

# Development Permit & Development Variance Permit DP19-0014 & DVP19-0015



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

**330 Valley Road, Kelowna, BC**

and legally known as

**a portion of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158)**

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 Council Decision:

Decision By: COUNCIL

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: RM3 – Low Density Multiple Housing

Future Land Use Designation: MRL – Multiple Unit Residential (Low Density)

## 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: Springdale Properties Ltd. Inc. No. BCo864963

Applicant: Ed Hall

Terry Barton  
Community Planning Department Manager  
Planning & Development Services

Date

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DP19-0014 & DVP19-0015		
Planner Initials	<b>AJ</b>	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

## 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

THAT Council authorizes the issuance of Development Permit No. DP19-0014 for a portion of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located at 330 Valley Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. 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;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0015 for a portion of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located at 330 Valley Road, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 13.9.6(e): RM3 – Low Density Multiple Housing Development Regulations**

To vary the required minimum south side yard from 4.0 m permitted to 3.1 m proposed.

**Section 13.9.6(f): RM3 – Low Density Multiple Housing Development Regulations**

To vary the required minimum rear yard from 7.5 m permitted to 3.0 m proposed.

This Development Permit is valid for two (2) years from the date of 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 **OR** certified cheque in the amount of **\$142,263.46**

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 CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

DRAFT



SCHEDULE A

This forms part of application  
# DP19-0014 & DVP19-001:

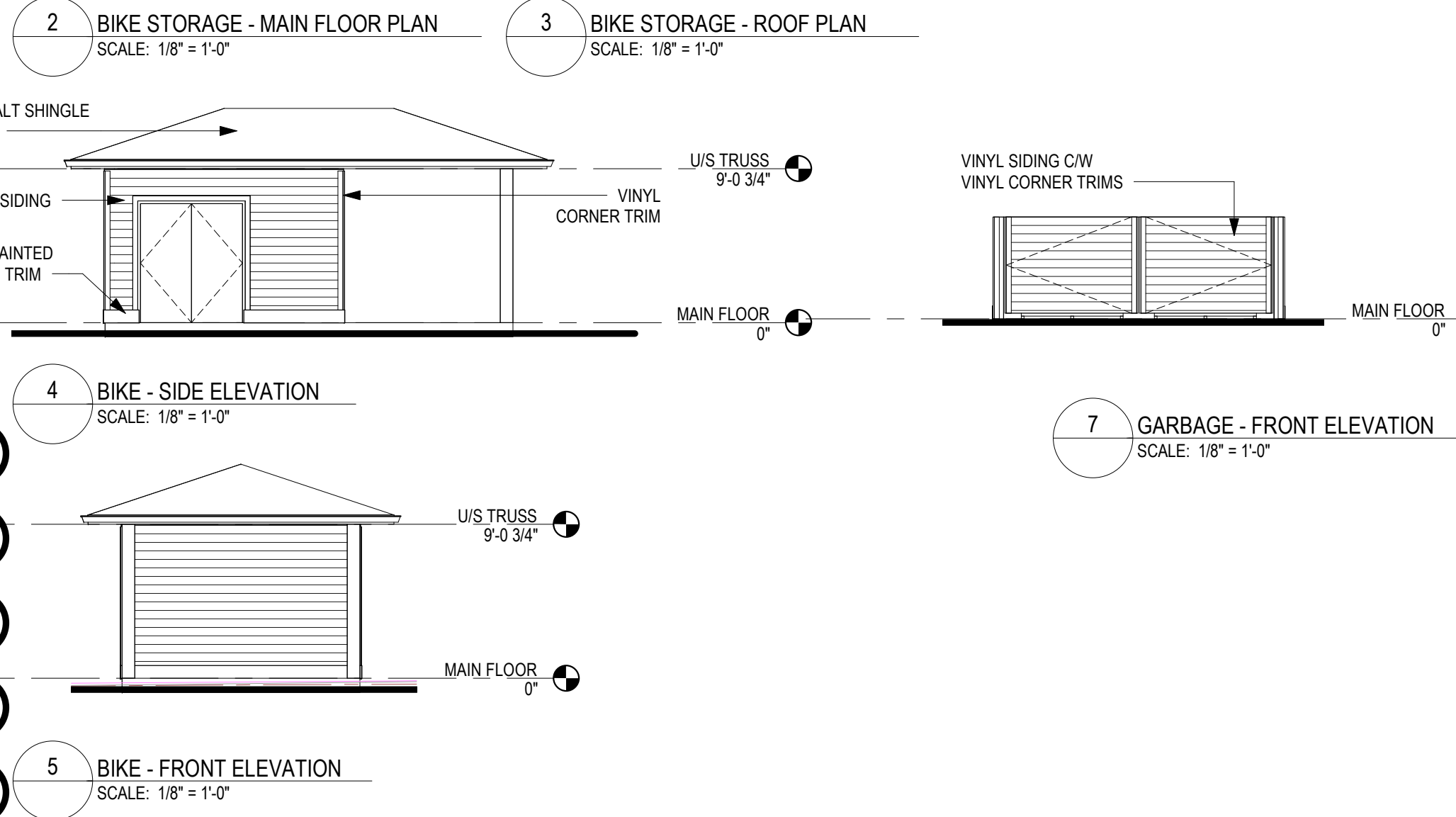
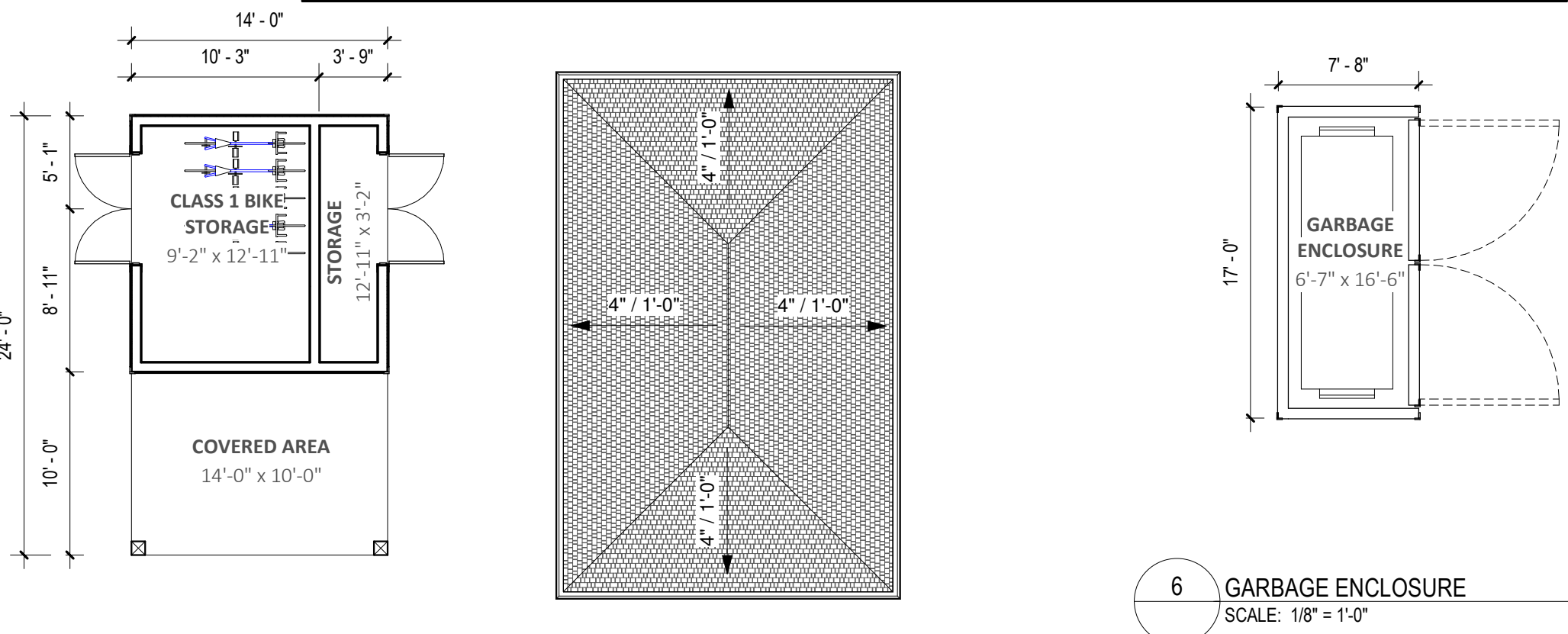
Planner Initials **AJ**  
City of Kelowna  
DEVELOPMENT PLANNING



PROJECT STATISTICS RM3

ADDRESS  
STREET ADDRESS - 330 VALLEY ROAD  
PROPERTY LEGAL INFORMATION - LOT 2, SEC 33, TP 26, ODD, PLAN 4043, EXCEPT PARCEL A (DD130155F AND PLAN B6158)  
ZONING  
EXISTING ZONING: A1 - AGRICULTURE 1  
PROPOSED ZONING: RM3 - LOW DENSITY MULTIPLE HOUSING  
ALLOWABLE USE: SUPPORTIVE HOUSING  
PROPOSED USE: SUPPORTIVE HOUSING

