ATTACHMENT A
This forms part of application
DP20-0094 DVP20-0193
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: March 23, 2020

File No.: DP20-0094

To: Community Planning (AC)

From: Development Engineer Manager (JK)

Subject: 276 Valley Rd Form & Character

The Development Engineering comments and requirements regarding this Development Permit application for Council Form and Character Development Permit for multiple unit residentialare as follows:

1. General.

a) All the offsite infrastructure and services upgrades are addressed in the Subdivision Engineering Report under file Z17-0099,

James Kay

James Kay, P.Eng.
Development Engineering Manager

RO

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DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: October 27, 2020

File No.: DVP20-0193

To: Suburban and Rural Planning (KB)

From: Development Engineer Manager (SM)

Subject: 276 Valley Road Lot A Plan EEP80045

The A Development Variance Permit application to vary the required minimum landscape buffers on the north, east and west property lines to accommodate required parking stalls within the required buffer area, and a variance to the maximum height, for the portions of the buildings within 7.5 m of the north property line only (9.5m/2.5 storeys required, 9.8m/3 storeys proposed)

a) This Development Variance Permit does not compromise any Municipal Infrastructure.

James Kay

James Kay, P.Eng.
Development Engineering Manager

RO

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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?	✓		

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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?			✓

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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?	✓		

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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:	-	-	-
• Meet the requirements for Landscape Water Budget calculations for the landscaped area?	✓		
• Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?	✓		
Landscape Water Conservation Guidelines			
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?		✓	
Irrigation System Guidelines			
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?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?	✓		
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?	✓		
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓

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COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
Signs			
Do signs contribute to the overall quality and character of the development?			✓
Is signage design consistent with the appearance and scale of the building?			✓
Are signs located and scaled to be easily read by pedestrians?			✓
For culturally significant buildings, is the signage inspired by historical influences?			✓
Lighting			
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?		✓	

DRAWING LIST

A-1.0	Context Plan
A-1.1	Context Aerial Views
A-1.2	Survey Plan
A-1.3	Design Rationale
A-1.4	Development Summary
A-1.5	Site Plan
A-1.6	Phasing Plan
A-1.7	Fire Fighting Access Plan
A-1.8	Streetscape & Site Section
A-1.9	Site Section
A-2.0	Building 1 (7-plex) Plans; Building 11 similar
A-2.1	Building 1 (7-plex) Plans; Building 11 similar
A-2.2	Building 1 (7-plex) Elevations; Building 11 similar
A-3.0	Building 2 (4-plex) Plans; Buildings 3, 4, 6, 8, 9, 10 similar
A-3.1	Building 2 (4-plex) Elevations; Buildings 3, 4, 6, 8, 9, 10 similar
A-4.0	Building 5 (5-plex) Plans; Building 7 similar
A-4.1	Building 5 (5-plex) Elevations; Building 7 similar
A-5.0	Type A Unit Plans
A-5.1	Type A2 Unit Plans
A-5.2	Type A3 Unit Plans
A-5.3	Type A4 Unit Plans, Type A1 Similar
A-6.0	Unit Sections
A-7.0	Material & Colour
A-7.1	Material & Colour
A-8.0	Context Aerial Views With Buildings
A-9.0	Massing Study
A-9.1	Massing Study
A-9.2	Massing Study
L1/2	Conceptual Landscape Plan
L2/2	Water Conservation & Irrigation Plan
17049-00	Concept Utility Plan

DESIGN TEAM

Owner	VanMar Development Glenpark Ltd.
General Contractor	VanMar Constructors Inc.
Development Management	MGC Projects Ltd.
Architect	RLA Architects Inc.
Landscape	Outland Design Landscape Architecture
Interior	Laura Vroom Design Corporation
Civil	Protech Consulting Ltd.
Survey	Runnels Denby Land Surveying
Geotechnical	GeoPacific Consultants Ltd.
Traffic	CTQ Consultants

GLENPARK ROW

276 Valley Road
Kelowna, BC
March 18, 2020

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March 18, 2020
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November 8, 2020
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REGISTERED ARCHITECT JAMES BUSSEY BRITISH COLUMBIA

2020-11-12

Client

Project

Glenpark Row 1

276 Valley Road
Kelowna, BC

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

November 8, 2020

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2020-11-12

Client

Project

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276 Valley Road
Kelowna, BC

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

Context Aerial Views With Buildings

November 8, 2020

A-8.0

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Massing Study

November 8, 2020

A-9.0

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2020-11-12

Client

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Glenpark Row 1

276 Valley Road
Kelowna, BC

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

Massing Study

November 8, 2020

A-9.1

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2020-11-12

Client

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Glenpark Row 1

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Massing Study

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A-9.2

DESIGN RATIONALE

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Introduction

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

2. The development site is at 292, 284 and 276 Valley Road. It is a 2.4 acre, reasonably flat parcel that currently comprises 3 single-family lots.

