

Development Permit

DP24-0035



This permit relates to land in the City of Kelowna municipally known as
205 Valleyview Road, 215 Valleyview Road and 235 Valleyview Road
and legally known as

Lot A Section 23 Township 26 ODYD Plan EPP108690, Lot 5 Block D Section 23 Township 26 ODYD Plan 4740, and Lot 6 Block D Section 23 Township 26 ODYD Plan 4740

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

Apartment Housing

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

Date of Council Approval: June 17th, 2024

Development Permit Area: Form and Character

Existing Zone: UC4 – Rutland Urban Centre

Future Land Use Designation: UC – Urban Centres

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

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: C.O. Valleyview Development Corp., Inc.No. BC1455119

Applicant: Stretch Construction

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT	A
This forms part of application # DP24-0035	
Planner Initials	TC
City of Kelowna DEVELOPMENT PLANNING	

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP24-0035 for Lot A Section 23 Township 26 ODYD Plan 108690, Lot 5 Block D Section 23 Township 26 ODYD Plan 4740 and Lot 6 Block D Section 23 Township 26 ODYD Plan 4740 located at 205 Valleyview Road, 215 Valleyview Road and 235 Valleyview Road, Kelowna, BC, subject to the following:

- 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";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Manager approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$149,961.73**

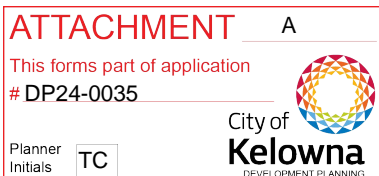
Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

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**.

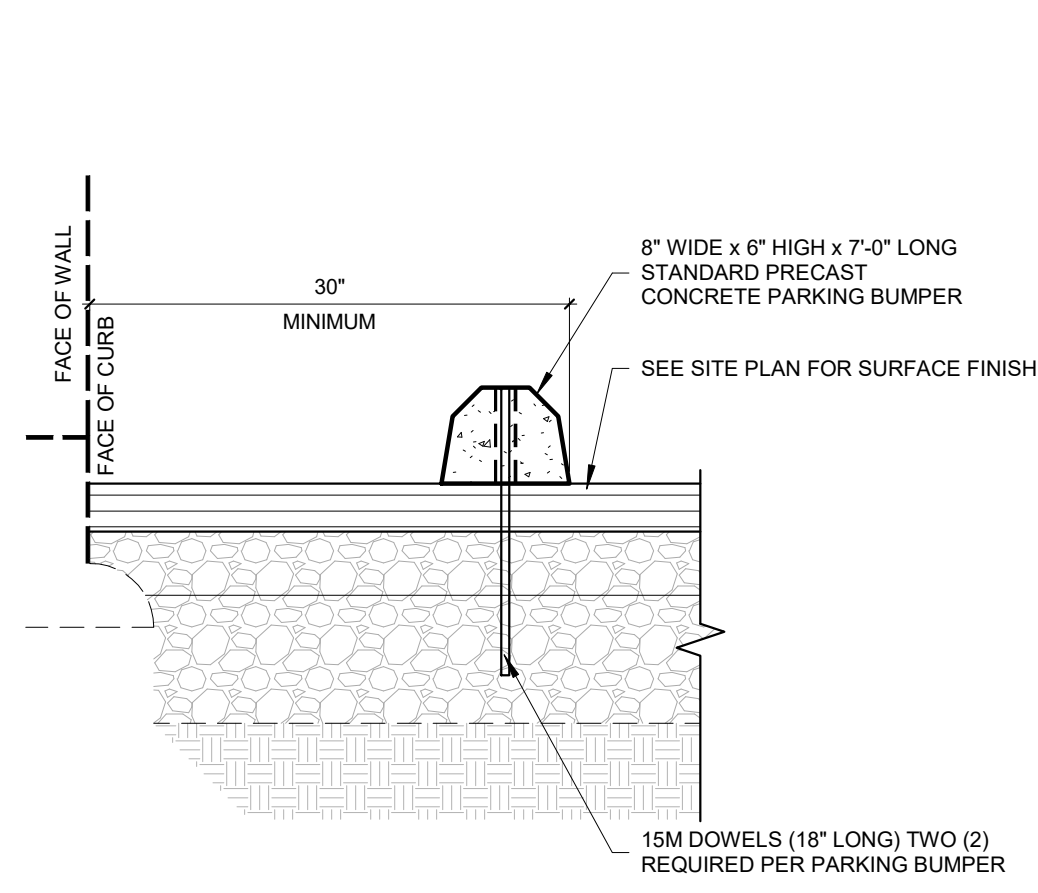
Security shall ONLY be returned to the signatory of the Landscape Agreement or their designates.

DRAFT

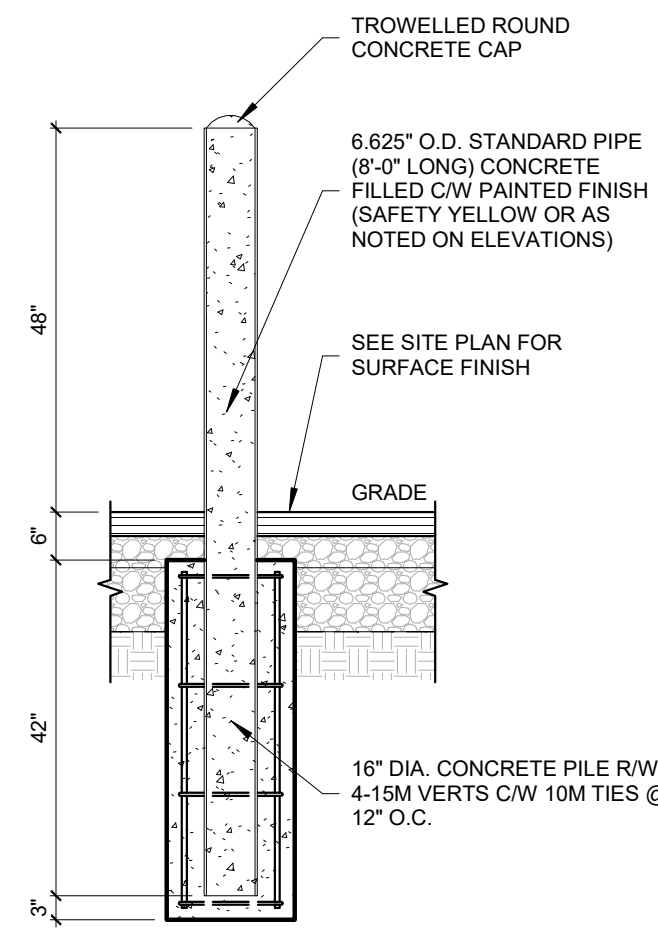
ATTACHMENT	<u> A </u>
This forms part of application	
# DP24-0035	
Planner Initials	City of Kelowna DEVELOPMENT PLANNING
TC	

DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.

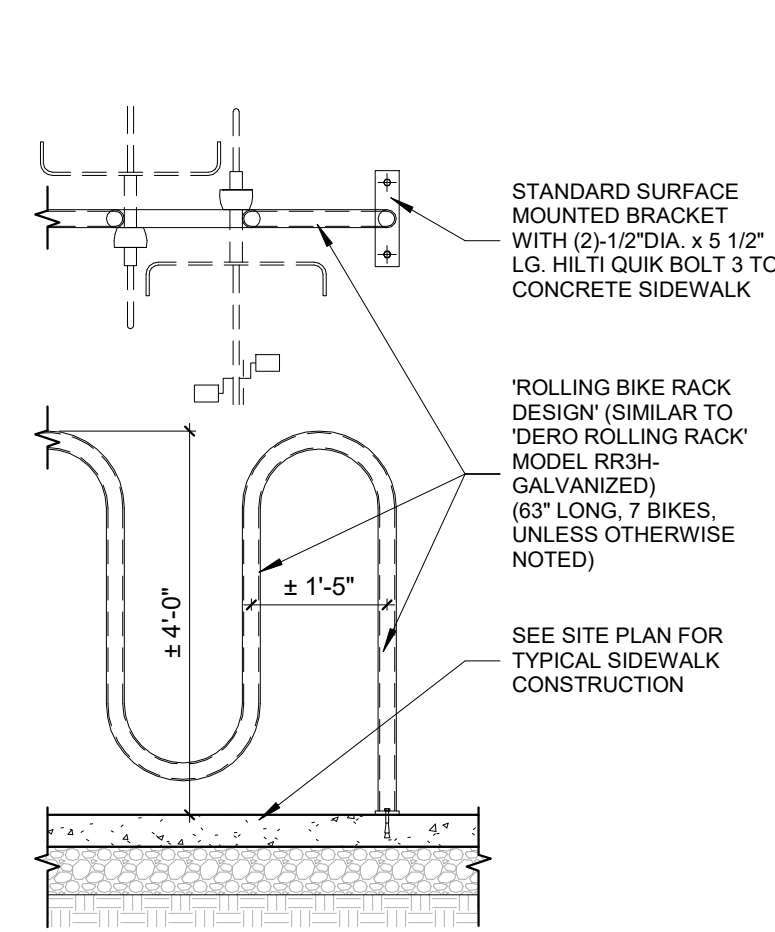
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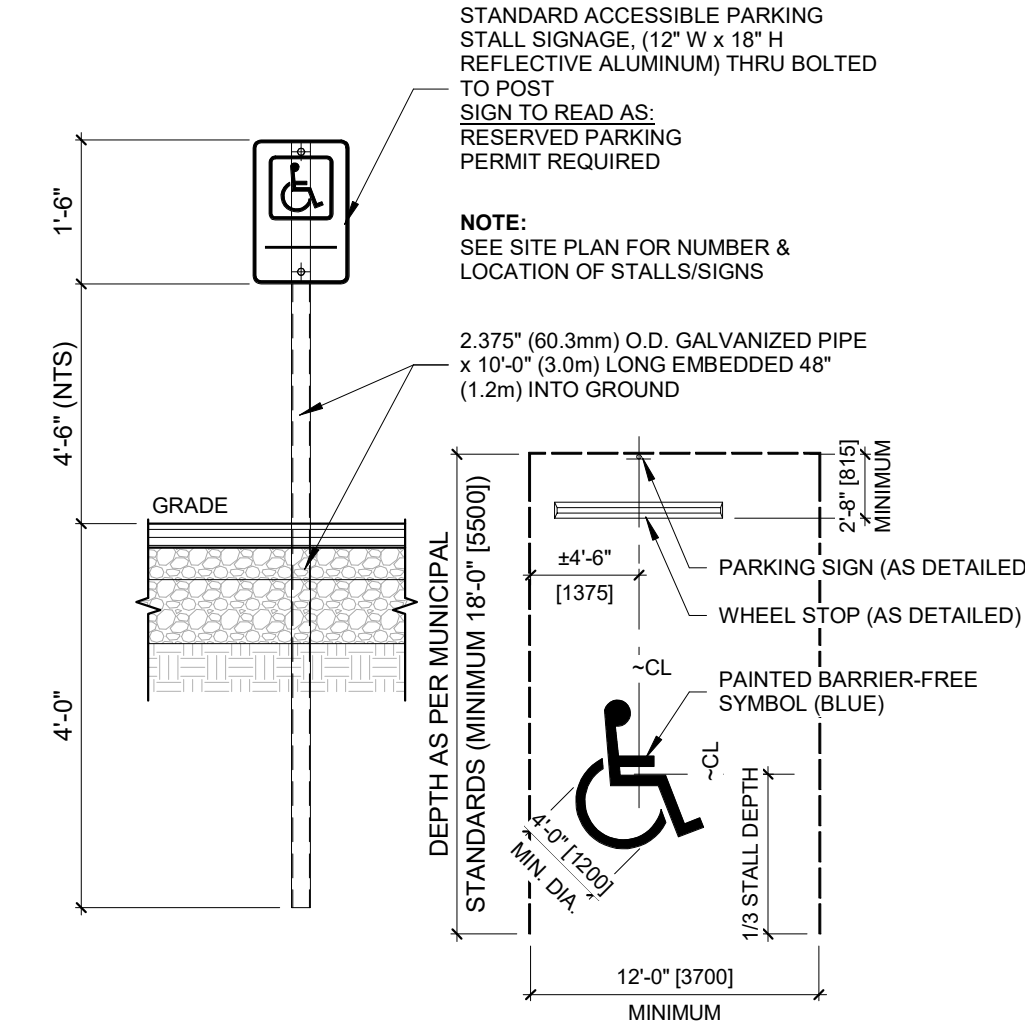
5 Precast Wheel Stop
1" = 1'-0"



