

Development Permit & Development Variance Permit DP21-0276 & DVP21-0279



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

340 Valley Road

and legally known as

Lot B Section 33 Township 26 ODYD Plan EPP107918

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

Apartment Housing

USE as per Zoning Bylaw

Multiple Dwelling Housing / Supportive 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 **March 1, 2022**

Decision By: **COUNCIL**

Development Permit Area: **Form and Character DP Area**

Existing Zone: **RM5 – Medium Density Multiple Housing**

Future Land Use Designation: **VC – Village Centre**

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: **Valleywood Retirement BT LTD. Inc. No. BC1321914**

Applicant: **Ed Hall**

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- 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:

Section 13.11.6(c): RM5 - Medium Density Multiple Housing, Development Regulations

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

Section 13.11.6(d): RM5 - Medium Density Multiple Housing, Development Regulations

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

Section 7.6.1: Landscaping and Screening, Minimum Landscape Buffers

To vary the minimum required landscape buffer along portions of the rear property line from 3.0 m permitted to 1.2 m proposed.

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

3. PERFORMANCE SECURITY

Performance Security received with DP19-0016 in the amount of \$195,296.68 to be transferred to DP21-0276.

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.**

VALLEYWOOD RETIREMENT RESORT

DEVELOPMENT PERMIT SET



ISSUED FOR DEVELOPMENT PERMIT

- A101 SITE PLAN
- A101a ZONING CHART
- A102 SITE DETAILS
- A103 PERSPECTIVE VIEWS
- A201 BASEMENT FLOOR PLAN
- A202 MAIN FLOOR PLAN
- A203 SECOND FLOOR PLAN
- A204 THIRD, FOURTH FLOOR PLANS
- A305 FIFTH FLOOR PLAN
- A306 ROOF PLANS
- A401 ELEVATIONS
- A402 ELEVATIONS



1 SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT STATISTICS RM5

ADDRESS
STREET ADDRESS: 340 VALLEY ROAD
PROPERTY LEGAL INFORMATION: LOT 8 SECTION 33 TOWNSHIP 26 GEOVOSUS DIVISION YALE DISTRICT PLAN EPP107616
SITE ZONING
ZONING TYPE: RM5 - MEDIUM DENSITY MULTIFAMILY RESIDENTIAL
ALLOWABLE USE: CONGREGATE HOUSING
PROPOSED USE: CONGREGATE HOUSING

ITEM	REQUIRED / ALLOWED	PROVIDED
I. PROPOSED SITE STATS		
SITE ZONING	RM5	RM5
LOT AREA	10,422 sq ft (12,000 sq ft)	10,422 sq ft (12,000 sq ft)
DEVELOP	43.5% (30.0% MIN, 50.0% MAX)	43.5% (30.0% MIN, 50.0% MAX) - VARIANCE REQUESTED
TOTAL DWELLING UNITS	162 UNITS	162 UNITS
II. SETBACKS		
FRONT YARD - VALLEY ROAD (EAST)	7.0m	6.0m - VARIANCE REQUESTED
SIDE YARD (NORTH)	7.0m	7.0m
REAR YARD (WEST)	7.0m	7.0m
III. LANDSCAPE BUFFERS		
FRONT YARD - VALLEY ROAD (EAST)	0.0 m (0.0m SL - LEVEL 2)	0.0 m (0.0m SL - LEVEL 2)
SIDE YARD (NORTH)	0.0 m (0.0m SL - LEVEL 1)	0.0 m (0.0m SL - LEVEL 1)
REAR YARD (WEST)	0.0 m (0.0m SL - LEVEL 1)	0.0 m (0.0m SL - LEVEL 1)
IV. FLOOR SPACE RATIO		
FLOOR AREA RATIO	1.1	1.1
LOT AREA	10,422 sq ft (12,000 sq ft)	10,422 sq ft (12,000 sq ft)
FLOOR AREA (NET)	11,464 sq ft (12,600 sq ft)	11,464 sq ft (12,600 sq ft)
V. BUILDING SITE COVERAGE		
BUILDING FOOTPRINT AREA	MAX 40%	38%
DEVELOPABLE AREA	MAX 40% OF 10,422 SQ FT (4,169 SQ FT)	3,960 SQ FT (4,169 SQ FT)
DEVELOPABLE AREA (NET)	MAX 40% OF 10,422 SQ FT (4,169 SQ FT)	3,960 SQ FT (4,169 SQ FT)
VI. PARKING		
CONGREGATE HOUSING	3.38 STALLS/RESID - 71 STALLS (MIN)	14 STALLS (SPLIT BETWEEN ABOVE & BELOW GROUND)
ABOVE GROUND PARKING	3.38 STALLS/RESID - 71 STALLS (MIN)	30 STALLS
BELOW GROUND PARKING	3.38 STALLS/RESID - 71 STALLS (MIN)	41 STALLS
STREET PARKING	4 STALLS	4 STALLS (SPLIT BETWEEN ABOVE & BELOW GROUND)
VISITOR PARKING	0.14 STALLS/RESID - 28 STALLS (MIN)	28 STALLS (ABOVE GROUND)
STREET PARKING	0.14 STALLS/RESID - 28 STALLS (MIN)	28 STALLS (ABOVE GROUND)
LOADING UNLOADING SPACES	0 STALLS (MIN)	0 STALLS
TOTAL PARKING STALLS REQUIRED/PROVIDED	102 STALLS (MIN)	106 STALLS PROVIDED
VII. BICYCLE PARKING		
TOTAL BICYCLE PARKING (CLASS 1) PER 20 DWELLING UNITS	5	5
TOTAL BICYCLE PARKING (CLASS 1) PER PUBLIC	5	5
VIII. DENSITY		
1 BEDROOM	1 UNIT	113 UNITS
2 BEDROOM + DEN	1 UNIT	4 UNITS
STUDIO	1 UNIT	4 UNITS
2 BEDROOM	1 UNIT	4 UNITS
3 BEDROOM	1 UNIT	4 UNITS
TOTAL	1 UNIT	129 UNITS
IX. PRIVATE OPEN SPACE		
CONGREGATE HOUSING - 18 UNITS	17.5 sq ft/unit	317.5 sq ft/unit