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

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

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

Purpose of this document

6. This 'Design Rationale' document has guided VanMar's approach to the design of this new community. The document seeks to first identify all the relevant considerations that the design needs to respond to. Having identified all of the relevant considerations, the document then details a design that appropriately responds to these considerations.

Part I: Identification of the relevant considerations that the design needs to respond to...

THE SITE AND ITS LOCATIONAL CONTEXT

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

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

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

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

11. To the North of the development site are 3 single-family homes. The owners of these homes have expressed interest in selling their property for development. These discussions are amicable and ongoing. To date, an agreement has not been reached between these owners and VanMar.

12. The site is within close proximity to high quality schools, including Dr Knox Middle School and North Glenmore Elementary School. Dr Knox is within easy walking distance of the site. The site is also within walking distance of the Green Gables Daycare.

13. The site is a 15-minute drive to downtown Kelowna and a 10 minute drive to UBCO.

ADVICE FROM THE CITY OF KELOWNA PLANNING DEPARTMENT

14. Given the locational context, and the alignment with City policy priorities, City planning staff are supportive towards the idea of recommending to Council that this site be developed for townhouses, subject to the following conditions and provisos:

    a. That the townhouses are designed to be appealing to families given Council's desire to see more family-oriented housing, particularly 3-bedroom ground-oriented townhouses. This is due to Kelowna currently going through a period of growth and there being a shortage of housing that is suitable and affordable for families with school-aged children.

    b. That the development integrates with the local context of growing family-oriented amenities (including the new Glenmore Recreation Park and the retail village), and is sensitive to the adjacent single-family homes to the West.

    c. That the design should be welcoming and inclusive of the surrounding community, and should activate the perimeter streets with outward (rather than inward) facing homes and strong corner elements on the ends of buildings.

    d. That the development includes construction of a new portion of Glenpark Drive that intersects with Valley Road (and in alignment with the access to Glenmore Recreation Park on the other side of Valley Road) and that, once constructed, this newly constructed portion of Glenpark Drive be dedicated to the City.

    e. That vehicle access to the project is provided from this new section of Glenpark Drive, and not from Valley Road or from Marigold Road.

    f. That the design and layout of a townhouse project on this site can be integrated with development of the single-family house lots to the North of the site (if they become available for development in the future).

    g. That the project make provision for a pedestrian walkway through the site, linking Drysdale Boulevard with Glenmore Recreation Park.

15. Planning staff have advised that the development approval process for the project will require a Development Permit, a Rezoning from RR-3 to RM-3 and an amendment to the OCP from 'Single Family' to 'Multi-Residential Low Density'. Planning staff have advised VanMar of the required steps and public consultation requirements that this process will require.

Part II: Proposed design response to these considerations...

SUMMARY OF OUR PROPOSED DESIGN APPROACH

16. Our design responds to the above-listed contextual considerations through a thoughtfully designed development of 52 townhouses organized in 11 separate buildings with an overall FAR of 0.72.

17. The community is predominantly oriented towards families with children. All of the 52 townhouses have:

    a. 3 bedrooms

    b. A den, which can also be converted into a 4th bedroom.

    c. A garage with side-by-side parking for 2 cars (and we have also provided by-law compliant visitor parking around the site).

    d. A balcony directly accessed from the principal living space.

    e. A front yard garden area.

    f. Approximately 1,500 sf of living space.

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

19. The community has been designed to be self-sufficient with regards to parking, and to not place any parking burden on the surrounding streets. Each townhouse has a garage with 2 side-by-side parking stalls. There are also 9 visitor parking stalls distributed around the community, as well as on-street parking on the new section of Glenpark Drive.