4 Pipe Bollard
1/2" = 1'-0"



3 Bicycle Rack
1/2" = 1'-0"



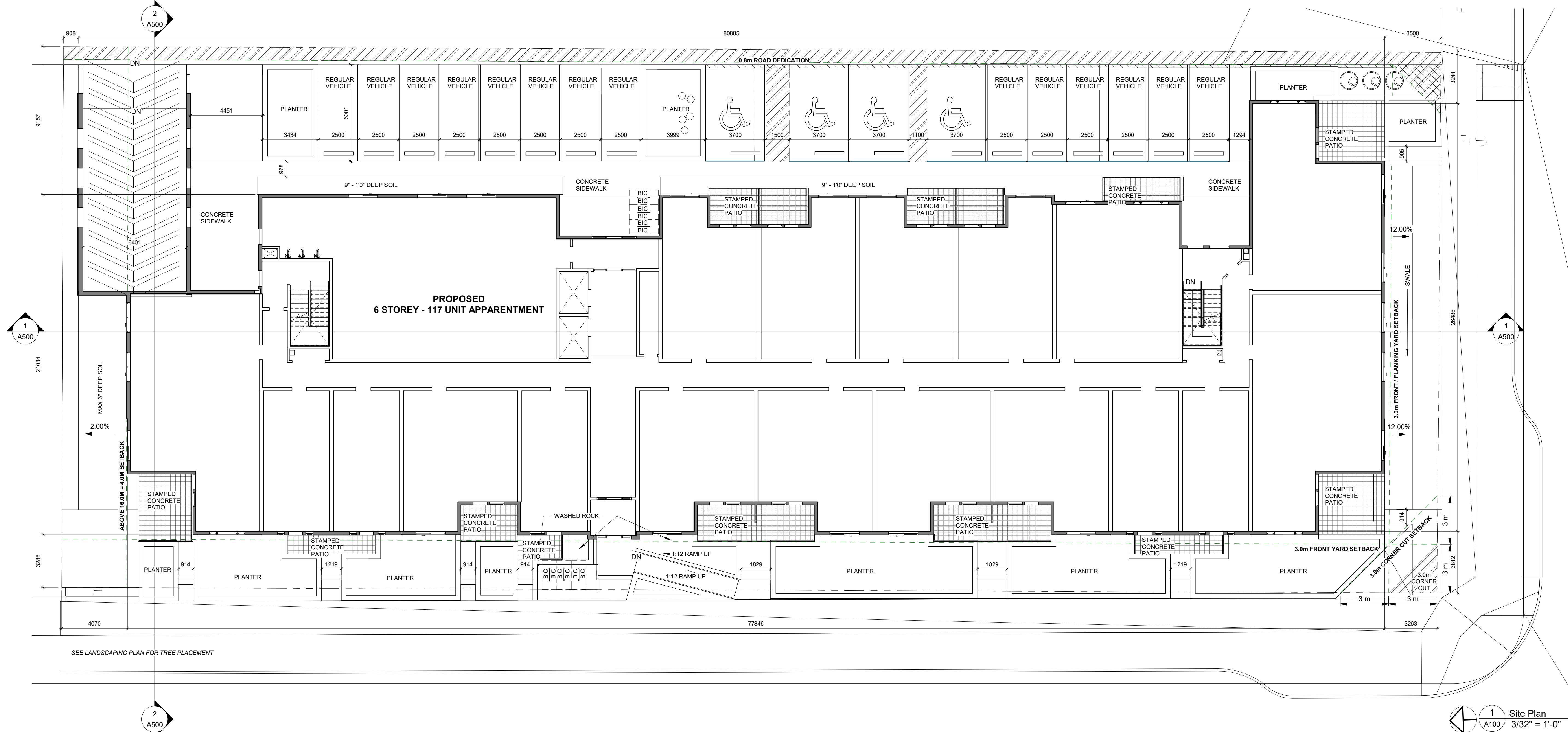
2 Barrier-Free Parking Stall & Sign
1/2" = 1'-0"

SCHEDULE A

This forms part of application
DP24-0035

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING



1 Site Plan
3/32" = 1'-0"

STRETCH CONSTRUCTION LIMITED est.1990

310-550 WEST AVE
KELOWNA, BC V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

VANTAGEWEST REALTY INC.
Real Estate. Re thought.

Sherri Turpin Architect
Keremeos, BC
587.876.7616
turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT

LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:

REGISTERED ARCHITECT
SHERRI MICHELLE TURPIN
BRITISH COLUMBIA

DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
SITE PLAN

JOB No.	---
DATE:	May 23, 24
DRAWN	RSB

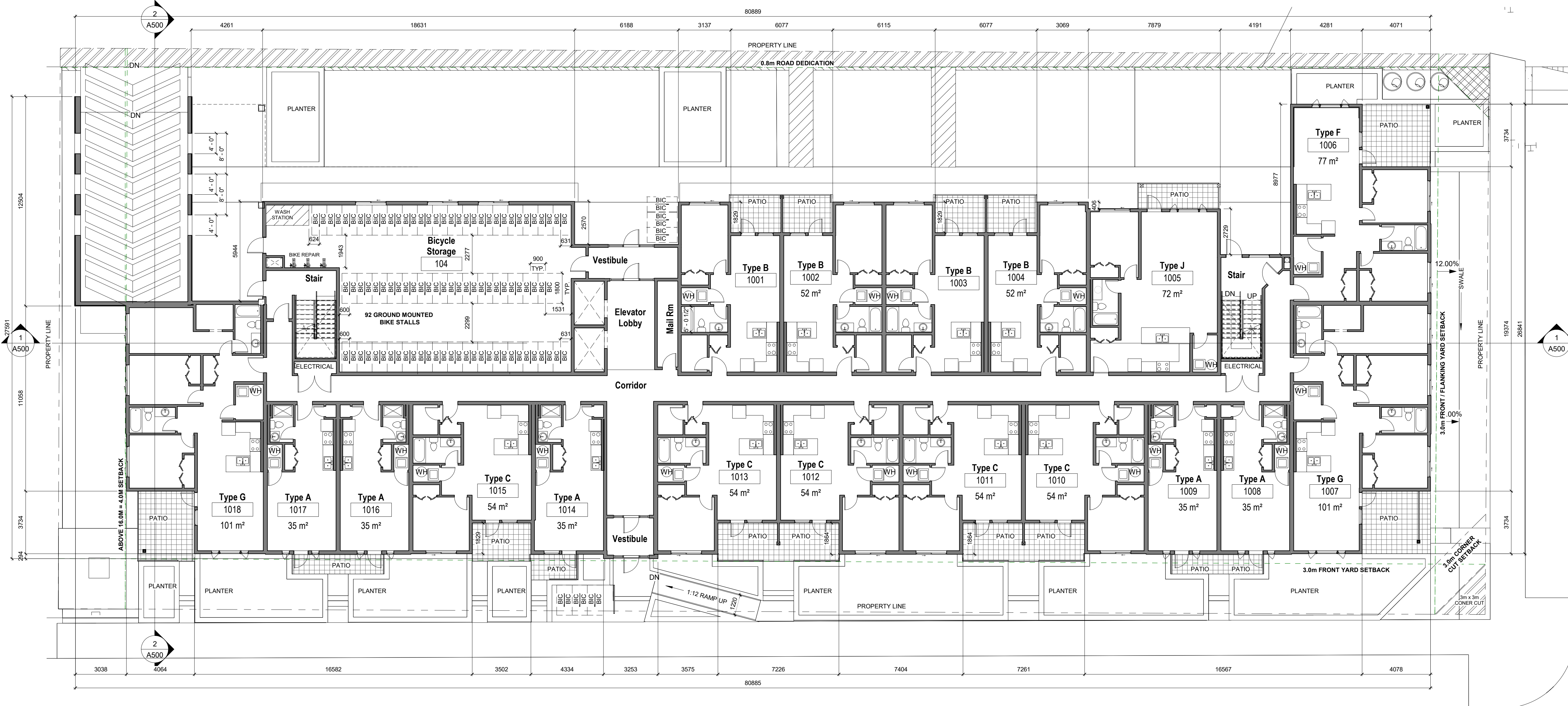
A100

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SCHEDULE A

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Planner Initials **TC**



1 Floor Plan Level 1
A200 3/32" = 1'-0"

STRETCH CONSTRUCTION LIMITED est. 1990
310-550 WEST AVE
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Real Estate. Rethought.

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turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT
LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC



DATE	DESCRIPTION
2024-05-21	ISSUED FOR DP
2024-05-07	ISSUED FOR DP
2024-02-22	ISSUED FOR DP
2023-11-14	ISSUED FOR DP

DATE	DESCRIPTION

Drawing Title:
MAIN FLOOR PLAN

JOB No. ---
DATE: May 23, 24
DRAWN: RSB

A200

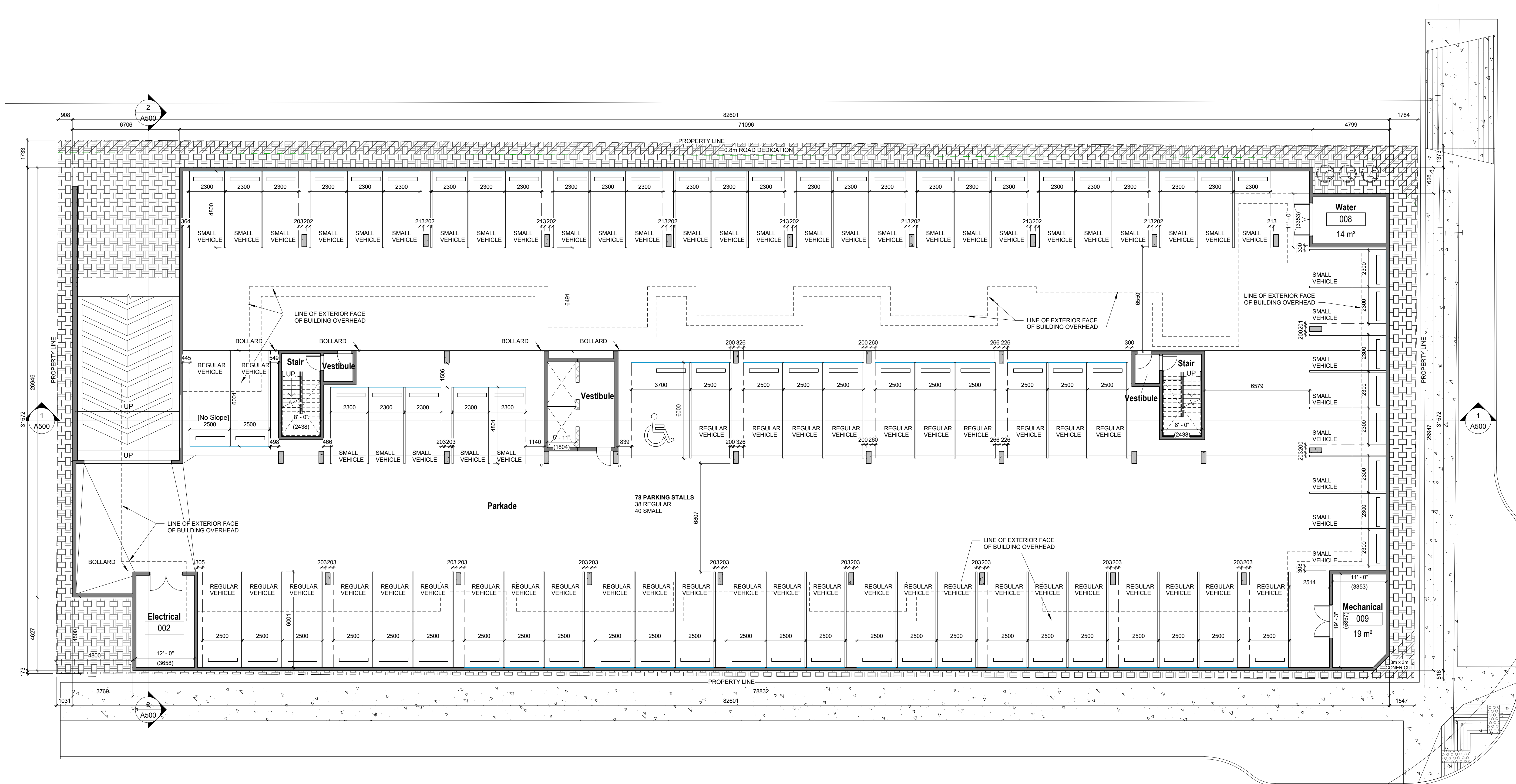
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1 Floor Plan Level 0 Basement
A201 3/32" = 1'-0"



310-550 WEST AVE
KELOWNA, BC V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



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turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT
LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:



DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
PARKADE FLOOR PLAN

JOB No. ---
DATE: May 23, 24
DRAWN: RSB

A201


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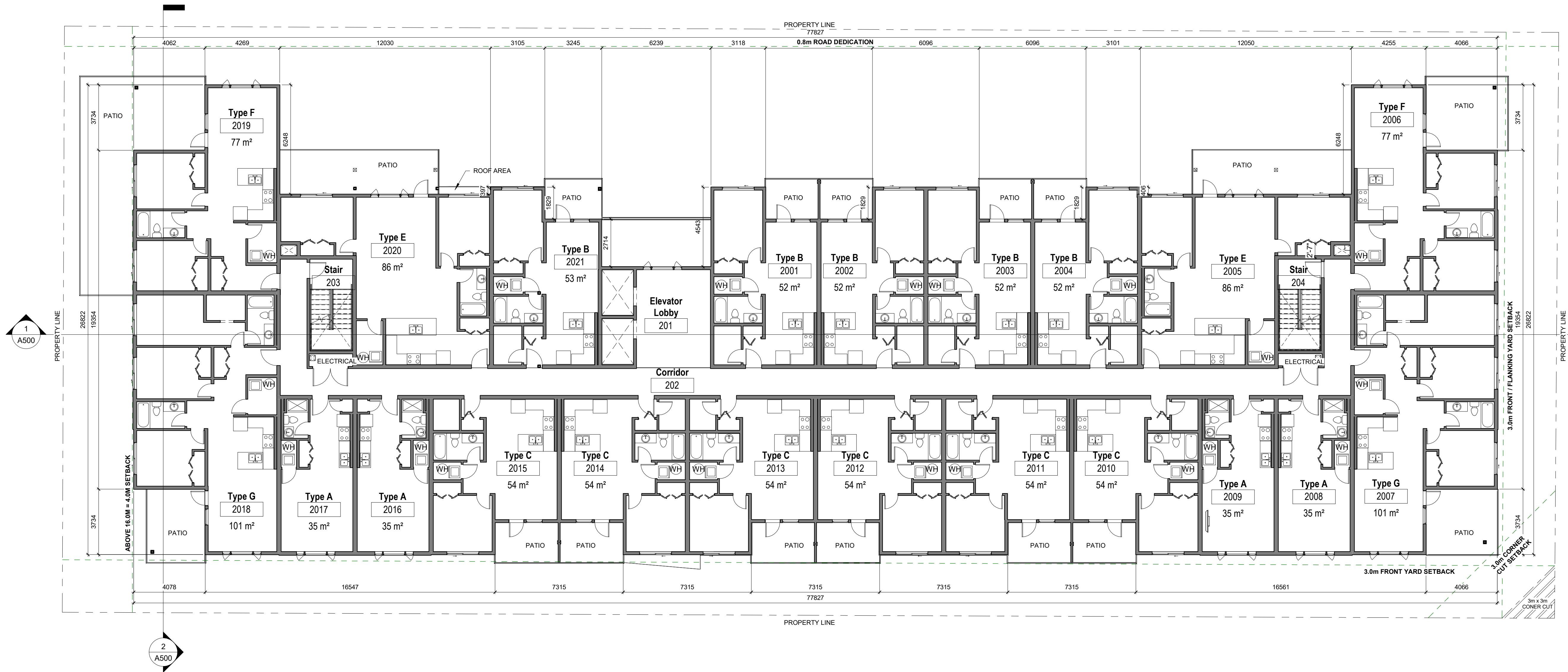
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SCHEDULE A

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DP24-0035

Planner Initials **TC**


City of Kelowna
DEVELOPMENT PLANNING



1 Floor Plan Level 2
A202 3/32" = 1'-0"



310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
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PROJECT INFORMATION
VALLEYVIEW APARTMENT

LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:



DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
SECOND-FIFTH FLOOR PLAN

JOB No.	---
DATE:	May 23, 24
DRAWN	RSB

A202


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SCHEDULE A

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DP24-0035

Planner Initials **TC**



City of
Kelowna
DEVELOPMENT PLANNING



1 Floor Plan Level 6
A203 3/32" = 1'-0"



310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
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turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT
LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:



DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
SIXTH FLOOR PLAN

JOB No.	---
DATE:	May 23, 24
DRAWN	RSB


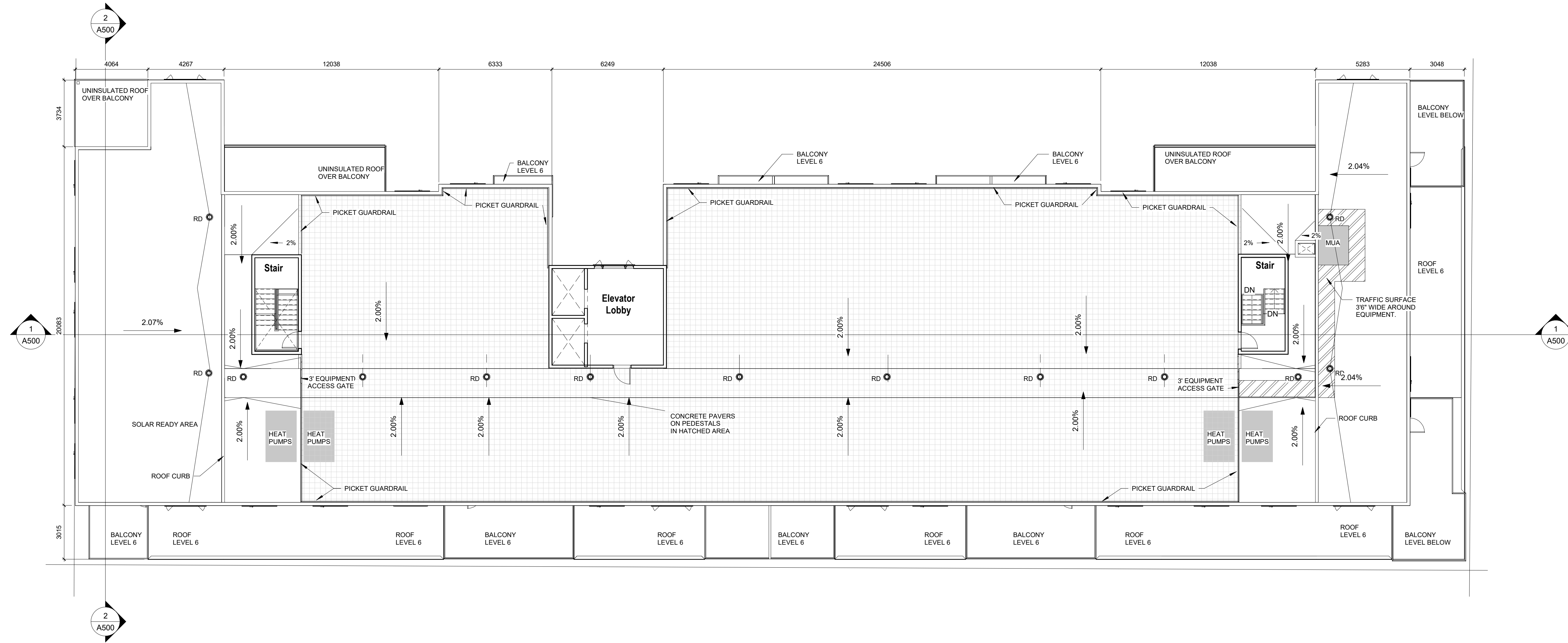
A203

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SCHEDULE A

This forms part of application
 # DP24-0035

Planner Initials TC

1 Roof Plan
 A204 3/32" = 1'-0"



310-550 WEST AVE
 KELOWNA, BC, V1Y 4Z4
 403-786-3020 EXT. 106
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 turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT
 LOT: A, 5, 6
 BLOCK: -
 PLAN: EPP10869 & KAP4740
 CIVIC ADDRESS: 205, 215, 235
 VALLEYVIEW RD
 KELOWNA, BC

STAMPS:



DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

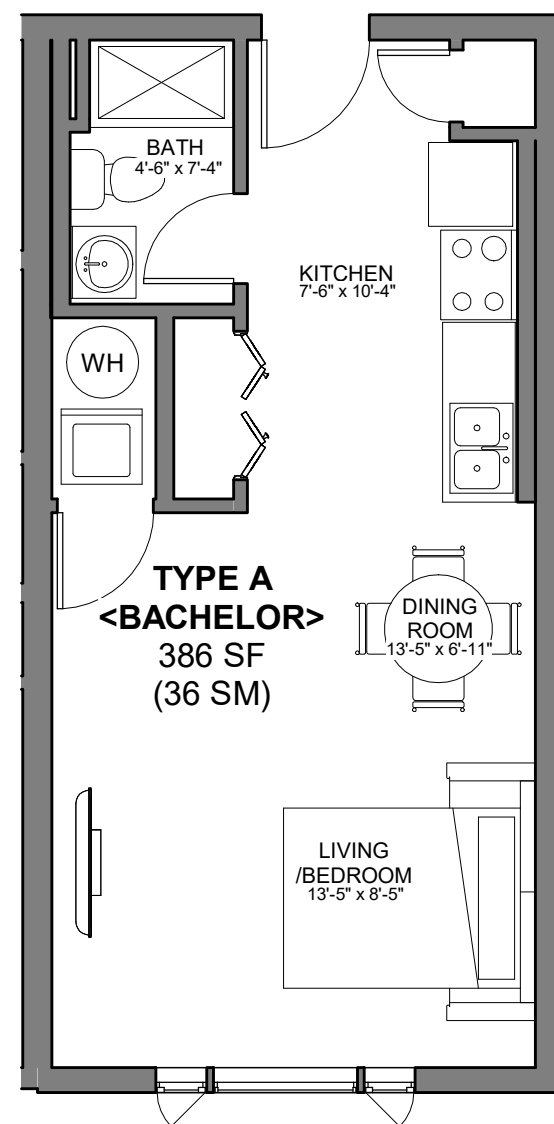
Drawing Title:
ROOF PLAN

JOB No.	---
DATE:	May 23, 24
DRAWN	RSB

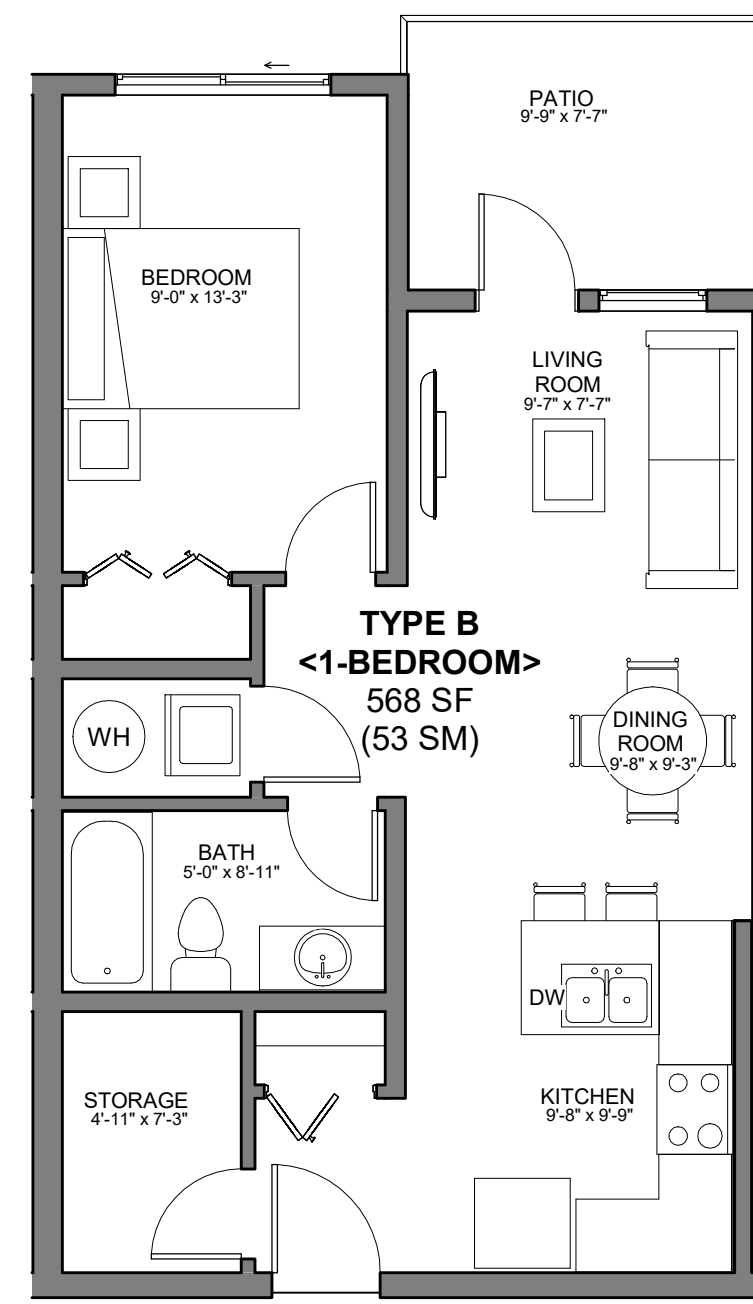
A204

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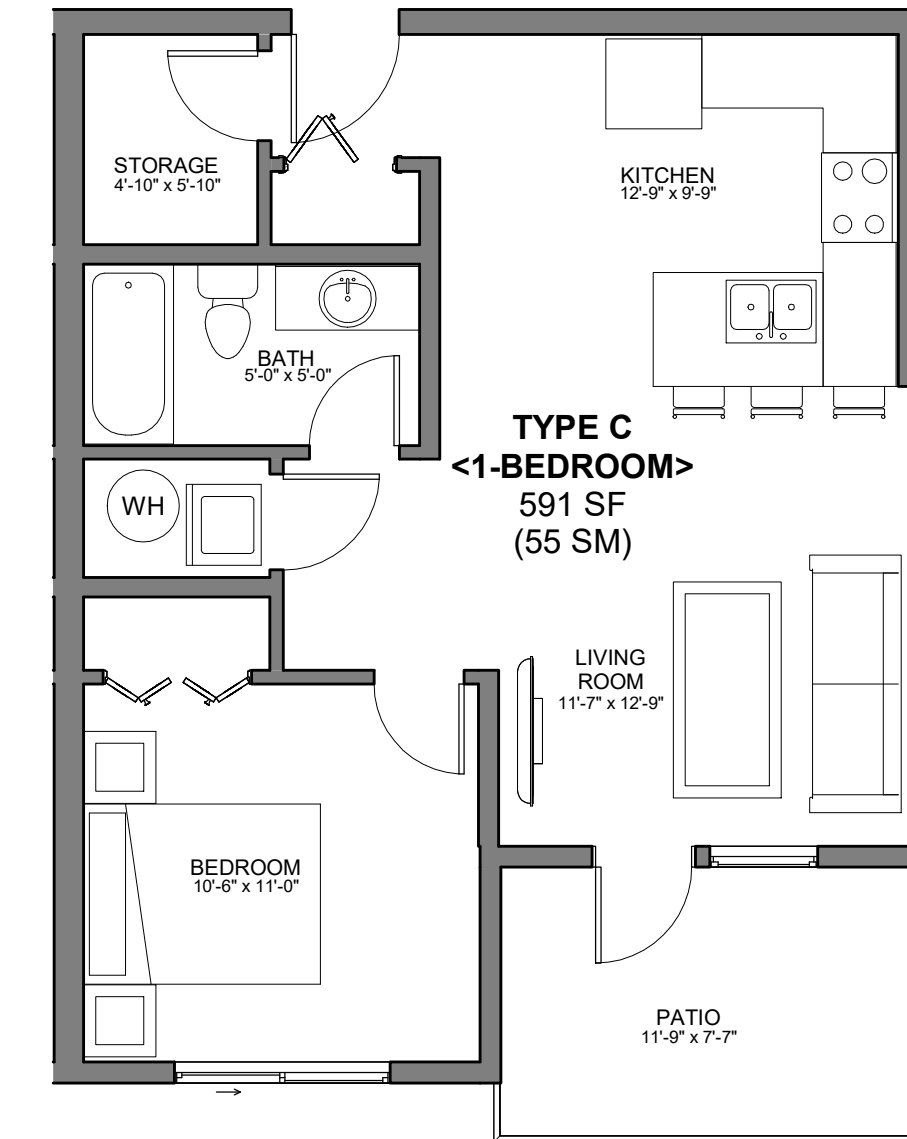
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1 Suite Type A
A300 3/16" = 1'-0"



