

Development Permit & Development Variance Permit DP18-0086/DVP21-0187

ATTACHMENT

A

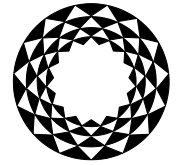
This forms part of application

DP18-0086 DVP21-0187

Planner
Initials

LK

City of
Kelowna
DEVELOPMENT PLANNING



City of
Kelowna

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

252 Valley Road

and legally known as

Lot 1 Section 4 Township 23 and of Section 33 Township 26 ODYD Plan EPP111632

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

Multiple Dwelling Housing

USE as per Zoning Bylaw

Row 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 September 21, 2021

Decision By: COUNCIL

Development Permit Area: Multi-Family

Existing Zone: RM3 – Low Density Multiple Housing

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

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Vanmar Developments Glenpark 2 Ltd

Applicant: Vanmar Constructors Inc.

Planner: Lydia Korolchuk

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.

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A, B & C":

Section 13.9.6(c): RM3 - Low Density Multiple Housing, Development Regulations]

To vary the maximum building height for a building within 7.5 m of an abutting lot with a Single/Two Unit Residential Designation in the City's Official Community Plan from 9.5 m or 2 ½ storeys to 10 m and 3 storeys proposed,

This Development Permit and Development Variance 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 **\$372, 918.75**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

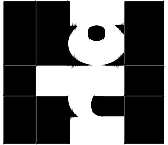
The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.

DRAFT

LK

2

A-1.0



ARCHITECTS INCORPORATED
244, 262, 260, 268 Valley Road
Lot 2, Sec 4, Township 23,
Plan EPPE448
Lot 4, 5 & 6, Sec 4, Township 23,
Plan 18065, OVD

Introduction

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

Purpose of this document

8. This 'Design Rationale' document has guided Vanklar's approach to the design of this new community. The document seeks to first identify all the relevant considerations that the design team has responded to, having identified all of the relevant considerations that the development team defines as being the appropriate responses to these considerations.

Part 1: Identification of the relevant considerations that the design needs to respond to...

THE SITE AND ITS LOCAL CONTEXT

9. The site has an interesting locational context. It is within easy walking distance of everyday urban amenities (schools, shops, daycare and parks), while also being adjacent to farmland and orchards.
 10. To the West of the development site is an attractive neighbourhood of single-family homes and duplexes accessed from Drysdale Boulevard.
 11. To the East of the development site the City is developing the new 'Glenmore Recreation Park' sports facility which is now under construction. Beyond the new sports facility, there are attractive views of orchards and hills.
 12. To the South of the development site is a working apple and pear orchard, and a heritage house (the 'Old Mill') which is the second oldest home in the City of Kelowna. Drysdale Road runs along the South of the site, and the site is adjacent to the local community. Beyond this orchard is a vibrant and busy neighbourhood retail village, with an IGA, Save on Foods, Shopper Drug Mart, Starbucks and other amenities. The retail village area is within easy walking distance of the development site.
 13. The site is within close proximity to high quality schools, including Dr. Knox Middle School and North Glenmore Elementary School. Dr. Knox is within easy walking distance of the site.
- ### ADVICE FROM THE CITY OF KELOWNA PLANNING DEPARTMENT
14. Given the locational context, and the alignment with City policy priorities, City planning staff have advised that the development of a new family-oriented townhouse community should be developed for townhouses, subject to the following conditions and provisions:
 - 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 increasing demand for 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 this surrounding community, and that the design should be consistent with the surrounding residential context, 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) to provide a new level of connectivity and access to the community. This newly constructed portion of Glenpark Drive is dedicated to the City.
 - e. That vehicle access to the Glenpark Row community (ie. both Glenpark 1 and Glenpark 2) is provided from this new section of Glenpark Drive, and not from Valley Road or from Margold Road or Zinna Road.
 - f. That the development's landscape design responds appropriately to views put forward by Council regarding play areas for children.
 15. Planning staff have advised that the development approval process for the project will involve a number of steps, including a development agreement with the City, and the OCP from 'Single Family' to 'Multi-Residential Low Density'. Planning staff have advised Vanklar of the required steps and public consultation requirements that at this process will require.

DESIGN RATIONALE

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

SUMMARY OF OUR PROPOSED DESIGN APPROACH

16. Our design responds to the above-listed contextual considerations through a thoughtfully designed development of 77 townhouses organized in 13 separate buildings with an overall FAR of 0.80.
17. The community is predominantly oriented towards families with children. There are three types of townhouse unit. An A-type townhouse, a B-type townhouse and a C-type townhouse. All of the townhouses have:
 - a. 3 bedrooms
 - b. A den, which can also be converted into a 4th bedroom.
 - c. Parking for 2 cars (and we have also provided a good level of visitor parking around the house)
 - d. A balcony directly accessed from the principal living space.
 - e. A front yard garden area
 - f. Approximately 1,500 sq ft of living space.
18. The design is compliant with the RM-3 by-law and has no variances.
19. The community has been designed to be self-sufficient with regards to parking, and to not place any parking burden on the surrounding streets. Each townhouse has 2 parking stalls. There are visitor parking stalls distributed around the community, as well as on-street parking on the new section of Glenpark Drive.

LAYOUT AND ORGANIZATION OF THE COMMUNITY

20. The organization and layout of the community is driven by the following four ideas:
 - a. **Vehicle Access...**
Vehicle access to the development will be from Glenpark Drive, with an emergency vehicle access to the development from Valley Road. The community will be no more than 100m from the intersection of Glenpark Drive and Valley Road. There will be no vehicle access or egress to the community from Margold Road or Zinna Road, other than for Fire Truck emergency purposes.
 - b. **Outward-facing Design...**
The development is oriented towards Valley Road, which is directly facing Valley Road. This approach activates Valley Road and presents a welcoming face to the surrounding neighbourhood.
 - c. **New Courtyards...**
The townhouses on the interior of the community are organized around 'honeycomb' courtyards. These courtyards are designed to be a mix of sizes, and we believe these courtyards provide an appealing amenity for all residents and foster an improved interaction between neighbours. They also allow a pleasant and social path through the community, and provide a place for children to play. The courtyards are an evening stroll or walk their dog. Children's play areas and features are integrated into these courtyards.
 - d. **Sensitivity to the privacy of the neighbours to the West...**
The design of the project has attempted to be as sensitive as possible to the respecting of privacy of the neighbours to the West. The townhouses are fully compliant and our landscape design seeks to use trees and planting to provide privacy buffers where ever possible.