VALLEYWOOD SUITE SUMMARY			
SUITE TYPE	NUMBER OF BEDROOMS	SUITE AREA	NUMBER OF SUITES
UNIT TYPE 01	STUDIO	344 SF	4
UNIT TYPE 02	1 BED	488 SF	30
UNIT TYPE 03	1 BED	507 SF	15
UNIT TYPE 04	1 BED	505 SF	6
UNIT TYPE 05	1 BED	488 SF	2
UNIT TYPE 06	1 BED + DEN	776 SF	4
UNIT TYPE 07	2 BED	624 SF	6
UNIT TYPE 08	2 BED	616 SF	6
UNIT TYPE 09	2 BED	887 SF	15
UNIT TYPE 10	2 BED	1048 SF	1
UNIT TYPE 11	2 BED	1043 SF	4
UNIT TYPE 12	2 BED	1011 SF	1
Grand Total			162

SCHEDULE A

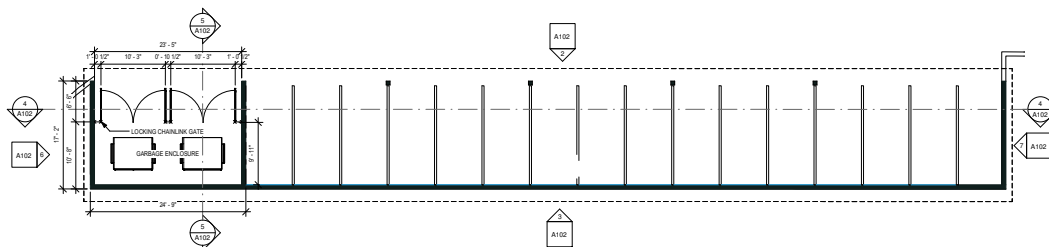
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DP21-0276 DVP21-0279

Planner
Initials

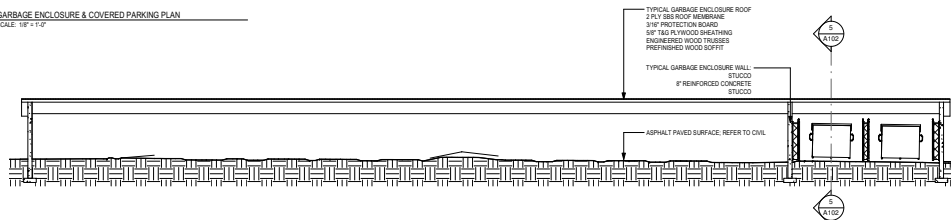
LK

City of
Kelowna
DEVELOPMENT PLANNING

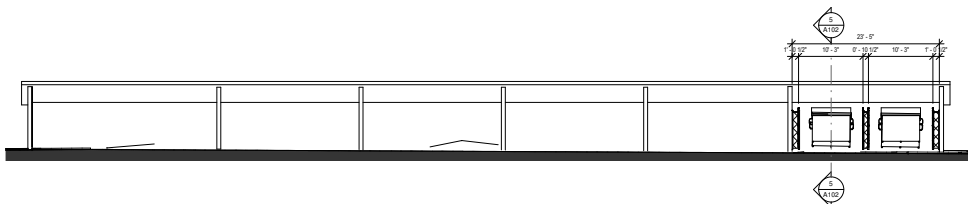




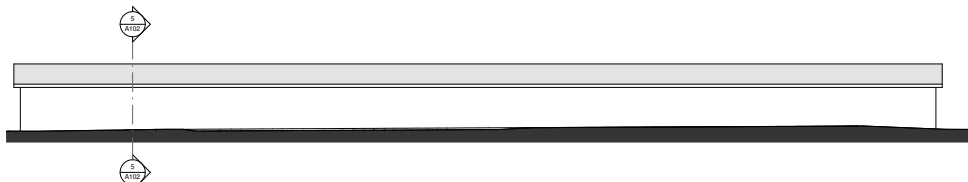
1 GARBAGE ENCLOSURE & COVERED PARKING PLAN
SCALE: 1/8" = 1'-0"



4 GARBAGE ENCLOSURE & COVERED PARKING LONG SECTION
SCALE: 1/8" = 1'-0"



2 GARBAGE ENCLOSURE & COVERED PARKING - WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 GARBAGE ENCLOSURE & COVERED PARKING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



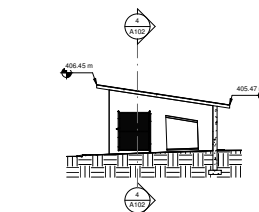
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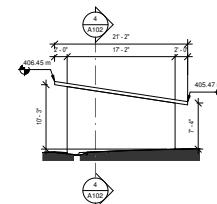
This forms part of application
DP21-0276 DVP21-0279

Planner Initials **LK**

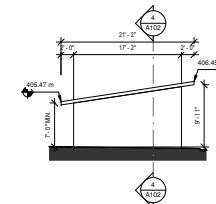
City of
Kelowna
DEVELOPMENT PLANNING



6 GARBAGE ENCLOSURE SECTION
SCALE: 1/8" = 1'-0"



6 GARBAGE ENCLOSURE & COVERED PARKING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



7 GARBAGE ENCLOSURE & COVERED PARKING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MQN ARCHITECTS
#100 - 311320th Avenue, Vernon, BC V1T 2M7
T: 250-563-1999
www.mqn.ca