LAYOUT AND ORGANIZATION OF THE COMMUNITY

20. The organization and layout of the community is driven by the following four ideas:

    a. **Vehicle Access...**
    Vehicle access to the development will be from Glenpark Drive, with an emergency vehicle only exit on Marigold Road. Vehicle access to the community will only be from this new section of Glenpark Drive. There will be no vehicle access or egress to the community from Marigold Road, other than for Fire Truck emergency purposes.

    b. **Outward-facing Design...**
    The townhouses located around the perimeter of the community have front doors directly facing Valley Road and Glenpark Drive. This approach activates these streets and presents a welcoming face to the surrounding neighbourhood. Importantly, on-street parking on Glenpark Drive improves the livability and functionality of these street-facing outward looking townhouse units.

    c. **Mews Courtyard...**
    The townhouses on the inside of the project are organized around a 'mews courtyard' concept where front doors face a green area that is free from vehicles. The first of these courtyards is organized so that it is the first thing a person sees when entering the community from Glen Park Drive. We believe these courtyards provide an appealing amenity for all residents and foster an improved interaction between neighbours. These attractive green spaces allow us to integrate small community gathering areas and provide the basis for a diagonal pedestrian pathway through the community to link Marigold Road with the new Glenmore Recreation Park.

    d. **Future Integration Potential...**
    The overall layout of the townhouse community works well on the current project site but also has the potential to be integrated with the lots to the North of the site(if these lots become available for redevelopment in the future).

ARCHITECTURAL EXPRESSION

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

22. The design approach seeks to create a strong expression of the individual townhouse. This is achieved through:

    a. A strong front entry condition that is defined by a highly visible front door, an attractive front yard, and clearly visible street address number.

    b. Each townhouse having its individual identity expressed architecturally in gable roof forms and bay window treatments.

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

MASSING AND THE OVERALL FEEL OF THE COMMUNITY

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

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

    b. The townhouses within each building block are 'articulated' through roof forms and a variety of window expressions throughout each block of buildings.

    c. The yard in front of each townhouse provides a delineation between the public and private realm but does so in a friendly and inclusive fashion and without the need for excessive barrier fences and gates.

    d. Attention is paid to roof form and bay window elements to create 'strong corners', particularly at the most visible building ends.

    c. Where possible trees and low level planting are introduced to compliment and enhance the streetscape and delineate the public and private outdoor areas.

    f. Each home has a balcony directly accessed from the principal living space. As well as providing important opportunities for indoor/outdoor living, the balcony provides an opportunity for informal neighbour-to-neighbour interaction across the driveway aisle and community overlook which improves security and safety in the parking/drive aisle area.

    g. The landscape design is well integrated with the architectural design, and is mindful of the hot and dry Okanagan climate. The landscape design incorporates canopy trees wherever possible to reduce heat gain.

    h. The development will provide a pedestrian friendly boulevard treatment along Glenpark Drive, achieved through the installation of deciduous shade trees and a turf boulevard.

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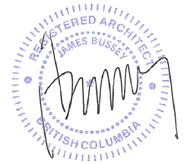
Re-Issued For Development Permit, Rezoning and OCP Amendment

November 8, 2020
Re-Issued For Development Permit, Rezoning, OCP Amendment and Bylaws



Client

2020-11-12

Project

Glenpark Row 1

276 Valley Road
Kelowna, BC

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

Design Rationale

November 8, 2020

A-1.3

ATTACHMENT C
This forms part of application
DP20-0094 DVP20-0193
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials KB

Development Statistics

Civic Address:	276, 284, 292 Valley Road, Kelowna BC		
Legal Description:	Lot A, Section 33, Township 26, Osoyoos Division Yale District, Plan EPP80045		
Gross Site Area:	**2.43 Acres**	**106,017 sf**	**9,849 SM**
Zoning Classification	**Rezoning from RR-3 to RM-3**		
Permitted FSR:	0.75	79,513 sf	7,387 SM
Proposed FSR:	**0.72**	**76,110 sf**	**7,071 SM**
Permitted Site Coverage of Buildings:	40%		
Proposed Site Coverage of Buildings (including decks):	**36%**		
Permitted Site Coverage of Buildings, Decks, Driveway, Surface Parking:	60%		
Proposed Site Coverage of Buildings, Decks, Driveway, Surface Parking:	**39%** 58%		
Permitted Height:	10 M or 3 Storeys (the lesser of the two)		
Proposed Height:	**3 Storeys**		