ARCHITECTURAL EXPRESSION

21. The site has an interesting locational context. It is within easy walking distance of everyday urban amenities (schools, shops, daycare and parks), while also being adjacent to farmland and orchards. The architectural design is inspired by this locational context - particularly the orchards and farmland. The design is intended to be a natural extension of the architectural design that is evocative of the rural/agricultural history of the area.
22. The architectural expression of the A, B and C units is related and follows an integrated theme, but is also sufficiently differentiated to provide some variety.
23. Several colour solutions for the building exteriors are used to create visual interest throughout the community.
24. The architectural design seeks to create a strong expression of the individual townhouse.
 - 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 complementary colours for the siding and windows on each of the townhouses. The natural landscape of the Okanagan informs the design of the townhouses, and the design is intended to be a natural extension of the contemporary and vibrant appearance, particularly around the front entry.

MASSING AND THE OVERALL FEEL OF THE COMMUNITY

25. To ensure that the Glenpark Row community (ie. both Glenpark 1 and Glenpark 2) feels livable and friendly, efforts have been made to reduce the overall perception of building mass through the following ideas:
 - a. The community is comprised of both A, B and C type townhouses which have different massing characteristics. This provides a variety of building form.
 - b. The townhouses on the interior of the community are arranged around new courtyards which seek to create mini-neighbourhoods within the community.
 - c. The development has been arranged so that most blocks of buildings have no more than 6 townhouses.
 - d. The blocks of townhouse buildings facing onto Valley Road will have an integrated overall design but will be differentiated through colour and a variety of 'accent' materials to ensure visual interest along Valley Road.
 - e. The townhouses within each building block are 'articulated' through roof forms and a variety of materials to ensure visual interest along Valley Road.
 - f. The yard in front of each townhouse provides a delineation between the public and private realm but does so in a friendly and inclusive fashion and without the need for excessive barriers.
 - g. Attention is paid to roof form and bay window elements to create 'strong corners', particularly at the most visible building ends.
 - h. Each home has a balcony directly accessed from the principal living space. As well as this, the design includes a series of 'honeycomb' courtyards which provide an opportunity for informal neighbour-to-neighbour interaction across the driveway aisle and community overlook which improves security and safety in the parking/drive aisle area.

26. The landscape design:

- a. Is well integrated with the architectural design, and is mindful of the hot and dry Okanagan climate. The landscape design features canopy trees to reduce heat gain and provide shade, and a series of 'honeycomb' courtyards which provide a sense of enclosure of the pear and apple orchard history of this part of Glenmore.
- b. Will provide a pedestrian friendly boulevard treatment along Valley Road, achieved through the installation of deciduous shade trees and a turf boulevard.
- c. Will introduce an element of public art to provide points of visual interest at various locations.
- d. Will integrate children's play features into the courtyards.
- e. Where possible trees and low level planting are introduced to complement and enhance the architecture and delineate the public and private areas of the site.

Design Rationale

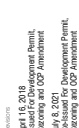
June 4, 2021

A-1.3

Glenpark Row 2

244, 262, 260, 268 Valley Road
Lot 2, Sec 4, Township 23,
Plan EPPE448
Lot 4, 5 & 6, Sec 4, Township 23,
Plan 18065, OVD

Civic Address:	Legal Description:
244, 252, 260 & 268 Valley Road Kelowna BC	Lot 2, Section 4, Township 23 Plan EPP64488; Lots 4, 5 & 6, Section 4, Township 23, and of Section 33, Township 26, Plan 16002, COVD



44, 252, 260, 268 Valley Road
Kelowna, BC
lot 2, Sec 4, Township 23,
Ran EPP64488
lots 4, 5 & 6, Sec 4, Township 23,
and Of Sec 33, Township 26,
Ran 18062, ODYD

