fees

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



James Kay, P. Eng.
Development Engineering Manager
RO

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application

OCP18-0008

Z18-0042



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

LK

Date: April 30, 2018
File No.: OCP18-0008
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 244, 252,260, 268 Valley Road

The Development Engineering Branch comments and requirements regarding this Official Community Plan Amendment to change the Future Land Use from EDINST – Educational/ Major Institutional and S2RES – Single/ Two Unit Residential to MRL – Multiple Unit Residential (Low Density) to facilitate multiple dwelling housing on the subject properties.

1. General

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0042.



James Kay, P. Eng.
Development Engineering Manager

RO

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

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OCP18-0008
Z18-0042

Planner
Initials

LK

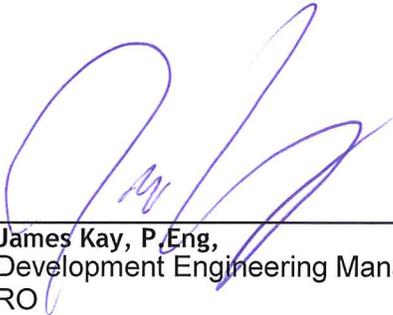


Date: April 30, 2018
File No.: DP18-0086
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 244,252,260,268 Valley Road Form and Character

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

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

For servicing requirements refer to file Z18-0042



James Kay, P.Eng,
Development Engineering Manager
RO



445 Glenmore Road
Kelowna BC V1V 1Z6
P. 250-763-6506 | F. 250-763-5688
www.glenmoreellison.com

June 20, 2018

City of Kelowna
Community Planning and Real Estate
1435 Water Street
Kelowna, BC V1Y1J4

ATTACHMENT B

This forms part of application

OCP18-0008
Z18-0042

Planner
Initials LK



City of
Kelowna
COMMUNITY PLANNING

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

Re: Z18-0042 OCP18-0008 DP18-0086

A Rezoning application to rezone the subject properties from P2 – Education and Minor Institutional, RU2 – Medium Lot Housing and RR3 – Rural Residential 3 to RM3 – Low Density Multiple Housing to facilitate multiple dwelling housing on the subject properties. An Official Community Plan Amendment to change the Future Land Use from EDINST – Educational/ Major Institutional and S2RES – Single/ Two Unit Residential to MRL – Multiple Unit Residential (Low Density) to facilitate multiple dwelling housing on the subject properties and a Development Permit for the form and character of multiple dwelling housing on the subject properties.
244, 252, 260 & 268 Valley Road
Plan EPP64488 Lot 2 & Plan EPP18062 Lots 4, 5 & 6

Glenmore-Ellison Improvement District (GEID) has received a Rezoning/ OCP/ DP referral from the City of Kelowna for the above noted property. GEID does not require fees and conditions prior to Zoning/ OCP/ DP approval; however, GEID will have fees and conditions required prior to issuance of a Water Service Certificate to facilitate subdivision or building permit issuance.

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

For a detailed assessment of the water servicing fees and conditions required prior to issuance of a Water Service Certificate, please submit an application fee in the amount of \$150.00 payable to GEID.

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

Sincerely,
**GLENMORE-ELLISON
IMPROVEMENT DISTRICT**

Mike Rojem,
Projects Coordinator.

MR/mh

Encl. GEID Development Application Form

c.c. Vanmar Developments Glenpark 2 Ltd (via email: matthew@mgcprojects.com)

Mary Lapointe
Community Relations & Public Consultation
5078 Weiss Court
Kelowna, B.C. V1W 4L9
250-826-7670

May 25, 2018

City of Kelowna
1435 Water Street
Kelowna, B.C.
V1Y 1J4

Attention: Lydia Korolchuck, Planner

**Re: 244, 252 And 260 and 268 Valley Road, Kelowna (Glenpark Row – Phase 2)
– Public Consultation Summary Report**

Introduction

VanMar Constructors ("VanMar") has applied to the City of Kelowna ("City") for a Development Permit (DP18-0086), a Rezoning (Z18-0042) from Rural Residential 3 (RR-3) to Low Density Multiple Housing (RM-3) and an amendment to the Official Community Plan (OCP18-0008) from 'Single Family' to 'Multi-Residential Low Density' designation for their site at 244, 252, 260 and 268 Valley Road, Kelowna.

The following is a summary of the public consultation activities undertaken by VanMar in conjunction with this application. .

Neighbour Consultation

VanMar's Community Relations representative, Mary Lapointe, has made a series of pre-arranged, one-on-one and door to door neighbourhood visits in order to ensure that immediate neighbours:

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

Several of the immediate neighbours have not yet been available for a one-on-one meeting however our team will be continuing to make efforts to meet with our neighbours in the coming days and weeks.