2021.10.16

CONSULTANT

PROJECT TITLE

VALLEY RETIREMENT RESORT

340 VALLEY RD, KELOWNA BC, V1Y 0C2

DRAWING TITLE

SITE DETAILS

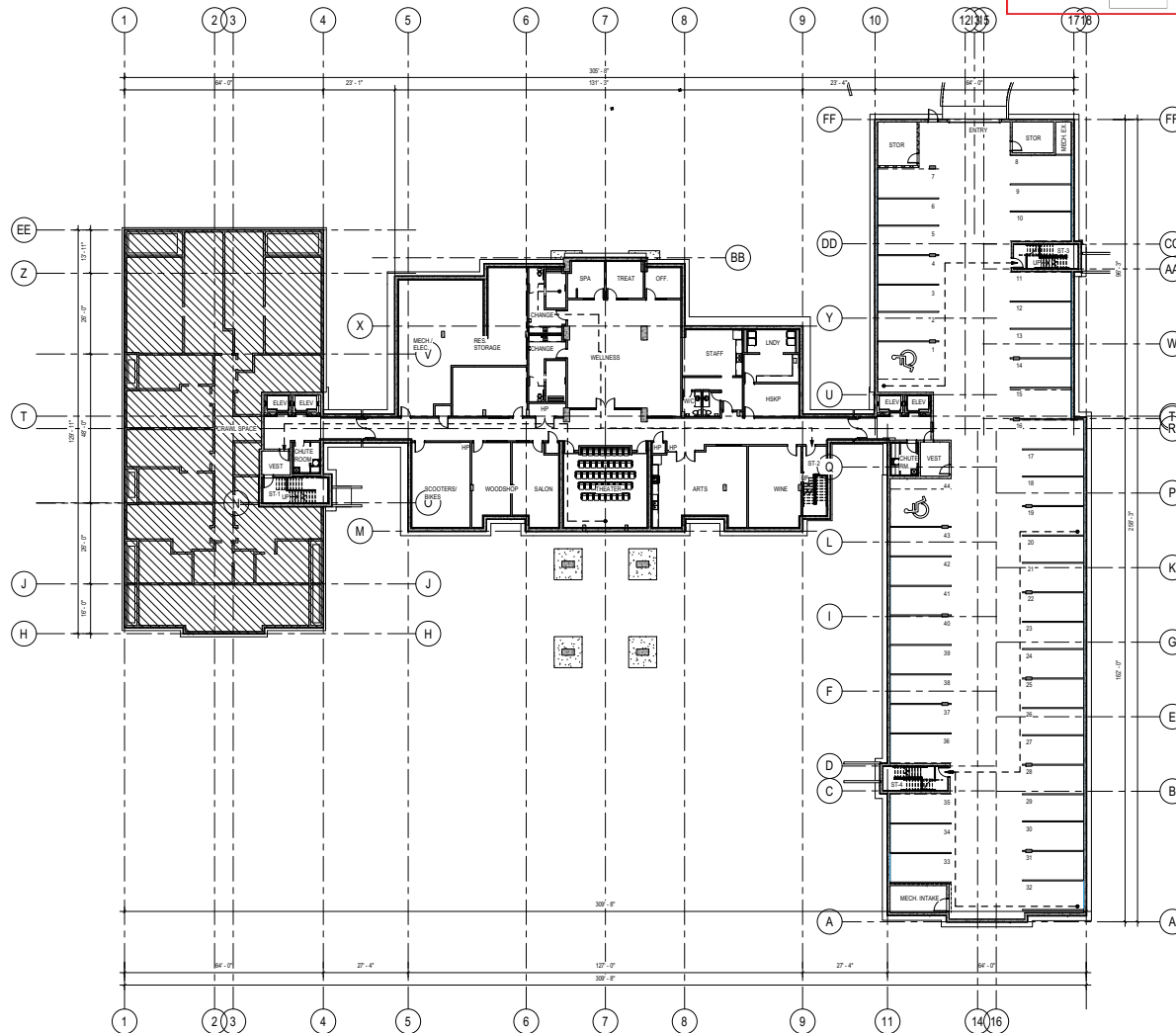
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CHECKED BY: VT
DRAWING: A102