May 8, 2021

SCHEDULE

A

This forms part of application

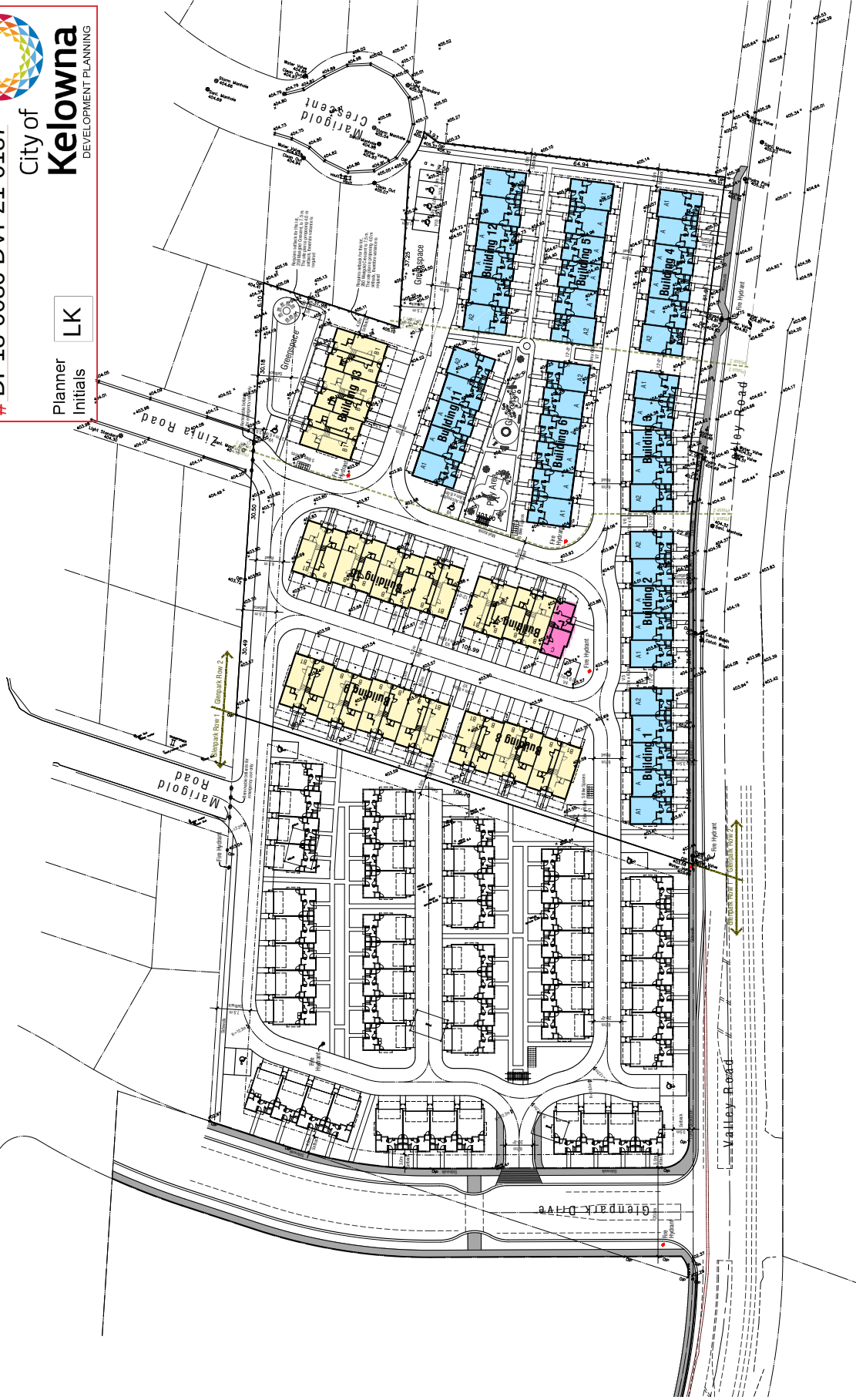
DP18-0086 DVP21-0187

City of Kelowna

DEVELOPMENT PLANNING

Planner Initials

LK

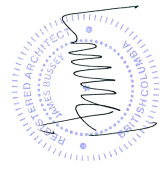


A-1.5

ARCHITECTS INCORPORATED
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Project: 2021-07-05
 Date: 2021-07-05
 Drawn by: [Name]
 Checked by: [Name]
 Released for Development Permit: [Name]
 Planning and Zoning Department



Glenpark Row 2
 244, 252, 260, 268 Valley Road
 Lot 2, Sec. 4, Township 23,
 Plan EPP0448
 Lot 4, 6 & 8, Sec. 4, Township 23,
 Plan 18652, O.D.V.O.

SCHEDULE

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This forms part of application

DP18-0086 DVP21-0187

City of

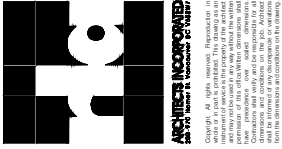
Kelowna

DEVELOPMENT PLANNING

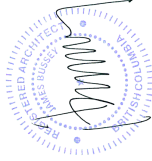
Planner

Initials

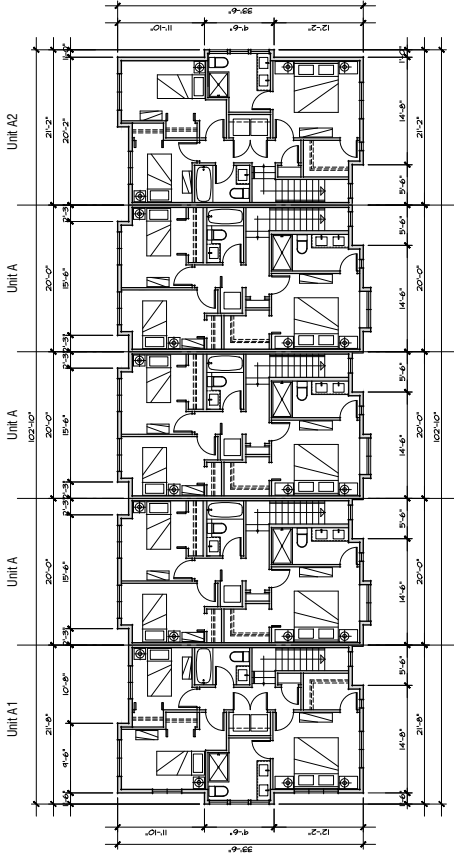
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2021-07-05



Upper Floor Plan
Building Area 3,310 sf

Glenpark Row 2
244, 260, 268 Valley Road
Kelowna, BC
Lot 4, 6 & 8, Township 23,
Range 6, Sec 4, Township 23,
Plan 18065, O.V.D.

Buildings 1, 2 & 11 (5-plex)
Building 6 Similar
Buildings 3, 4, 5 & 12 Mirror
Plans
18% - 11.2%
July 5, 2021



A-2.1

SCHEDULE

DP18-0086 DVP21-0187

Kelowna
DEVELOPMENT PLANNING

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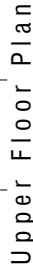
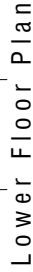
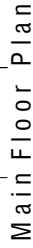


Revisions

April 16, 2018	Issued For Development Permit, Rezoning and OCP Amendment
July 8, 2021	Re-issued For Development Permit, Rezoning and OCP Amendment



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

1/8" = 1'-0"
July 8, 2021

A

This forms part of application

DP18-0086 DVP21-0187



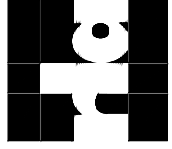
Kelowna
DEVELOPMENT PLANNING

DEVELOPMENT PLANNING

Planner

Initials

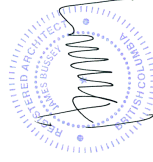
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ARCHITECTS INCORPORATED
201-970-1010 Home 24, Vancouver BC V6M 2K6

