

Development Permit DVP20-0040

ATTACHMENT		A
This forms part of application		
# DVP20-0040		
Planner Initials	JB	 City of Kelowna DEVELOPMENT PLANNING



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

726 Valley Rd, Kelowna BC

and legally known as

Lot 1, Section 29, Township 26 ODYD Plan EPP80501

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

A reduction in the required number of parking stalls from 69 required to 35 stalls proposed.

USE as per Zoning Bylaw

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

Date of Decision April 21, 2020

Decision By: Council

Development Permit Area: Farm Protection

Existing Zone: CD27- Valley Land Subdivision

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: The Vineyards Community Land Holdings Inc, Inc. No BC1106986

Applicant: Kent Macpherson

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

- a) Parking to be provided on the land in accordance with Schedule "A";
- b) That variances to the following Section of Zoning Bylaw No.8000 be granted:
To vary the minimum spaces per sleeping unit from 0.35 required to 0.11 proposed.

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

3. 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.**

AMENDED Development Permit

DP17-0197-02

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

726 Valley Rd, Kelowna BC

legally known as

Lot 1, Section 29, Township 26 ODYD Plan EPP80501

This 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 **Amended** 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 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.

Amended Development Permit No. DP17-0197-02 for (Lot 1, Section 29, Township 26 ODYD Plan EPP80501, 726 Valley Rd), Kelowna, BC to allow the construction of a supportive housing be approved subject to the following:

- a) All requirements from the original Development Permit No DP17-0197-01 must be met with the exception of the parking lot configuration and landscaping.

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

Date of Decision: April 21, 2020
Decision By: Council
Issued Date: TBD

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.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date



douglas sallows architect inc.

Address: 1150 St. Johns St.
Kelowna, BC V1Y 1A1
Tel: 250-860-0000
Email: info@dsallows.com
Website: www.dsallows.com

Dr. Peter C. Sallows, Architect
Variety of development in the past report of review and
regulations applicable to the performance of the work.
All drawings and specifications are instruments of service
and any property of the Architect.
This drawing is copyright in Douglas Sallows Architect Inc.
and is the property of the Architect. It is to be used only for the
project for which it was prepared and is not to be reproduced or
used for any other project without the written consent of the Architect.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT APPLICATION	2020-04-17
2	ISSUED FOR PERMIT APPLICATION	2020-04-17
3	ISSUED FOR PERMIT APPLICATION	2020-04-17
4	ISSUED FOR PERMIT APPLICATION	2020-04-17
5	ISSUED FOR PERMIT APPLICATION	2020-04-17
6	ISSUED FOR PERMIT APPLICATION	2020-04-17
7	ISSUED FOR PERMIT APPLICATION	2020-04-17
8	ISSUED FOR PERMIT APPLICATION	2020-04-17
9	ISSUED FOR PERMIT APPLICATION	2020-04-17
10	ISSUED FOR PERMIT APPLICATION	2020-04-17
11	ISSUED FOR PERMIT APPLICATION	2020-04-17
12	ISSUED FOR PERMIT APPLICATION	2020-04-17
13	ISSUED FOR PERMIT APPLICATION	2020-04-17
14	ISSUED FOR PERMIT APPLICATION	2020-04-17
15	ISSUED FOR PERMIT APPLICATION	2020-04-17
16	ISSUED FOR PERMIT APPLICATION	2020-04-17
17	ISSUED FOR PERMIT APPLICATION	2020-04-17
18	ISSUED FOR PERMIT APPLICATION	2020-04-17
19	ISSUED FOR PERMIT APPLICATION	2020-04-17
20	ISSUED FOR PERMIT APPLICATION	2020-04-17

Project: SUSSEX RETIREMENT LIVING
Client: THE VINEYARDS SUITES
Address: 728 VALLEY ROAD, KELOWNA, BC
Drawn by: LC
Scale: As Indicated
Date: 2020-04-17
Drawing No: 2019-045
Drawing Title: SITE PLAN & ZONING ANALYSIS

Project: SUSSEX RETIREMENT LIVING
Client: THE VINEYARDS SUITES
Address: 728 VALLEY ROAD, KELOWNA, BC
Drawn by: LC
Scale: As Indicated
Date: 2020-04-17
Drawing No: 2019-045
Drawing Title: SITE PLAN & ZONING ANALYSIS

Project: SUSSEX RETIREMENT LIVING
Client: THE VINEYARDS SUITES
Address: 728 VALLEY ROAD, KELOWNA, BC
Drawn by: LC
Scale: As Indicated
Date: 2020-04-17
Drawing No: 2019-045
Drawing Title: SITE PLAN & ZONING ANALYSIS

Project: SUSSEX RETIREMENT LIVING
Client: THE VINEYARDS SUITES
Address: 728 VALLEY ROAD, KELOWNA, BC
Drawn by: LC
Scale: As Indicated
Date: 2020-04-17
Drawing No: 2019-045
Drawing Title: SITE PLAN & ZONING ANALYSIS

Project: SUSSEX RETIREMENT LIVING
Client: THE VINEYARDS SUITES
Address: 728 VALLEY ROAD, KELOWNA, BC
Drawn by: LC
Scale: As Indicated
Date: 2020-04-17
Drawing No: 2019-045
Drawing Title: SITE PLAN & ZONING ANALYSIS

Project: SUSSEX RETIREMENT LIVING
Client: THE VINEYARDS SUITES
Address: 728 VALLEY ROAD, KELOWNA, BC
Drawn by: LC
Scale: As Indicated
Date: 2020-04-17
Drawing No: 2019-045
Drawing Title: SITE PLAN & ZONING ANALYSIS

Project: SUSSEX RETIREMENT LIVING
Client: THE VINEYARDS SUITES
Address: 728 VALLEY ROAD, KELOWNA, BC
Drawn by: LC
Scale: As Indicated
Date: 2020-04-17
Drawing No: 2019-045
Drawing Title: SITE PLAN & ZONING ANALYSIS

Project: SUSSEX RETIREMENT LIVING
Client: THE VINEYARDS SUITES
Address: 728 VALLEY ROAD, KELOWNA, BC
Drawn by: LC
Scale: As Indicated
Date: 2020-04-17
Drawing No: 2019-045
Drawing Title: SITE PLAN & ZONING ANALYSIS