SORTING 2	ITEM	REQUIRED/ALLOWED	PROVIDED
1. PROPOSED SITE STATS			
	LOT AREA		6,767.8 m <sup>2</sup> (72,848.2 ft <sup>2</sup> )
	HEIGHT	3 STOREYS / (MAX) 10.0 m (32.8 ft)	2-3 STORY
	TOTAL DWELLING UNITS		30 UNITS
2. SETBACKS			
	FRONT YARD - VALLEY ROAD (EAST)		
	GROUND OREINTED HOUSING - FRONT DOOR FACING STREET	1.5m	N/A
	OTHER	4.5m	4.5m
	SIDE YARD (SOUTH)	4.0m	3.1m / 3.6m (VARIANCE REQ'D)
	FLANKING STREET - GLENPARK DR. (NORTH)		
	GROUND ORIENTED HOUSING - FRONT DOOR FACING STREET	1.5m	2.9m MIN.
	OTHER	4.5m	N/A
	REAR YARD (WEST)	7.5m	3.0m / 3.9m (VARIANCE REQ'D)
	ACCESSORY BUILDINGS (BIKE/STORAGE)	1.5m (REAR YARD)	3.3m
3. LANDSCAPE BUFFERS			
	FRONT YARD - VALLEY ROAD (EAST)	3.0 m (9.84 ft.) - LEVEL 3	3.0 m (9.84 ft.) - LEVEL 3
	SIDE YARD (SOUTH)	3.0 m (9.84 ft.) - LEVEL 3	3.0 m (9.84 ft.) - LEVEL 3
	FLANKING STREET - GLENPARK DR. (NORTH)	3.0 m (9.84 ft.) - LEVEL 2	3.0 m (9.84 ft.) - LEVEL 2
	REAR YARD (WEST)	3.0 m (9.84 ft.) - LEVEL 3	3.0 m (9.84 ft.) - LEVEL 3
4. FLOOR SPACE RATIO			
	FLOOR AREA RATIO	0.75	0.47
	LOT AREA		6,767.8 m <sup>2</sup> (72,848.2 ft <sup>2</sup> )
	FLOOR AREA (NET)		3,189.8 m <sup>2</sup> (34,335.05 ft <sup>2</sup> )
5. BUILDING SITE COVERAGE			
	MAX BUILDING SITE COVERAGE	(MAX) 40%	26%
	MAX BUILDING FOOT PRINT AREA	(MAX) 2,707.1 m <sup>2</sup> (29,139.2 ft <sup>2</sup> )	1,789.7 m <sup>2</sup> (19,264.48 ft <sup>2</sup> )
	MAX BUILDING SITE COVERAGE (BLDGS, DRIVES & PARKING)	(MAX) 60%	44.5%
	MAX BUILDING FOOT PRINT AREA, DRIVES + PARKING	(MAX) 4,060.6 m <sup>2</sup> (43,708.9 ft <sup>2</sup> )	3,015.1 m <sup>2</sup> (32,454.48 ft <sup>2</sup> )
6. PARKING			
	SUPPORTIVE HOUSING - 1 STALL/3 DWELLING UNITS = 10 STALLS REQ'D		
	ABOVE GROUND PARKING		33
	HANDICAP PARKING	1	2
	STAFF PARKING	0	4
	TOTAL PARKING STALLS REQUIRED/PROVIDED	10	33
7. DENSITY			
	UNITS		32 UNITS
8. PRIVATE OPEN SPACE			
	1 BEDROOM UNIT	15sm	>15sm
	2 BEDROOM UNIT	25sm	>25sm
	3 BEDROOM UNIT	25sm	>25sm
	4 BEDROOM UNIT	25sm	>25sm



UNIT SUMMARY			
UNIT TYPE	NUMBER OF BEDROOMS	UNIT AREA	NUMBER OF UNITS
UNIT TYPE A1	4 BED	1289 SF	4
UNIT TYPE A2	2 BED	947 SF	4
UNIT TYPE B1	2 BED	980 SF	10
UNIT TYPE B2	3 BED	1460 SF	10
UNIT TYPE C1	1 BED	535 SF	1
UNIT TYPE C2	1 BED	537 SF	1
UNIT TYPE C3	1 BED	690 SF	1
UNIT TYPE C4	1 BED	646 SF	1
Grand total			32

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CONSULTANT

NO	REV	ISSUE	DATE
1	A	ISSUED FOR DEVELOPMENT PERMIT	2019/12/14
2	B	REISSUED FOR DEVELOPMENT PERMIT	2019/04/10
3		DEVELOPMENT PERMIT AMENDMENT	2019/09/26

PROJECT TITLE

THE COTTAGES ON  
GLENPARK

DRAWING TITLE

SITE PLAN

PROJECT: 18255  
SCALE: As indicated  
DRAWN BY: HK  
CHECKED BY: WN  
DRAWING:

A101C



## A

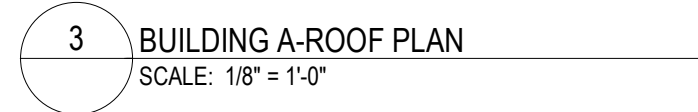
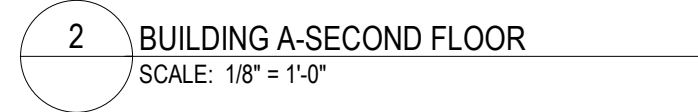
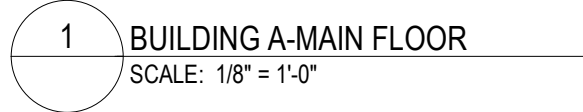
# DP19-0014 & DVP19-0014



City of Kelowna  
DEVELOPMENT PLANNING

Planner  
Initials

AJ



UNIT SUMMARY			
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UNIT TYPE A1	4 BED	1289 SF	4
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UNIT TYPE B1	2 BED	980 SF	10
UNIT TYPE B2	3 BED	1460 SF	10
UNIT TYPE C1	1 BED	535 SF	1
UNIT TYPE C2	1 BED	537 SF	1
UNIT TYPE C3	1 BED	690 SF	1
UNIT TYPE C4	1 BED	646 SF	1
Grand total			32

**MCQ**  
**ARCHITECTS**

#100 – 3313 32nd Avenue, Vernon, BC V1T 2M7  
T: 250-542-1199  
[www.mcq.ca](http://www.mcq.ca)