Revisions

April 16, 2018	Issued For Development Permit, Raz zoning and OCP Amendment
July 8, 2021	Re-issued For Development Permit, Raz zoning and OCP Amendment



2021-07-05

On the

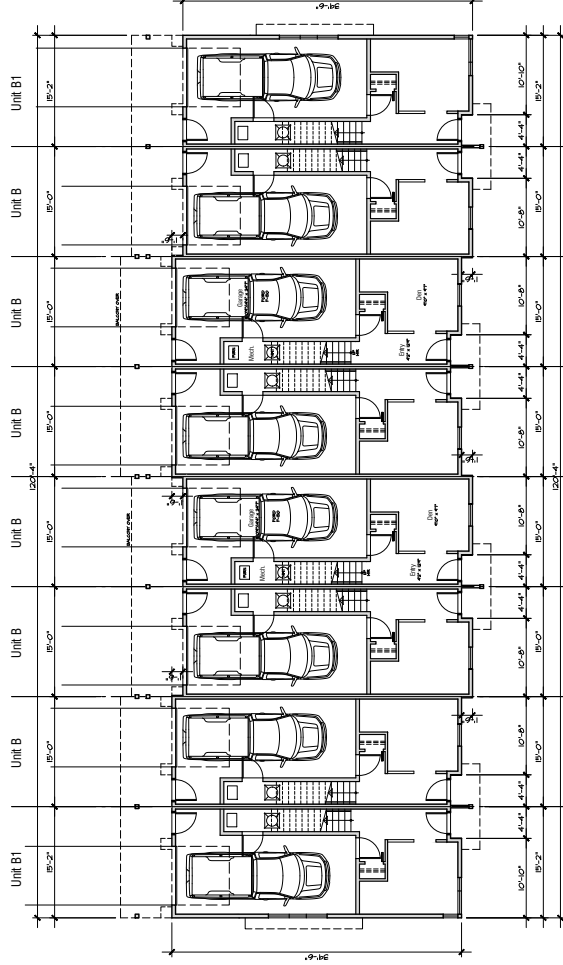
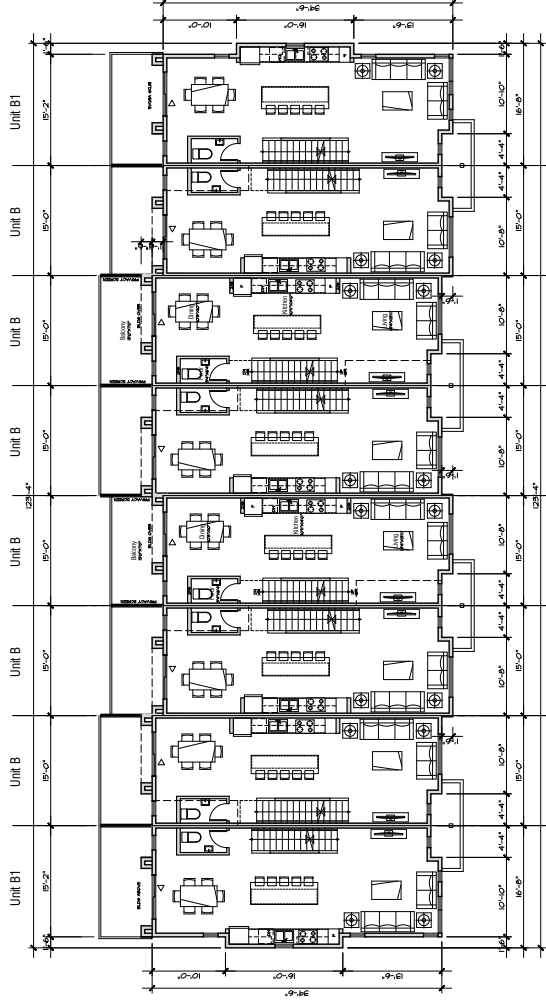
Glenpark Row 2

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

Buildings 9 & 10 (8-plex)
Buildings 8 & 13 Similar
Plans

1/8" = 1'-0"
July 8, 20211/8" = 1'-0"
July 8, 2021

A-4.0



Lower Floor Plan

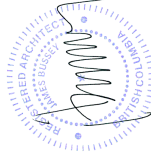
LK



ARCHITECTS INCORPORATED
500 N. 7th Street, Minneapolis, MN 55407

Revisions

April 16, 2018	Issued For Development Permit, Rezoning and OCP Amendment
July 8, 2021	Re-issued For Development Permit, Rezoning and OCP Amendment



2021-07-05

Close

Problems

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

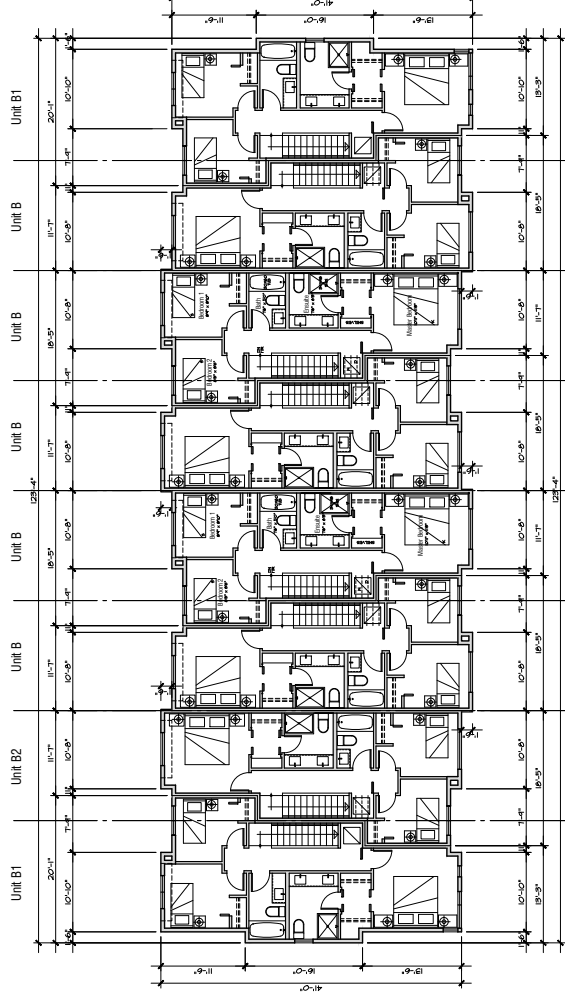
Lot 2, Sec 4, Township 23,
Plan EPP64488