A

DP21-0276 DVP21-0279



City of Kelowna
DEVELOPMENT PLANNING

Planner Initials LK

1 BASEMENT FLOOR PLAN
A401 SCALE: 1/16" = 1'-0"

A

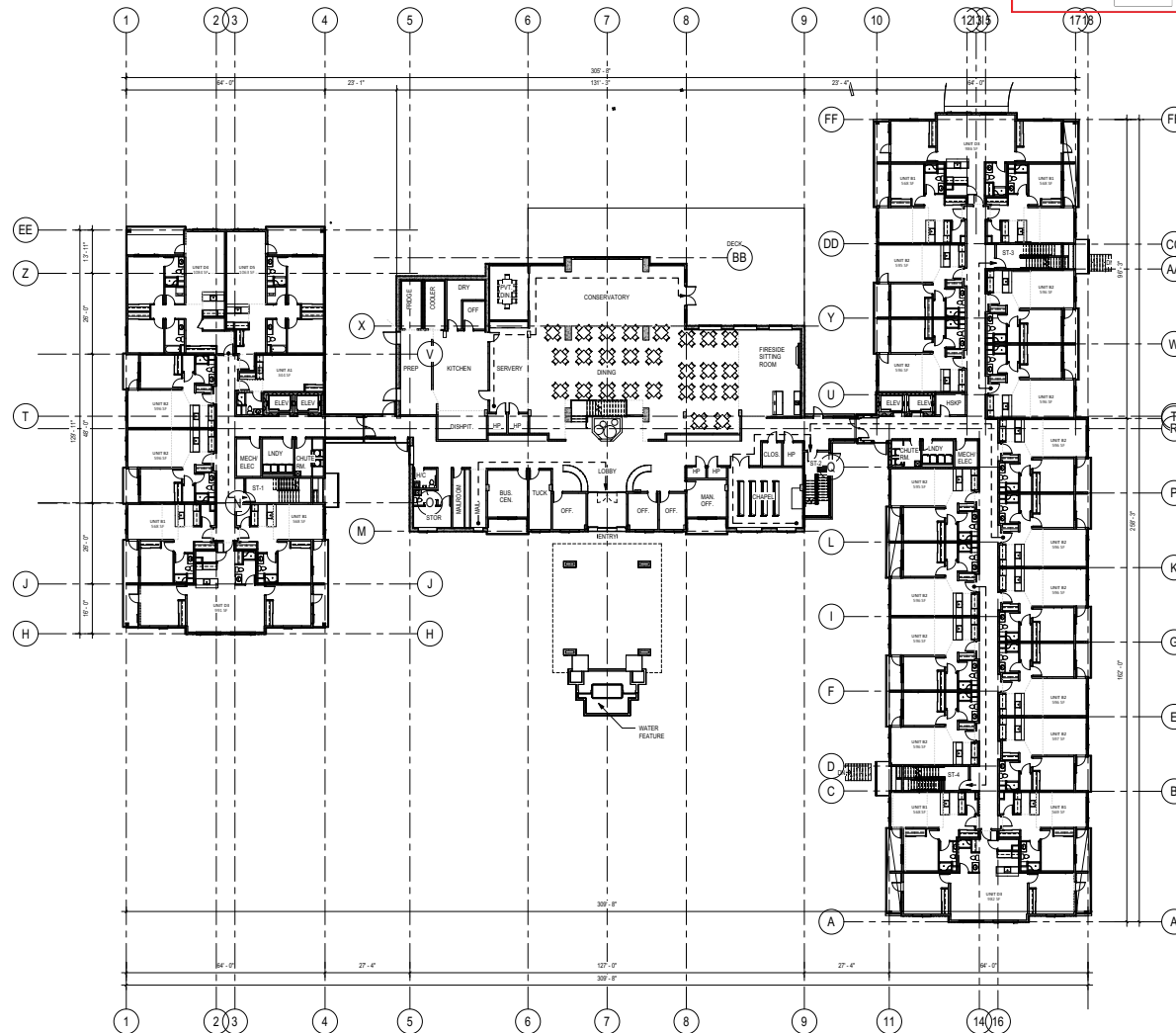
DP21-0276 DVP21-0279



City of Kelowna
DEVELOPMENT PLANNING

Planner
Initials

LK



1 MAIN FLOOR PLAN
A401 SCALE: 1/16" = 1'-0"

A

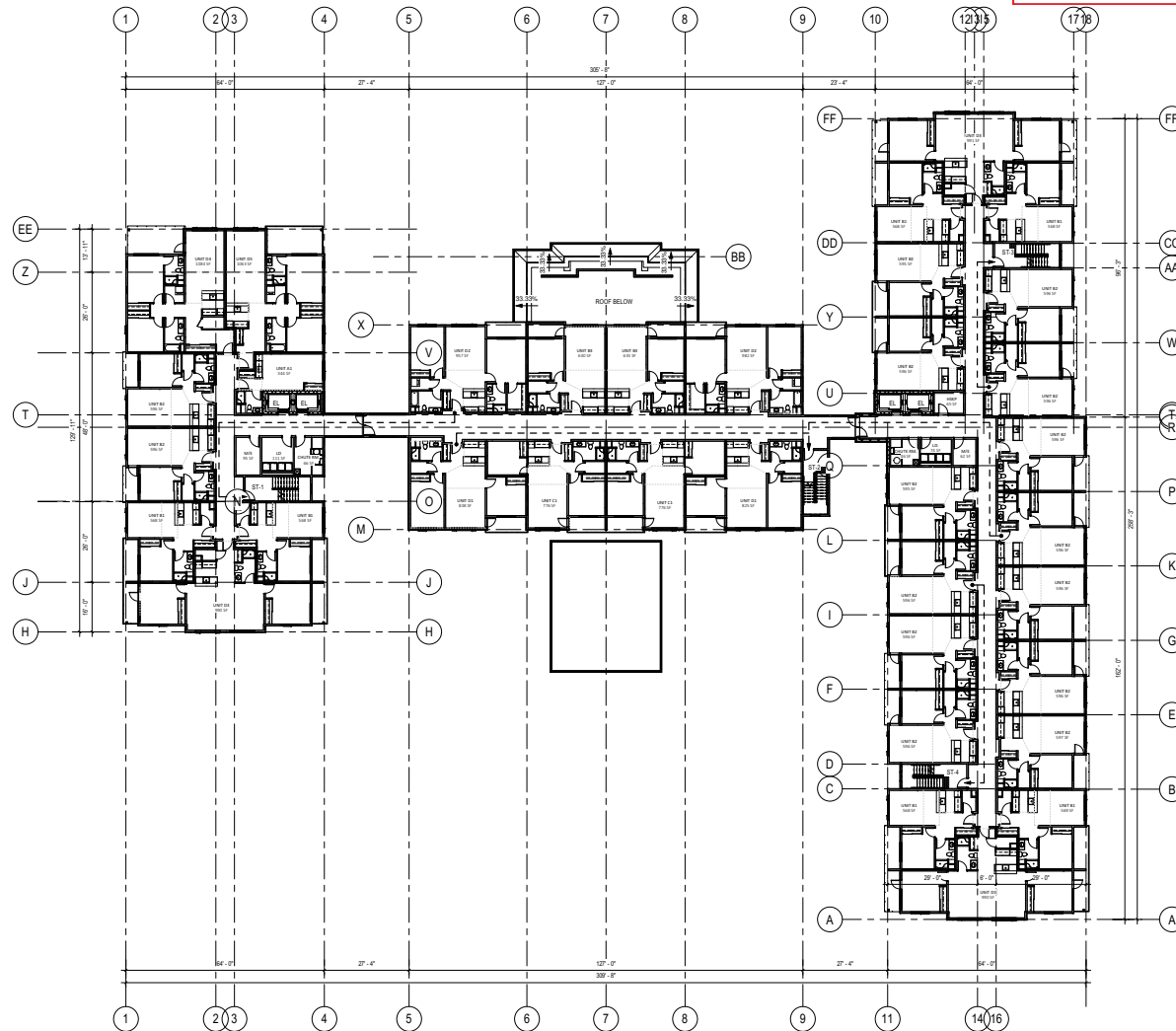
DP21-0276 DVP21-0279



City of Kelowna
DEVELOPMENT PLANNING

Planner
Initials

LK



1 THIRD TO FOURTH FLOOR PLAN
A401 SCALE: 1/16" = 1'-0"

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



CONSULTANT

[illegible]

DATE					
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1099

PROJECT TITLE

340 VALLEY RD, KELOWNA BC, V1V 0C2

DRAWING TITLE

THIRD - FOURTH FLOOR PLANS

PROJECT:	18254
SCALE:	1/16" = 1'-0"
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CHECKED BY:	VT
DRAWING:	

A204

SCHEDULE

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This forms part of application