ARIAL VIEW OF ENTIRE SITE



ARIAL VIEW OF SITE



STREET VIEW FROM SUMMIT DRIVE



STREET VIEW FROM VALLEY ROAD



KEY PLAN - SITE
SCALE: 1:10

ZONING ANALYSIS TABLE:			
ZONING: COMPREHENSIVE DEVELOPMENT ZONE (CDZ) - VALLEY (LAND DEVELOPMENT)			
LAND USE: RESIDENTIAL (R) - SINGLE-FAMILY (R1) - TWO-FAMILY (R2) - THREE-FAMILY (R3) - FOUR-FAMILY (R4) - FIVE-FAMILY (R5) - SIX-FAMILY (R6) - SEVEN-FAMILY (R7) - EIGHT-FAMILY (R8) - NINE-FAMILY (R9) - TEN-FAMILY (R10) - ELEVEN-FAMILY (R11) - TWELVE-FAMILY (R12) - THIRTEEN-FAMILY (R13) - FOURTEEN-FAMILY (R14) - FIFTEEN-FAMILY (R15) - SIXTEEN-FAMILY (R16) - SEVENTEEN-FAMILY (R17) - EIGHTEEN-FAMILY (R18) - NINETEEN-FAMILY (R19) - TWENTY-FAMILY (R20) - TWENTY-ONE-FAMILY (R21) - TWENTY-TWO-FAMILY (R22) - TWENTY-THREE-FAMILY (R23) - TWENTY-FOUR-FAMILY (R24) - TWENTY-FIVE-FAMILY (R25) - TWENTY-SIX-FAMILY (R26) - TWENTY-SEVEN-FAMILY (R27) - TWENTY-EIGHT-FAMILY (R28) - TWENTY-NINE-FAMILY (R29) - THIRTY-FAMILY (R30) - THIRTY-ONE-FAMILY (R31) - THIRTY-TWO-FAMILY (R32) - THIRTY-THREE-FAMILY (R33) - THIRTY-FOUR-FAMILY (R34) - THIRTY-FIVE-FAMILY (R35) - THIRTY-SIX-FAMILY (R36) - THIRTY-SEVEN-FAMILY (R37) - THIRTY-EIGHT-FAMILY (R38) - THIRTY-NINE-FAMILY (R39) - FORTY-FAMILY (R40) - FORTY-ONE-FAMILY (R41) - FORTY-TWO-FAMILY (R42) - FORTY-THREE-FAMILY (R43) - FORTY-FOUR-FAMILY (R44) - FORTY-FIVE-FAMILY (R45) - FORTY-SIX-FAMILY (R46) - FORTY-SEVEN-FAMILY (R47) - FORTY-EIGHT-FAMILY (R48) - FORTY-NINE-FAMILY (R49) - FIFTY-FAMILY (R50) - FIFTY-ONE-FAMILY (R51) - FIFTY-TWO-FAMILY (R52) - FIFTY-THREE-FAMILY (R53) - FIFTY-FOUR-FAMILY (R54) - FIFTY-FIVE-FAMILY (R55) - FIFTY-SIX-FAMILY (R56) - FIFTY-SEVEN-FAMILY (R57) - FIFTY-EIGHT-FAMILY (R58) - FIFTY-NINE-FAMILY (R59) - SIXTY-FAMILY (R60) - SIXTY-ONE-FAMILY (R61) - SIXTY-TWO-FAMILY (R62) - SIXTY-THREE-FAMILY (R63) - SIXTY-FOUR-FAMILY (R64) - SIXTY-FIVE-FAMILY (R65) - SIXTY-SIX-FAMILY (R66) - SIXTY-SEVEN-FAMILY (R67) - SIXTY-EIGHT-FAMILY (R68) - SIXTY-NINE-FAMILY (R69) - SEVENTY-FAMILY (R70) - SEVENTY-ONE-FAMILY (R71) - SEVENTY-TWO-FAMILY (R72) - SEVENTY-THREE-FAMILY (R73) - SEVENTY-FOUR-FAMILY (R74) - SEVENTY-FIVE-FAMILY (R75) - SEVENTY-SIX-FAMILY (R76) - SEVENTY-SEVEN-FAMILY (R77) - SEVENTY-EIGHT-FAMILY (R78) - SEVENTY-NINE-FAMILY (R79) - EIGHTY-FAMILY (R80) - EIGHTY-ONE-FAMILY (R81) - EIGHTY-TWO-FAMILY (R82) - EIGHTY-THREE-FAMILY (R83) - EIGHTY-FOUR-FAMILY (R84) - EIGHTY-FIVE-FAMILY (R85) - EIGHTY-SIX-FAMILY (R86) - EIGHTY-SEVEN-FAMILY (R87) - EIGHTY-EIGHT-FAMILY (R88) - EIGHTY-NINE-FAMILY (R89) - NINETY-FAMILY (R90) - NINETY-ONE-FAMILY (R91) - NINETY-TWO-FAMILY (R92) - NINETY-THREE-FAMILY (R93) - NINETY-FOUR-FAMILY (R94) - NINETY-FIVE-FAMILY (R95) - NINETY-SIX-FAMILY (R96) - NINETY-SEVEN-FAMILY (R97) - NINETY-EIGHT-FAMILY (R98) - NINETY-NINE-FAMILY (R99) - ONE-HUNDRED-FAMILY (R100) - ONE-HUNDRED-ONE-FAMILY (R101) - ONE-HUNDRED-TWO-FAMILY (R102) - ONE-HUNDRED-THREE-FAMILY (R103) - ONE-HUNDRED-FOUR-FAMILY (R104) - ONE-HUNDRED-FIVE-FAMILY (R105) - ONE-HUNDRED-SIX-FAMILY (R106) - ONE-HUNDRED-SEVEN-FAMILY (R107) - ONE-HUNDRED-EIGHT-FAMILY (R108) - ONE-HUNDRED-NINE-FAMILY (R109) - TWO-HUNDRED-FAMILY (R110) - TWO-HUNDRED-ONE-FAMILY (R111) - TWO-HUNDRED-TWO-FAMILY (R112) - TWO-HUNDRED-THREE-FAMILY (R113) - TWO-HUNDRED-FOUR-FAMILY (R114) - TWO-HUNDRED-FIVE-FAMILY (R115) - TWO-HUNDRED-SIX-FAMILY (R116) - TWO-HUNDRED-SEVEN-FAMILY (R117) - TWO-HUNDRED-EIGHT-FAMILY (R118) - TWO-HUNDRED-NINE-FAMILY (R119) - THREE-HUNDRED-FAMILY (R120) - THREE-HUNDRED-ONE-FAMILY (R121) - THREE-HUNDRED-TWO-FAMILY (R122) - THREE-HUNDRED-THREE-FAMILY (R123) - THREE-HUNDRED-FOUR-FAMILY (R124) - THREE-HUNDRED-FIVE-FAMILY (R125) - THREE-HUNDRED-SIX-FAMILY (R126) - THREE-HUNDRED-SEVEN-FAMILY (R127) - THREE-HUNDRED-EIGHT-FAMILY (R128) - THREE-HUNDRED-NINE-FAMILY (R129) - FOUR-HUNDRED-FAMILY (R130) - FOUR-HUNDRED-ONE-FAMILY (R131) - FOUR-HUNDRED-TWO-FAMILY (R132) - FOUR-HUNDRED-THREE-FAMILY (R133) - FOUR-HUNDRED-FOUR-FAMILY (R134) - FOUR-HUNDRED-FIVE-FAMILY (R135) - FOUR-HUNDRED-SIX-FAMILY (R136) - FOUR-HUNDRED-SEVEN-FAMILY (R137) - FOUR-HUNDRED-EIGHT-FAMILY (R138) - FOUR-HUNDRED-NINE-FAMILY (R139) - FIVE-HUNDRED-FAMILY (R140) - FIVE-HUNDRED-ONE-FAMILY (R141) - FIVE-HUNDRED-TWO-FAMILY (R142) - FIVE-HUNDRED-THREE-FAMILY (R143) - FIVE-HUNDRED-FOUR-FAMILY (R144) - FIVE-HUNDRED-FIVE-FAMILY (R145) - FIVE-HUNDRED-SIX-FAMILY (R146) - FIVE-HUNDRED-SEVEN-FAMILY (R147) - FIVE-HUNDRED-EIGHT-FAMILY (R148) - FIVE-HUNDRED-NINE-FAMILY (R149) - SIX-HUNDRED-FAMILY (R150) - SIX-HUNDRED-ONE-FAMILY (R151) - SIX-HUNDRED-TWO-FAMILY (R152) - SIX-HUNDRED-THREE-FAMILY (R153) - SIX-HUNDRED-FOUR-FAMILY (R154) - SIX-HUNDRED-FIVE-FAMILY (R155) - SIX-HUNDRED-SIX-FAMILY (R156) - SIX-HUNDRED-SEVEN-FAMILY (R157) - SIX-HUNDRED-EIGHT-FAMILY (R158) - SIX-HUNDRED-NINE-FAMILY (R159) - SEVEN-HUNDRED-FAMILY (R160) - SEVEN-HUNDRED-ONE-FAMILY (R161) - SEVEN-HUNDRED-TWO-FAMILY (R162) - SEVEN-HUNDRED-THREE-FAMILY (R163) - SEVEN-HUNDRED-FOUR-FAMILY (R164) - SEVEN-HUNDRED-FIVE-FAMILY (R165) - SEVEN-HUNDRED-SIX-FAMILY (R166) - SEVEN-HUNDRED-SEVEN-FAMILY (R167) - SEVEN-HUNDRED-EIGHT-FAMILY (R168) - SEVEN-HUNDRED-NINE-FAMILY (R169) - EIGHT-HUNDRED-FAMILY (R170) - EIGHT-HUNDRED-ONE-FAMILY (R171) - EIGHT-HUNDRED-TWO-FAMILY (R172) - EIGHT-HUNDRED-THREE-FAMILY (R173) - EIGHT-HUNDRED-FOUR-FAMILY (R174) - EIGHT-HUNDRED-FIVE-FAMILY (R175) - EIGHT-HUNDRED-SIX-FAMILY (R176) - EIGHT-HUNDRED-SEVEN-FAMILY (R177) - EIGHT-HUNDRED-EIGHT-FAMILY (R178) - EIGHT-HUNDRED-NINE-FAMILY (R179) - NINE-HUNDRED-FAMILY (R180) - NINE-HUNDRED-ONE-FAMILY (R181) - NINE-HUNDRED-TWO-FAMILY (R182) - NINE-HUNDRED-THREE-FAMILY (R183) - NINE-HUNDRED-FOUR-FAMILY (R184) - NINE-HUNDRED-FIVE-FAMILY (R185) - NINE-HUNDRED-SIX-FAMILY (R186) - NINE-HUNDRED-SEVEN-FAMILY (R187) - NINE-HUNDRED-EIGHT-FAMILY (R188) - NINE-HUNDRED-NINE-FAMILY (R189) - TEN-HUNDRED-FAMILY (R190) - TEN-HUNDRED-ONE-FAMILY (R191) - TEN-HUNDRED-TWO-FAMILY (R192) - TEN-HUNDRED-THREE-FAMILY (R193) - TEN-HUNDRED-FOUR-FAMILY (R194) - TEN-HUNDRED-FIVE-FAMILY (R195) - TEN-HUNDRED-SIX-FAMILY (R196) - TEN-HUNDRED-SEVEN-FAMILY (R197) - TEN-HUNDRED-EIGHT-FAMILY (R198) - TEN-HUNDRED-NINE-FAMILY (R199) - ELEVEN-HUNDRED-FAMILY (R200) - ELEVEN-HUNDRED-ONE-FAMILY (R201) - ELEVEN-HUNDRED-TWO-FAMILY (R202) - ELEVEN-HUNDRED-THREE-FAMILY (R203) - ELEVEN-HUNDRED-FOUR-FAMILY (R204) - ELEVEN-HUNDRED-FIVE-FAMILY (R205) - ELEVEN-HUNDRED-SIX-FAMILY (R206) - ELEVEN-HUNDRED-SEVEN-FAMILY (R207) - ELEVEN-HUNDRED-EIGHT-FAMILY (R208) - ELEVEN-HUNDRED-NINE-FAMILY (R209) - TWELVE-HUNDRED-FAMILY (R210) - TWELVE-HUNDRED-ONE-FAMILY (R211) - TWELVE-HUNDRED-TWO-FAMILY (R212) - TWELVE-HUNDRED-THREE-FAMILY (R213) - TWELVE-HUNDRED-FOUR-FAMILY (R214) - TWELVE-HUNDRED-FIVE-FAMILY (R215) - TWELVE-HUNDRED-SIX-FAMILY (R216) - TWELVE-HUNDRED-SEVEN-FAMILY (R217) - TWELVE-HUNDRED-EIGHT-FAMILY (R218) - TWELVE-HUNDRED-NINE-FAMILY (R219) - THIRTEEN-HUNDRED-FAMILY (R220) - THIRTEEN-HUNDRED-ONE-FAMILY (R221) - THIRTEEN-HUNDRED-TWO-FAMILY (R222) - THIRTEEN-HUNDRED-THREE-FAMILY (R223) - THIRTEEN-HUNDRED-FOUR-FAMILY (R224) - THIRTEEN-HUNDRED-FIVE-FAMILY (R225) - THIRTEEN-HUNDRED-SIX-FAMILY (R226) - THIRTEEN-HUNDRED-SEVEN-FAMILY (R227) - THIRTEEN-HUNDRED-EIGHT-FAMILY (R228) - THIRTEEN-HUNDRED-NINE-FAMILY (R229) - FOURTEEN-HUNDRED-FAMILY (R230) - FOURTEEN-HUNDRED-ONE-FAMILY (R231) - FOURTEEN-HUNDRED-TWO-FAMILY (R232) - FOURTEEN-HUNDRED-THREE-FAMILY (R233) - FOURTEEN-HUNDRED-FOUR-FAMILY (R234) - FOURTEEN-HUNDRED-FIVE-FAMILY (R235) - FOURTEEN-HUNDRED-SIX-FAMILY (R236) - FOURTEEN-HUNDRED-SEVEN-FAMILY (R237) - FOURTEEN-HUNDRED-EIGHT-FAMILY (R238) - FOURTEEN-HUNDRED-NINE-FAMILY (R239) - FIFTEEN-HUNDRED-FAMILY (R240) - FIFTEEN-HUNDRED-ONE-FAMILY (R241) - FIFTEEN-HUNDRED-TWO-FAMILY (R242) - FIFTEEN-HUNDRED-THREE-FAMILY (R243) - FIFTEEN-HUNDRED-FOUR-FAMILY (R244) - FIFTEEN-HUNDRED-FIVE-FAMILY (R245) - FIFTEEN-HUNDRED-SIX-FAMILY (R246) - FIFTEEN-HUNDRED-SEVEN-FAMILY (R247) - FIFTEEN-HUNDRED-EIGHT-FAMILY (R248) - FIFTEEN-HUNDRED-NINE-FAMILY (R249) - SIXTEEN-HUNDRED-FAMILY (R250) - SIXTEEN-HUNDRED-ONE-FAMILY (R251) - SIXTEEN-HUNDRED-TWO-FAMILY (R252) - SIXTEEN-HUNDRED-THREE-FAMILY (R253) - SIXTEEN-HUNDRED-FOUR-FAMILY (R254) - SIXTEEN-HUNDRED-FIVE-FAMILY (R255) - SIXTEEN-HUNDRED-SIX-FAMILY (R256) - SIXTEEN-HUNDRED-SEVEN-FAMILY (R257) - SIXTEEN-HUNDRED-EIGHT-FAMILY (R258) - SIXTEEN-HUNDRED-NINE-FAMILY (R259) - SEVENTEEN-HUNDRED-FAMILY (R260) - SEVENTEEN-HUNDRED-ONE-FAMILY (R261) - SEVENTEEN-HUNDRED-TWO-FAMILY (R262) - SEVENTEEN-HUNDRED-THREE-FAMILY (R263) - SEVENTEEN-HUNDRED-FOUR-FAMILY (R264) - SEVENTEEN-HUNDRED-FIVE-FAMILY (R265) - SEVENTEEN-HUNDRED-SIX-FAMILY (R266) - SEVENTEEN-HUNDRED-SEVEN-FAMILY (R267) - SEVENTEEN-HUNDRED-EIGHT-FAMILY (R268) - SEVENTEEN-HUNDRED-NINE-FAMILY (R269) - EIGHTEEN-HUNDRED-FAMILY (R270) - EIGHTEEN-HUNDRED-ONE-FAMILY (R271) - EIGHTEEN-HUNDRED-TWO-FAMILY (R272) - EIGHTEEN-HUNDRED-THREE-FAMILY (R273) - EIGHTEEN-HUNDRED-FOUR-FAMILY (R274) - EIGHTEEN-HUNDRED-FIVE-FAMILY (R275) - EIGHTEEN-HUNDRED-SIX-FAMILY (R276) - EIGHTEEN-HUNDRED-SEVEN-FAMILY (R277) - EIGHTEEN-HUNDRED-EIGHT-FAMILY (R278) - EIGHTEEN-HUNDRED-NINE-FAMILY (R279) - NINETEEN-HUNDRED-FAMILY (R280) - NINETEEN-HUNDRED-ONE-FAMILY (R281) - NINETEEN-HUNDRED-TWO-FAMILY (R282) - NINETEEN-HUNDRED-THREE-FAMILY (R283) - NINETEEN-HUNDRED-FOUR-FAMILY (R284) - NINETEEN-HUNDRED-FIVE-FAMILY (R285) - NINETEEN-HUNDRED-SIX-FAMILY (R286) - NINETEEN-HUNDRED-SEVEN-FAMILY (R287) - NINETEEN-HUNDRED-EIGHT-FAMILY (R288) - NINETEEN-HUNDRED-NINE-FAMILY (R289) - TWENTY-HUNDRED-FAMILY (R290) - TWENTY-HUNDRED-ONE-FAMILY (R291) - TWENTY-HUNDRED-TWO-FAMILY (R292) - TWENTY-HUNDRED-THREE-FAMILY (R293) - TWENTY-HUNDRED-FOUR-FAMILY (R294) - TWENTY-HUNDRED-FIVE-FAMILY (R295) - TWENTY-HUNDRED-SIX-FAMILY (R296) - TWENTY-HUNDRED-SEVEN-FAMILY (R297) - TWENTY-HUNDRED-EIGHT-FAMILY (R298) - TWENTY-HUNDRED-NINE-FAMILY (R299) - TWENTY-ONE-HUNDRED-FAMILY (R300) - TWENTY-ONE-HUNDRED-ONE-FAMILY (R301) - TWENTY-ONE-HUNDRED-TWO-FAMILY (R302) - TWENTY-ONE-HUNDRED-THREE-FAMILY (R303) - TWENTY-ONE-HUNDRED-FOUR-FAMILY (R304) - TWENTY-ONE-HUNDRED-FIVE-FAMILY (R305) - TWENTY-ONE-HUNDRED-SIX-FAMILY (R306) - TWENTY-ONE-HUNDRED-SEVEN-FAMILY (R307) - TWENTY-ONE-HUNDRED-EIGHT-FAMILY (R308) - TWENTY-ONE-HUNDRED-NINE-FAMILY (R309) - TWENTY-TWO-HUNDRED-FAMILY (R310) - TWENTY-TWO-HUNDRED-ONE-FAMILY (R311) - TWENTY-TWO-HUNDRED-TWO-FAMILY (R312) - TWENTY-TWO-HUNDRED-THREE-FAMILY (R313) - TWENTY-TWO-HUNDRED-FOUR-FAMILY (R314) - TWENTY-TWO-HUNDRED-FIVE-FAMILY (R315) - TWENTY-TWO-HUNDRED-SIX-FAMILY (R316) - TWENTY-TWO-HUNDRED-SEVEN-FAMILY (R317) - TWENTY-TWO-HUNDRED-EIGHT-FAMILY (R318) - TWENTY-TWO-HUNDRED-NINE-FAMILY (R319) - TWENTY-THREE-HUNDRED-FAMILY (R320) - TWENTY-THREE-HUNDRED-ONE-FAMILY (R321) - TWENTY-THREE-HUNDRED-TWO-FAMILY (R322) - TWENTY-THREE-HUNDRED-THREE-FAMILY (R323) - TWENTY-THREE-HUNDRED-FOUR-FAMILY (R324) - TWENTY-THREE-HUNDRED-FIVE-FAMILY (R325) - TWENTY-THREE-HUNDRED-SIX-FAMILY (R326) - TWENTY-THREE-HUNDRED-SEVEN-FAMILY (R327) - TWENTY-THREE-HUNDRED-EIGHT-FAMILY (R328) - TWENTY-THREE-HUNDRED-NINE-FAMILY (R329) - TWENTY-FOUR-HUNDRED-FAMILY (R330) - TWENTY-FOUR-HUNDRED-ONE-FAMILY (R331) - TWENTY-FOUR-HUNDRED-TWO-FAMILY (R332) - TWENTY-FOUR-HUNDRED-THREE-FAMILY (R333) - TWENTY-FOUR-HUNDRED-FOUR-FAMILY (R334) - TWENTY-FOUR-HUNDRED-FIVE-FAMILY (R335) - TWENTY-FOUR-HUNDRED-SIX-FAMILY (R336) - TWENTY-FOUR-HUNDRED-SEVEN-FAMILY (R337) - TWENTY-FOUR-HUNDRED-EIGHT-FAMILY (R338) - TWENTY-FOUR-HUNDRED-NINE-FAMILY (R339) - TWENTY-FIVE-HUNDRED-FAMILY (R340) - TWENTY-FIVE-HUNDRED-ONE-FAMILY (R341) - TWENTY-FIVE-HUNDRED-TWO-FAMILY (R342) - TWENTY-FIVE-HUNDRED-THREE-FAMILY (R343) - TWENTY-FIVE-HUNDRED-FOUR-FAMILY (R344) - TWENTY-FIVE-HUNDRED-FIVE-FAMILY (R345) - TWENTY-FIVE-HUNDRED-SIX-FAMILY (R346) - TWENTY-FIVE-HUNDRED-SEVEN-FAMILY (R347) - TWENTY-FIVE-HUNDRED-EIGHT-FAMILY (R348) - TWENTY-FIVE-HUNDRED-NINE-FAMILY (R349) - TWENTY-SIX-HUNDRED-FAMILY (R350) - TWENTY-SIX-HUNDRED-ONE-FAMILY (R351) - TWENTY-SIX-HUNDRED-TWO-FAMILY (R352) - TWENTY-SIX-HUNDRED-THREE-FAMILY (R353) - TWENTY-SIX-HUNDRED-FOUR-FAMILY (R354) - TWENTY-SIX-HUNDRED-FIVE-FAMILY (R355) - TWENTY-SIX-HUNDRED-SIX-FAMILY (R356) - TWENTY-SIX-HUNDRED-SEVEN-FAMILY (R357) - TWENTY-SIX-HUNDRED-EIGHT-FAMILY (R358) - TWENTY-SIX-HUNDRED-NINE-FAMILY (R359) - TWENTY-SEVEN-HUNDRED-FAMILY (R360) - TWENTY-SEVEN-HUNDRED-ONE-FAMILY (R361) - TWENTY-SEVEN-HUNDRED-TWO-FAMILY (R362) - TWENTY-SEVEN-HUNDRED-THREE-FAMILY (R363) - TWENTY-SEVEN-HUNDRED-FOUR-FAMILY (R364) - TWENTY-SEVEN-HUNDRED-FIVE-FAMILY (R365) - TWENTY-SEVEN-HUNDRED-SIX-FAMILY (R366) - TWENTY-SEVEN-HUNDRED-SEVEN-FAMILY (R367) - TWENTY-SEVEN-HUNDRED-EIGHT-FAMILY (R368) - TWENTY-SEVEN-HUNDRED-NINE-FAMILY (R369) - TWENTY-EIGHT-HUNDRED-FAMILY (R370) - TWENTY-EIGHT-HUNDRED-ONE-FAMILY (R371) - TWENTY-EIGHT-HUNDRED-TWO-FAMILY (R372) - TWENTY-EIGHT-HUNDRED-THREE-FAMILY (R373) - TWENTY-EIGHT-HUNDRED-FOUR-FAMILY (R374) - TWENTY-EIGHT-HUNDRED-FIVE-FAMILY (R375) - TWENTY-EIGHT-HUNDRED-SIX-FAMILY (R376) - TWENTY-EIGHT-HUNDRED-SEVEN-FAMILY (R377) - TWENTY-EIGHT-HUNDRED-EIGHT-FAMILY (R378) - TWENTY-EIGHT-HUNDRED-NINE-FAMILY (R379) - TWENTY-NINE-HUNDRED-FAMILY (R380) - TWENTY-NINE-HUNDRED-ONE-FAMILY (R381) - TWENTY-NINE-HUNDRED-TWO-FAMILY (R382) - TWENTY-NINE-HUNDRED-THREE-FAMILY (R383) - TWENTY-NINE-HUNDRED-FOUR-FAMILY (R384) - TWENTY-NINE-HUNDRED-FIVE-FAMILY (R385) - TWENTY-NINE-HUNDRED-SIX-FAMILY (R386) - TWENTY-NINE-HUNDRED-SEVEN-FAMILY (R387) - TWENTY-NINE-HUNDRED-EIGHT-FAMILY (R388) - TWENTY-NINE-HUNDRED-NINE-FAMILY (R389) - THIRTY-HUNDRED-FAMILY (R390) - THIRTY-HUNDRED-ONE-FAMILY (R391) - THIRTY-HUNDRED-TWO-FAMILY (R392) - THIRTY-HUNDRED-THREE-FAMILY (R393) - THIRTY-HUNDRED-FOUR-FAMILY (R394) - THIRTY-HUNDRED-FIVE-FAMILY (R395) - THIRTY-HUNDRED-SIX-FAMILY (R396) - THIRTY-HUNDRED-SEVEN-FAMILY (R397) - THIRTY-HUNDRED-EIGHT-FAMILY (R398) - THIRTY-HUNDRED-NINE-FAMILY (R399) - THIRTY-ONE-HUNDRED-FAMILY (R400) - THIRTY-ONE-HUNDRED-ONE-FAMILY (R401) - THIRTY-ONE-HUNDRED-TWO-FAMILY (R402) - THIRTY-ONE-HUNDRED-THREE-FAMILY (R403) - THIRTY-ONE-HUNDRED-FOUR-FAMILY (R404) - THIRTY-ONE-HUNDRED-FIVE-FAMILY (R405) - THIRTY-ONE-HUNDRED-SIX-FAMILY (R406) - THIRTY-ONE-HUNDRED-SEVEN-FAMILY (R407) - THIRTY-ONE-HUNDRED-EIGHT-FAMILY (R408) - THIRTY-ONE-HUNDRED-NINE-FAMILY (R409) - THIRTY-TWO-HUNDRED-FAMILY (R410) - THIRTY-TWO-HUNDRED-ONE-FAMILY (R411) - THIRTY-TWO-HUNDRED-TWO-FAMILY (R412) - THIRTY-TWO-HUNDRED-THREE-FAMILY (R413) - THIRTY-TWO-HUNDRED-FOUR-FAMILY (R414) - THIRTY-TWO-HUNDRED-FIVE-FAMILY (R415) - THIRTY-TWO-HUNDRED-SIX-FAMILY (R416) - THIRTY-TWO-HUNDRED-SEVEN-FAMILY (R417) - THIRTY-TWO-HUNDRED-EIGHT-FAMILY (R418) - THIRTY-TWO-HUNDRED-NINE-FAMILY (R419) - THIRTY-THREE-HUNDRED-FAMILY (R420) - THIRTY-THREE-HUNDRED-ONE-FAMILY (R421) - THIRTY-THREE-HUNDRED-TWO-FAMILY (R422) - THIRTY-THREE-HUNDRED-THREE-FAMILY (R423) - THIRTY-THREE-HUNDRED-FOUR-FAMILY (R424) - THIRTY-THREE-HUNDRED-FIVE-FAMILY (R425) - THIRTY-THREE-HUNDRED-SIX-FAMILY (R426) - THIRTY-THREE-HUNDRED-SEVEN-FAMILY (R427) - THIRTY-THREE-HUNDRED-EIGHT-FAMILY (R428) - THIRTY-THREE-HUNDRED-NINE-FAMILY (R429) - THIRTY-FOUR-HUNDRED-FAMILY (R430) - THIRTY-FOUR-HUNDRED-ONE-FAMILY (R431) - THIRTY-FOUR-HUNDRED-TWO-FAMILY (R432) - THIRTY-FOUR-HUNDRED-THREE-FAMILY (R433) - THIRTY-FOUR-HUNDRED-FOUR-FAMILY (R434) - THIRTY-FOUR-HUNDRED-FIVE-FAMILY (R435) - THIRTY-FOUR-HUNDRED-SIX-FAMILY (R436) - THIRTY-FOUR-HUNDRED-SEVEN-FAMILY (R437) - THIRTY-FOUR-HUNDRED-EIGHT-FAMILY (R438) - THIRTY-FOUR-HUNDRED-NINE-FAMILY (R439) - THIRTY-FIVE-HUNDRED-FAMILY (R440) - THIRTY-FIVE-HUNDRED-ONE-FAMILY (R441) - THIRTY-FIVE-HUNDRED-TWO-FAMILY (R442) - THIRTY-FIVE-HUNDRED-THREE-FAMILY (R443) - THIRTY-FIVE-HUNDRED-FOUR-FAMILY (R444) - THIRTY-FIVE-HUNDRED-FIVE-FAMILY (R445) - THIRTY-FIVE-HUNDRED-SIX-FAMILY (R446) - THIRTY-FIVE-HUNDRED-SEVEN-FAMILY (R447) - THIRTY-FIVE-HUNDRED-EIGHT-FAMILY (R448) - THIRTY-FIVE-HUNDRED-NINE-FAMILY (R449) - THIRTY-SIX-HUNDRED-FAMILY (R450) - THIRTY-SIX-HUNDRED-ONE-FAMILY (R451) - THIRTY-SIX-HUNDRED-TWO-FAMILY (R452) - THIRTY-SIX-HUNDRED-THREE-FAMILY (R453) - THIRTY-SIX-HUNDRED-FOUR-FAMILY (R454) - THIRTY-SIX-HUNDRED-FIVE-FAMILY (R455) - THIRTY-SIX-HUNDRED-SIX-FAMILY (R456) - THIRTY-SIX-HUNDRED-SEVEN-FAMILY (R457) - THIRTY-SIX-HUNDRED-EIGHT-FAMILY (R458) - THIRTY-SIX-HUNDRED-NINE-FAMILY (R459) - THIRTY-SEVEN-HUNDRED-FAMILY (R460) - THIRTY-SEVEN-HUNDRED-ONE-FAMILY (R461) - THIRTY-SEVEN-HUNDRED-TWO-FAMILY (R462) - THIRTY-SEVEN-HUNDRED-THREE-FAMILY (R463) - THIRTY-SEVEN-HUNDRED-FOUR-FAMILY (R464) - THIRTY-SEVEN-HUNDRED-FIVE-FAMILY (R465) - THIRTY-SEVEN-HUNDRED-SIX-FAMILY (R466) - THIRTY-SEVEN-HUNDRED-SEVEN-FAMILY (R467) - THIRTY-SEVEN-HUNDRED-EIGHT-FAMILY (R468) - THIRTY-SEVEN-HUNDRED-NINE-FAMILY (R469) - THIRTY-EIGHT-HUNDRED-FAMILY (R470) - THIRTY-EIGHT-HUNDRED-ONE-FAMILY (R471) - THIRTY-EIGHT-HUNDRED-TWO-FAMILY (R472) - THIRTY-EIGHT-HUNDRED-THREE-FAMILY (R473) - THIRTY-EIGHT-HUNDRED-FOUR-FAMILY (R474) - THIRTY-EIGHT-HUNDRED-FIVE-FAMILY (R475) - THIRTY-EIGHT-HUNDRED-SIX-FAMILY (R476) - THIRTY-EIGHT-HUNDRED-SEVEN-FAMILY (R477) - THIRTY-EIGHT-HUNDRED-EIGHT-FAMILY (R478) - THIRTY-EIGHT-HUNDRED-NINE-FAMILY (R479) - THIRTY-NINE-HUNDRED-FAMILY (R480) - THIRTY-NINE-HUNDRED-ONE-FAMILY (R481) - THIRTY-NINE-HUNDRED-TWO-FAMILY (R482) - THIRTY-NINE-HUNDRED-THREE-FAMILY (R483) - THIRTY-NINE-HUNDRED-FOUR-FAMILY (R484) - THIRTY-NINE-HUNDRED-FIVE-FAMILY (R485) - THIRTY-NINE-HUNDRED-SIX-FAMILY (R486) - THIRTY-NINE-HUNDRED-SEVEN-FAMILY (R487) - THIRTY-NINE-HUNDRED-EIGHT-FAMILY (R488) - THIRTY-NINE-HUNDRED-NINE-FAMILY (R489) - FORTY-HUNDRED-FAMILY (R490) - FORTY-HUNDRED-ONE-FAMILY (R491) - FORTY-HUNDRED-TWO-FAMILY (R492) - FORTY-HUNDRED-THREE-FAMILY (R493) - FORTY-HUNDRED-FOUR-FAMILY (R494) - FORTY-HUNDRED-FIVE-FAMILY (R495) - FORTY-HUNDRED-SIX-FAMILY (R496) - FORTY-HUNDRED-SEVEN-FAMILY (R497) - FORTY-HUNDRED-EIGHT-FAMILY (R498) - FORTY-HUNDRED-NINE-FAMILY (R499) - FORTY-ONE-HUNDRED-FAMILY (R500) - FORTY-ONE-HUNDRED-ONE-FAMILY (R501) - FORTY-ONE-HUNDRED-TWO-FAMILY (R502) - FORTY-ONE-HUNDRED-THREE-FAMILY (R503) - FORTY-ONE-HUNDRED-FOUR-FAMILY (R504) - FORTY-ONE-HUNDRED-FIVE-FAMILY (R505) - FORTY-ONE-HUNDRED-SIX-FAMILY (R506) - FORTY-ONE-HUNDRED-SEVEN-FAMILY (R507) - FORTY-ONE-HUNDRED-EIGHT-FAMILY (R508) - FORTY-ONE-HUNDRED-NINE-FAMILY (R509) - FORTY-TWO-HUNDRED-FAMILY (R510) - FORTY-TWO-HUNDRED-ONE-FAMILY (R511) - FORTY-TWO-HUNDRED-TWO-FAMILY (R512) - FORTY-TWO-HUNDRED-THREE-FAMILY (R513) - FORTY-TWO-HUNDRED-FOUR-FAMILY (R514) - FORTY-TWO-HUNDRED-FIVE-FAMILY (R515) - FORTY-TWO-HUNDRED-SIX-FAMILY (R516) - FORTY-TWO-HUNDRED-SEVEN-FAMILY (R517) - FORTY-TWO-HUNDRED-EIGHT-FAMILY (R518) - FORTY-TWO-HUNDRED-NINE-FAMILY (R519) - FORTY-THREE-HUNDRED-FAMILY (R520) - FORTY-THREE-HUNDRED-ONE-FAMILY (R521) - FORTY-THREE-HUNDRED-TWO-FAMILY (R522) - FORTY-THREE-HUNDRED-THREE-FAMILY (R523) - FORTY-THREE-HUNDRED-FOUR-FAMILY (R524) - FORTY-THREE-HUNDRED-FIVE-FAMILY (R525) - FORTY-THREE-HUNDRED-SIX-FAMILY (R526) - FORTY-THREE-HUNDRED-SEVEN-FAMILY (R527) - FORTY-THREE-HUNDRED-EIGHT-FAMILY (R528) - FORTY-THREE-HUNDRED-NINE-FAMILY (R529) - FORTY-FOUR-HUNDRED-FAMILY (R530) - FORTY-FOUR-HUNDRED-ONE-FAMILY (R531) - FORTY-FOUR-HUNDRED-TWO-FAMILY (R532) - FORTY-FOUR-HUNDRED-THREE-FAMILY (R533) - FORTY-FOUR-HUNDRED-FOUR-FAMILY (R534) - FORTY-FOUR-HUNDRED-FIVE-FAMILY (R535) - FORTY-FOUR-HUNDRED-SIX-FAMILY (R536) - FORTY-FOUR-HUNDRED-SEVEN-FAMILY (R537) - FORTY-FOUR-HUNDRED-EIGHT-FAMILY (R538) - FORTY-FOUR-HUNDRED-NINE-FAMILY (R539) - FORTY-FIVE-HUNDRED-FAMILY (R540) - FORTY-FIVE-HUNDRED-ONE-FAMILY (R541) - FORTY-FIVE-HUNDRED-TWO-FAMILY (R542) - FORTY-FIVE-HUNDRED-THREE-FAMILY (R543) - FORTY-FIVE-HUNDRED-FOUR-FAMILY (R544) - FORTY-FIVE-HUNDRED-FIVE-FAMILY (R545) - FORTY-FIVE-HUNDRED-SIX-FAMILY (R546) - FORTY-FIVE-HUNDRED-SEVEN-FAMILY (R547) - FORTY-FIVE-HUNDRED-EIGHT-FAMILY (R548) - FORTY-FIVE-HUNDRED-NINE-FAMILY (R549) - FORTY-SIX-HUNDRED-FAMILY (R550) - FORTY-SIX-HUNDRED-ONE-FAMILY (R551) - FORTY-SIX-HUNDRED-TWO-FAMILY (R552) - FORTY-SIX-HUNDRED-THREE-FAMILY (R553) - FORTY-SIX-HUNDRED-FOUR-FAMILY (R554) - FORTY-SIX-HUNDRED-FIVE-FAMILY (R555) - FORTY-SIX-HUNDRED-SIX-FAMILY (R556) - FORTY-SIX-HUNDRED-SEVEN-FAMILY (R557) - FORTY-SIX-HUNDRED-EIGHT-FAMILY (R558) - FORTY-SIX-HUNDRED-NINE-FAMILY (R559) - FORTY-SEVEN-HUNDRED-FAMILY (R560) - FORTY-SEVEN-HUNDRED-ONE-FAMILY (R561) - FORTY-SEVEN-HUNDRED-TWO-FAMILY (R562) - FORTY-SEVEN-HUNDRED-THREE-FAMILY (R563) - FORTY-SEVEN-HUNDRED-FOUR-FAMILY (R564) - FORTY-SEVEN-HUNDRED-FIVE-FAMILY (R565) - FORTY-SEVEN-HUNDRED-SIX-FAMILY (R566) - FORTY-SEVEN-HUNDRED-SEVEN-FAMILY (R567) - FORTY-SEVEN-HUNDRED-EIGHT-FAMILY (R568) - FORTY-SEVEN-HUNDRED-NINE-FAMILY (R569) - FORTY			