Public Information Session:

In compliance with the City of Kelowna policy, on May 23, 2018, the project team hosted a 3-hour Public Information Session (details below) to share development plans with the greater community and to gain feedback on the proposal.

Date: Wednesday, May 23rd, 2018

Time: 5:00 – 8:00pm

Location: Willow Park Church, 228 Valley Rd, Kelowna

Notification:

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

Attendance & Feedback:

Nine (9) neighbours attended during the three hour open house (see attached sign-in sheet). The Public Information Session followed an informal format, with 14 display boards positioned around the room, and 3 members of the project team available to speak with the community and answer questions.



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

The attendees were interested in talking primarily about traffic, parking, access/egress points and circulation (including the extension of Glenpark Drive), landscape and buffering and construction timeframes.

Comment Cards:

One comment cards was completed and submitted at the Public Information Session. The neighbour (Joel Kuyvenhoven), who lives at 284 Drysdale Road, commented as follows:

Q: Are there elements of the proposed plan that you like? If so, what are they?

A: "Aesthetically appealing."

Q: Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

A: "Parking. Not even close to enough parking, and not enough storage in the units. Parking overflow will end up in my street severely limiting my options for having guests. I know it adheres to the bylaws but they don't work. Reduce your project size, improve on your parking."

Next Steps

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

Please confirm your need for any additional information on the neighbourhood consultation program for this application.

Best Regards,

Mary Lapointe
VanMar Community Relations

Attach. Public Information Meeting Sign-in
City of Kelowna Neighbourhood Consultation Form

Neighbour Consultation Form
(Council Policy No.367)



A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, MARY LAPOINTE, the applicant for Application No. OCP-18-0008
Z-18-0042
OP-18-0086

for GLENPARK ROW TOWNHOMES - PHASE 2 (77 UNITS)
(brief description of proposal)

244, 252, 260, 268
at VALLEY RD, KELOWNA, BC have conducted the required neighbour
(address)

consultation in accordance with Council Policy No. 367.

- My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: FORMAL NOTIFICATION
& PUBLIC INFORMATION SESSION PER POLICY; NEIGHBOURHOOD
WALKAROUND & ONE-ON-ONE MEETINGS WITH NEIGHBORS

Please initial the following to confirm it has been included as part of the neighbour consultation:

- Location of the proposal;
- Detailed description of the proposal, including the specific changes proposed;
- Visual rendering and/or site plan of the proposal;
- Contact information for the applicant or authorized agent;
- Contact information for the appropriate City department;
- Identification of available methods for feedback.

Please return this form, along with any feedback, comments, or signatures to the File Manager **20 days prior to the anticipated initial consideration by Council date.** On the back of this form please list those addresses that were consulted.

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8600
FAX 250 862-3330
kelowna.ca

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

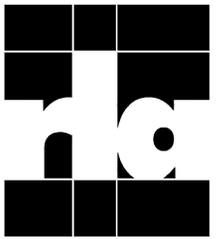
DRAWING LIST

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 & Zoning Analysis Table
A-1.5	Site Plan
A-1.6	Phasing Plan
A-1.7	Fire Fighting Access Plan
A-1.8	Site Section
A-2.0	Bldgs 1, 2 & 11 (5-plex); Bldg 6 Similar; Bldgs 3, 4, 5 & 12 Mirror Plans
A-2.1	Bldgs 1, 2 & 11 (5-plex); Bldg 6 Similar; Bldgs 3, 4, 5 & 12 Mirror Plans
A-3.0	Bldg 7 (5-plex) Plans
A-4.0	Bldgs 9 & 10 (7-plex); Bldgs 8 & 13 Similar Plans
A-4.1	Bldgs 9 & 10 (7-plex); Bldgs 8 & 13 Similar Plans
A-5.0	Type A Unit Plans
A-5.1	Type B Unit Plans
A-5.2	Type C Unit Plans
A-6.0	Unit Sections
A-7.0	Colour and Material Scheme A
A-7.1	Colour and Material Scheme B
L1/1	Conceptual Landscape Plan
17049-10	Site Servicing Plan



GLENPARK ROW 2

244, 252, 260, 268 Valley Road
Kelowna, BC
April 16, 2018



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200-970 Homer St. Vancouver BC V6B2W7

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Revisions:

April 16, 2018
Issued For Development Permit,
Rezoning and OCP Amendment

Client:

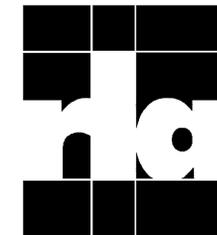
Project:

Glenpark Row 2

244, 252, 260, 268 Valley Road
Kelowna, BC

Lot 2, Sec 4, Township 23,
Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23,
and Of Sec 33, Township 26,
Plan 18062, ODYD