SEAL

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PROJECT TITLE

# THE COTTAGES ON GLENPARK

VALLEY RD. & GLENPARK DR.  
KELOWNA, BC

DRAWING TITLE

# BUILDING A PLANS

PROJECT: 18255

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

DRAWN BY: HK

### DRAWING

# A201C

## A

# DP19-0014 & DVP19-0014

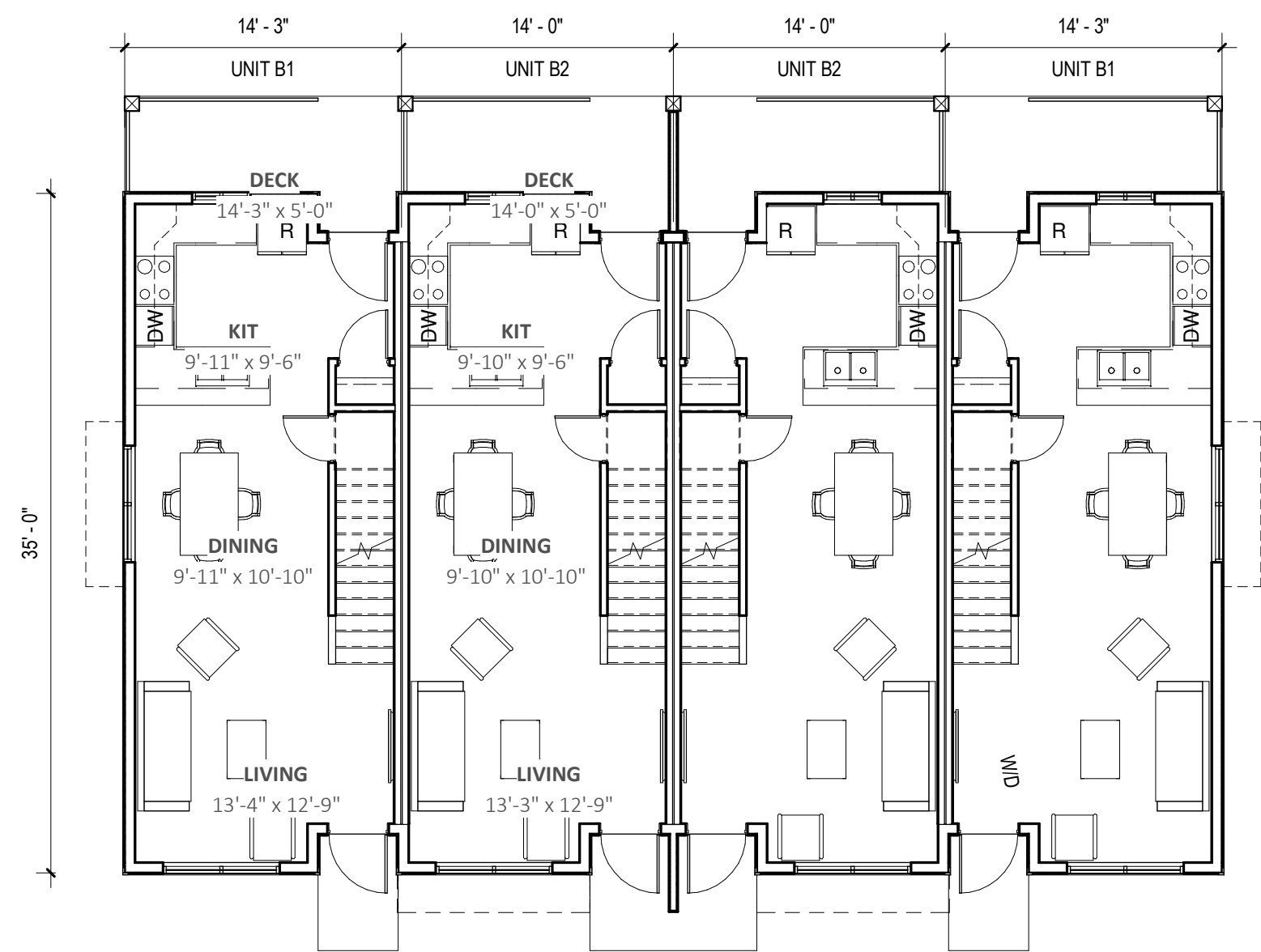


City of Kelowna  
DEVELOPMENT PLANNING

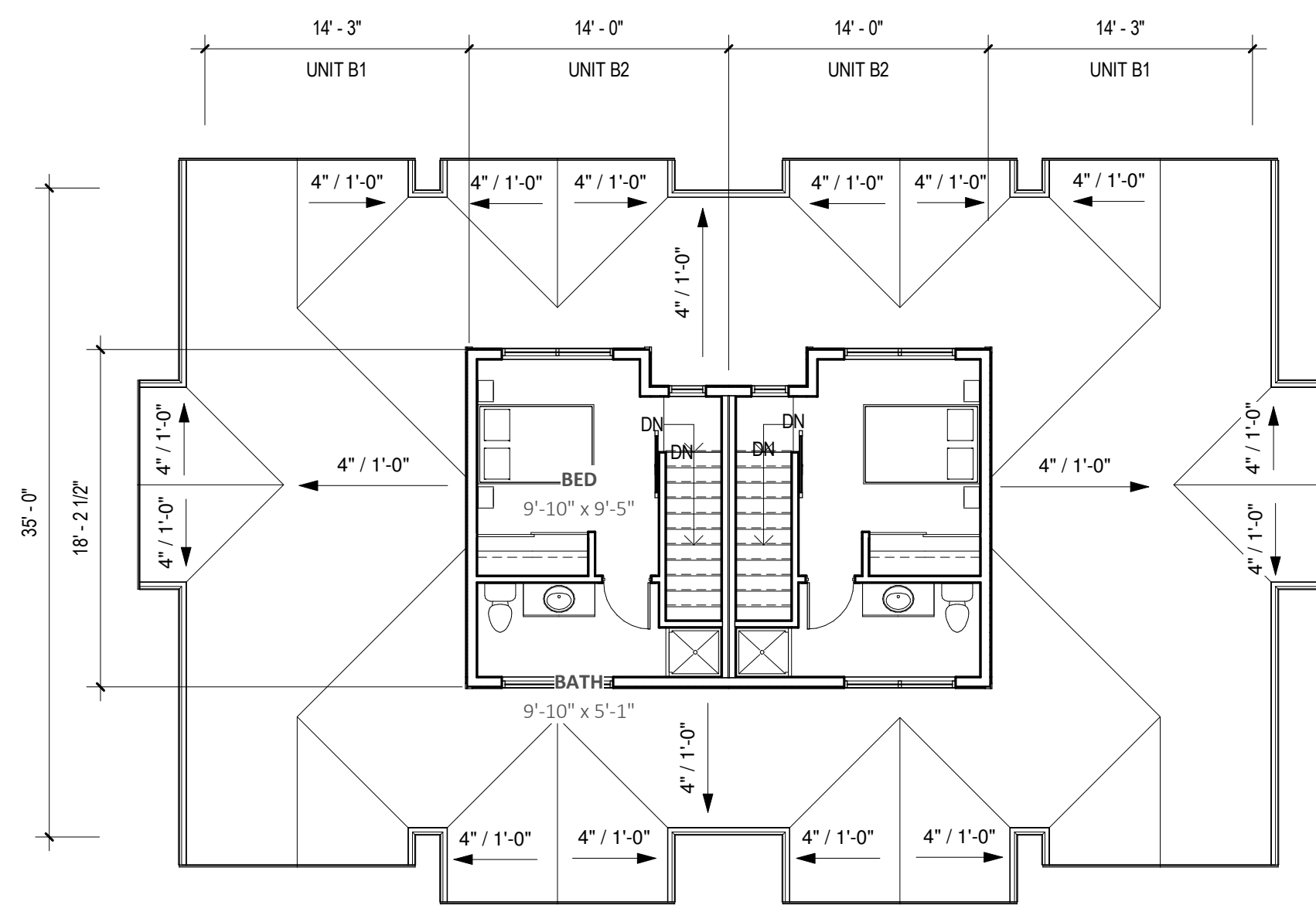
Planner  
Initials

AJ

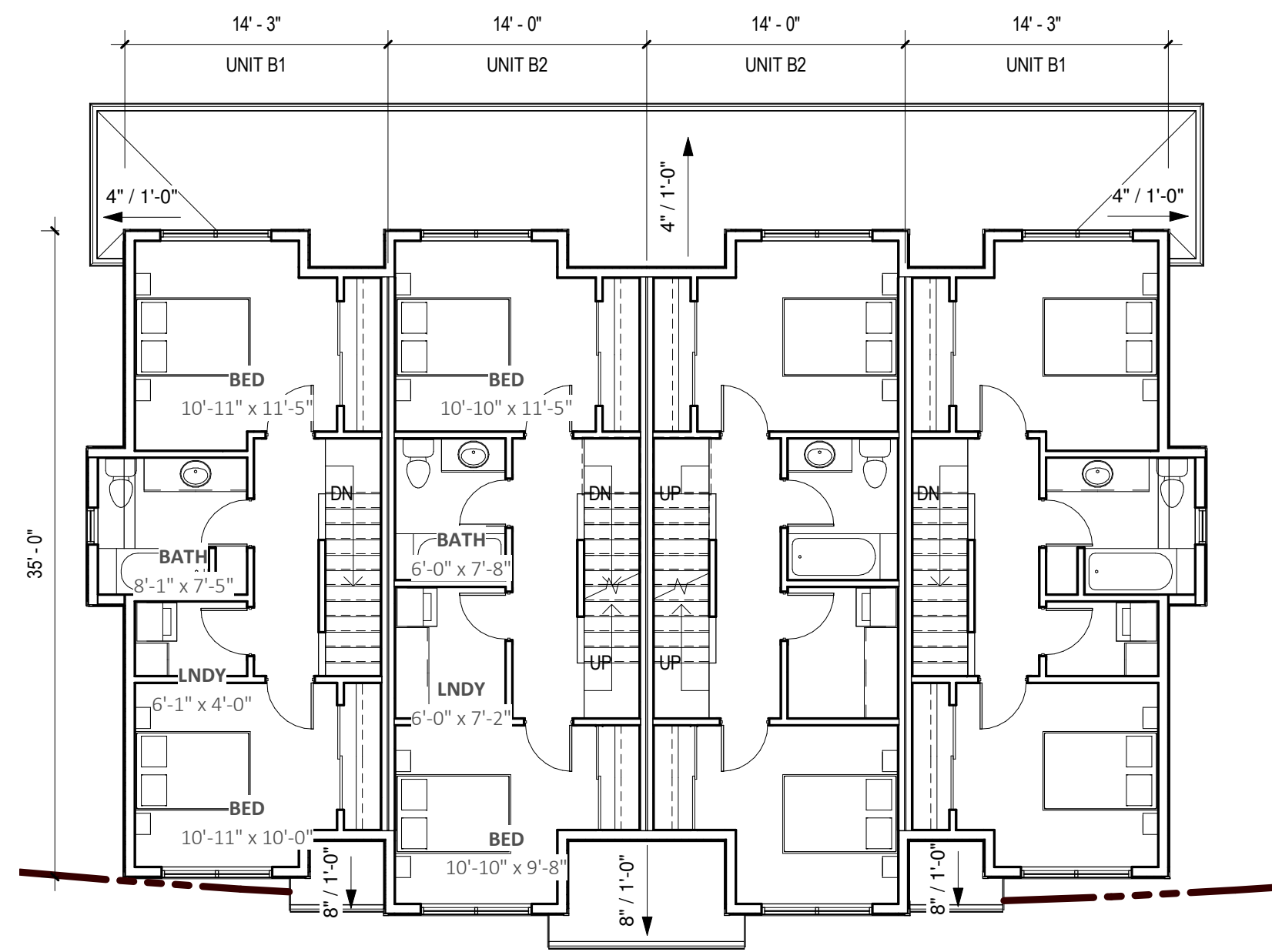
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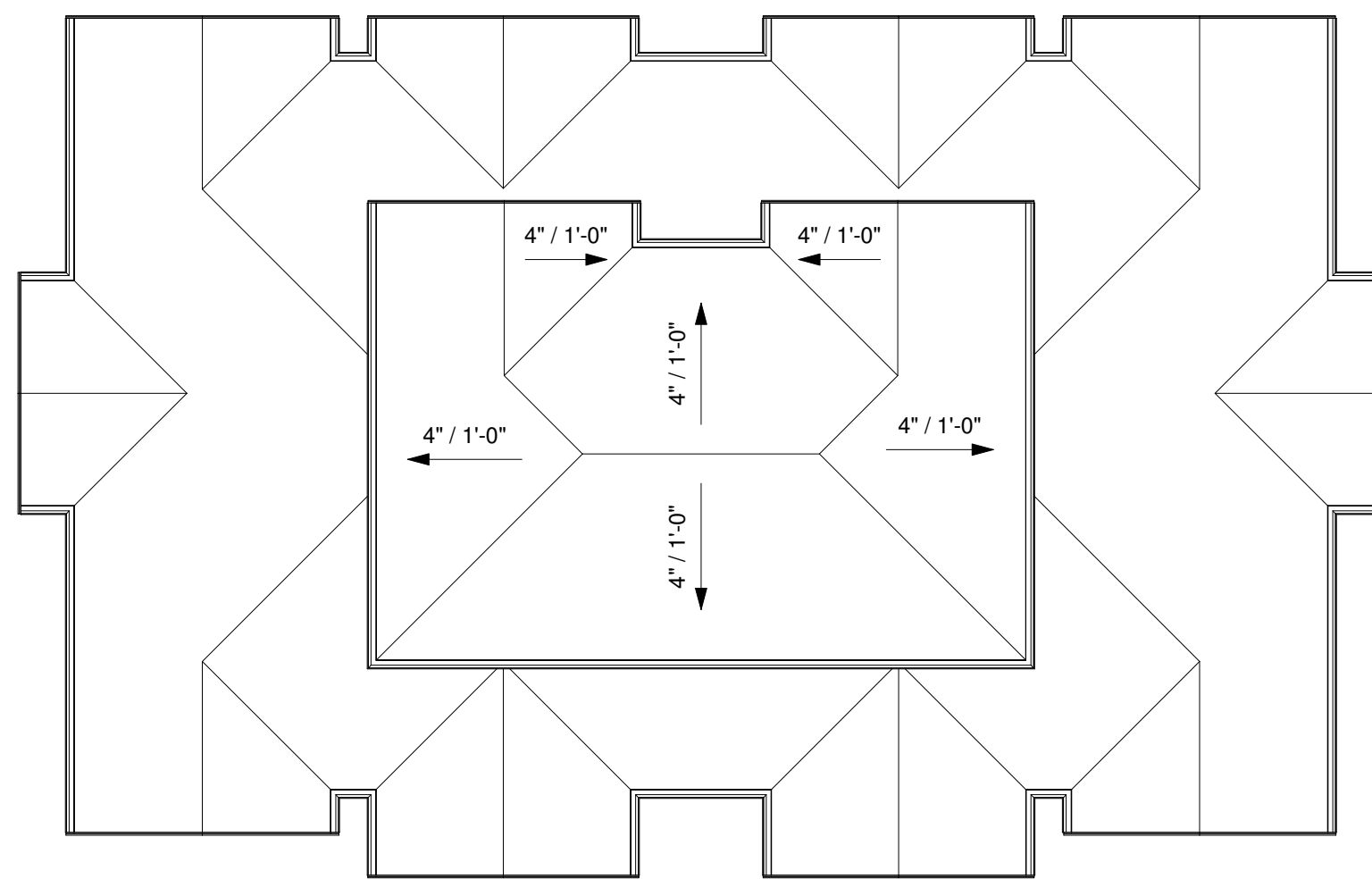
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3 BUILDING B-THIRD FLOOR  
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1 BUILDING B-SECOND FLOOR  
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4 BUILDING B-ROOF PLAN  
SCALE: 1/8" = 1'-0"

