

Development Permit & Development Variance Permit DP19-0016 & DVP19-0017

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

330 Valley Road, Kelowna, BC

and legally known as

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:

RM5 – Medium Density Multiple Housing

Future Land Use Designation:

MRM – Multiple Unit Residential (Medium 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

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. DP19-0016 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. DVP19-0017 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 13.11.6(c): RM5 Development Regulations

To vary the maximum number of storeys from 4.5 permitted to 5 proposed.

Section 13.11.6(d): RM5 Development Regulations

To vary the minimum site front yard from 6.0 m permitted to 4.2 m proposed.

Section 7.6.1: Minimum Landscape Buffers

To vary the minimum required landscape buffer along portions of the rear property line from 3.0 m permitted to 2.2 m and 1.2 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 \$195,296.88**

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.

5. 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



1 SITE PLAN
SCALE: 1/32" = 1'-0"

PROJECT STATISTICS RM5

ADDRESS
STREET ADDRESS - 330 VALLEY ROAD
PROPERTY LEGAL INFORMATION - LOT 2, SEC 33, TP 26, ODYD, PLAN 4043, EXCEPT PARCEL A (DD130155F AND PLAN B6158)
SITE ZONING
EXISTING ZONING: A1 - AGRICULTURE 1
PROPOSED ZONING: RM5 - MEDIUM DENSITY MULTIPLE HOUSING
ALLOWABLE USE: CONGREGATE HOUSING
PROPOSED USE: CONGREGATE HOUSING

ITEM	REQUIRED / ALLOWED	PROVIDED
1. PROPOSED SITE STATS		
LOT AREA		10,412.7 m ² (112,082.2 ft ²)
HEIGHT	4.5 STOREYS / (MAX) 18.0 m (59' 0")	5.0 STOREYS / 16.9 m (55'-5") VARIANCE REQ'D FOR 5 STOREYS
TOTAL DWELLING UNITS		468 UNITS
2. SETBACKS		
FRONT YARD - VALLEY ROAD (EAST)	6.0m	4.2m + 5.1m - VARIANCE REQ'D
SIDE YARD (NORTH)	7.0m	7.0m
SIDE YARD (SOUTH)	7.0m	7.0m
REAR YARD (WEST)	9.0m	9.0m
3. LANDSCAPE BUFFERS		
FRONT YARD - VALLEY ROAD (EAST)	3.0 m (9.84 ft) - LEVEL 2	3.0 m (9.84 ft) - LEVEL 2
SIDE YARD (NORTH)	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
REAR YARD (WEST)	3.0 m (9.84 ft) - LEVEL 3	1.2 m + 2.2m (3.94 ft + 7.21 ft) - LEVEL 3 (VARIANCE REQ'D)
4. FLOOR SPACE RATIO		
FLOOR AREA RATIO	1.1	1.05
LOT AREA		10,412.7 m ² (112,082.2 ft ²)
FLOOR AREA (NET)		10,960.9 m ² (117,983.0 ft ²)
5. BUILDING SITE COVERAGE		
MAX BUILDING SITE COVERAGE	(MAX) 40%	33%
MAX BUILDING FOOT PRINT AREA	(MAX) 4,165 m ² (44,832.5 ft ²)	3,414.76 m ² (36,756.18 ft ²)
MAX SITE COVERAGE (BLDG, DRIVES + PARKING)	(MAX) 65%	58%
MAX BUILDING FOOT PRINT AREA, DRIVES + PARKING	(MAX) 6,768.2 m ² (72,852.8 ft ²)	6,099.65 m ² (65,656.18 ft ²)
6. PARKING		
CONGREGATE HOUSING - 1 STALL / 3 BEDS = 67 STALLS (REQUIRED)		
ABOVE GROUND PARKING		63 STALLS
BELOW GRADE PARKING		64 STALLS
LOADING PARKING SPACES	0	3 STALLS
HANDICAP PARKING	1	5 STALLS
STAFF PARKING	0	18 STALLS
TOTAL PARKING STALLS REQUIRED/PROVIDED	53	127 STALLS PROVIDED
7. BICYCLE PARKING		
TOTAL BICYCLE PARKING (CLASS I) 1 PER 25 EMPLOYEES (INDOOR)	1	1
TOTAL BICYCLE PARKING (CLASS II) 5 PER PUBLIC ENTRANCE (OUTDOOR)	5	5
8. DENSITY		
1 BEDROOM		113 UNITS
1 BEDROOM + DEN		6 UNITS
STUDIO		4 UNITS
2 BEDROOM		38 UNITS
3 BEDROOM		1 UNIT
TOTAL		162 UNITS
10. PRIVATE OPEN SPACE		
CONGREGATE HOUSING - 158 UNITS	7.5 m ² /UNIT	>7.5 m ² /UNIT