April 16, 2018



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Client

Project

Glenpark Row 2
244, 252, 260, 268 Valley Road
Kelowna, BC
Lot 2, Sec 4, Township 23,
Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23,
and Of Sec 33, Township 26,
Plan 18062, ODYD

Context Plan

April 16, 2018

 **A-1.0**



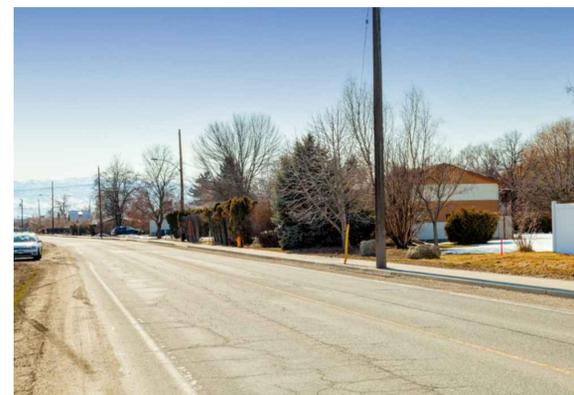
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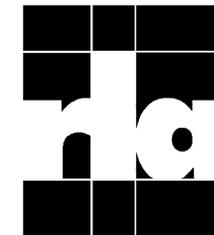
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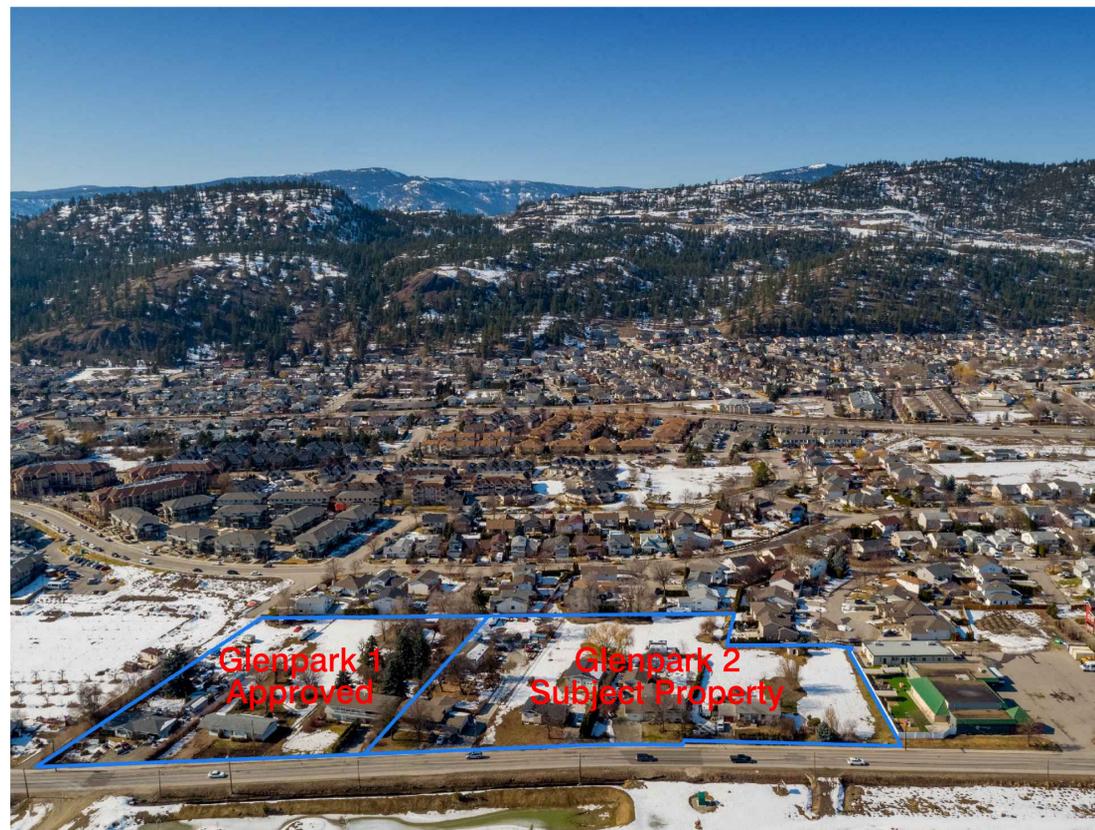
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Revisions
April 16, 2018
Issued For Development Permit,
Rezoning and OCP Amendment



Client

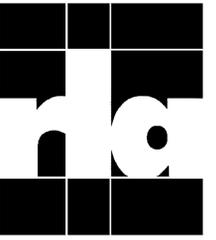
Project

Glenpark Row 2
244, 252, 260, 268 Valley Road
Kelowna, BC
Lot 2, Sec 4, Township 23,
Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23,
and Of Sec 33, Township 26,
Plan 18062, ODYD