Permitted Setbacks:

Front - Valley Road	1.5 M
Flanking Street - Glenpark Drive	1.5 M ground oriented units facing street
Side	4.0 M
Rear	7.5 M

Proposed Setbacks:

Front - Valley Road	**3.5 M**
Flanking Street - Glenpark Drive	**3.0 M** ground oriented units facing street
Side	**4.0 M**
Rear - Northwest of buildings 4,5,6	**7.5 M**

Required Private Open Space Per Dwelling:	25 SM	269 sf	(for dwellings more than one bedroom)
52 dwellings total	1,300 SM	13,994 sf	
Proposed Private Open Space Per Dwelling (includes balconies):	**1,674 SM**	**18,014 sf**	**total for 52 dwellings**

Proposed Development:

Type	Lower Flr (FSR)	Main Flr	Upper Flr	Total (Exclu. garage)	No. of Units	Total FSR Area	Lower Flr Gross	Gross Flr Area	Garage Parking	Apron Parking
A 3-Bedrm	182 sf	603 sf	655 sf	1,440 sf	30	43,200 sf	595 sf	55,590 sf	2 cars	0 car
A1 3 Bedrm	183 sf	651 sf	666 sf	1,500 sf	7	10,500 sf	629 sf	13,622 sf	2 cars	0 car
A2 3-Bedrm	183 sf	647 sf	661 sf	1,491 sf	10	14,910 sf	629 sf	19,370 sf	2 cars	0 car
A3 3-Bedrm	183 sf	651 sf	666 sf	1,500 sf	1	1,500 sf	629 sf	1,946 sf	2 cars	0 car
A4 3 Bedrm	183 sf	651 sf	666 sf	1,500 sf	4	6,000 sf	629 sf	7,784 sf	2 cars	0 car
Total					**52 units**	**76,110 sf FSR**		**98,312 sf Gross**		
						7,071 sm FSR		**9,133 sm Gross**		

Required Parking:

2.0 cars per residential unit per 3 bedroom dwelling units		104 cars
0.14 visitor car per dwelling units		7 cars
Total Required Parking		**111 cars**

Proposed Parking:

Double garages (Types A, A1, A2, A3, A4)	104 cars
Single garages	0 cars
Total in Garages	**104 cars**
Apron Parking	0 cars
Overall Residential Parking	**104 cars**
Visitor Parking	**8 cars**
Total Provided Parking	**112 cars**

Required Bicycle Parking:

Short-term	1 per 5 units	10 spaces
Long-term	No Requirement	0 spaces
Total required bicycle parking		**10 spaces**

Provided Bicycle Parking:

Short-term	10 spaces
Long-term	0 spaces
Total Provided Bicycle Parking	**10 spaces**

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REGISTERED ARCHITECT JAMES BUSSEY BRITISH COLUMBIA

2020-11-12

Client

Project

Glenpark Row 1

276 Valley Road
Kelowna, BC

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

Development Summary

November 8, 2020

A-1.4

ATTACHMENT D
This forms part of application
DP20-0094 DVP20-0193
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials KB

Development Permit & Development Variance Permit DP20-0094 DVP20-0193

City of Kelowna

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

276 Valley Road

and legally known as

LOT A SECTION 33 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP80045 EXCEPT PLAN EPP94225

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

Multiple Dwelling Housing

with variances to the following sections of Zoning Bylaw No. 8000 in accordance with Schedules A, B and C:

Section 7.6.1(b): Section 7 - Landscaping and Screening, Minimum Landscape Buffers

To vary the required minimum landscape buffer for the front yard from 3.0 m required to 0.51 m proposed.

Section 7.6.1(c): Section 7 - Landscaping and Screening, Minimum Landscape Buffers

To vary the required minimum landscape buffer for the side yard from 3.0 m required to 0.66 m proposed.

Section 7.6.1(c): Section 7 - Landscaping and Screening, Minimum Landscape Buffers

To vary the required minimum landscape buffer for the rear yard from 3.0 m required to 2.3 m proposed.