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UNIT TYPE C3	1 BED	690 SF	1
UNIT TYPE C4	1 BED	646 SF	1
Grand total			32

**MQN**  
**ARCHITECTS**

#100 – 3313 32nd Avenue, Vernon, BC V1T 2M7  
www.mqn.ca  
T: 250-542-1199

SEAL

CONSULTANT

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PROJECT TITLE

# THE COTTAGES ON GLENPARK

VALLEY RD. & GLENPARK DR.  
KELOWNA, BC

DRAWING TITLE

# BUILDING B PLANS

PROJECT: 18255

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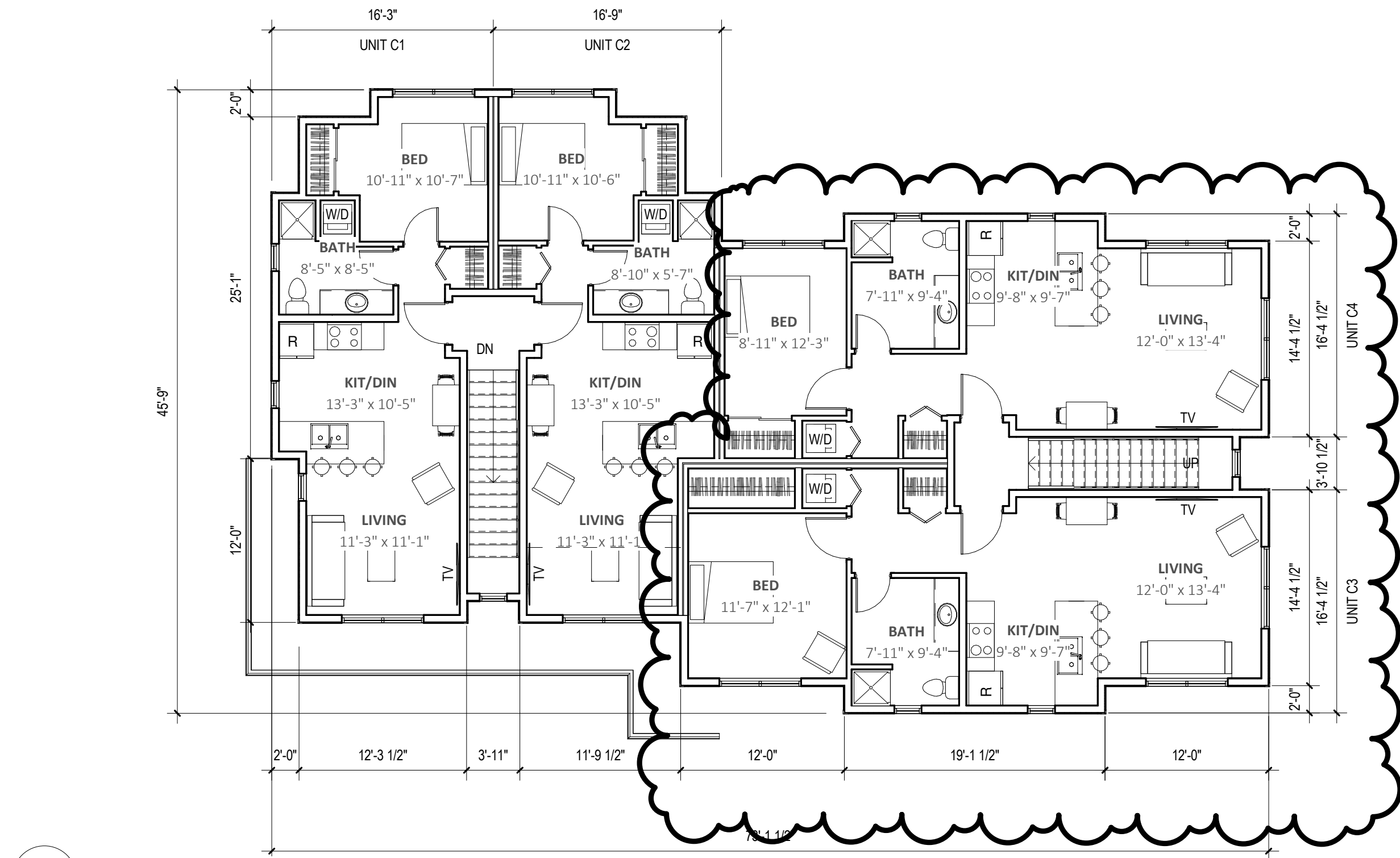
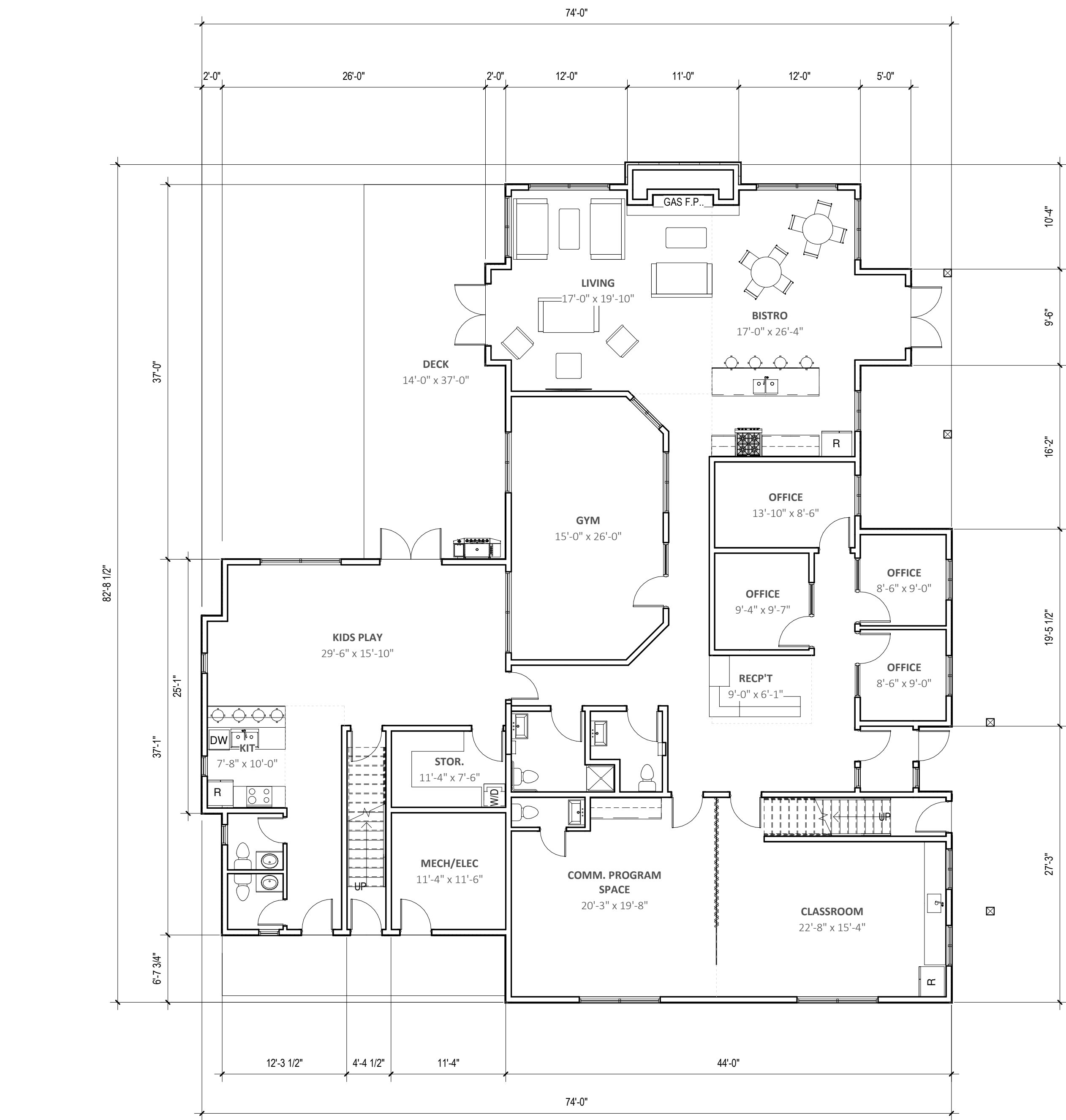
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### DRAWING

# A202C



P:\2018\18254 - Regency Retirement Residences - Valleywood\21 Drawings\1 - Concept Working Drawings\18254-Site\2.rvt