Context Aerial Views

April 16, 2018

A-1.1



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Project

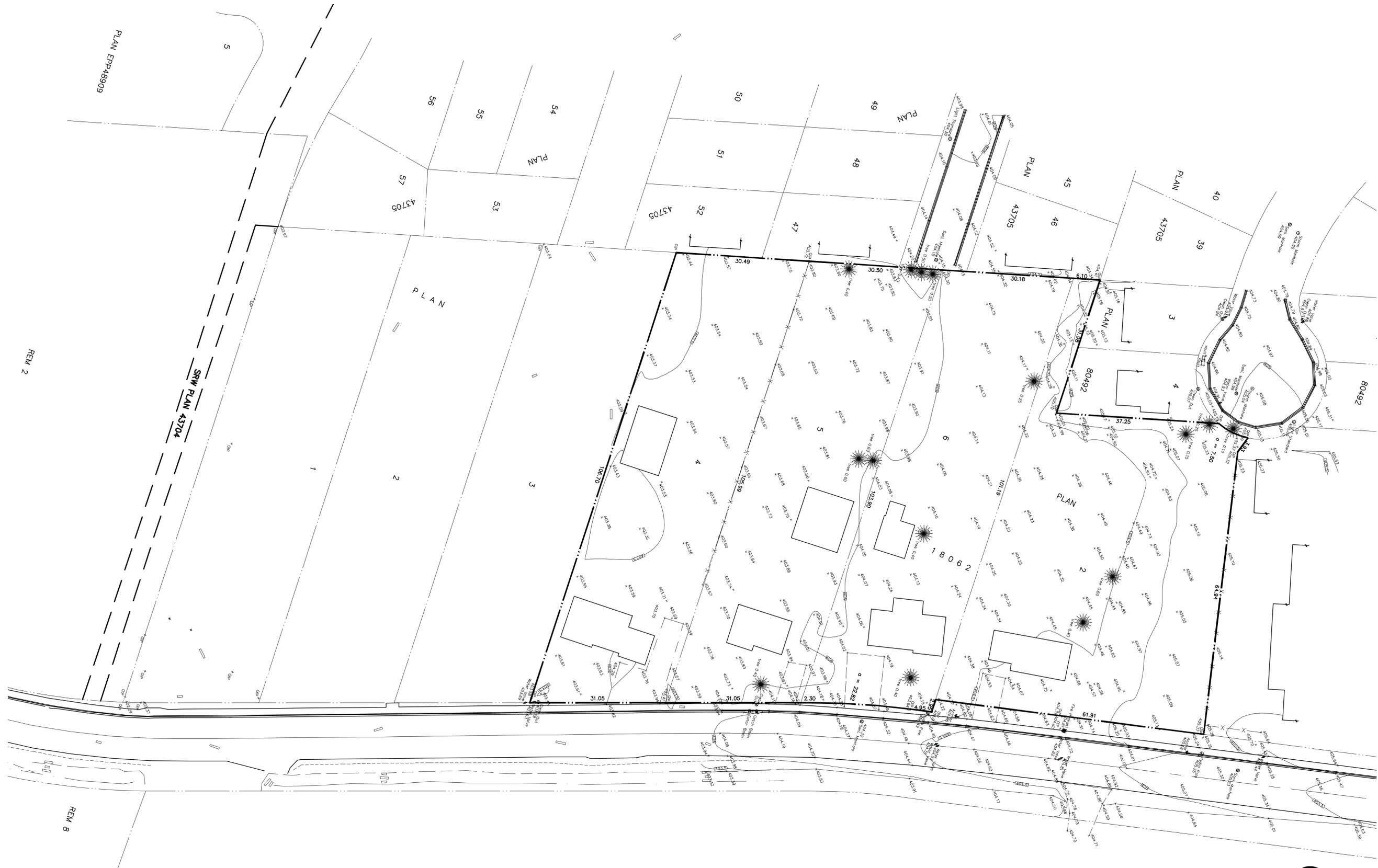
Glenpark Row 2

244, 252, 260, 268 Valley Road
Kelowna, BC

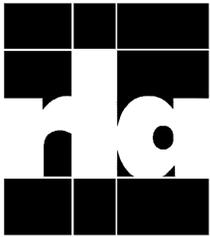
Lot 2, Sec 4, Township 23,
Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23,
and Of Sec 33, Township 26,
Plan 18062, ODYD

Survey Plan

1 = 400
April 16, 2018



A-1.2



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200-970 Homer St. Vancouver BC V6B2W7