VALLEYWOOD SUITE SUMMARY			
SUITE TYPE	NUMBER OF BEDROOMS	SUITE AREA	NUMBER OF SUITES
UNIT TYPE A1	STUDIO	344 SF	4
UNIT TYPE B1	1 BED	569 SF	30
UNIT TYPE B2	1 BED	597 SF	75
UNIT TYPE B3	1 BED	635 SF	6
UNIT TYPE B4	1 BED	662 SF	2
UNIT TYPE C1	1 BED + DEN	776 SF	6
UNIT TYPE D1	2 BED	824 SF	6
UNIT TYPE D2	2 BED	976 SF	8
UNIT TYPE D3	2 BED	991 SF	15
UNIT TYPE D4	2 BED	1084 SF	5
UNIT TYPE D5	2 BED	1063 SF	4
UNIT TYPE E1	3 BED	1371 SF	1
Grand total			162

SCHEDULE

A

This forms part of application

DP19-0016 & DVP19-001

Planner Initials AJ



SEAL

CONSULTANT

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

PROJECT TITLE

VALLEY RETIREMENT RESORT

DRAWING TITLE

SITE PLAN

PROJECT:	18254
SCALE:	1/32" = 1'-0"
DRAWN BY:	HK
CHECKED BY:	WN

DRAWING:

A101V

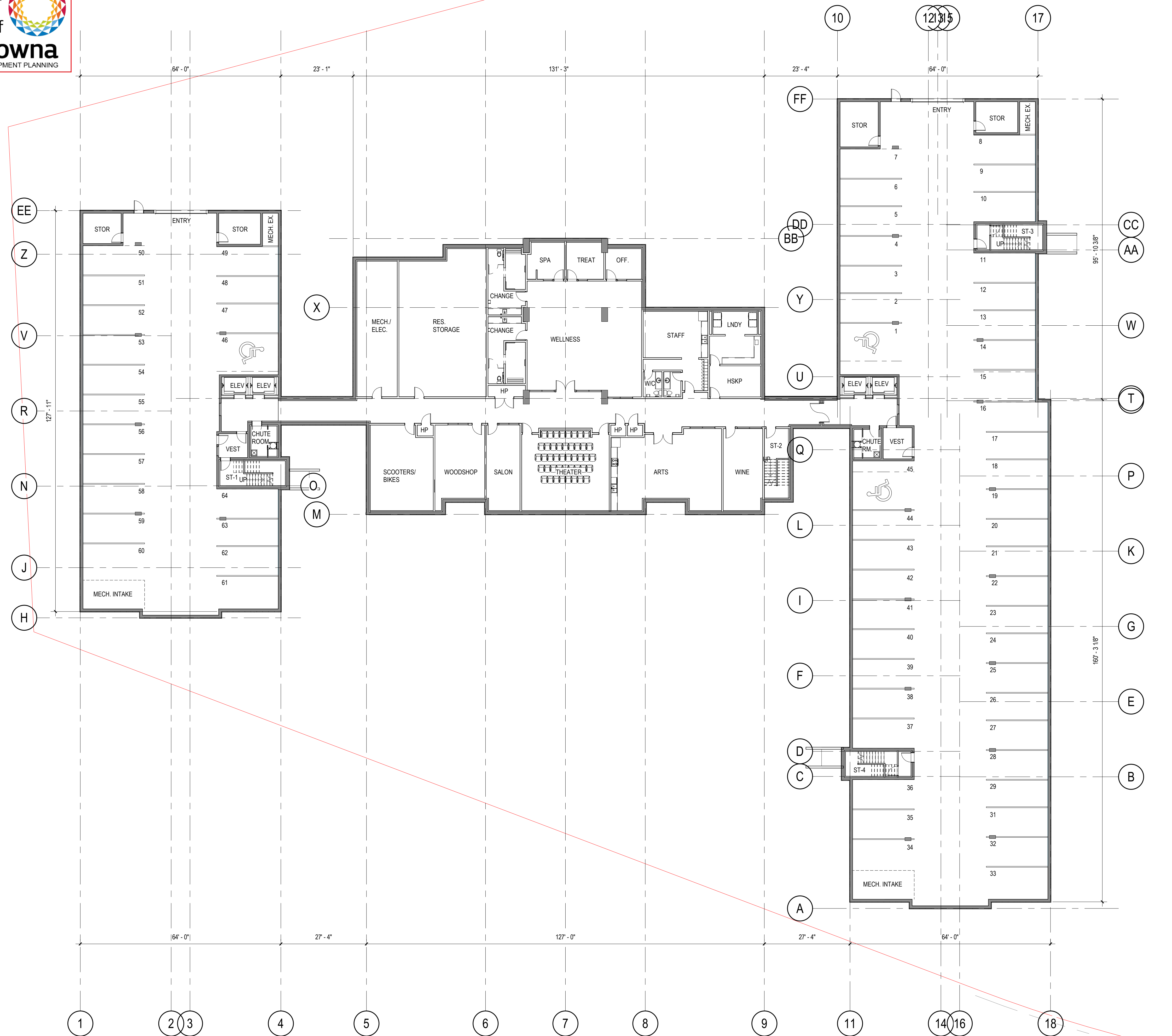
VALLEY RD. & GLENPARK DR.
KELOWNA, BC

SCHEDULE A

This forms part of application
DP19-0016 & DVP19-001



City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AJ

MQN

ARCHITECTS

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

SEAL

CONSULTANT

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PROJECT TITLE

VALLEY RETIREMENT
RESORT

VALLEY RD. & GLENPARK DR.
KELOWNA, BC

DRAWING TITLE

BASEMENT FLOOR PLAN

PROJECT:	18254
SCALE:	1/16" = 1'-0"
DRAWN BY:	HK