2 Suite Type B
A300 3/16" = 1'-0"

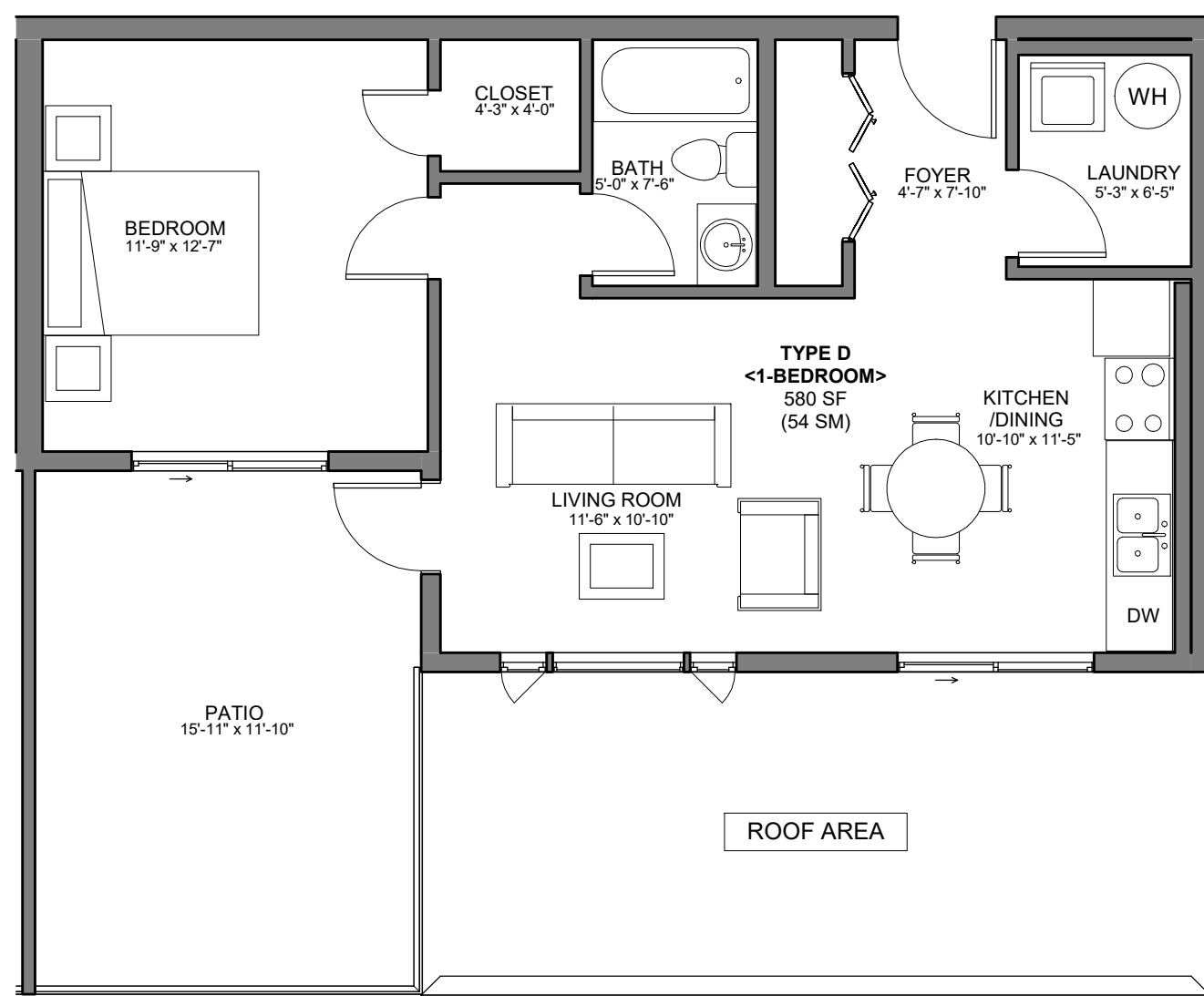


3 Suite Type C
A300 3/16" = 1'-0"

SCHEDULE A

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DP24-0035

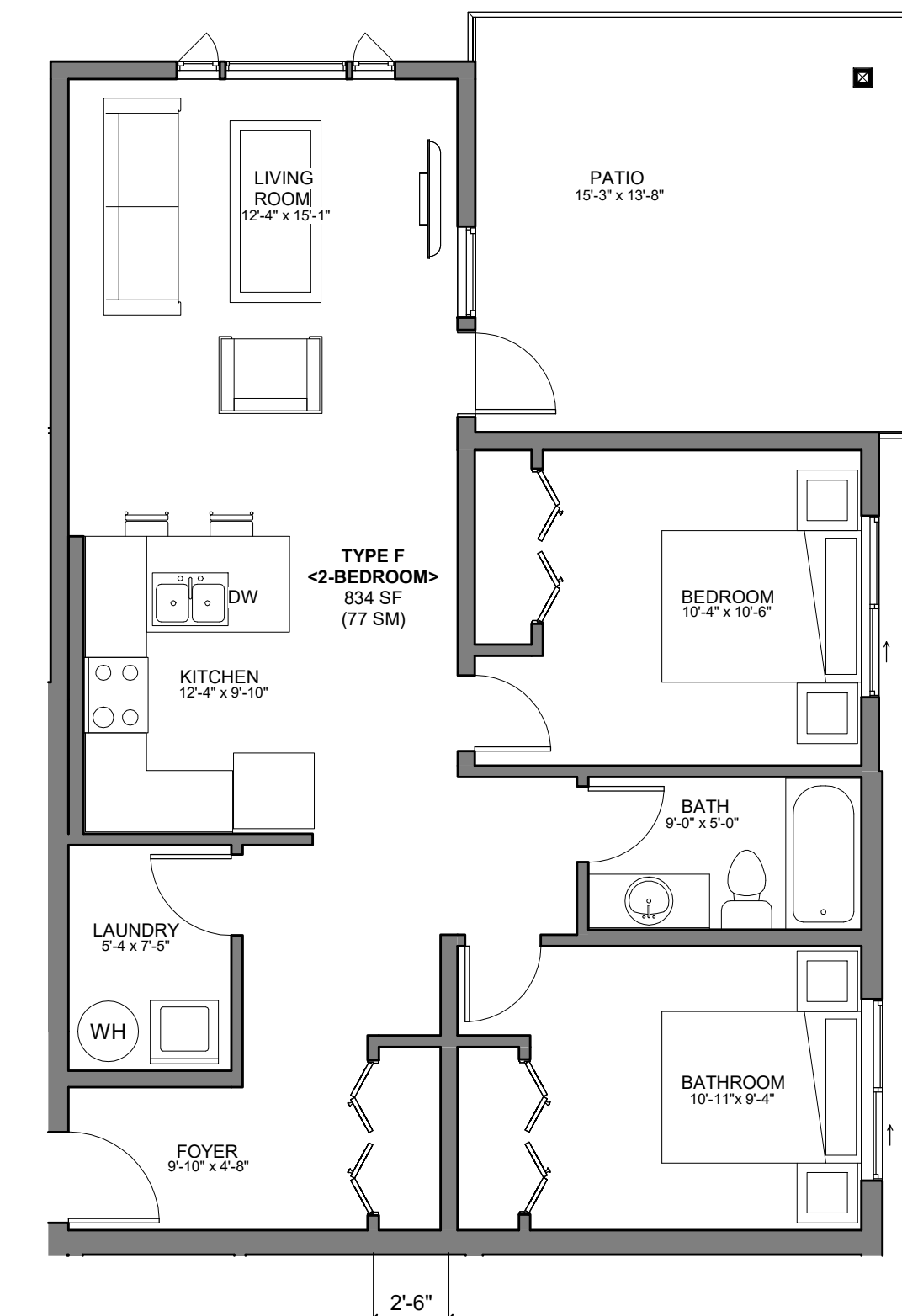
Planner Initials **TC**



4 Suite Type D
A300 3/16" = 1'-0"



5 Suite Type E
A300 3/16" = 1'-0"



6 Suite Type F
A300 3/16" = 1'-0"

310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

VANTAGEWEST
REALTY INC.
Real Estate. Rethought.

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PROJECT INFORMATION
VALLEYVIEW APARTMENT
LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:

Blank area for additional stamps or notes.

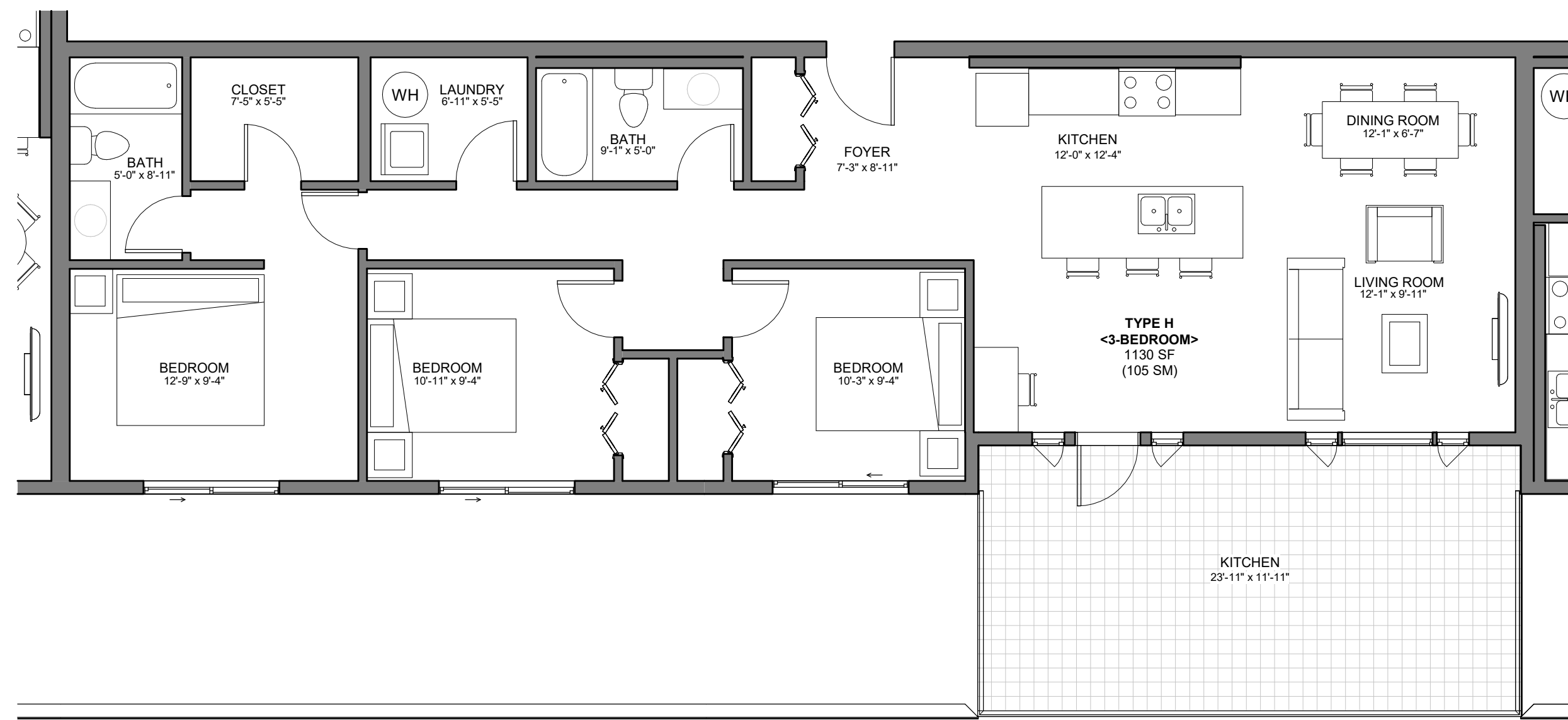
DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
UNIT PLAN

JOB No. ---
DATE: May 23, 24
DRAWN: RSB

A300

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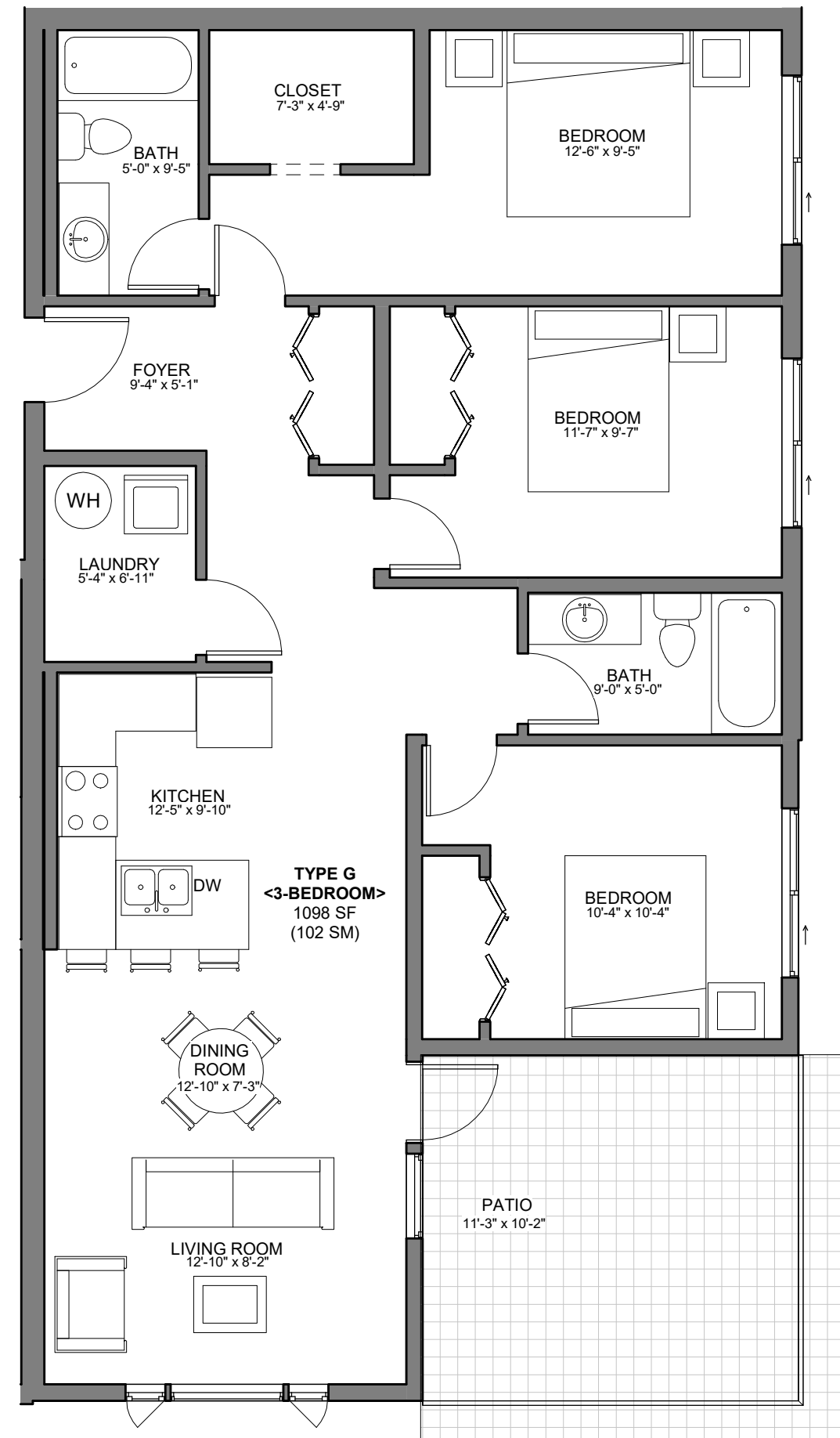