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Revisions

April 16, 2018
Issued For Development Permit,
Rezoning and OCP Amendment

DESIGN RATIONALE

Introduction

1. The development site is at 244, 252, 260 and 268 Valley Road. It is a 3.3 acre, reasonably flat parcel that currently comprises 4 single-family lots.
2. It is located in an established community that is within close proximity to a retail village, a new sports complex and schools.
3. The site is located immediately to the North of VanMar Developments' existing 'Glenpark Row' project (which, for the purposes of this document, will be called Glenpark 1).
4. The Glenpark 2 project is intended to integrate into the existing Glenpark 1 project as a subsequent phase.
5. The intent is that Glenpark 1 and Glenpark 2 will function as a single townhouse community to be known collectively as 'Glenpark Row'.
6. Given its recent success with the nearby 'Drysdale Row' townhouse development project, VanMar Developments recognizes the opportunity to create a highly livable townhouse community that will contribute positively to the Glenmore community and appeal to a broad range of people, and particularly families with children.
7. Like Glenpark 1, the development proposal is in response to Council's priority to see more family-oriented housing, particularly 3-bedroom ground-oriented townhouses, in locations close to schools, shops and services.

Purpose of this document

8. 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

9. The site has an interesting locational context. It is within easy walking distance of everyday urban amenities (schools, shops, daycare and parks), while also being adjacent to farmland and orchards.
10. To the West of the development site is an attractive neighbourhood of single-family homes and duplexes accessed from Drysdale Boulevard.
11. 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.
12. 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 is operated by a long-term resident, Desmond Macmahon. Mr. Macmahon 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 amenities. The retail village area is within easy walking distance of the development site.
13. 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.

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 Glenpark Row community (ie. both Glenpark 1 and Glenpark 2) is provided from this new section of Glenpark Drive, and not from Valley Road or from Marigold Road or Zinnia Road.
 - f. That the development's landscape design responds appropriately to views put forward by Council regarding play areas for children.
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 77 townhouses organized in 13 separate buildings with an overall FAR of 0.80.
17. The community is predominantly oriented towards families with children. There are three types of townhouse unit. An A-type townhouse, a B-type townhouse and a C-type townhouse. All of the townhouses have:
 - a. 3 bedrooms
 - b. A den, which can also be converted into a 4th bedroom.
 - c. Parking for 2 cars (and we have also provided a good level of visitor parking around the site).
 - d. A balcony directly accessed from the principal living space.
 - e. A front yard garden area.
 - f. Approximately 1,500 sf of living space.
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 2 parking stalls. There are 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 access/exit on Marigold and Zinnia Roads. 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 or Zinnia Road, other than for Fire Truck emergency purposes.
 - b. **Outward-facing Design...**
The townhouses located parallel to Valley road have front doors directly facing Valley Road. This approach activates Valley Road and presents a welcoming face to the surrounding neighbourhood.
 - c. **Mews Courtyard...**
The townhouses on the interior of the community are organized around a 'mews courtyard' concept where front doors face a green area that is free from vehicles. We believe these courtyards provide an appealing amenity for all residents and foster an improved interaction between neighbours. They also allow a pleasant and social path network for walking around the community, well suited for residents wanting to take an evening stroll or walk their dog. Children's play areas and features are integrated into these courtyards.
 - d. **Sensitivity to the privacy of the neighbours to the West...**
The design of the project has attempted to be as sensitive as possible to the respecting the privacy of neighbouring homes to the West. Where possible, driveways separate townhouses from neighbouring properties. Setbacks are fully compliant and our landscape design seeks to use trees and planting to provide privacy buffers wherever possible.

ARCHITECTURAL EXPRESSION

21. The site has an interesting locational context. It is within easy walking distance of everyday urban amenities (schools, shops, daycare and parks), while also being adjacent to farmland and orchards. The architectural design is inspired by this locational context - being part urban and part rural. The townhouses will reflect this by having a contemporary architectural design that is evocative of the rural/agricultural history of the area.
22. The architectural expression of the A, B and C units is related and follows an integrated theme, but is also sufficiently differentiated to provide some variety.
23. Several colour variations for the building exteriors are used to create visual interest throughout the community.
24. The architectural design 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