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

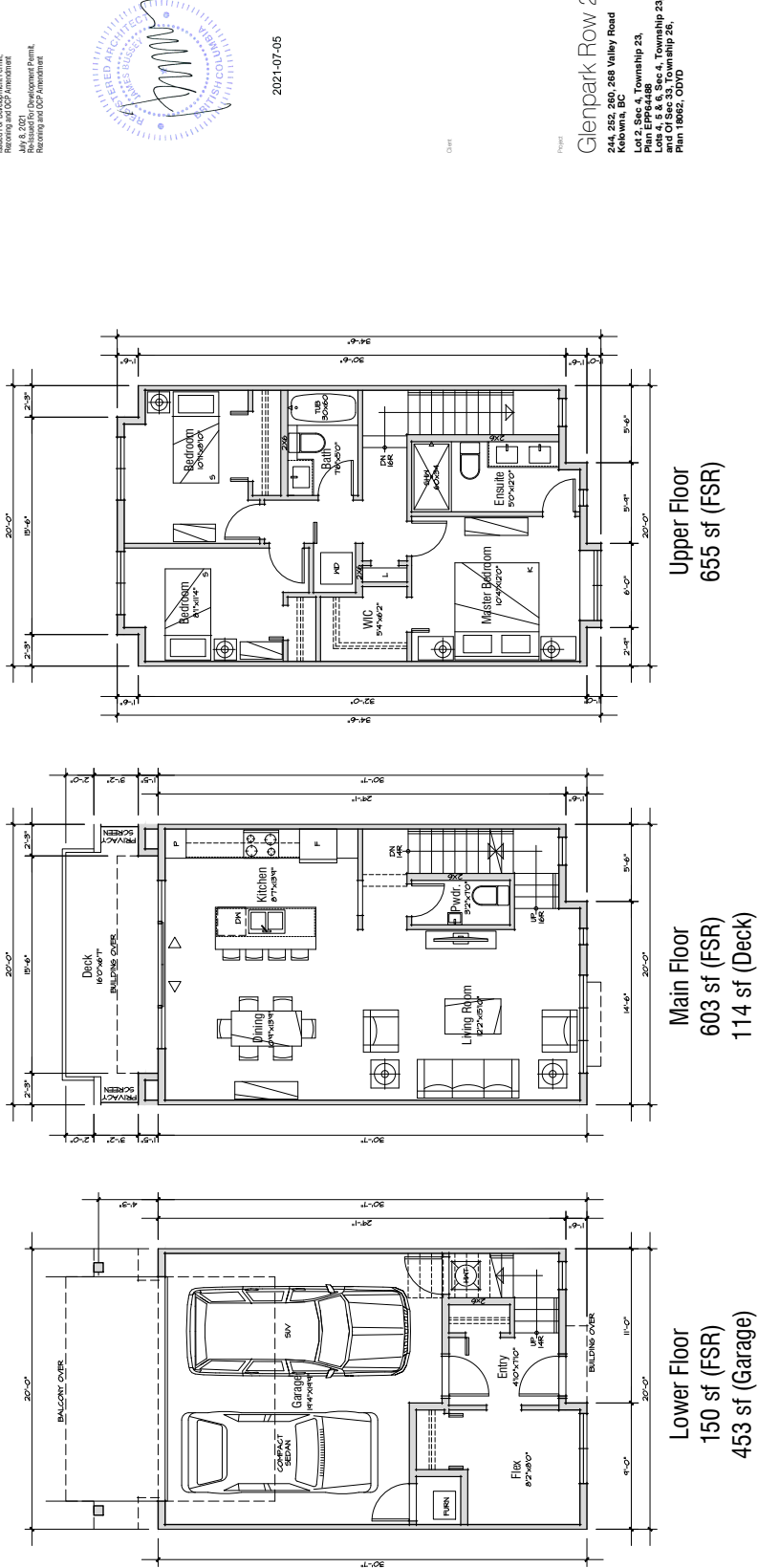
Buildings 9 & 10 (8-plex)
Buildings 8 & 13 Similar
Plans