CHECKED BY:	WN

DRAWING:

A201V

A



AJ

City of Kelowna
DEVELOPMENT PLANNING



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

SEAL

CONSULTANT

[illegible]

PROJECT TITLE

VALLEY RETIREMENT
RESORT

VALLEY RD. & GLENPARK DR.
KELOWNA, BC

DRAWING TITLE

MAIN FLOOR PLAN

PROJECT: 18254

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

DRAWN BY: HK

CHECKED BY: WN

DRAWING:

A202V

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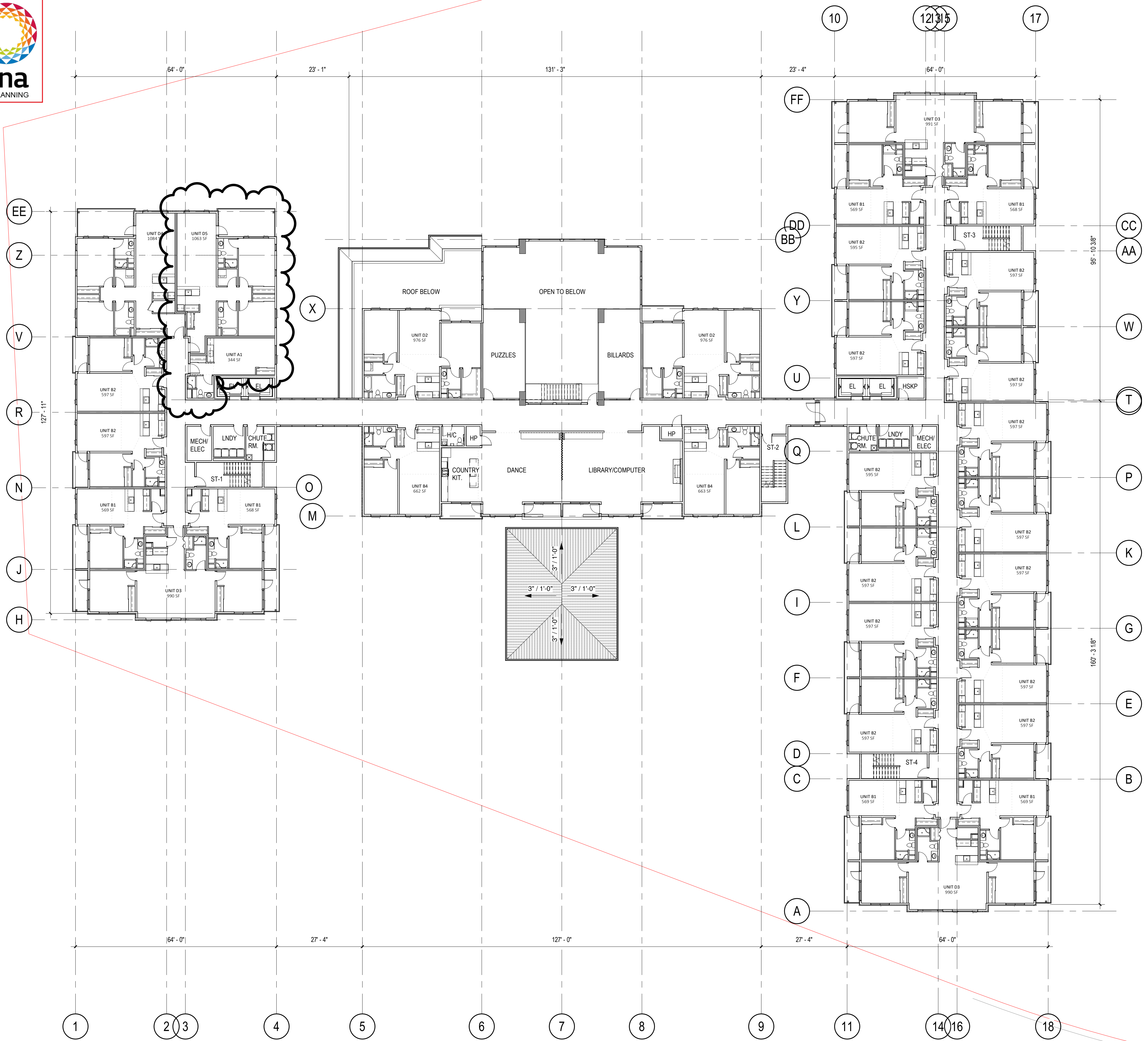
DP19-0016 & DVP19-001