25. To ensure that the Glenpark Row community (ie. both Glenpark 1 and Glenpark 2) feels livable and friendly, efforts have been made to reduce the overall perception of building mass through the following ideas:
 - a. The community is comprised of both A, B and C type townhouses which have different massing characteristics. This provides a variety of building form.
 - b. The townhouses on the interior of the community are arranged around mews courtyards which seek to create mini-neighbourhoods within the community.
 - c. The community has been arranged so that most blocks of buildings have no more than 6 townhouses.
 - d. The blocks of townhouse buildings facing onto Valley Road will have an integrated overall design but will be differentiated through colour and a variety of 'accent' materials to ensure visual interest along Valley Road.
 - e. The townhouses within each building block are 'articulated' through roof forms and a variety of window expressions.
 - f. 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 barriers.
 - g. Attention is paid to roof form and bay window elements to create 'strong corners', particularly at the most visible building ends.
 - h. 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.
26. The landscape design:
 - a. Is well integrated with the architectural design, and is mindful of the hot and dry Okanagan climate. The landscape design features canopy trees to reduce heat gain and, where possible (given regulations on fruit-bearing trees), these trees are evocative of the pear and apple orchard history of this part of Glenmore.
 - b. Will provide a pedestrian friendly boulevard treatment along Valley Road, achieved through the installation of deciduous shade trees and a turf boulevard.
 - c. Will introduce an element of public art to provide points of visual interest at various locations.
 - d. Will integrate children's play features into the courtyards.
 - e. Where possible trees and low level planting are introduced to complement and enhance the streetscape and delineate the public and private outdoor areas.

Client

Project

Glenpark Row 2

**244, 252, 260, 268 Valley Road
Kelowna, BC**

**Lot 2, Sec 4, Township 23,
Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23,
and Of Sec 33, Township 26,
Plan 18062, ODYD**

Design Rationale

April 16, 2018

A-1.3

The Zoning Analysis Table applies to all Rezoning and Development Permit applications for:

- ▶ Character Neighbourhood Permit
- ▶ Heritage Alteration Permit
- ▶ Carriage House/Two Dwelling Housing Permit
- ▶ Development Variance Permit
- ▶ Multi-unit Residential Permit (3+ units)
- ▶ Commercial Permit
- ▶ Industrial Permit
- ▶ Institutional Permit

This analysis table provides the applicant an opportunity to demonstrate how the proposal meets the regulations of the Zoning Bylaw 8000. Please refer to the Zoning Bylaw 8000 online at kelowna.ca/bylaws.

ALL MEASUREMENTS TO BE PROVIDED IN METRIC.

Site Details:	Zone Requirement	Proposal
Site Area (m ²)	RM 3	13,289.3 SM
Site Width (m)		154.08 M
Site Depth (m)		106.70 M
Site Coverage of Building(s) (%)	40%	39%
Site Coverage of buildings, driveways, and parking (%)	60%	44%

Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units		77 Townhomes
Floor Area (gross/net)	Net 10,631 SM	13,487 SM / 10,483 SM
Floor Area Ratio (FAR)	0.80	0.79
Building Height (stories/meters)	10 M or 3 Stories	3 Storeys
Building(s) Setbacks (m):		
Front	1.5 M East (Valley Road)	3.5 to 4.5 M East (Valley Road)
Side (include direction)	4.0 M South (adjacent to Glenpark 1 development)	4.0 M South (adjacent to Glenpark 1 development)
Side (include direction)	4.0 M North	4.0 M North
Rear	7.5 M West	7.5 M West
Number of Parking Stalls/Loading Spaces	165 Stalls (No Loading)	167 Stalls (No Loading)
Setbacks to Parking (m):		
Front		
Side (include direction)		
Side (include direction)		
Rear		
Drive Aisle Width (m)	6.0 M	6.1 M
Number of Bicycle Parking Spaces	8 Spaces	8 Spaces
Private Open Space Area	1,925 SM	2,111 SM (Includes balconies)

CRITERIA FOR A CARRIAGE HOUSE OR ACCESSORY DEVELOPMENT

	Development Regulations:	Zone Requirement	Proposal
	Maximum Total Site Coverage (buildings)		Not Applicable
	Maximum Total Site Coverage (buildings, driveways & parking)		
	Maximum Height		
	Minimum Front Yard		
	Minimum Side Yard (_____)		
	Minimum Side Yard (_____)		
	Minimum Rear Yard		
	Carriage House Regulations:	Requirement	Proposal
	Maximum Accessory Site Coverage	20%	Not Applicable
	Maximum Accessory Building Footprint	100 m ² (carriage house) 50 m ² (accessory buildings) 130 m ² (total)	
	Maximum Net Floor Area	100 m ²	
	Maximum Net Floor Area to Principal Building	75%	
	Maximum Accessory Site Coverage	14%	
	Maximum Accessory Building Footprint	90 m ²	
	Maximum Net Floor Area	90 m ²	
	Maximum Net Floor Area to Principal Building	75%	
	Maximum Upper Storey Floor Area to Building Footprint	75%	
	Maximum Height (to mid-point)	4.8 m	
	Maximum Height (to peak)	Peak of principal dwelling	
	Minimum Front Yard	To be in rear yard	
	Minimum Side Yard (_____)	2.0 m	
	Minimum Side Yard (_____)	4.5 m (flanking street)	
	Minimum Rear Yard	0.9 m	
	Minimum Rear Yard	1.5 m (to garage / carport) 2.0 m (no lane)	
	Minimum Distance to Principal Building	3.0 m	
	Other Regulations:		
	Minimum Parking Requirements	3 stalls	Not Applicable
	Minimum Private Open Space	30 m ² per dwelling	

NOTE: Additional analysis requirements may be required for individual zones within the Zoning Bylaw 8000.