1/8" = 1'-0"
July 8, 2021

Building Area 4,879 sf



A-4.1



Type A Unit Plans
1/16" = 1'-0"
July 8, 2021



A-5.0

A-5.2

SCHEDULE

A

This forms part of application

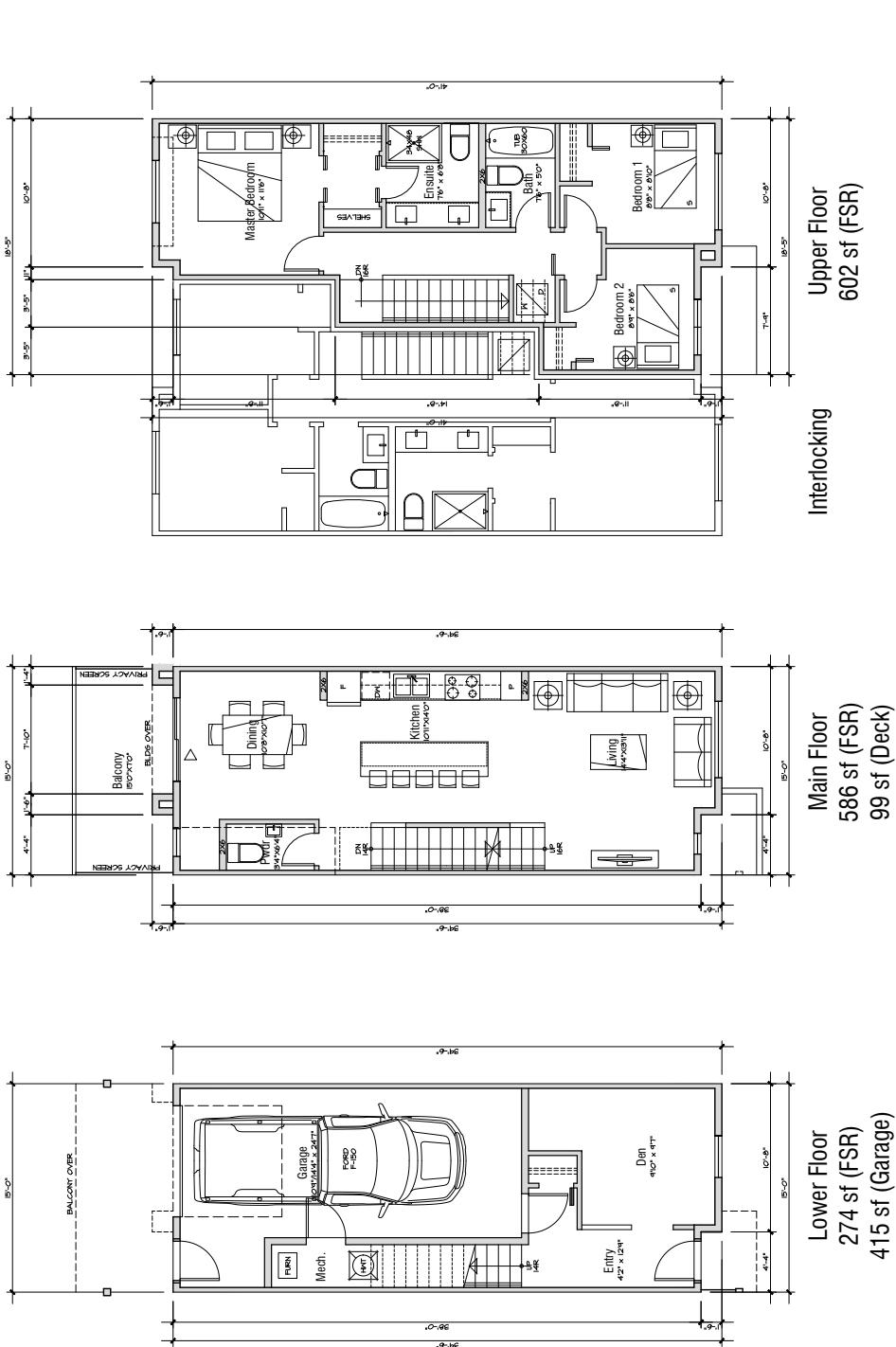
DP18-0086 DVP21-0187

City of Kelowna

DEVELOPMENT PLANNING

Planner Initials

LK



Type B

1,462 sf FSR



SCHEDULE

A

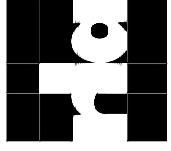
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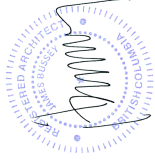
City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **LK**



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Revised for Development Permit,
Planning and Zoning Department
April 16, 2018
Revised for Development Permit,
Planning and Zoning Department
July 5, 2021