Section 8.2.3: Parking and Loading, Off-Street Parking Regulations

To vary the required minimum setback from any side or rear lot line from 1.5m required to 0.66 m proposed.

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

To vary the maximum height for any portion of a building within 7.5 m of an abutting lot with a Single/Two Unit designation in the City's Official Community Plan from 9.5 m or 2 ½ storeys permitted to 10.0 m or 3 storeys.

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

Date of Council Decision	January 19, 2020
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.

DRAFT

ATTACHMENT D
This forms part of application
DP20-0094 DVP20-0193
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials KB

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: Vanmar Developments Glenpark Ltd., Inc. No. BC1150883

Applicant: Vanmar Constructors Inc.

Planner: K. Brunet

_____ _____

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

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

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

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

This Development Permit is valid for two (2) years from the date of 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 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 owner 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 **$220,764.38**

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.

ATTACHMENT D
This forms part of application
DP20-0094 DVP20-0193
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

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

SCHEDULE A

This forms part of application
DP20-0094 DVP20-0193

Planner Initials KB

City of Kelowna
DEVELOPMENT PLANNING

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REGISTERED ARCHITECT JAMES BUSSEY BRITISH COLUMBIA

Client

2020-11-12

Project

Glenpark Row 1

276 Valley Road
Kelowna, BC

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

Site Plan

1 = 250
November 8, 2020

A-1.5

SCHEDULE B
This forms part of application
DP20-0094 DVP20-0193
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

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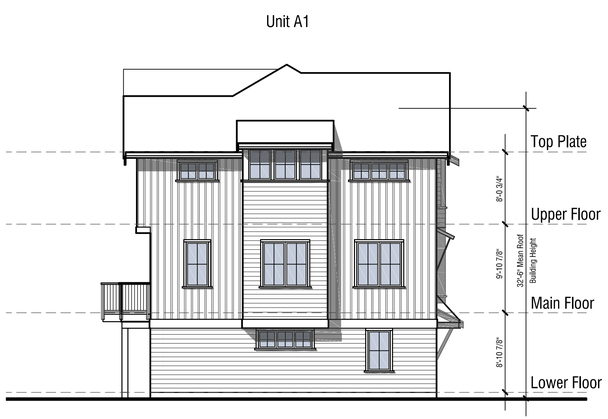
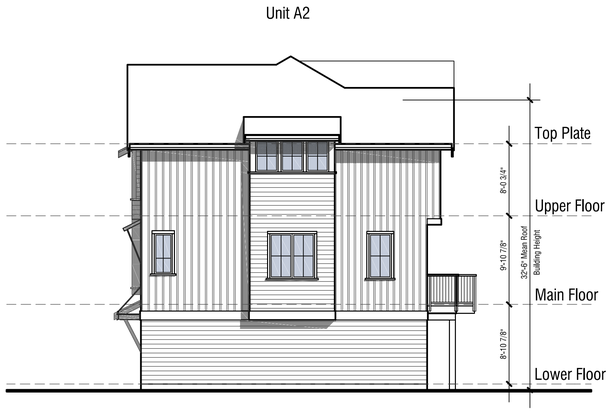