Additional Information:

Development Statistics

Civic Address: 244, 252, 260 & 268 Valley Road, Kelowna BC

Legal Description: Lot 2, Section 4, Township 23, Plan EPP64488;
Lots 4, 5 & 6, Section 4, Township 23, and of Section 33, Township 26, Plan 18062, ODYD

Gross Site Area: 3.28 Acres 143,049.5 sf 13,289.3 SM

Zoning Classification: Rezoning from RR-3 to RM-3

Permitted FSR: 0.75 107,287 sf 9,967 SM
(Parking spaces screened from public view) 0.05 7,152 sf 664 SM

Proposed FSR: 0.80 114,440 sf 10,631 SM
0.79 Net 112,834 sf 10,482 SM

Permitted Site Coverage of Buildings: 40%
Proposed Site Coverage of Buildings (including decks): 39%

Permitted Site Coverage of Buildings, Decks, Driveway, Surface Parking: 60%
Proposed Site Coverage of Buildings, Decks, Driveway, Surface Parking: 44%

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

Permitted Setbacks:
Front - East (Valley Road) 1.5 M
Side - South (adjacent to Glenpark 1 development) 4.0 M
Rear - West 7.5 M
Side - North 4.0 M

Proposed Setbacks:
Front - East (Valley Road) 3.5 to 4.5 M ground oriented units facing street
Side - South (adjacent to Glenpark 1 development) 4.0 M
Rear - West 7.5 M
Side - North 4.0 M

Required Private Open Space Per Dwelling: 25 SM 269 sf (for dwellings more than one bedroom)
77 dwellings total 1,925 SM 20,721 sf

Proposed Private Open Space Per Dwelling (includes balconies): 2,111 SM 22,724 sf total for 77 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	150 sf	603 sf	655 sf	1,408 sf	28	39,424 sf	595 sf	51,884 sf	2 cars	0 car
A1 3 Bedrm	152 sf	651 sf	666 sf	1,469 sf	8	11,752 sf	629 sf	15,568 sf	2 cars	0 car
A2 3-Bedrm	152 sf	647 sf	661 sf	1,460 sf	8	11,680 sf	629 sf	15,496 sf	2 cars	0 car
B 3-Bedrm	245 sf	616 sf	630 sf	1,491 sf	23	34,293 sf	616 sf	42,826 sf	1 car	1 car
B1 3-Bedrm	247 sf	647 sf	662 sf	1,556 sf	9	14,004 sf	623 sf	17,388 sf	1 car	1 car
C 3 Bedrm	337 sf	672 sf	672 sf	1,681 sf	1	1,681 sf	672 sf	2,016 sf	1 car	1 car
Total					77 units	112,834 sf FSR Net		145,178 sf Gross		
						10,482 sm FSR		13,487 sm Gross		

Required Parking:
2 cars per residential unit 154 cars
1 visitor car per 7 dwelling units 11 cars

Total Required Parking 165 cars

Proposed Parking:
Double garages (Types A, A1, A2) 88 cars
Single garages (Types B, B1, C) 33 cars

Total in Garages 121 cars

Apron Parking (Types B, B1, C) 33 cars

Overall Residential Parking 154 cars
Visitor Parking 15 cars

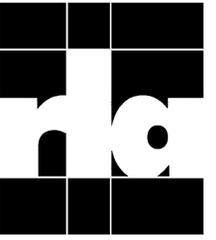
Total Provided Parking 169 cars

Required Bicycle Parking:
Class 2 0.1 per dwelling unit 8 spaces

Total required bicycle parking 8 spaces

Provided Bicycle Parking:
Class 2 8 spaces

Total Provided Bicycle Parking 8 spaces



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Revisions

April 16, 2018
Issued For Development Permit,
Rezoning and OCP Amendment

Client

Project

Glenpark Row 2

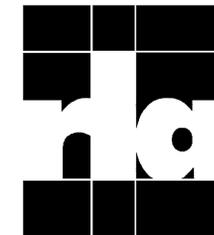
244, 252, 260, 268 Valley Road
Kelowna, BC

Lot 2, Sec 4, Township 23,
Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23,
and Of Sec 33, Township 26,
Plan 18062, ODYD