2021-07-05

Owner

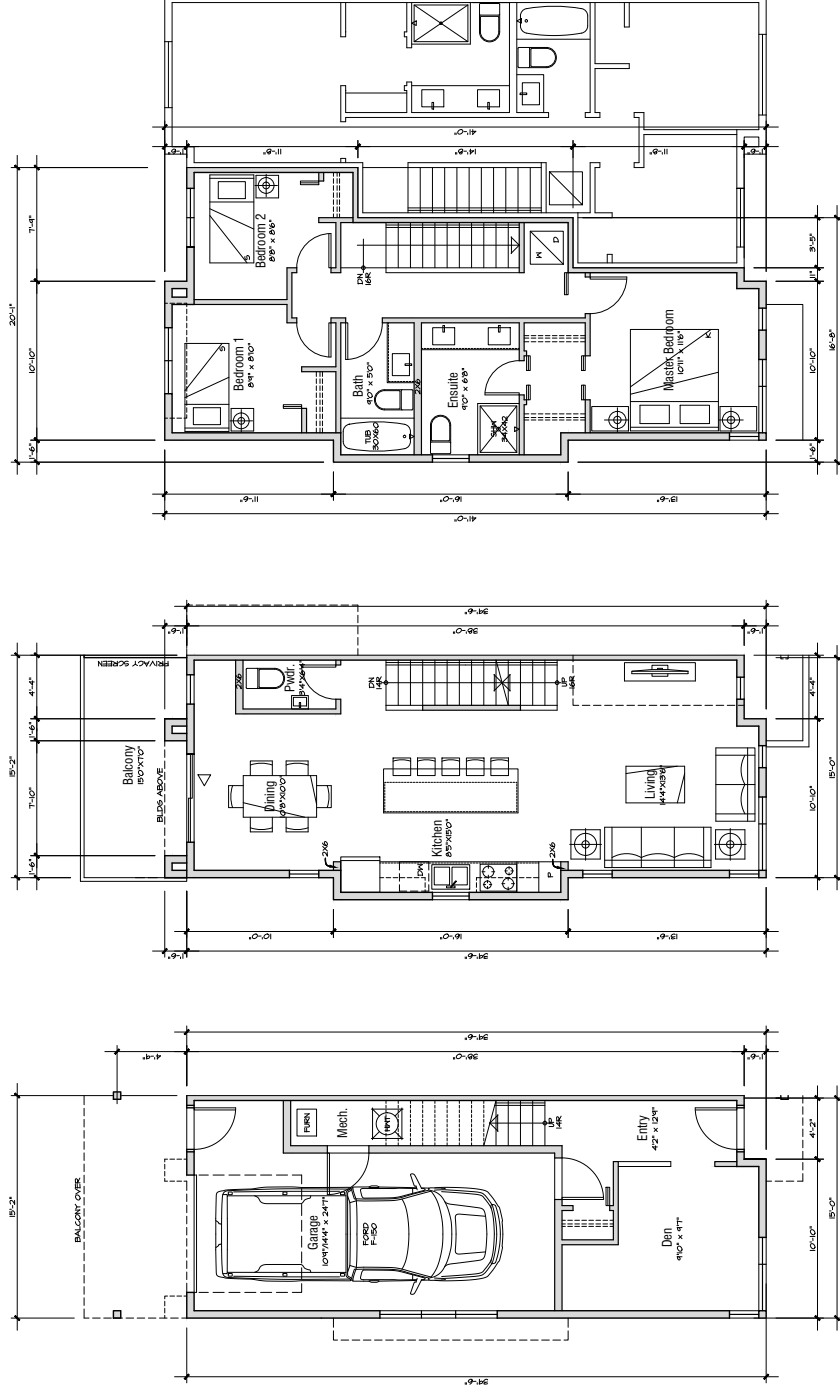
Project

Glenpark Row 2
244, 252, 260, 268 Valley Road
Kelowna, BC V1Y 9A1
Lot 5, Strata Plan 18065, ODT
Plan 18065, ODT

Type B1 Unit Plans
1/8" = 1'-0"
July 5, 2021



A-5.4



Type B1
1,526 sf FSR

SCHEDULE

A

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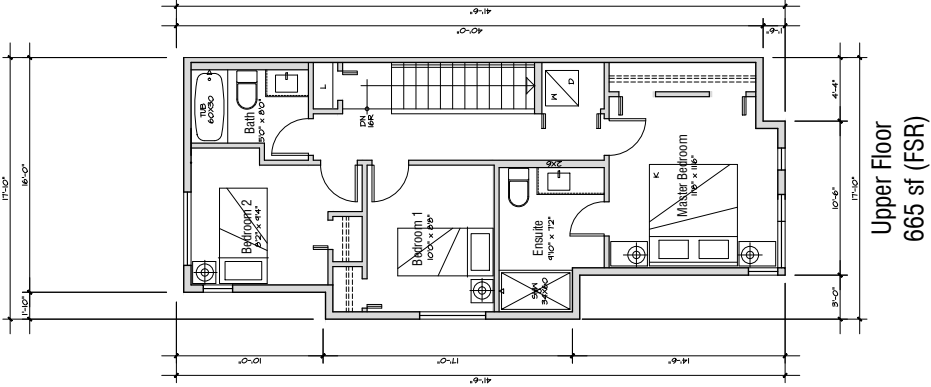
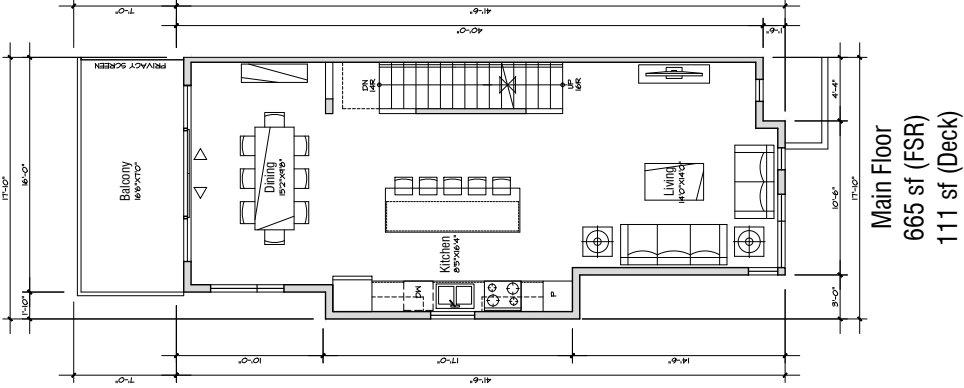
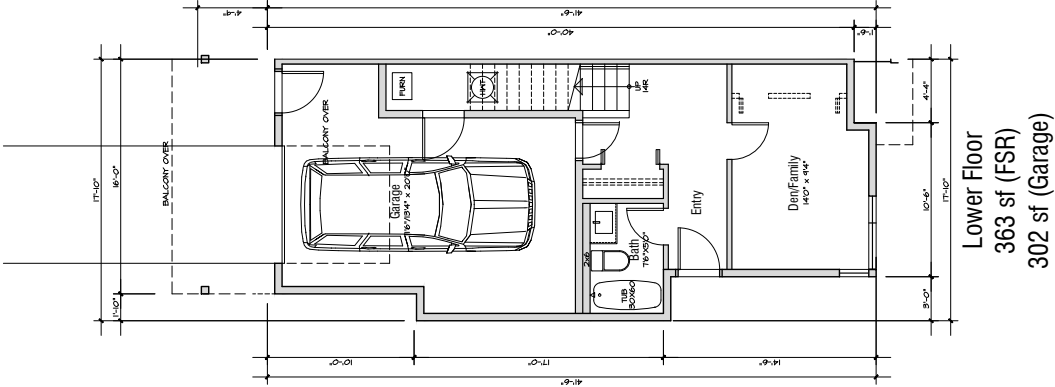
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City of Kelowna

DEVELOPMENT PLANNING

Planner Initials

LK



Type C

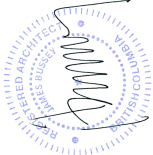
1,681 sf FSR

Type C Unit Plans
 1/4" = 1'-0"
 July 8, 2021

A-5.5

ARCHITECTS INCORPORATED
 244, 262, 280, 288 Valley Road
 Kelowna, BC V1Y 9A7
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Revisions:
 April 16, 2018
 Based for Development Permit.
 July 8, 2021
 Revised for Development Permit.
 Planning and Zoning Department