City of Kelowna
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Initials

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SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

MQN

ARCHITECTS

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

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[illegible]

PROJECT TITLE

VALLEY RETIREMENT RESORT

VALLEY RD. & GLENPARK DR.
KELOWNA, BC

DRAWING TITLE

SECOND FLOOR PLAN

PROJECT: 18254

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

DRAWN BY: HK

CHECKED BY: WM

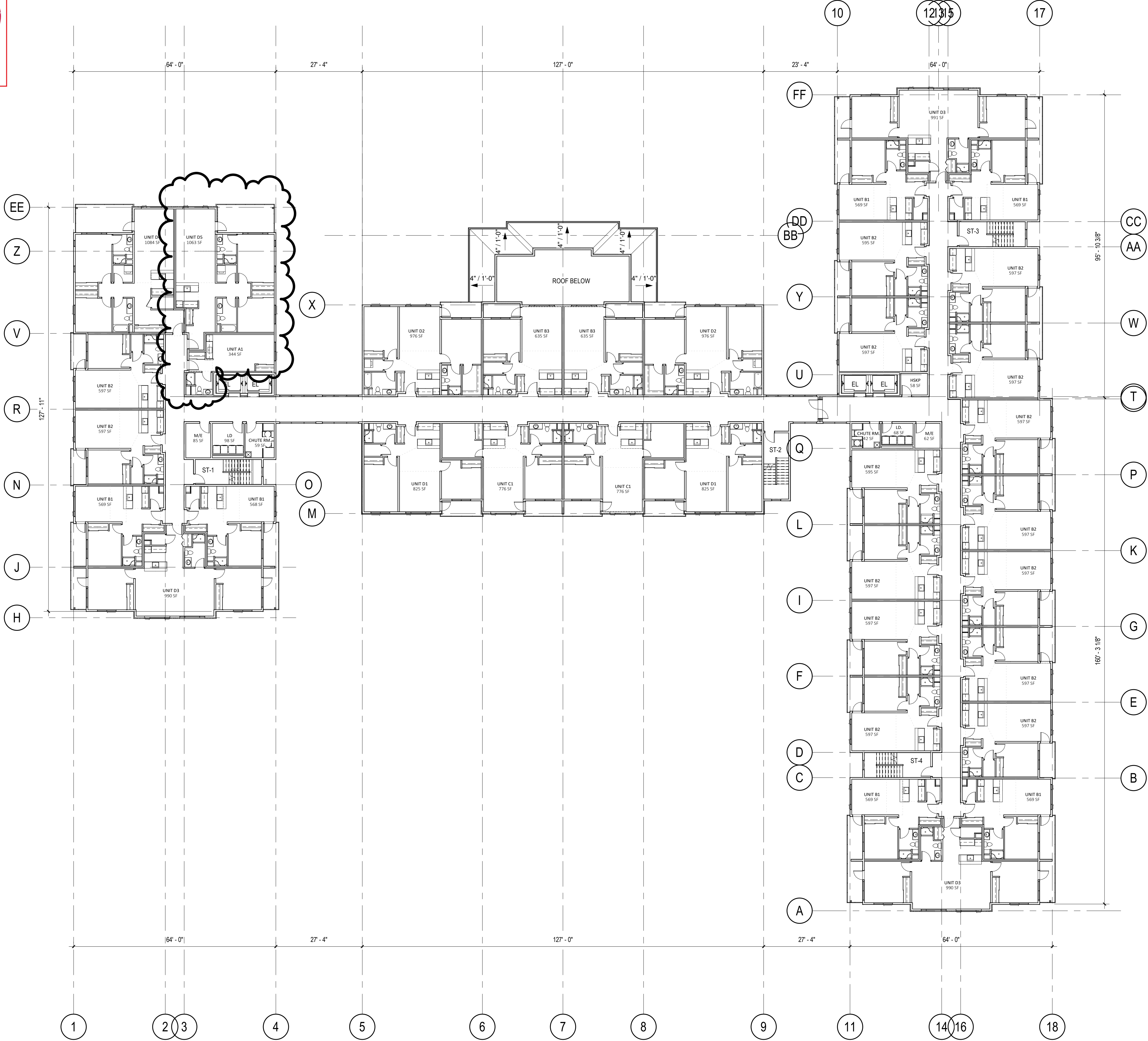
DRAWING

A203V

SCHEDULE A

This forms part of application
DP19-0016 & DVP19-001

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AJ



1 THIRD TO FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



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NO	REV	ISSUE	DATE
1	B	REISSUED FOR DEVELOPMENT PERMIT	2019/04/10
2		DEVELOPMENT PERMIT AMENDMENT	2019/09/26

PROJECT TITLE
VALLEY RD. & GLENPARK DR.
KELOWNA, BC

DRAWING TITLE
THIRD - FOURTH
FLOOR PLANS

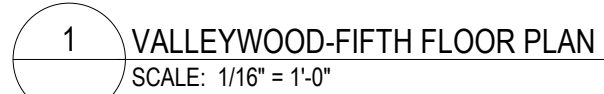
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CHECKED BY: Checker
DRAWING:
A204V

A



AJ

City of Kelowna
DEVELOPMENT PLANNING



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

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CONSULTANT

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PROJECT TITLE

VALLEY RD. & GLENPARK DR.
KELOWNA, BC

DRAWING TITLE

FIFTH FLOOR PLAN

PROJECT:

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

DRAWN BY: Author

CHECKED BY: _____ Checker

DRAWING:

A205V

B

Planner Initials AJ

1 VALLEYROAD ROAD STREETSCAPE
SCALE: 3/64" = 1'-0"



2 EAST PERSPECTIVE
SCALE:



3 WEST PERSPECTIVE
SCALE:

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

SEAL

CONSULTANT

[illegible]