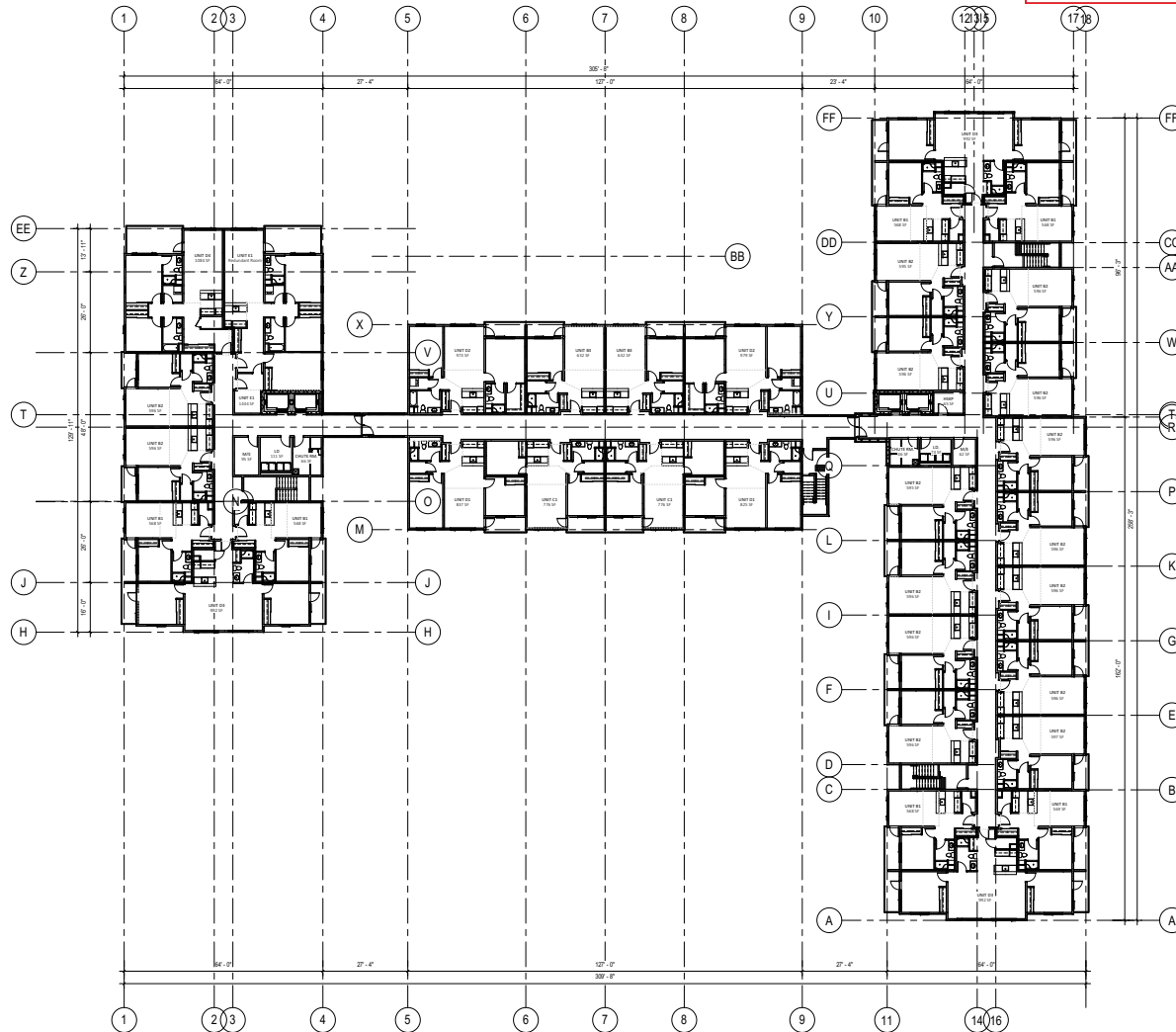
DP21-0276 DVP21-0279



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

LK



1 VALLEYWOOD FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



CONSULTANT

DATE	BY	FOR
2021.03.18	NEIL MCNAMEE	VALLEYWOOD RETIREMENT RESORT

PROJECT TITLE

VALLEYWOOD RETIREMENT RESORT
340 VALLEY RD, KELOWNA BC, V1Y 0Z2

DRAWING TITLE

FIFTH FLOOR PLAN

PROJECT:	18234
SCALE:	1/8" = 1'-0"
DRAWN BY:	NEIL
CHECKED BY:	VT
DRAWING:	