2 Suite Type H
A301 3/16" = 1'-0"

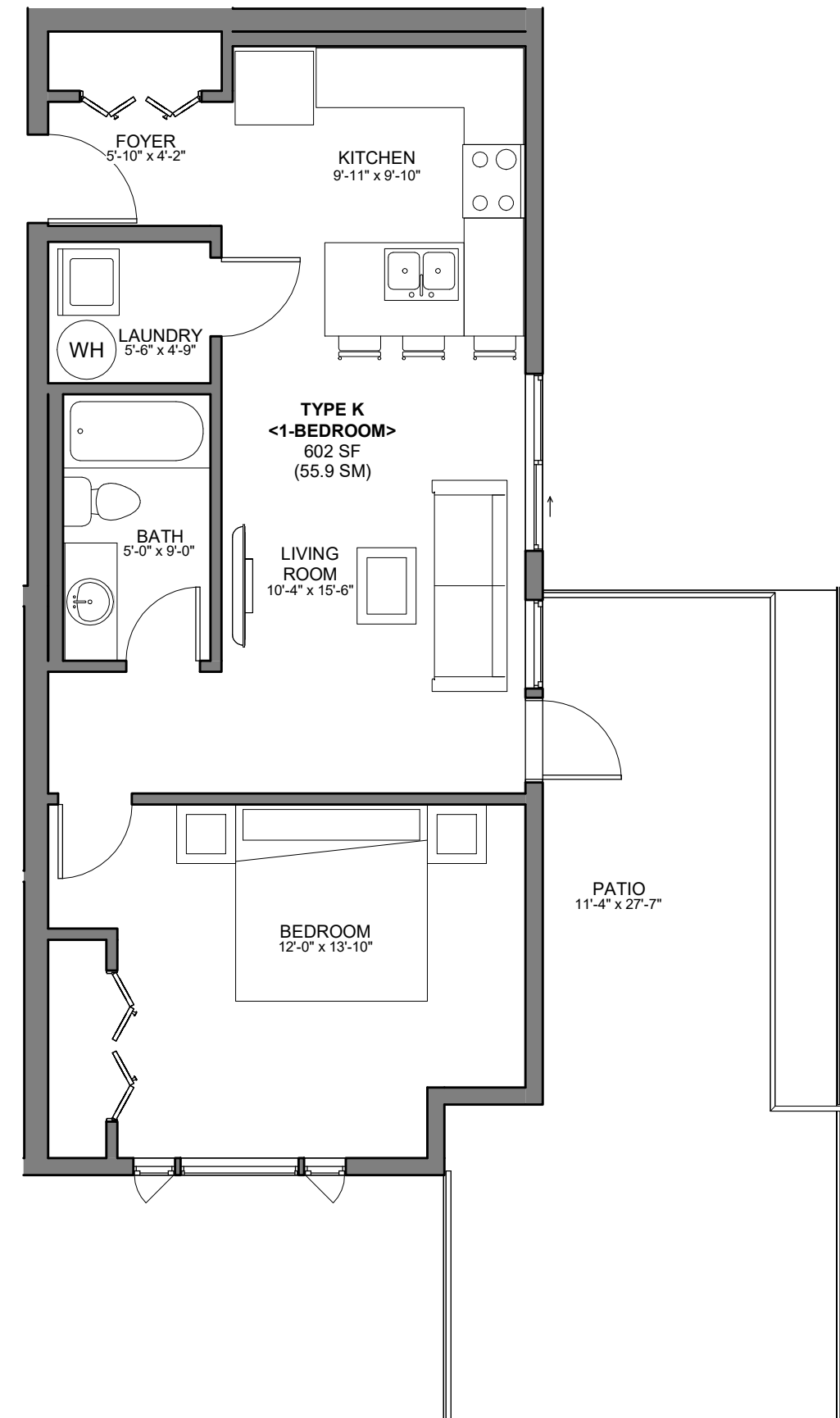
SCHEDULE A

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DP24-0035

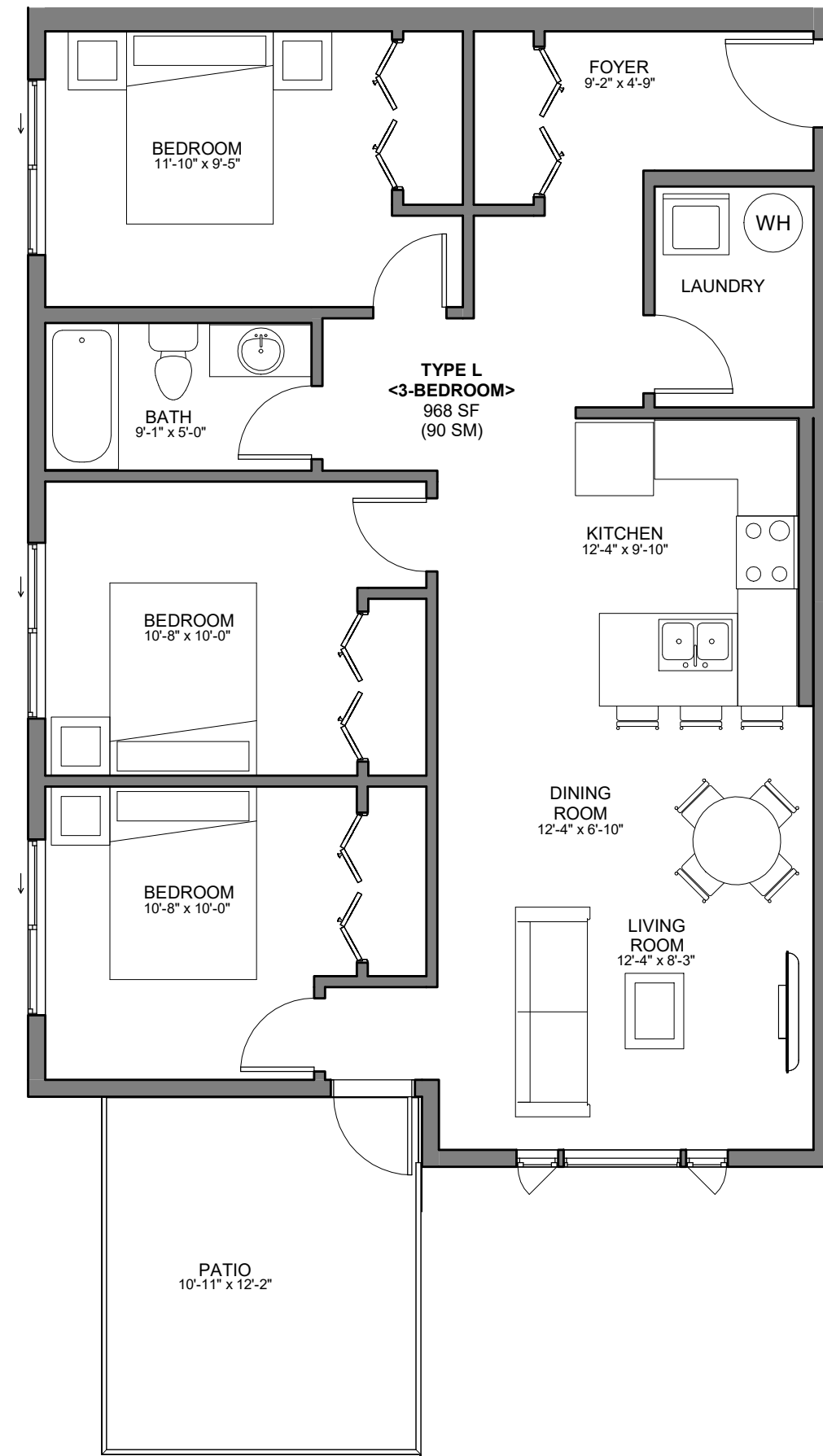
Planner Initials **TC**



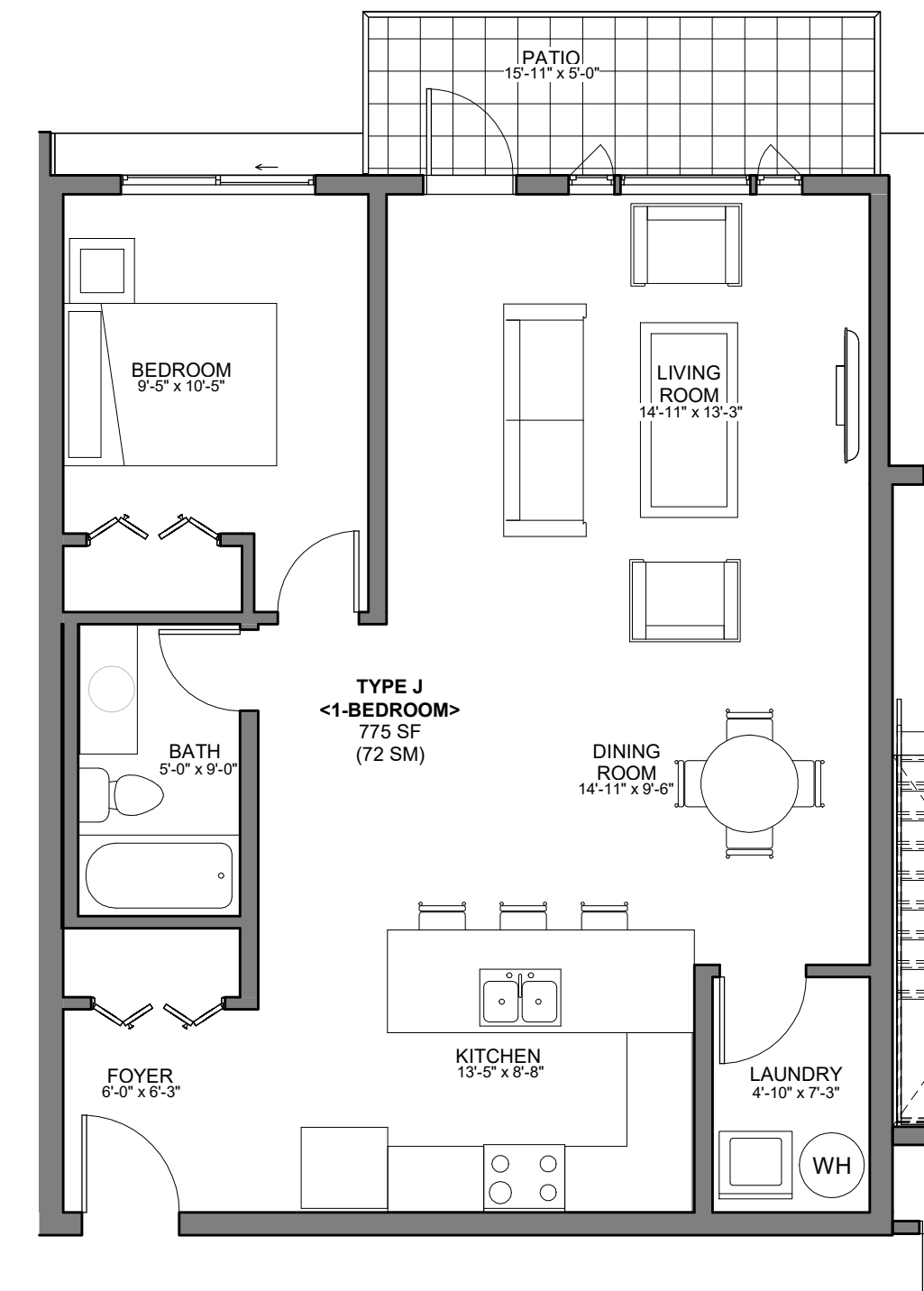
1 Suite Type G
A301 3/16" = 1'-0"