PROJECT TITLE

VALLEY RETIREMENT
RESORT

VALLEY RD. & GLENPARK DR.
KELOWNA, BC

DRAWING TITLE

SIREE | SCAPES / PERSPECTIVES

PROJECT: 18254

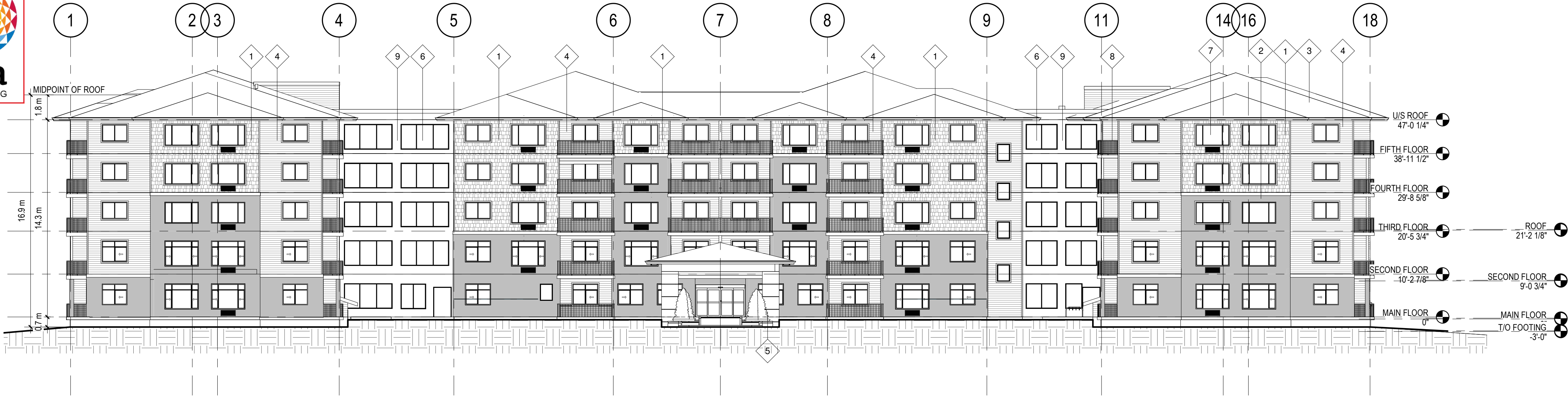
SCALE: $3/64" = 1'-0"$

DRAWN BY: HK

CHECKED BY: WN

DRAWING:

A102V



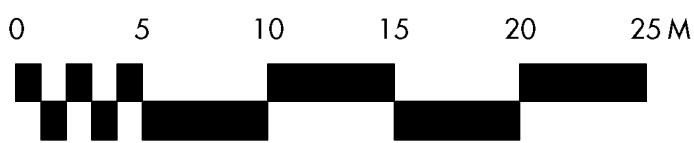
1 EAST ELEVATION - FRONT
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR FINISHES

- 1 VINYL SHAKES - GENTEK - CANYON CLAY
- 2 CULTURED STONE - BUCKS COUNTRY DRESSED FIELD STONE & LEDGER STONE MIXED FIELDSTONE
- 3 ASPHALT SHINGLES - RUSTIC BLACK
- 4 VINYL HORIZONTAL SIDING - GENTEK - CANYON CLAY
- 5 CONCRETE POST - EXPOSED AGGREGATE
- 6 ALUMINUM STORE FRONT WINDOW FRAMES - COLOR BLACK
- 7 VINYL WINDOWS COLOUR BLACK
- 8 ALUMINUM GUARD RAIL SYSTEM - COLOUR BLACK
- 9 PREFINISHED METAL CLADDING - COLOUR BLACK