## SCHEDULE

A

This forms part of application  
# DP19-0014 & DVP19-0014

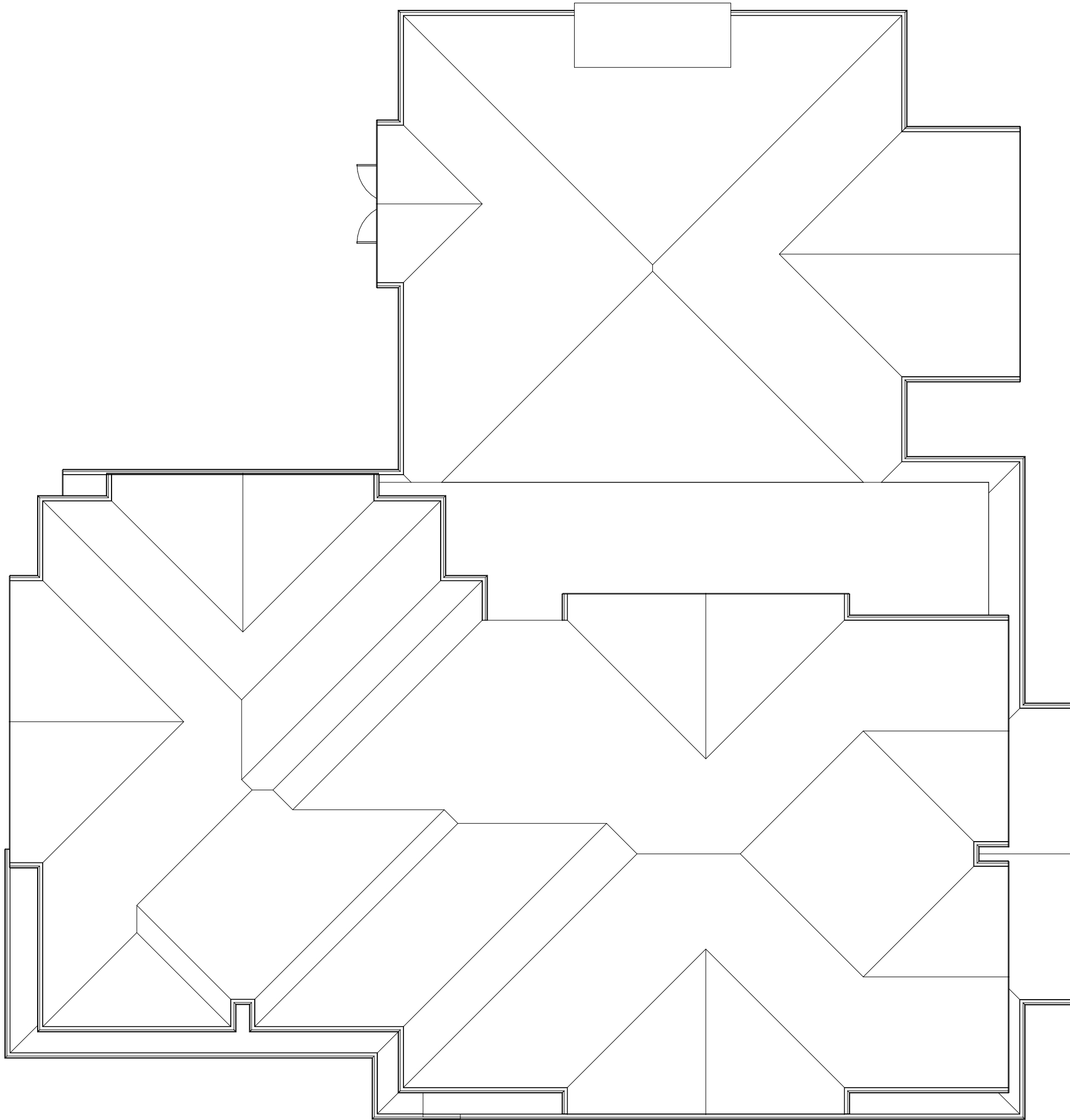
Planner  
Initials

AJ

City of  
**Kelowna**  
DEVELOPMENT PLANNING



UNIT SUMMARY			
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UNIT TYPE B2	3 BED	1460 SF	10
UNIT TYPE C1	1 BED	535 SF	1
UNIT TYPE C2	1 BED	537 SF	1
UNIT TYPE C3	1 BED	690 SF	1
UNIT TYPE C4	1 BED	646 SF	1
Grand total			32



3 BUILDING C-ROOF PLAN  
SCALE: 1/8" = 1'-0"

**IMQ**  
**N ARCHITECTS**  
#100 - 3919 29th Avenue, Vernon, BC V1T 2M7  
T: 250-562-1199  
www.imqn.ca

SEAL

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YYYYMMDD	ISSUE
2019/12/14	2019/09/26

NO. REV. 1 A  
ISSUED FOR DEVELOPMENT PERMIT  
DEVELOPMENT PERMIT AMENDMENT

PROJECT TITLE

THE COTTAGES ON  
GLENPARK  
VALLEY RD. & GLENPARK DR.  
KELOWNA, BC

DRAWING TITLE

BUILDING C PLANS

PROJECT: 18255  
SCALE: 1/8" = 1'-0"  
DRAWN BY: HK  
CHECKED BY: WN  
DRAWING:

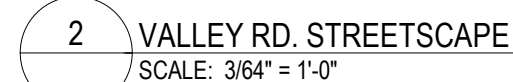
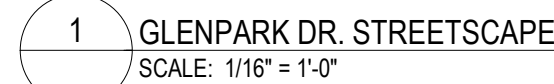
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## B

# DP19-0014 & DVP19-0015



AJ



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PROJECT TITLE

# THE COTTAGES ON GLENPARK

VALLEY RD. & GLENPARK DR.  
KELOWNA, BC

DRAWING TITLE

GLENPARK DR. /  
VALLEY RD.  
STREETSCAPES

PROJECT:	18255
SCALE:	As indicated
DRAWN BY:	HK
CHECKED BY:	WN

## DRAWING

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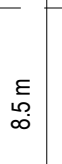


## B



AJ

City of Kelowna  
DEVELOPMENT PLANNING



BUILDING B FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



BUILDING B REAR ELEVATION  
SCALE: 1/8" = 1'-0"



BUILDING B VIEW 1 - FRONT  
SCALE:



**BUILDING B SIDE ELEVATION 1**  
SCALE: 1/8" = 1'-0"



BUILDING B SIDE ELEVATION 2  
SCALE: 1/8" = 1'-0"



## EXTERIOR FINISHES

- 1

HORIZONTAL VINYL SIDING - GENTEK - CANYON CLAY

2

CULTURED STONE - BUCKS COUNTRY DRESSED  
FIELD STONE & LEDGER STONE MIXED  
FIELDSTONE

3

ASPHALT SHINGLES - RUSTIC BLACK

4

VINYL WINDOWS COLOUR WHITE

5

VINYL SHAKES - GENTEK - CANYON CLAY

 $\triangle$ 

PREFINISHED ALUM. RAILING - WHITE

MQN

#100 – 3313 32nd Avenue, Vernon, BC V1T 2M7  
T: 250-542-1199  
[www.mqn.ca](http://www.mqn.ca)

SEARCH

CONSULTANT

YYYY/MM/DD
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JE

NO. REV.

PROJECT TITLE

THE COTTAGES ON  
GLENPARK

VALLEY RD. & GLENPARK DR.  
KELOWNA, BC

DRAWING TITLE

# BUILDING B ELEVATIONS

PROJECT:	18255
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SCALE:  $1/8" = 1'-0"$

DRAWN BY:	HK
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CHECKED BY:	WN
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DRAWING:

A402C



SCHEDULE

B

This forms part of application

# DP19-0014 & DVP19-001:

Planner  
Initials

AJ

City of  
Kelowna

DEVELOPMENT PLANNING



1 BUILDING A FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



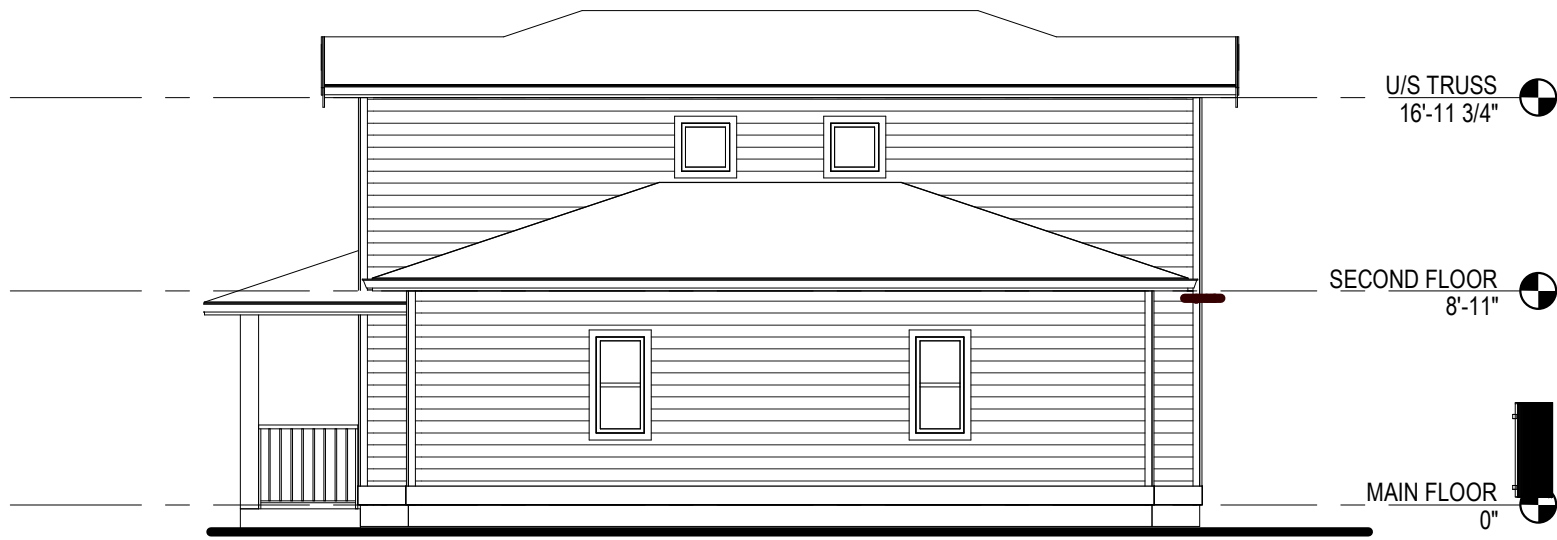
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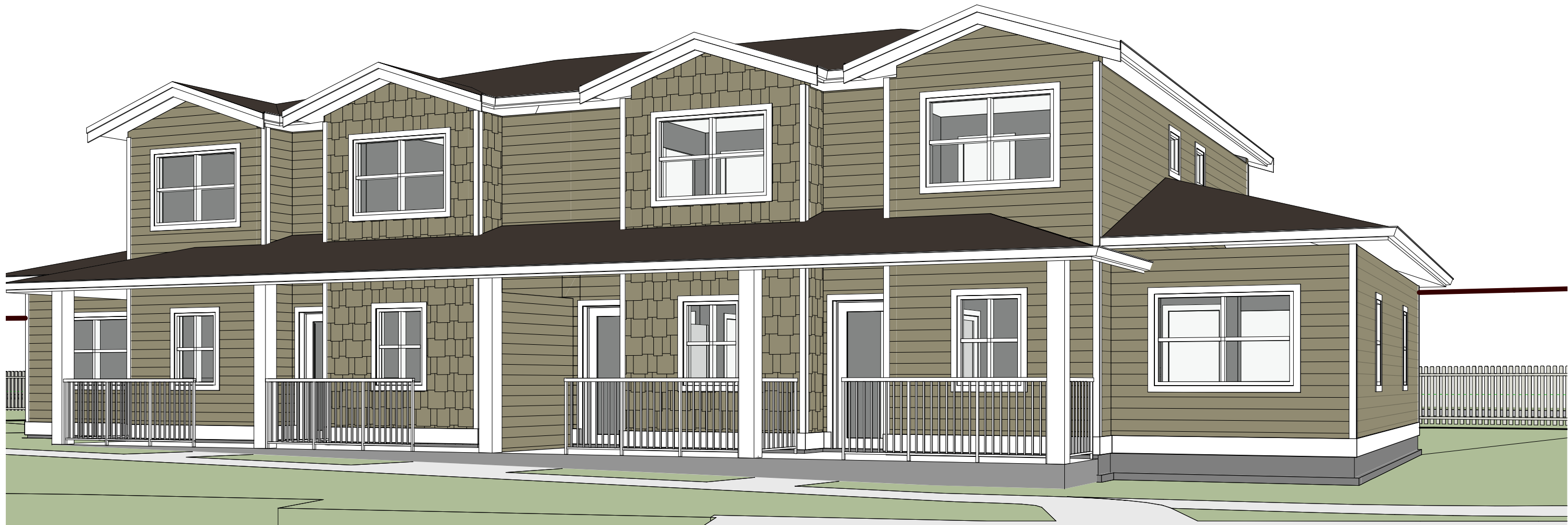
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SCALE:



2 BUILDING A SIDE ELEVATION 1  
SCALE: 1/8" = 1'-0"



4 BUILDING A SIDE ELEVATION 2  
SCALE: 1/8" = 1'-0"



6 BUILDING A VIEW 2 - REAR  
SCALE:

- EXTERIOR FINISHES
- 1

HORIZONTAL VINYL SIDING - GENTEK - CANYON CLAY

2

CULTURED STONE - BUCKS COUNTRY DRESSED FIELD STONE & LEDGER STONE MIXED FIELDSTONE

3

ASPHALT SHINGLES - RUSTIC BLACK

4

VINYL WINDOWS COLOUR WHITE

5

VINYL SHAKES - GENTEK - CANYON CLAY

6

PREFINISHED ALUM. RAILING - WHITE

IMQNA

ARCHITECTS

#100 - 3919 29th Avenue, Vernon, BC V1T 2M7  
T: 250-542-1199  
www.imqna.ca

SEAL

CONSULTANT

YYYYMMDD

2019/12/14

NO REV

ISSUE

1

A

ISSUED FOR DEVELOPMENT PERMIT

PROJECT TITLE

THE COTTAGES ON  
GLENPARK

VALLEY RD. & GLENPARK DR.  
KELOWNA, BC

DRAWING TITLE

BUILDING A  
ELEVATIONS

PROJECT:

18255

SCALE:

1/8" = 1'-0"

DRAWN BY:

HK

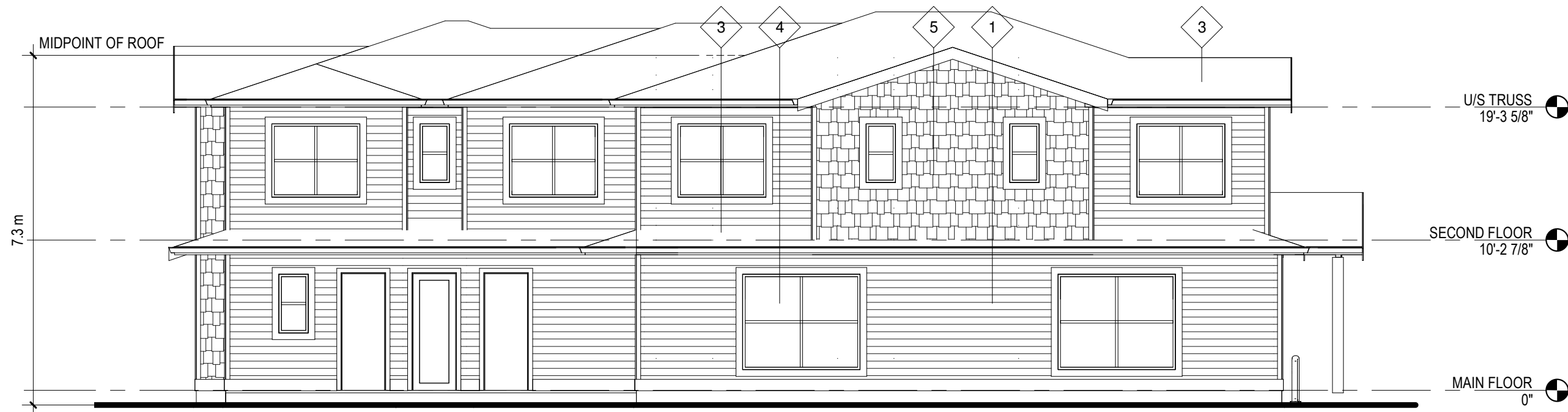
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DRAWING:

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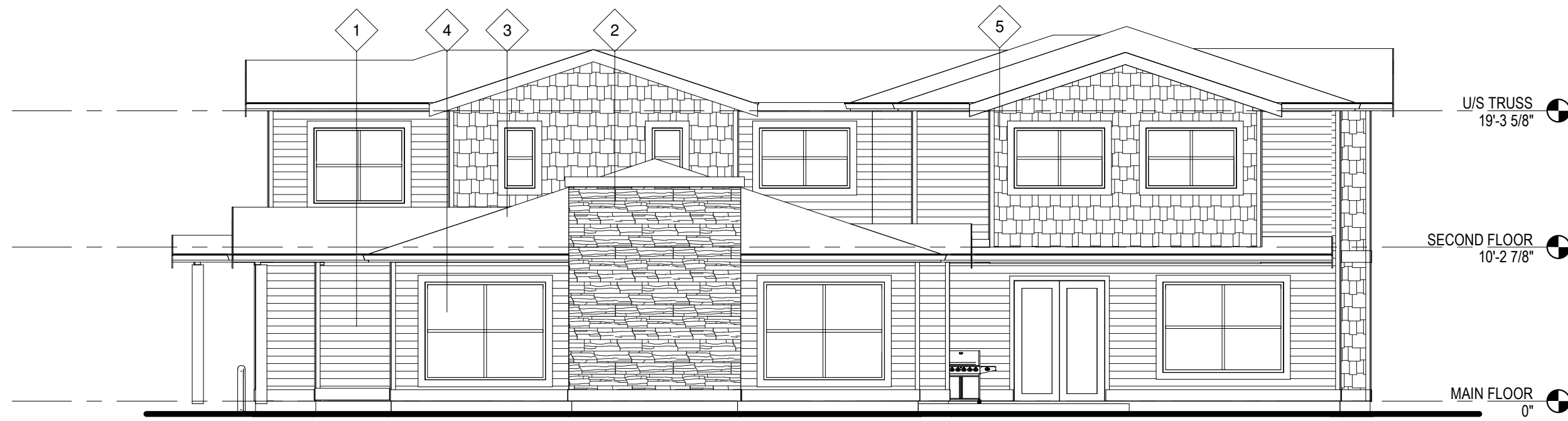




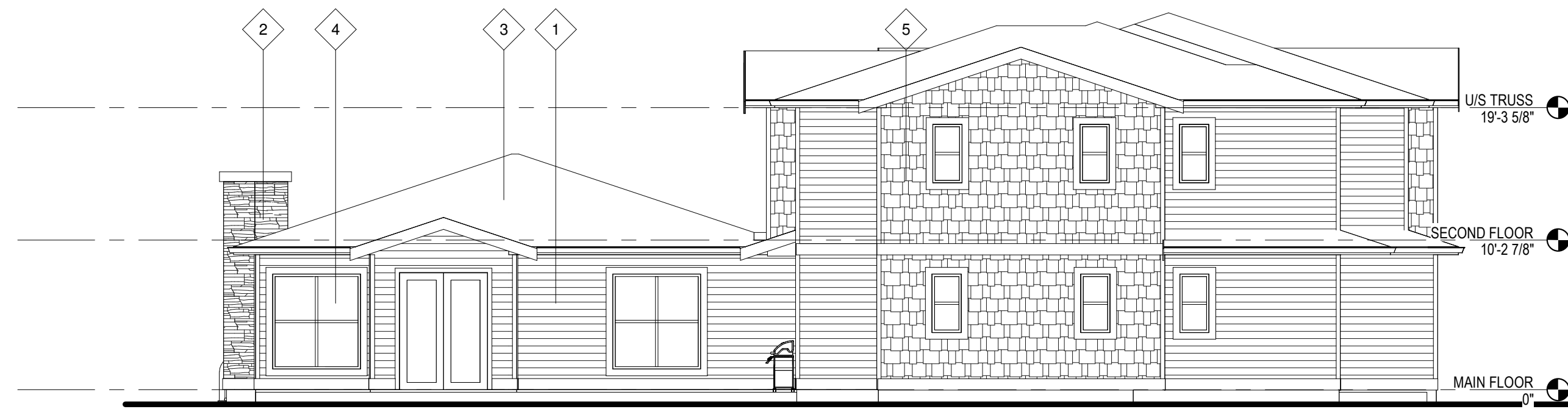
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2 BUILDING C NORTH ELEVATION  
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3 BUILDING C WEST ELEVATION  
SCALE: 1/8" = 1'-0"