2021-07-05

Drawn

Project

Glenpark Row 2
 244, 262, 280, 288 Valley Road
 Kelowna, BC V1Y 9A7
 Lot 15, Township 23,
 Plan EPP1448
 Lot 4, 6 & 8, Sec 4, Township 23,
 Plan EPP1448
 Plan 18062, ODD

SCHEDULE B

This forms part of application

DP18-0086 DVP21-0187



City of

Kelowna

Planner
Initials

LK

Colour Scheme B



Das ist ein

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

July 8, 2021
Re-issued For Development Permit,
Rezoning and OCP Amendment



2021-07-05

Chloro

Product

Glenpark Row 2

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

Lot 2, Sec 4, Township 23,
Plan EPP64488

Lots 4, 5 & 6, Sec 4, Township
and Of Sec 33, Township 26,
Plan 18062, ODO

Colour and Material Scheme B

3,8" = 1'-0"
July 8, 2021

A-7.1



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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

SCHEDULE

This forms part of application
DP-18-0086 DVP21-0187

C

Planner Initials

LK

Kelowna

City of

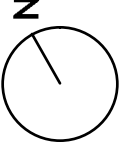
DEVELOPMENT PLANNING

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 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNATH 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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE / SPACING & REMARKS
TREES		
AMELANCHIER ALNIFOLIA	SASKATOON	4m CAL/TREEFORM SHRUB
CARPINUS BETULUS 'FRANS FONTAINE'	FRANCE FONTAINE	6m CAL
FRAXINUS SPANISH CROWN	SPANISH CROWN	6m CAL
PRUNUS EMARGINATA	STERILE CHERRY	6m CAL
SHRUBS		
BERBERIS THUNBERGII 'MONOMBE'	CHERRY BOMB BARBERRY	#02 CONT. /1.2M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	#02 CONT. /1.2M O.C. SPACING
EUCONYMIUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	#02 CONT. /1.5M O.C. SPACING
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	#02 CONT. /1.5M O.C. SPACING
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	#02 CONT. /1.8M O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	#02 CONT. /1.8M O.C. SPACING
PERENNIALS & GRASSES		
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	#01 CONT. /0.75M O.C. SPACING
DESCHAMPsia CERTOSA	TUFTED HAIR GRASS	#01 CONT. /0.75M O.C. SPACING
ECCHINACEA WAGNERS SUPERIOR'	WAGNERS SUPERIOR CONEFLOWER	#01 CONT. /0.75M O.C. SPACING
ELAEAGNUS ANGUSTIFOLIA	BLUE OIL SHIVE	#01 CONT. /0.75M O.C. SPACING
ELAETORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	#01 CONT. /0.9M O.C. SPACING
HESSTIA HALCON'	HALCON HOSTA	#01 CONT. /1.0M O.C. SPACING
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#01 CONT. /0.75M O.C. SPACING
MOJINKA ARUNDINACEA	TALL MOOR GRASS	#01 CONT. /1.2M O.C. SPACING
NIBETIA X PAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	#01 CONT. /0.75M O.C. SPACING
PANICUM VIRGATUM 'ROSTRALBUSCH'	RED SWITCH GRASS	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#01 CONT. /1.0M O.C. SPACING
PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE	#01 CONT. /1.2M O.C. SPACING
RUDECKIA FLUGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	#01 CONT. /0.75M O.C. SPACING



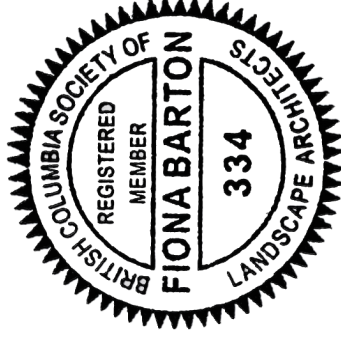
PROJECT TITLE
GLENPARK II
276, 284, & 292 VALLEY ROAD
Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION	
1	18.07.20 Review
2	21.06.20 Review

PROJECT NO	20118
DESIGN BY	FB
DRAWN BY	NZ/MC
CHECKED BY	FB
DATE	JUNE 30, 2021
SCALE	1:250

SPAL



DRAWING NUMBER

L1/4

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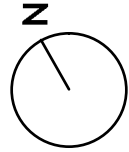
SCHEDULE

C

This forms part of application
DP18-0086 DVP21-0187

City of Kelowna
DEVELOPMENT PERMITS

Project Initials LK



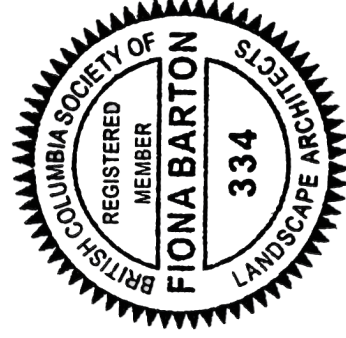
PROJECT TITLE
GLENPARK II
276, 284, & 292 VALLEY ROAD
Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE
PLAN - AMENITY AREA

ISSUED FOR / REVISION	
1	18.07.20 Review
2	21.06.20 Review

PROJECT NO	20118
DESIGN BY	FB
DRAWN BY	NE/MC
CHECKED BY	FB
DATE	JUNE 30, 2021
SCALE	1:250

SEAL



DRAWING NUMBER

L2/4

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- PICNIC SEATING (TYP.)
- TRELLIS FEATURE
- FALLEN LOGS
- SAUCER SWING
- HAWK'S NEST
- MUSICAL PLAY FEATURES
- BENCH (TYP.)
- SPINNER TOY
- GIANT'S CAUSEWAY
- PLAY BRIDGE
- LOW SHRUB PLANTINGS



FALLEN LOGS



SAUCER SWING



MARIMBA PLAY FEATURE



DELUXE PLAY FEATURE



SPINNER TOY



HAWK'S NEST



GIANT'S CAUSEWAY



PLAY BRIDGE