SCHEDULE

C

This forms part of application
DP19-0016 & DVP19-001

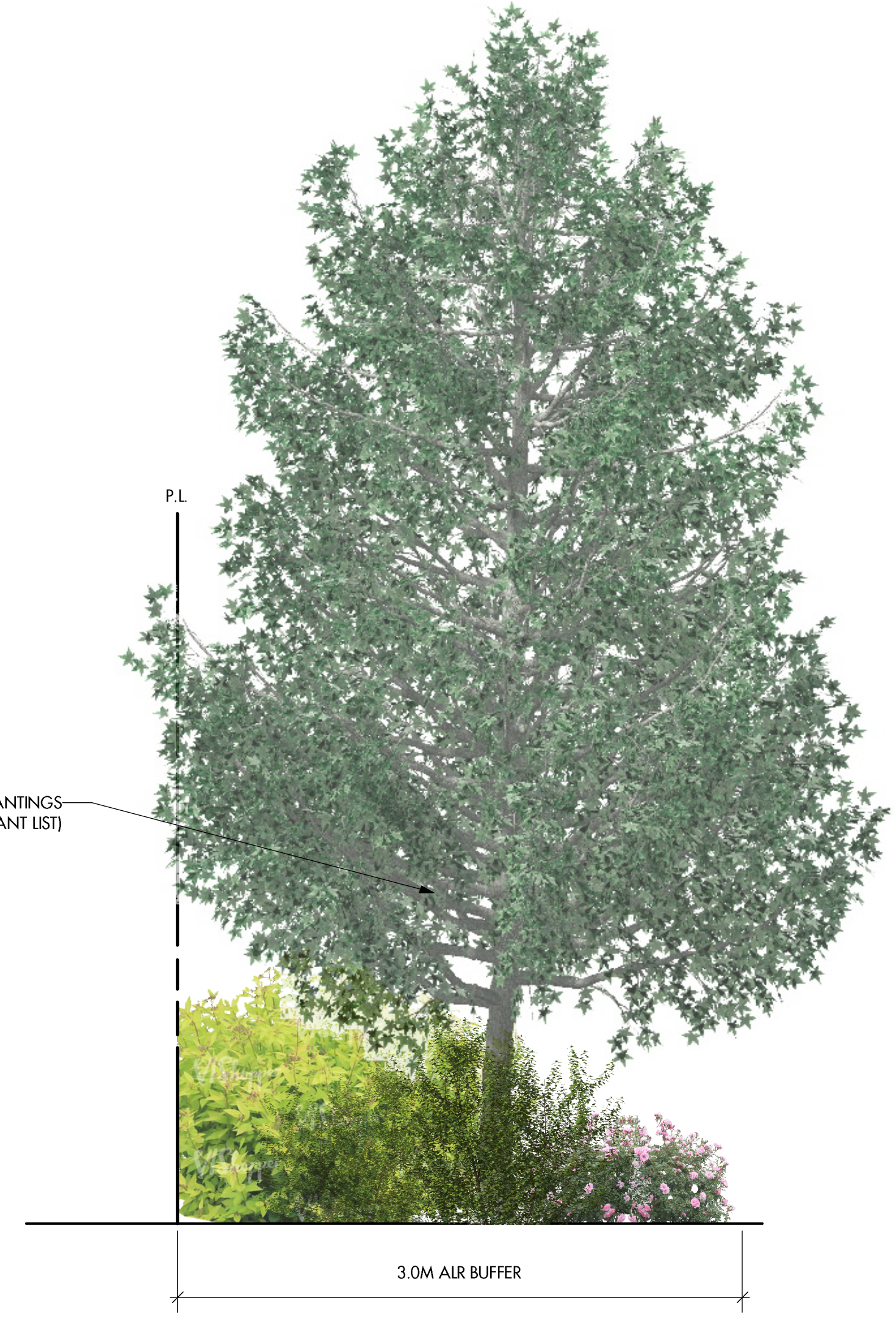
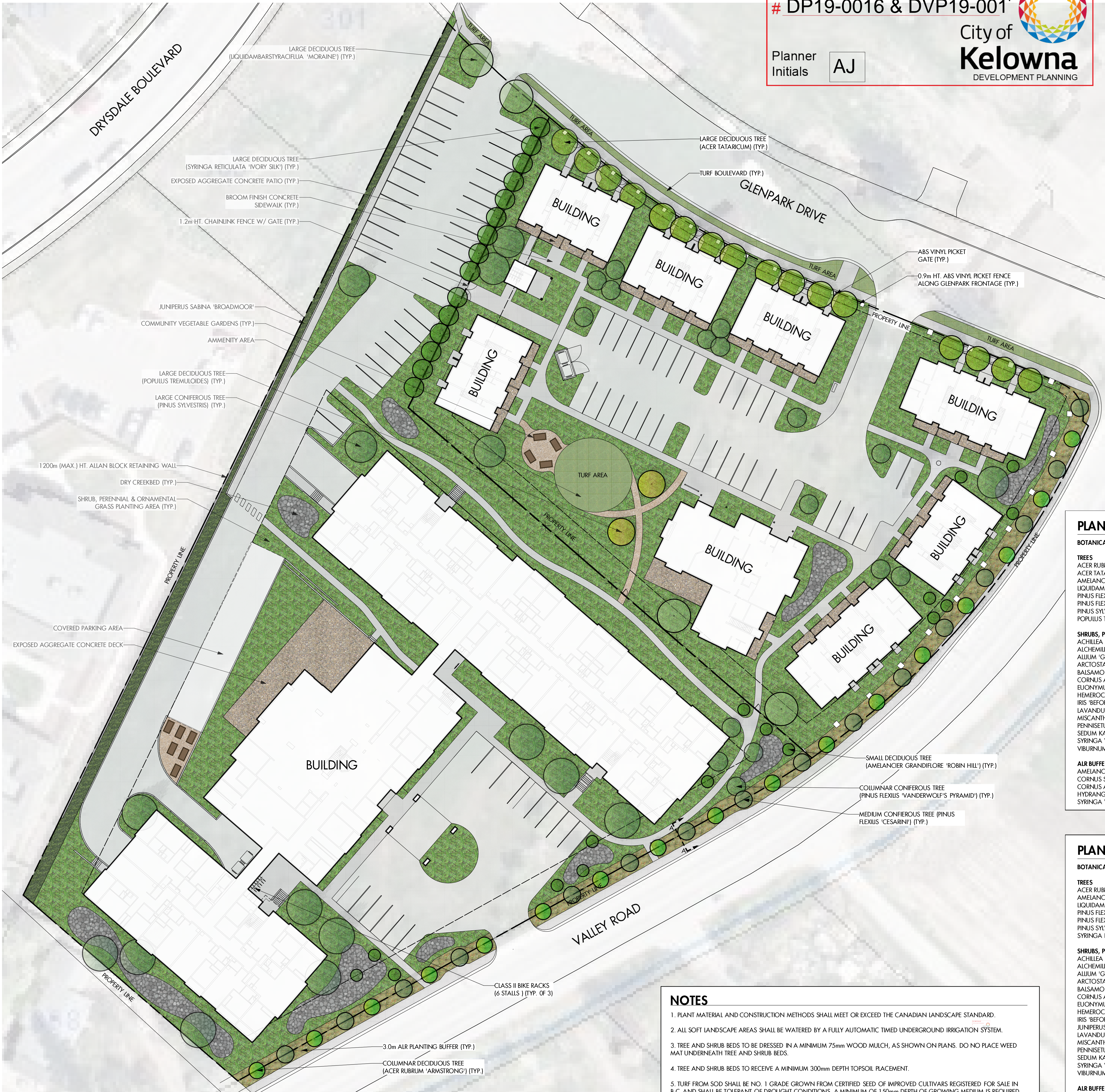
Planner
Initials AJ