4 BUILDING C SOUTH ELEVATION  
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## SCHEDULE

B

This forms part of application  
# DP19-0014 & DVP19-0014

Planner  
Initials

AJ

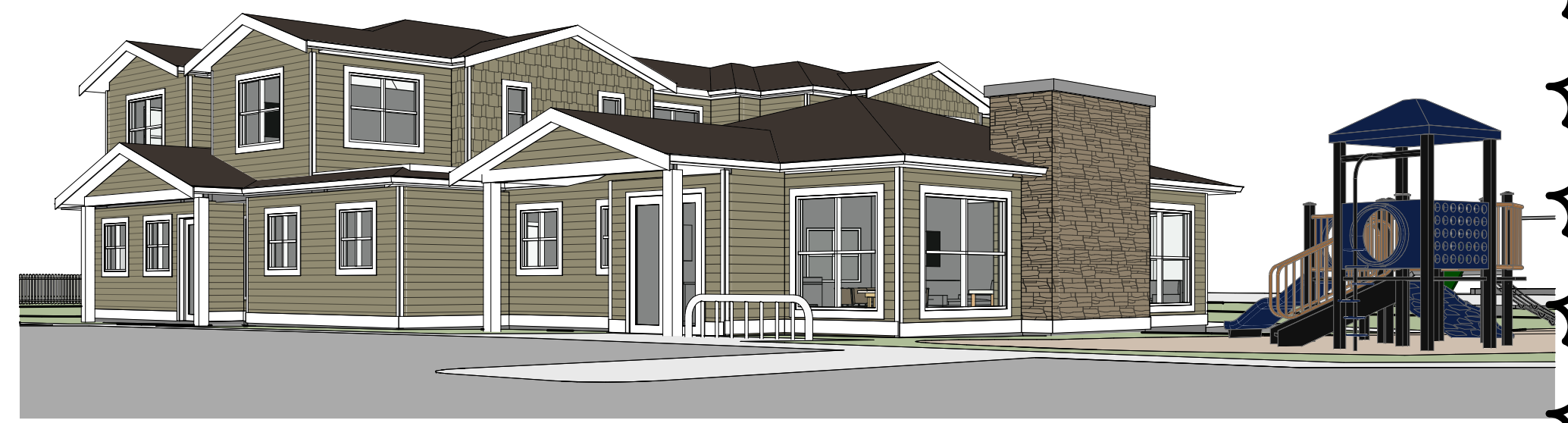
City of  
**Kelowna**  
DEVELOPMENT PLANNING



5 BUILDING C NORTH-EAST CORNER  
SCALE:



6 BUILDING C - SOUTH EAST CORNER  
SCALE:



7 BUILDING C - NORTH WEST CORNER  
SCALE:

### EXTERIOR FINISHES

- 1 HORIZONTAL VINYL SIDING - GENTEK - CANYON CLAY
- 2 CULTURED STONE - BUCKS COUNTRY DRESSED FIELD STONE & LEDGER STONE MIXED FIELDSTONE
- 3 ASPHALT SHINGLES - RUSTIC BLACK
- 4 VINYL WINDOWS COLOUR WHITE
- 5 VINYL SHAKES - GENTEK - CANYON CLAY
- 6 PREFINISHED ALUM. RAILING - WHITE

SEAL

CONSULTANT

NO	REV	ISSUE	DATE
1	A	ISSUED FOR DEVELOPMENT PERMIT	2019/12/14
2		DEVELOPMENT PERMIT AMENDMENT	2019/09/26

PROJECT TITLE

THE COTTAGES ON  
GLENPARK

VALLEY RD. & GLENPARK DR.  
KELOWNA, BC

DRAWING TITLE

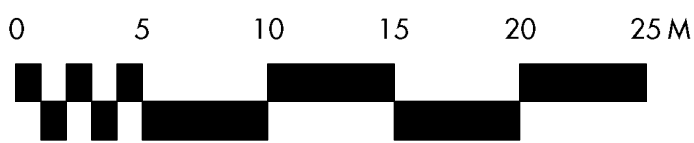
BUILDING C  
ELEVATIONS

PROJECT: 18255  
SCALE: 1/8" = 1'-0"  
DRAWN BY: HK  
CHECKED BY: WN

DRAWING:

A403C





## SCHEDULE C

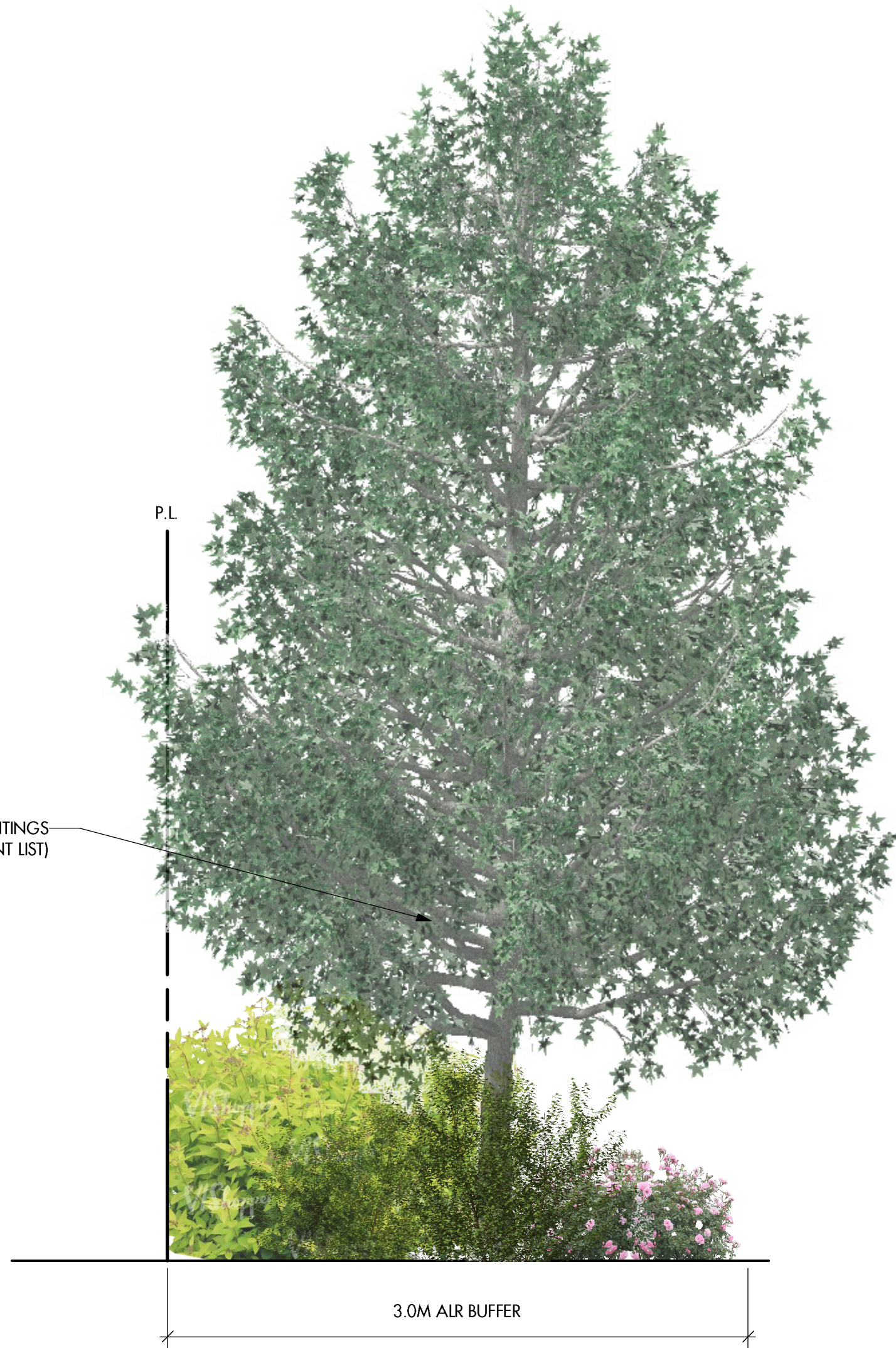
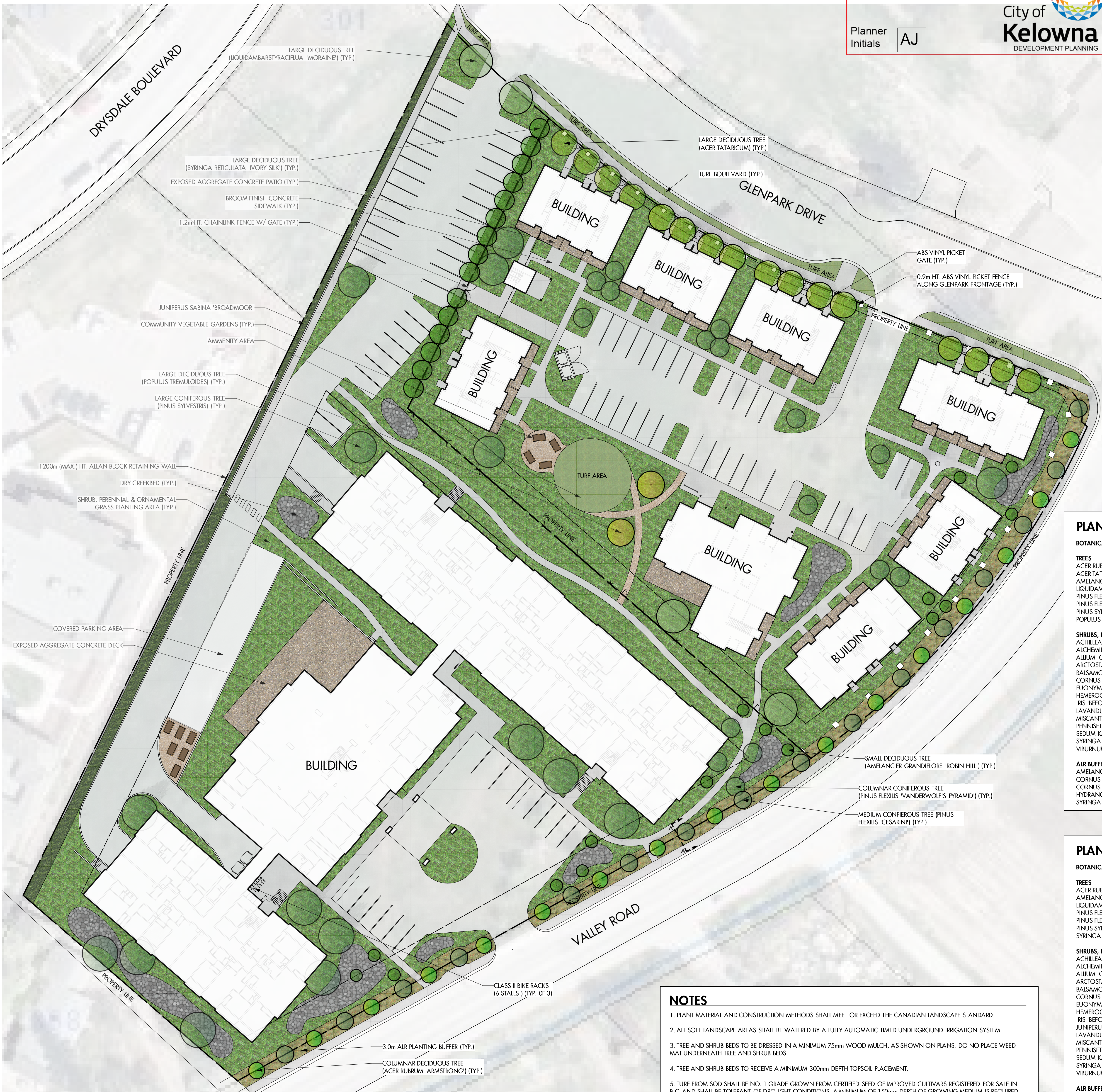
This forms part of application  
# DP19-0014 & DVP19-0014