A205

Planner Initials LK

1 VALLEYWOOD-ROOF PLAN
A401 SCALE: 1/16" = 1'-0"

SCHEDULE

C

This forms part of application

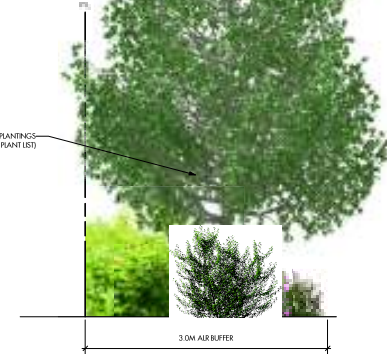
DP21-0276 DVP21-0279

City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials
LK



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



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

PLANT LIST - COTTAGES/SUPPORTIVE HOUSING

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	7	6m CAL
ACERTATARIUM	TATARIAN MAPLE	16	6m CAL
AMELANCHIER GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	6	6m CAL
LIQUIDAMBAR STYRACIFLUA 'MORANE'	MORANE SWEET GUM	2	6m CAL
PRINUS FLEXILIS 'CESARINI'	BUEI IMMER PINE	7	2m HT
PRINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL PINE	12	2m HT
PRINUS FLEXILIS	SCOTCH PINE	4	2m HT
POPULUS TREMULOIDES	TREMBLING ASPEN	2	6m CAL
SHRUBS, PERENNIALS & ORNAMENTAL GRASSES			
ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	45	#01 CONT / 0.75M O.C. SPACING
ALCHEMILLA MOUS	LADY'S MANTLE	70	#01 CONT / 0.6M O.C. SPACING
ALLIUM 'CICERONASTER'	GLOBEMASTER ORNAMENTAL ONION	82	#01 CONT / 0.6M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KNARRENKNEE	53	#01 CONT / 0.5M O.C. SPACING
BASILICHRIZA SAGITTATA	ARROWLEAF BASILICROT	82	#01 CONT / 0.6M O.C. SPACING
CORNUS ALBA 'SIBIRICA'	TATARIAN DOGWOOD	19	#02 CONT / 1.5M O.C. SPACING
ELONCHUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	22	#02 CONT / 1.25M O.C. SPACING
HEMIFRAXILIS 'STELLA D'ORO'	STELLA D'ORO DANTELIE	82	#01 CONT / 0.6M O.C. SPACING
IRIS 'BEFORE THE STORM'	BEFORE THE STORM BEARDED IRIS	70	#01 CONT / 0.6M O.C. SPACING
LAVANDELLA ANGIUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	70	#01 CONT / 0.6M O.C. SPACING
MEZANTHUS SPENSIS 'RUBRIBACANS'	ORANGE FLAME GRASS	26	#01 CONT / 1.0M O.C. SPACING
PERNETSETUM ALCOCELOIDES	FOUNTAIN GRASS	26	#01 CONT / 1.0M O.C. SPACING
SEDUM KAMTSCHATKUM	RUSSIAN STONECROP	9	#01 CONT / 0.6M O.C. SPACING
SYRINGA VULGARIS	COMMON LILAC	8	#02 CONT / 2.5M O.C. SPACING
VERBURA CRUPUS 'NANUM'	DWARF EUROPEAN CRANBERRY	45	#02 CONT / 0.75M O.C. SPACING
ALR BUFFER SHRUBS			
AMELANCHIER ALNIFOLIA	SARACODON	7	#02 CONT / 2.0M O.C. SPACING
CORNUS STODOLSKA	RED OSER DOGWOOD	5	#02 CONT / 2.5M O.C. SPACING
CORNUS ALBA 'SIBIRICA'	TATARIAN DOGWOOD	13	#02 CONT / 1.5M O.C. SPACING
HYDRANGAEA PANICULATA 'GRANDIFLORA'	REEDEE HYDRANGAEA	5	#02 CONT / 2.5M O.C. SPACING
SYRINGA VULGARIS	COMMON LILAC	5	#02 CONT / 2.5M O.C. SPACING

PLANT LIST - RETIREMENT RESORT

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	10	6m CAL
AMELANCHIER GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	10	6m CAL
LIQUIDAMBAR STYRACIFLUA 'MORANE'	MORANE SWEET GUM	2	6m CAL
PRINUS FLEXILIS 'CESARINI'	BUEI IMMER PINE	12	2m HT
PRINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL PINE	4	2m HT
PRINUS FLEXILIS	SCOTCH PINE	12	2m HT
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	15	6m CAL
SHRUBS, PERENNIALS & ORNAMENTAL GRASSES			
ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	53	#01 CONT / 0.75M O.C. SPACING
ALCHEMILLA MOUS	LADY'S MANTLE	82	#01 CONT / 0.6M O.C. SPACING
ALLIUM 'CICERONASTER'	GLOBEMASTER ORNAMENTAL ONION	82	#01 CONT / 0.6M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KNARRENKNEE	53	#01 CONT / 0.5M O.C. SPACING
BASILICHRIZA SAGITTATA	ARROWLEAF BASILICROT	82	#01 CONT / 0.6M O.C. SPACING
CORNUS ALBA 'SIBIRICA'	TATARIAN DOGWOOD	22	#02 CONT / 1.5M O.C. SPACING
ELONCHUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	26	#02 CONT / 1.25M O.C. SPACING
HEMIFRAXILIS 'STELLA D'ORO'	STELLA D'ORO DANTELIE	82	#01 CONT / 0.6M O.C. SPACING
IRIS 'BEFORE THE STORM'	BEFORE THE STORM BEARDED IRIS	82	#01 CONT / 0.6M O.C. SPACING
AMELANCHIER ALNIFOLIA	ORANGE FLAME GRASS	70	#01 CONT / 1.0M O.C. SPACING
LAVANDELLA ANGIUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	82	#01 CONT / 0.6M O.C. SPACING
MEZANTHUS SPENSIS 'RUBRIBACANS'	ORANGE FLAME GRASS	30	#01 CONT / 1.0M O.C. SPACING
PERNETSETUM ALCOCELOIDES	FOUNTAIN GRASS	30	#01 CONT / 1.0M O.C. SPACING
SEDUM KAMTSCHATKUM	RUSSIAN STONECROP	82	#01 CONT / 0.6M O.C. SPACING
SYRINGA VULGARIS	COMMON LILAC	8	#02 CONT / 2.5M O.C. SPACING
VERBURA CRUPUS 'NANUM'	DWARF EUROPEAN CRANBERRY	53	#02 CONT / 0.75M O.C. SPACING
ALR BUFFER SHRUBS			
AMELANCHIER ALNIFOLIA	SARACODON	10	#02 CONT / 2.0M O.C. SPACING
CORNUS STODOLSKA	RED OSER DOGWOOD	17	#02 CONT / 2.5M O.C. SPACING
CORNUS ALBA 'SIBIRICA'	TATARIAN DOGWOOD	6	#02 CONT / 1.5M O.C. SPACING
HYDRANGAEA PANICULATA 'GRANDIFLORA'	REEDEE HYDRANGAEA	6	#02 CONT / 2.5M O.C. SPACING
SYRINGA VULGARIS	COMMON LILAC	6	#02 CONT / 2.5M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC, TINED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH, AS SHOWN ON PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF FROM 500 SHALL BE NO. 1 GRADE, GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT INTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.



PROJECT TITLE
**VALLEY RETIREMENT
RESORT AND COTTAGES**
Kelowna, BC

DRAWING TITLE
**CONCEPTUAL
LANDSCAPE PLAN**

DESIGNED BY / REVISION	DATE	BY	REASON
15.08.15	15.08.15	Design/Concept	
15.08.15	15.08.15	Design/Concept	
15.08.15	15.08.15	Design/Concept	

PROJECT NO.	PROJECT
DESIGNED BY	DP
DRAWN BY	DP
CHECKED BY	DP
DATE	15.08.15
SCALE	1:500
PAGE SIZE	840x1100



ISSUED FOR REVIEW ONLY
This drawing represents the design of a landscape architect and is not to be used for construction without the approval of the architect.