Development Summary &
Zoning Analysis Table

April 16, 2018

A-1.4



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Revisions
April 16, 2018
Issued For Development Permit,
Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
OCP18-0008
Z18-0042
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Client

Project

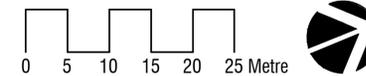
Glenpark Row 2

244, 252, 260, 268 Valley Road
Kelowna, BC

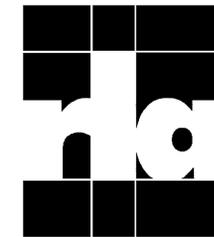
Lot 2, Sec 4, Township 23,
Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23,
and Of Sec 33, Township 26,
Plan 18062, ODYD

Site Plan

1 = 400
April 16, 2018



A-1.5



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Revisions
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SCHEDULE A
This forms part of application
OCP18-0008
Z18-0042
City of Kelowna
COMMUNITY PLANNING
Planner Initials LK



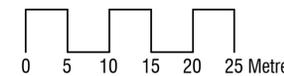
Client

Project

Glenpark Row 2
244, 252, 260, 268 Valley Road
Kelowna, BC
Lot 2, Sec 4, Township 23,
Plan EPP64488
Lots 4, 5 & 6, Sec 4, Township 23,
and Of Sec 33, Township 26,
Plan 18062, ODYD

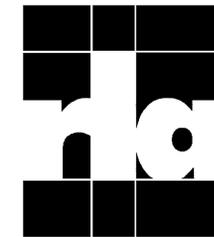
Phasing Plan

1 = 400
April 16, 2018



PLAN EPP16971
A

A-1.6



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Revisions
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Rezoning and OCP Amendment

SCHEDULE A
This forms part of application
OCP18-0008
Z18-0042
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

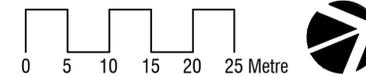
Client

Project

Glenpark Row 2
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Kelowna, BC
Lot 2, Sec 4, Township 23,
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Fire Fighting Access Plan

1 = 400
April 16, 2018



A-1.7



Typical Street Elevation - 4 Plex Building

SCALE: 3/16" = 1'-0"



Typical End Unit Elevation

SCALE: 3/8" = 1'-0"



Contemporary Residential "Farmhouse" Architecture

0 5 10 15 20 25 M



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
AMELANCHIER ALNIFOLIA	SASKATOON	50	4cm CAL./TREEFORM SHRUB
CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	14	6cm CAL.
FRAXINUS AMERICANA 'AUTUMN PURPLE'	PURPLE ASH	32	4cm CAL.
MALLUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	39	6cm CAL.
PRUNUS EMARGINATA	STERILE CHERRY	21	6cm CAL.
PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	33	6cm CAL.
SHRUBS			
BERBERIS THUNBERGI 'MONOMB'	CHERRY BOMB BARBERRY	248	#01 CONT. /1.2M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	248	#01 CONT. /1.2M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	158	#01 CONT. /1.5M O.C. SPACING
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	158	#01 CONT. /1.5M O.C. SPACING
SYRINGA 'MEYER' 'PALIBIN'	DWARF KOREAN LILAC	111	#01 CONT. /1.8M O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	111	#01 CONT. /1.8M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	183	#01 CONT. /0.75M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	125	#01 CONT. /0.9M O.C. SPACING
ECHINACEA 'MAGNUS SUPERIOR'	MAGNUS SUPERIOR CONEFLOWER	284	#01 CONT. /0.6M O.C. SPACING
ECHINOPSIS RITRO 'BLUE GLOW'	BLUE GLOW THISTLE	183	#01 CONT. /0.75M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	125	#01 CONT. /0.9M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	102	#01 CONT. /1.0M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	183	#01 CONT. /0.75M O.C. SPACING
MOLINIA ARUNDINACEA	TALL MOOR GRASS	70	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	183	#01 CONT. /0.75M O.C. SPACING
PANICUM VIRGATUM 'ROSTRALBUSCH'	RED SWITCH GRASS	102	#01 CONT. /1.0M O.C. SPACING
FENICESTIUM ALOPECUROIDES	FOUNTAIN GRASS	102	#01 CONT. /1.0M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	70	#01 CONT. /1.2M O.C. SPACING
RUIDECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	284	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	183	#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 B

This forms part of application
OCP18-0008
218-0042

Planner Initials: LK



PROJECT TITLE
GLENPARK II

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	18.04.16	Review
2		
3		
4		
5		

PROJECT NO: 18-029
DESIGN BY: FB
DRAWN BY: NG
CHECKED BY: FB
DATE: APR. 16, 2018
SCALE: 1:300

SEAL

DRAWING NUMBER
L1/1

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- ### NOTES
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.L.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.