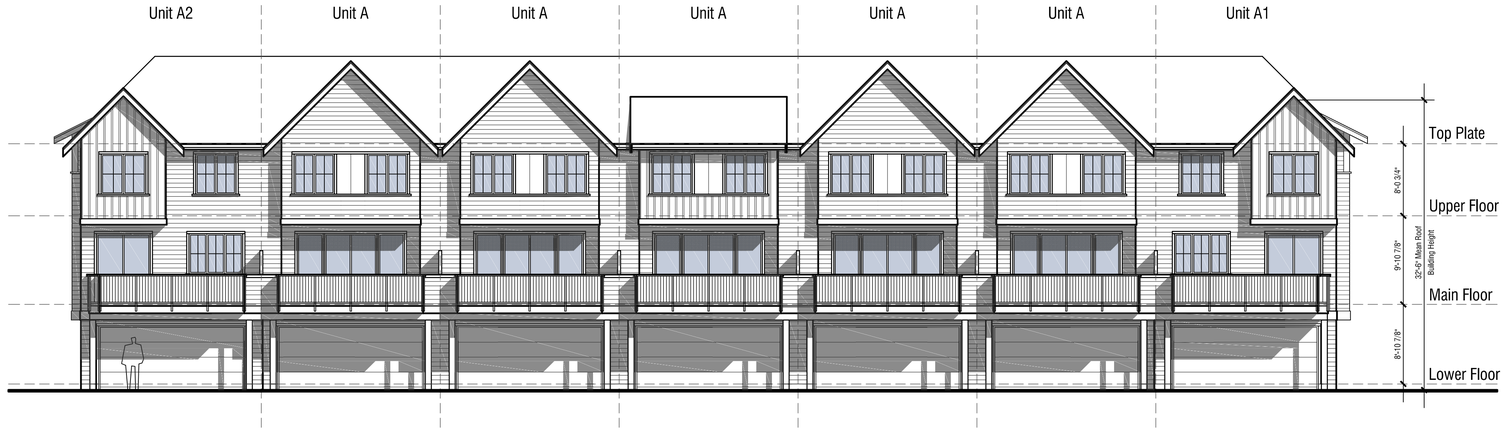
South Elevation

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

East Elevation



North Elevation



West Elevation

REGISTERED ARCHITECT
JAMES BUSSEY
BRITISH COLUMBIA

2020-11-12

Client

Project

Glenpark Row 1

276 Valley Road
Kelowna, BC

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

Building 1 (7-plex) Elevations
Building 3 Similar

1/8" = 1'-0"
November 8, 2020

0 4 8 12 16 20 FT

A-2.2

SCHEDULE B

This forms part of application
DP20-0094 DVP20-0193

Planner Initials KB

City of Kelowna
DEVELOPMENT PLANNING

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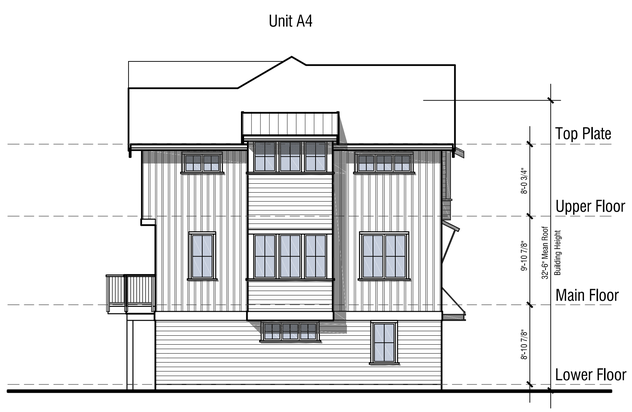
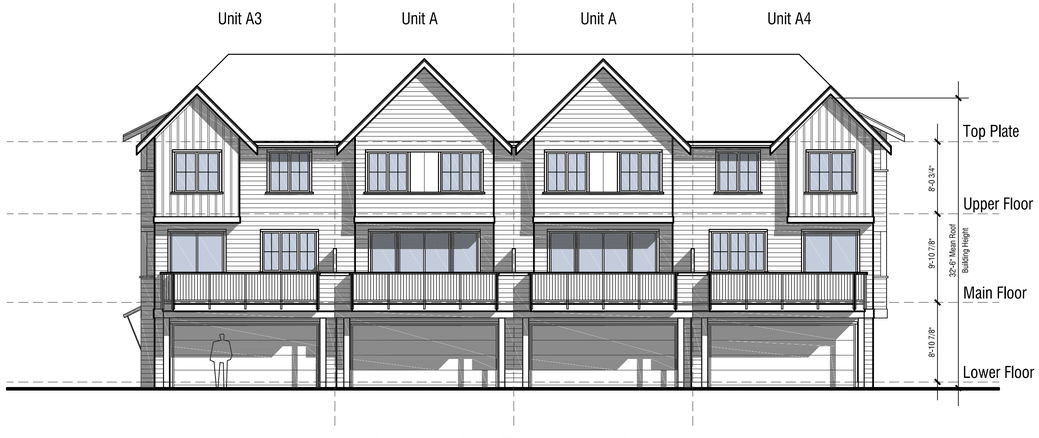