City of
Kelowna
DEVELOPMENT PLANNING



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

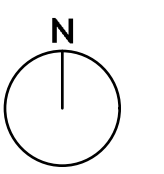
BOTANICAL NAME	COMMON NAME	7QTY	SIZE/SPACING & REMARKS
TREES			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	7	6m CAL
ACER TATARICUM	TATARIAN MAPLE	16	6m CAL
AMELANCHIER GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	4	6m CAL
LIQUIDAMBAR STYRACIFLUA 'MORAIN'	MORAIN SWEET GUM	2	6m CAL
PINUS FLEXILIS 'CESARINI'	BLUE LIMBER PINE	7	2m HT.
PINUS FLEXILIS 'VANDERWOLFS PYRAMID'	VANDERWOLFS PYRAMIDAL PINE	12	2m HT.
PINUS SYLVESTRIS	SCOTCH PINE	4	2m HT.
POPULUS TREMULOIDES	TREMULING ASPEN	2	6m CAL
SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES			
ACHILLEA MILLERIFOLIUM '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	KINKIDINK	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
ALR BUFFER SHRUBS			
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
TREES			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	10	6m CAL
AMELANCHIER GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	10	6m CAL
LIQUIDAMBAR STYRACIFLUA 'MORAIN'	MORAIN SWEET GUM	2	6m CAL
PINUS FLEXILIS 'CESARINI'	BLUE LIMBER PINE	9	2m HT.
PINUS FLEXILIS 'VANDERWOLFS PYRAMID'	VANDERWOLFS PYRAMIDAL PINE	4	2m HT.
PINUS SYLVESTRIS	SCOTCH PINE	12	2m HT.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	15	6m CAL
SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES			
ACHILLEA MILLERIFOLIUM '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	KINKIDINK	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
ALR BUFFER SHRUBS			
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

30x42"

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
Authenticity and Regional Expression			
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?	✓		
Context			
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?	✓		
Relationship to the Street			
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?			✓
Massing and Height			
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?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?			✓
Exterior Elevations and Materials			
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?	✓		
Public and Private Open Space			
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?	✓		
Site Access			
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?		✓	

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?	✓		
Environmental Design and Green Building			
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?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
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?			✓
Amenities, Ancillary Services and Utilities			
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?	✓		
Landscape Development and Irrigation Water Conservation			
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?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	✓		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	✓		
<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?	✓		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
Universal Accessible Design			
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?	✓		