Planner  
Initials AJ



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

303 - 590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
www.outlanddesign.ca



ALR LANDSCAPE BUFFER - SECTION A-A  
SCALE 1:25

### PLANT LIST - COTTAGES/SUPPORTIVE HOUSING

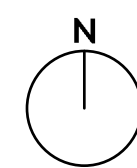
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<strong>TREES</strong>			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	7	6cm CAL
ACER TATARICUM	TATARIAN MAPLE	16	6cm CAL
AMELANCHIER GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	4	6cm CAL
LIQUIDAMBAR STYRACIFLUA 'MORAIN'	MORAIN SWEET GUM	2	6cm CAL
PINUS FLEXILIS 'CESARINI'	BLUE LIMBER PINE	7	2m HT
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL PINE	12	2m HT
PINUS SYLVESTRIS	SCOTCH PINE	4	2m HT
POPULUS TREMULOIDES	TREMBLING ASPEN	2	6cm CAL
<strong>SHRUBS, PERENNIALS, &amp; ORNAMENTAL GRASSES</strong>			
ACHILLEA MILLERFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	45	#01 CONT. /0.75M O.C. SPACING
ALCHEMILLA MOJUS	LADY'S MANTLE	70	#01 CONT. /0.6M O.C. SPACING
ALLIUM 'GLOBEMASTER'	GLOBEMASTER ORNAMENTAL ONION	70	#01 CONT. /0.6M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINKIKNICK	45	#01 CONT. /0.75M O.C. SPACING
BALSAMORHIZA SAGITTATA	ARROWLEAF BALSAMROOT	70	#01 CONT. /0.6M O.C. SPACING
CORNUS ALBA 'SIBIRICA'	TATARIAN DOGWOOD	19	#05 CONT. /1.5M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	22	#02 CONT. /1.25M O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILLY	70	#01 CONT. /0.6M O.C. SPACING
IRIS 'BEFORE THE STORM'	BEFORE THE STORM BEARDED IRIS	70	#01 CONT. /0.6M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	70	#01 CONT. /0.6M O.C. SPACING
MISCANTHUS SINENSIS 'PURPURASCENS'	ORANGE FLAME GRASS	26	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	26	#01 CONT. /1.0M O.C. SPACING
SEDUM KAMTSCHATICUM	RUSSIAN STONECROP	70	#01 CONT. /0.6M O.C. SPACING
SYRINGA VULGARIS	COMMON LILAC	8	#05 CONT. /2.5M O.C. SPACING
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY	45	#02 CONT. /0.75M O.C. SPACING
<strong>ALR BUFFER SHRUBS</strong>			
AMELANCHIER ALNIFOLIA	SASKATOON	7	#05 CONT. /2.0M O.C. SPACING
CORNUS STOLONIFERA	RED OSIER DOGWOOD	10	#02 CONT. /2.5M O.C. SPACING
CORNUS ALBA 'SIBIRICA'	TATARIAN DOGWOOD	13	#02 CONT. /1.5M O.C. SPACING
HYDRANGAEA PANICULATA 'GRANDIFLORA'	PEEGEE HYDRANGEA	5	#05 CONT. /2.5M O.C. SPACING
SYRINGA VULGARIS	COMMON LILAC	5	#05 CONT. /2.5M O.C. SPACING

### PLANT LIST - RETIREMENT RESORT

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<strong>TREES</strong>			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	10	6cm CAL
AMELANCHIER GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	10	6cm CAL
LIQUIDAMBAR STYRACIFLUA 'MORAIN'	MORAIN SWEET GUM	2	6cm CAL
PINUS FLEXILIS 'CESARINI'	BLUE LIMBER PINE	9	2m HT
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL PINE	4	2m HT
PINUS SYLVESTRIS	SCOTCH PINE	12	2m HT
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	15	6cm CAL
<strong>SHRUBS, PERENNIALS, &amp; ORNAMENTAL GRASSES</strong>			
ACHILLEA MILLERFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	53	#01 CONT. /0.75M O.C. SPACING
ALCHEMILLA MOJUS	LADY'S MANTLE	82	#01 CONT. /0.6M O.C. SPACING
ALLIUM 'GLOBEMASTER'	GLOBEMASTER ORNAMENTAL ONION	82	#01 CONT. /0.6M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINKIKNICK	53	#01 CONT. /0.75M O.C. SPACING
BALSAMORHIZA SAGITTATA	ARROWLEAF BALSAMROOT	82	#01 CONT. /0.6M O.C. SPACING
CORNUS ALBA 'SIBIRICA'	TATARIAN DOGWOOD	22	#05 CONT. /1.5M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	26	#02 CONT. /1.25M O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILLY	82	#01 CONT. /0.6M O.C. SPACING
IRIS 'BEFORE THE STORM'	BEFORE THE STORM BEARDED IRIS	82	#01 CONT. /0.6M O.C. SPACING
JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	70	#02 CONT. /1.75M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	82	#01 CONT. /0.6M O.C. SPACING
MISCANTHUS SINENSIS 'PURPURASCENS'	ORANGE FLAME GRASS	30	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	30	#01 CONT. /1.0M O.C. SPACING
SEDUM KAMTSCHATICUM	RUSSIAN STONECROP	82	#01 CONT. /0.6M O.C. SPACING
SYRINGA VULGARIS	COMMON LILAC	9	#05 CONT. /2.5M O.C. SPACING
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY	53	#02 CONT. /0.75M O.C. SPACING
<strong>ALR BUFFER SHRUBS</strong>			
AMELANCHIER ALNIFOLIA	SASKATOON	10	#05 CONT. /2.0M O.C. SPACING
CORNUS STOLONIFERA	RED OSIER DOGWOOD	4	#02 CONT. /2.5M O.C. SPACING
CORNUS ALBA 'SIBIRICA'	TATARIAN DOGWOOD	17	#02 CONT. /1.5M O.C. SPACING
HYDRANGAEA PANICULATA 'GRANDIFLORA'	PEEGEE HYDRANGEA	6	#05 CONT. /2.5M O.C. SPACING
SYRINGA VULGARIS	COMMON LILAC	6	#05 CONT. /2.5M O.C. SPACING

### NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH, AS SHOWN ON PLANS. 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 FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.



PROJECT TITLE

VALLEY RETIREMENT  
RESORT AND COTTAGES

Kelowna, BC

DRAWING TITLE

CONCEPTUAL  
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	19.08.27	Review
2	19.09.16	Development Permit
3	19.10.16	Development Permit
4		
5		

PROJECT NO.

DESIGN BY

DRAWN BY

CHECKED BY

DATE

SCALE

PAGE SIZE

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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**DEVELOPMENT PERMIT GUIDELINES***Comprehensive Development Permit Area*

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Authenticity and Regional Expression</b>			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
<b>Context</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
<b>Relationship to the Street</b>			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?	✓		
<b>Massing and Height</b>			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?			✓
<b>Human Scale</b>			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
<b>Exterior Elevations and Materials</b>			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?		✓	
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
<b>Public and Private Open Space</b>			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
<b>Site Access</b>			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?	✓		
Are vehicle and service accesses from lower order roads or lanes?	✓		



<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
<b>Environmental Design and Green Building</b>			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?		✓	
<b>Decks, Balconies, Rooftops and Common Outdoor Amenity Space</b>			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
<b>Amenities, Ancillary Services and Utilities</b>			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
<b>Landscape Development and Irrigation Water Conservation</b>			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?			✓
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?		✓	
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?		✓	
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Do parking lots have one shade tree per four parking stalls?	✓		
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> <li>Meet the requirements for Landscape Water Budget calculations for the landscaped area?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?</li> </ul>	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?		✓	
Does at least 25% of the total landscaped area require low water use?		✓	
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
<b>Crime prevention</b>			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
<b>Universal Accessible Design</b>			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	✓		
Are the site layout, services and amenities easy to understand and navigate?	✓		