colleagues
102, 102/29 - 150 JE
education, 40 159 281

ask 280 544 0066
ask line: 855 944 0066
email: info@rhhf.com
web: www.rhhf.com

british columbia
3830 - 1 ave.
burnaby, bc V5C 2W1

learned to practice
saskatchewan
manitoba
alberta

Verify all dimensions on site and report all errors and omissions to the Architect. Comply with all Codes and Regulations applicable to the performance of the work.

This drawing is copyright to DOUGLAS BOWEN ARCHITECT, Inc., or the consultant named on this drawing as of the date shown and may not used or reproduced in whole or in part without the express written consent of the Architect.

[illegible]

consultant

1982

Point

SUSSEX RETIREMENT LIVING

project:
THE VINEYARDS CITIES

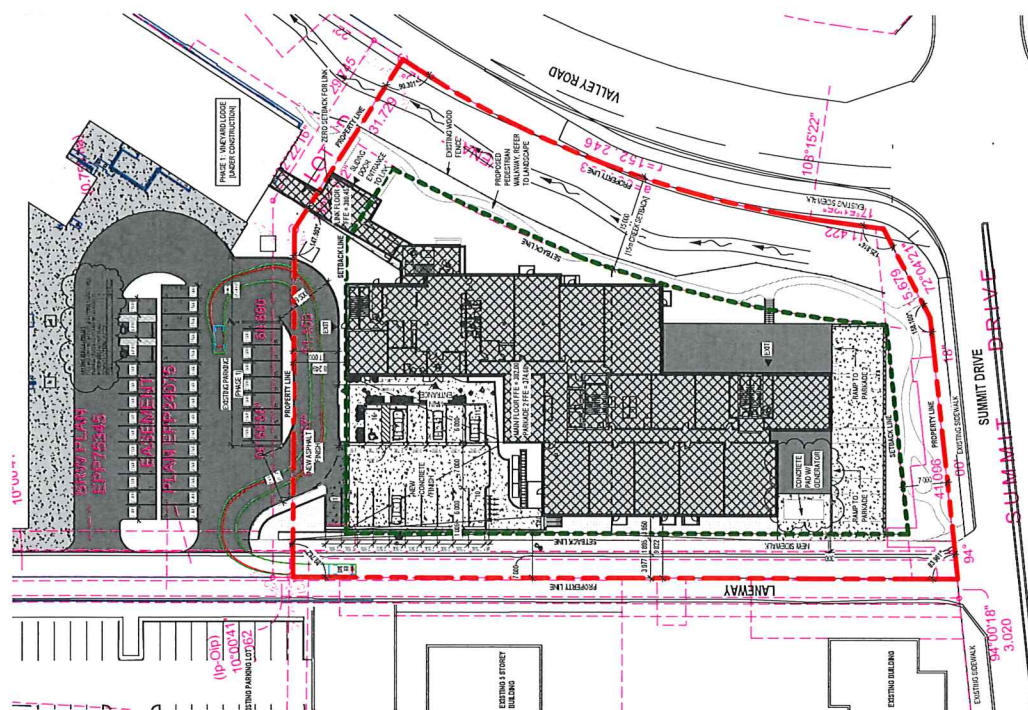
728 VALLEY ROAD,
KEI OWNA, BC

drawn by:	LC	revised:	NA
scale:	1 : 350	approved:	DS
date:	2020-01-17	project no.:	2019-06

LEGAL AND SURVEY SITE PLAN

drawing no:	revision no:
-------------	--------------

drawing no: **DP-001a** revision no: **1**



1 LEGAL LAND SURVEY - SITE PLAN
SCALE: 1" = 200'

Wednesday, March 12, 2020

Kent-Macpherson
304-1708 Dolphin Avenue
Kelowna, British Columbia
V1Y 9S4

Attention: Jordan Hettinga

Re: The Vineyard Community

Dear Jordan,

Thank you very much for your work on the parking variance. We wanted to try and educate the team on the nature of the care that we hope to provide in the Vineyards Lodge (726 Valley Road).

The Vineyards Lodge is a care community aimed at providing care to vulnerable residents who need assistance in their everyday life.

67 of the 134 living spaces are designed for memory care residents. These residents are living in some stage of dementia and have most likely reached a stage in the progression of their disease which may put them at risk to themselves if they are not living in a highly monitored or sometimes even secured environment. We have been hard at work with the cities building planning team to make sure these spaces provide the safest environment we can for them. None of these residents will own or operate a vehicle.

50 of the 134 resident spaces are designed for assisted living. Assisted Living residents typically move into a care setting because they have either have mobility challenges that limit their independence or put them at risk in their current settings. It would be very rare that people living in this setting would own or operate a vehicle.

The remaining 17 spaces are designed so they could be used to house either memory care or assisted living populations.

We hope to provide a great place for our residents to age and thrive in for many years. However, as a place that houses these vulnerable populations, the need to live here is the same reason why few if any of these residents would be appropriate to operate a motor vehicle. Having said that we may very well have a resident approach us who is competent to drive. We would do everything we could to support them to be successful. This would be very atypical.

We understand that the city's planning department could never consider every possible use when preparing parking guidelines. Currently this building is considered supportive housing which is understandably a general term. We thought it prudent to offer this document as a tool to allow the city to understand what kind of niche population this building is designed to accommodate. We hope it is helpful.

This is in line with other municipalities planning requirements and with the actual demands we have seen on our other projects.

However, we do understand that under the current bylaw we would require:

3 staff

0.14 parking stalls per sleeping unit (x134) = 19 stalls for visitors

0.35 parking stalls per sleeping unit (x134) = 47 stalls for residents

Our experience on another similar site would support the following variance:

3 staff, no variance required.

0.14 parking stalls per sleeping unit (x134) = 19 stalls for visitors, no variance required.

That leaves 14 stalls for residents (.11 stall per sleeping unit) which we believe is far more than we will need. We expect resident parking to be very close to 0 allowing 14 flex stalls for any residents, additional staff, or visitors.

If you have any questions or concerns, please contact the undersigned.

Kindest regards,

Peter O'Brien
Director of Development

Sussex Retirement Living

cc. John Cathrae. CFO, Sussex Retirement Living.