West Elevation

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

South Elevation

East Elevation



North Elevation

0 4 8 12 16 20 FT

REGISTERED ARCHITECT JAMES BUSSEY BRITISH COLUMBIA

2020-11-12

Client

Project

Glenpark Row 1

276 Valley Road
Kelowna, BC

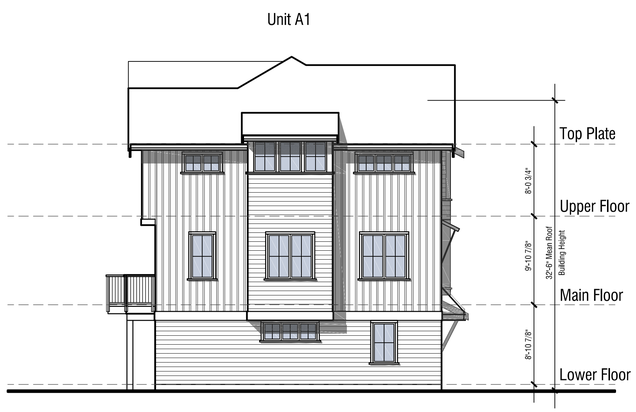
Lots 1-3, Section 33, Township 26, ODYD Plan 18062

Building 2 (4-plex) Elevations
Buildings 4, 5, 6, 8, 9, 11 Similar

1/8" = 1'-0"
November 8, 2020

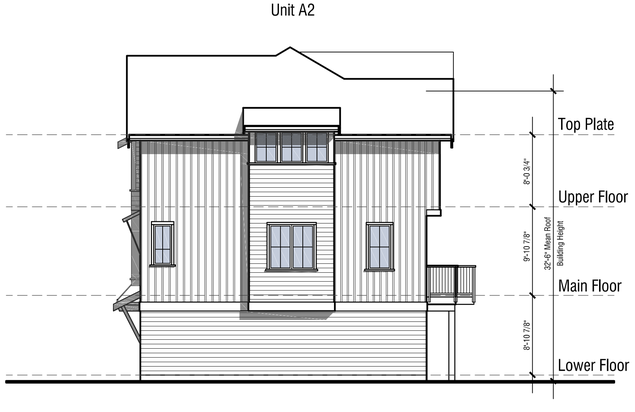
A-3.1

SCHEDULE B
This forms part of application
DP20-0094 DVP20-0193
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials KB



South Elevation

East Elevation



North Elevation

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

West Elevation

0 4 8 12 16 20 FT

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200-970 Homer St. Vancouver BC V6B2W7

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Client

2020-11-12

Project

Glenpark Row 1

276 Valley Road
Kelowna, BC

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Building 10 (5-plex) Elevations
Building 7 Similar

1/8" = 1'-0"
November 8, 2020

A-4.1

SCHEDULE B
This forms part of application
DP20-0094 DVP20-0193
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

Colour Scheme A

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

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

Benjamin Moore HC-169 Coventry Gray
Lap Siding

Benjamin Moore AF-290 Caliente
Entry Door

PITCH ROOFING:
Asphalt roof shingles GAF Timberline HD Birchwood

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

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

WINDOW BAY TRIMS:
HardieTrim Boards, Smooth, painted

WINDOW TRIMS:
2x3 wood trims, painted

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

ROOF CANOPY:
Standing seam canopy with metal support struts

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

SUPPORTING STRUT:
Metal Strut, painted

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

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

POST & BEAM
Wood, painted

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

ENTRY DOOR:
Fibreglas with glazed panel, painted

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Client

2020-11-12

Project

Glenpark Row 1

276 Valley Road
Kelowna, BC

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

Colour and Material Scheme A

3/8" = 1'-0"
November 8, 2020

A-7.0

SCHEDULE B
This forms part of application
DP20-0094 DVP20-0193
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

Colour Scheme B

Benjamin Moore CC-20 Decorator's White
Lap Siding

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

Benjamin Moore HC-169 Coventry Gray
Trims, Lap Siding

Benjamin Moore AF-290 Caliente
Entry Door

PITCH ROOFING:
Asphalt roof shingles GAF Timberline HD Birchwood

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

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

WINDOW BAY TRIMS:
HardieTrim Boards, Smooth, painted

WINDOW TRIMS:
2x3 wood trims, painted

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

ROOF CANOPY:
Standing seam canopy with metal support struts

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HardiePlank Lap Siding, Smooth, 6" exposure, painted

SUPPORTING STRUT:
Metal Strut, painted

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

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

POST & BEAM
Wood, painted

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

ENTRY DOOR:
Fibreglas with glazed panel, painted

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200-970 Homer St Vancouver BC V6B2W7