L1/2

Planner Initials LK



City of
Kelowna
DEVELOPMENT PLANNING

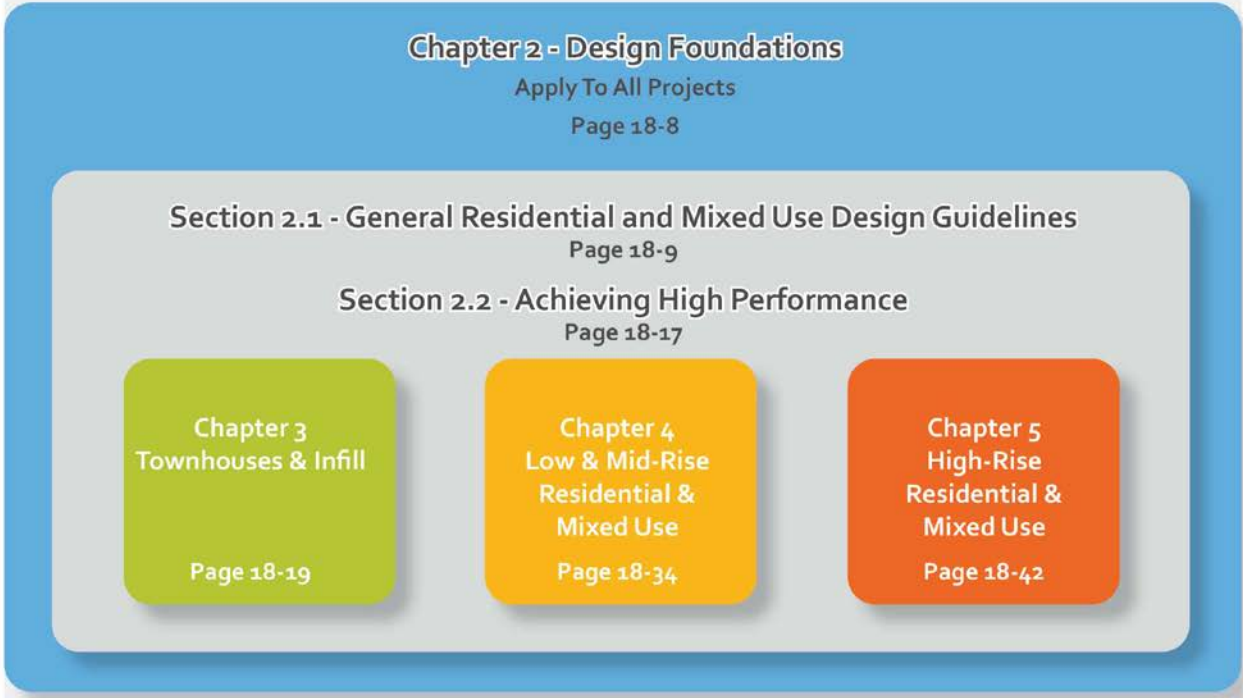
FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations : apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines : provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.



***Note:** Refer to the Design Foundations and the Guidelines associated with the specific building typology.

FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
CHAPTER 4.0: LOW & MID-RISE RESIDENTIAL & MIXED USE						
4.1 Guidelines						
4.1.1 Relationship to the Street						
Lobby area and main building entrance is clearly visible from the fronting street and sidewalk.						√
Wherever possible, blank walls at grade are not encouraged.					√	
Enclosed parking garages are located away from street frontages or public open space.						√
Ground oriented units with entries or glazing have been provided to avoid the blank/dead frontage along the street.				√		
When unavoidable, blank walls have been screened with landscaping or have been incorporated with a patio/café or special materials have been provided to make them visually interesting.					√	
Residential and Mixed-use Buildings						
Residential buildings at the ground floor have a set back between 3-5m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio.	√					
A maximum 1.2m desired height (e.g., 5-6 steps) for front entryways has been provided. Where the water table requires this to be higher, in these cases, larger patio has been provided and parking has been screened with ramps, stairs, and landscaping.	√					
Ground floor units accessible from the fronting street or public open spaces have been provided with individual entrances.	√					
Buildings are sited and oriented so that windows and balconies are overlooking public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.						√
4.1.2 Scale and Massing						
Proposed residential building façade has a length of 60m (40m length is preferred).						√
Buildings over 40m in length are incorporating significant horizontal and vertical breaks in façade.	√					
Commercial building facades are incorporating significant break at approximately 35m intervals.	√					
Proposed residential building has a maximum width of 24m.		√				
Seven to Twelve Storey Buildings						
Proposed building is provided with a 2-3 storey podium at the base of the building.	√					

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Built form's upper storeys have a minimum 2m stepback and more generous upper storey terraces facing south, and west are provided.				√		
Minimum 30m building separation between primary building facades is provided.	√					
Courtyards and mid-block connections within building sideyards are 6m wide (minimum).	√					
4.1.3 Site Planning						
On sloping sites, building floor levels are following the natural grade and avoiding the blank wall situation.	√					
Buildings are sited to be parallel to the street and have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior courtyards.						√
Building sides that are interfacing with streets, mid-block connections, and other open spaces (building fronts) are positively framing and activating streets and open spaces and supporting pedestrian activity.				√		
Larger buildings are broken up with mid-block connections which have public accessibility wherever possible.				√		
Ground floors adjacent to mid block connections have entrances and windows facing the mid block connection.				√		
4.1.4 Site Servicing, Access, and Parking						
Vehicular access is provided from the lane.	√					
Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access is provided from the street, provided: <ul style="list-style-type: none"> Access is from a secondary street, where possible, or from the long face of the block; Impacts on pedestrians and the streetscape is minimized; and, There is no more than one curb cut per property. 						√
Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms.			√			
When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows: <ul style="list-style-type: none"> On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; On portions of the building that front onto non-retail streets, line the above ground parking with an active residential frontage, such as ground oriented townhouse units; When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; On corner sites, screen the parking structure from public view on both fronting streets using the appropriate strategy listed above. 			√			