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JAMES BUSSEY
BRITISH COLUMBIA

Client

2020-11-12

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Glenpark Row 1

276 Valley Road
Kelowna, BC

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Colour and Material Scheme B

3/8" = 1'-0"
November 8, 2020

A-7.1

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
AMELANCHIER ALNIFOLIA	SASKATOON	49	4cm CAL./TREEFORM SHRUB
CARPUNUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	19	6cm CAL.
FRAXINUS AMERICANA 'AUTUMN PURPLE'	PURPLE ASH	32	6cm CAL.
MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	49	6cm CAL.
PRUNUS EMARGINATA	STERILE CHERRY	12	6cm CAL.
SHRUBS			
BERBERIS THUNBERGII 'MONOMB'	CHERRY BOMB BARBERRY	43	#02 CONT. /1.2M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	43	#02 CONT. /1.2M O.C. SPACING
EUONYMOUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	28	#02 CONT. /1.5M O.C. SPACING
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	28	#02 CONT. /1.5M O.C. SPACING
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	19	#02 CONT. /1.8M O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	19	#02 CONT. /1.8M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	53	#01 CONT. /0.75M O.C. SPACING
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	36	#01 CONT. /0.9M O.C. SPACING
ECHINACEA 'MAGNUS SUPERIOR'	MAGNUS SUPERIOR CONEFLOWER	82	#01 CONT. /0.6M O.C. SPACING
ECHINOPS RITRO 'BLUE GLOW'	BLUE GLOW THISTLE	53	#01 CONT. /0.75M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	36	#01 CONT. /0.9M O.C. SPACING
HOSTA 'HALCYON'	HALCYON HOSTA	29	#01 CONT. /1.0M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	53	#01 CONT. /0.75M O.C. SPACING
MOLINIA ARUNDINACEA	TALL MOOR GRASS	20	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENNII 'WALKERS LOW'	WALKER'S LOW CATMINT	53	#01 CONT. /0.75M O.C. SPACING
PANICUM VIRGATUM 'ROSTRALBUSCH'	RED SWITCH GRASS	29	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	29	#01 CONT. /1.0M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	20	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	82	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	53	#01 CONT. /0.75M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.L.A. STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

SCHEDULE C

This forms part of application
DP20-0094 DVP20-0193

Planner Initials KB

City of Kelowna
DEVELOPMENT PLANNING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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N

PROJECT TITLE

GLENPARK I
276, 284, & 292 VALLEY ROAD

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
2	17.11.30	Review
3	17.12.08	Development Permit
4	20.03.18	Development Permit Renewal
5	20.11.27	Re-Issued for Development Permit, Rezoning, OCP Amendment and Bylaws
6	20.12.08	Re-Issued for Development Permit, Rezoning, OCP Amendment and Bylaws

PROJECT NO	20-118
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	DEC. 8, 2020
SCALE	1:250

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L 1/2

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SCHEDULE C

This forms part of application

DP20-0094 DVP20-0193

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials KB

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 2,876 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 1,627 cu.m. / year

WATER BALANCE = 99 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 125 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, FULLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 107 cu.m.

ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 55 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, FULLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 47 cu.m.

ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 115 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, FULLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 99 cu.m.

ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 100 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 86 cu.m.

ZONE #5: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 108 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 93 cu.m.

ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 94 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 81 cu.m.

ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 101 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 87 cu.m.

ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 99 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 85 cu.m.

ZONE #9: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 110 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 94 cu.m.

ZONE #10: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 130 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 111 cu.m.

ZONE #11: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 108 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 93 cu.m.

ZONE #12: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 130 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, FULLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 111 cu.m.

ZONE #13: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 233 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 78 cu.m.

ZONE #14: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 208 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 69 cu.m.

ZONE #15: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 166 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 55 cu.m.

ZONE #16: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 205 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, FULLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 68 cu.m.

ZONE #17: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 207 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 69 cu.m.

ZONE #18: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 218 sq.m.
MICROCLIMATE: EAST EXPOSURE, FULLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 73 cu.m.

ZONE #19: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 200 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 67 cu.m.

ZONE #20: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 164 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 55 cu.m.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

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FIONA BARTON
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