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2m above grade, with the following considerations: <ul style="list-style-type: none"> Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and Where conditions such as the high water table do not allow for this condition, up to 2m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized. 	√					
4.1.5 Publicly Accessible and Private Open Spaces						
Publicly accessible private spaces (e.g., private courtyards accessible and available to the public) have been integrated with public open areas to create seamless, contiguous spaces.				√		
Semi-private open spaces have been located to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.				√		
Outdoor Amenity Areas: design plazas and parks to: <ul style="list-style-type: none"> Contain 'three edges' (e.g., building frontage on three sides) where possible and be sized to accommodate a variety of activities; Be animated with active uses at the ground level; and, Be located in sunny, south facing areas. 				√		
Internal courtyard design provides: <ul style="list-style-type: none"> amenities such as play areas, barbecues, and outdoor seating where appropriate. a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users. 	√					
Mid-block connections design includes active frontages, seating, and landscaping.				√		
Rooftop Amenity Spaces						
Shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) are designed to be accessible to residents and to ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units. 	√					
Reduce the heat island effect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> Secure trees and tall shrubs to the roof deck; and Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated. 	√					
4.1.6 Building Articulation, Features & Materials						

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)	N/A	1	2	3	4	5
Articulate building facades into intervals that are a maximum of 15m wide for mixed-use buildings and 20m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance (see 2.2.1), and include: <ul style="list-style-type: none"> • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the facade; • Repeating window patterns at intervals that correspond to extensions and step backs (articulation) in the building facade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree, or other landscape feature within each interval. 					√	
Break up the building mass by incorporating elements that define a building's base, middle and top.				√		
Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.				√		
Articulate the facade using design elements that are inherent to the building as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.					√	
Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline (<i>See Figure 41</i>), articulating the facade, adding pedestrian space, increasing the number and size of windows, and adding awnings and canopies.				√		
Weather Protection						
Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas (<i>See Figure 42</i>), with particular attention to the following locations: <ul style="list-style-type: none"> • Primary building entrances, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs. 					√	
Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.					√	
Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.				√		

RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length					√	
Signage						
Provides attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.	√					
Avoid the following types of signage: <ul style="list-style-type: none"> Internally lit plastic box signs; Pylon (stand alone) signs; and Rooftop signs. 	√					
Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	√					



December 14, 2021
City of Kelowna

Development Services
1435 Water Street
Kelowna, BC, V1Y 1J4
Phone: 250-469-8960 Fax: 250-862-3314



Re: Valleywood Retirement Resort – Project History and Design Rationale
340 Valley Road, Kelowna, BC

Development Services Staff,

MQN Architects is currently engaged to design a multi-residential development at 340 Valley Road, Kelowna, BC. Beginning in 2019, the property was successfully rezoned from A1 – Agriculture 1 to RM5 – Medium Density Multi-Residential; the Valleywood Retirement Resort has been developed in concert with the RM5 zoning bylaws and with previously granted variances to the front setback, rear landscape buffer, and building height.

With this development permit application, we are seeking variances for the above-mentioned zoning requirements to ensure our existing design remains viable. To account for the irregular shape of the lot, we are requesting a front setback variance from the minimum 6.0m down to 4.2m. Additionally, to accommodate site access for residents from Glenpark Drive while also meeting parking requirements, we are requesting a landscape buffer variance from the minimum 3.0m down to 1.2m. Finally, to provide more usable space for added housing, and to align with neighboring developments, we are requesting a building height variance from the maximum 4.5 stories to 5 stories. It should be noted that while we are asking for a variance in the number of stories, the overall building height will remain under the maximum building height set out in RM5 of 18.0m.

As a popular retirement destination, there is a strong and ever-growing need for affordable seniors' congregate housing in Kelowna. Within the next twenty years, this demand is expected to double, increasing the pressure on existing housing infrastructure. To address this need, Regency Retirement Resorts has continued to design, build, and operate seniors congregate housing facilities throughout the Kelowna area. The Valleywood Retirement Resort will stand as Regency's eight such facility. Unfortunately, due to the emergence of COVID in 2019, the completion of Regency's seventh development, Summerwood Retirement Resort, was delayed by more than a year. As of late 2019, Valleywood Retirement Resort had received a 2-year development permit; however, COVID's continued impact on the completion of Summerwood reduced Regency's ability to dedicate resources, as originally planned, toward further development of the Valleywood Retirement Resort.

Brian F. Quiring
Architect AIBC, MAA, M.Arch

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Despite Regency and MQN's best efforts to find alternate solutions, including submission of a building permit application to show commitment to the project, Valleywood's original development permit lapsed in December 2021. We still strongly feel that Valleywood Retirement Resort will play a vital role in helping to keep rents reasonable and service levels high, through its' ability to add significantly to the rental stock of seniors' congregate housing units in the Kelowna market.



The 172,000 sq. ft. facility will feature 162 rental units split between 5 floors and will include a large communal dining room, serviced by a commercial kitchen, as well as a chapel and other smaller lounges and conservatories for rest, reflection, and relaxation. Valleywood will also feature a variety of amenity spaces catering to many different activities, located within the basement, main and second floors.

The proposed Valleywood Retirement Resort is nestled within a quiet residential area, among other similarly sized developments, including a long-term seniors' care facility, supplying the opportunity for a continuum of care for those looking to remain in the area. Additionally, there is a supportive living facility immediately adjacent to the property with a park and play space for children, offering Valleywood residents an occasion to interact with the surrounding community. While the Valleywood Retirement Resort provides residents with access to all necessary amenities in-house, it is also conveniently within walking-distance to other shopping and service areas.

The main entrance faces east toward Valley Road and features a small parking lot and port cochere for guests. Service and resident vehicular access is primarily located off Glenpark Drive, helping to decrease traffic congestion concerns on the busier Valley Road, and reduces the impact the Valleywood development has on pedestrian traffic.

Building projects find success through striking a balance between various project goals such as meeting the needs of its users and surrounding community, timelines, budget, costs, design, constructability, and profitability. Finding the balance can be a challenge; yet this process of finding balance can provide direction and shape, as was the case in this project.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'Vicki A. Topping', is written over a circular red stamp.

Vicki A. Topping, Architect AIBC, M. Arch. LEED AP+
MQN Architects



2021-12-16

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