4 Suite Type K
A301 3/16" = 1'-0"



5 Suite Type L
A301 3/16" = 1'-0"



3 Suite Type J
A301 3/16" = 1'-0"

310-550 WEST AVE
KELOWNA, BC V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

Real Estate. Rethought.

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PROJECT INFORMATION
VALLEYVIEW APARTMENT
LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:

Blank area for additional stamps or notes.

DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
UNIT PLANS

JOB No. ---
DATE: May 23, 24
DRAWN: RSB

A301

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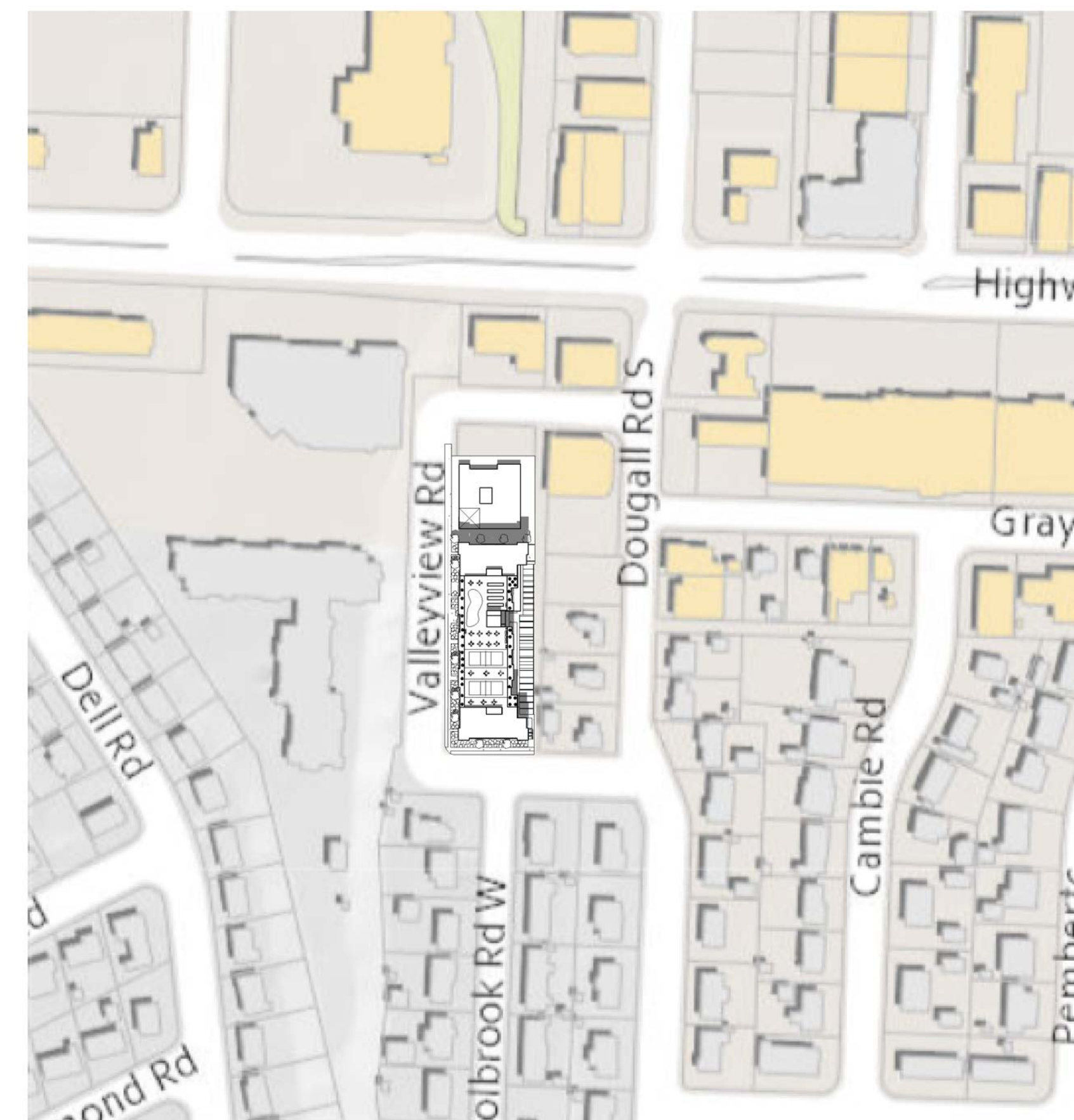
Shadow-June 21st 8am

SCALE:



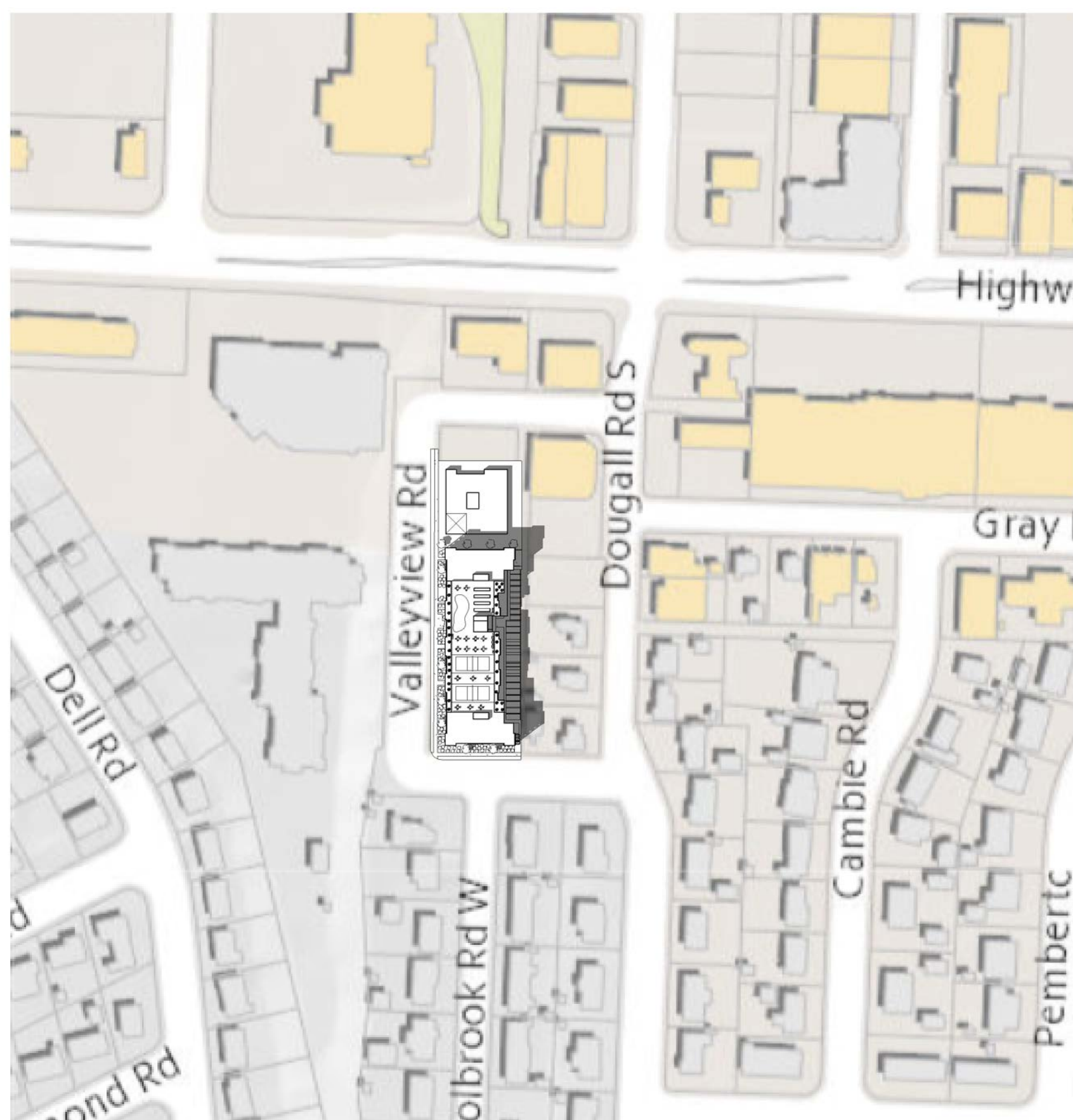
Shadow-June 21st 10am

SCALE:



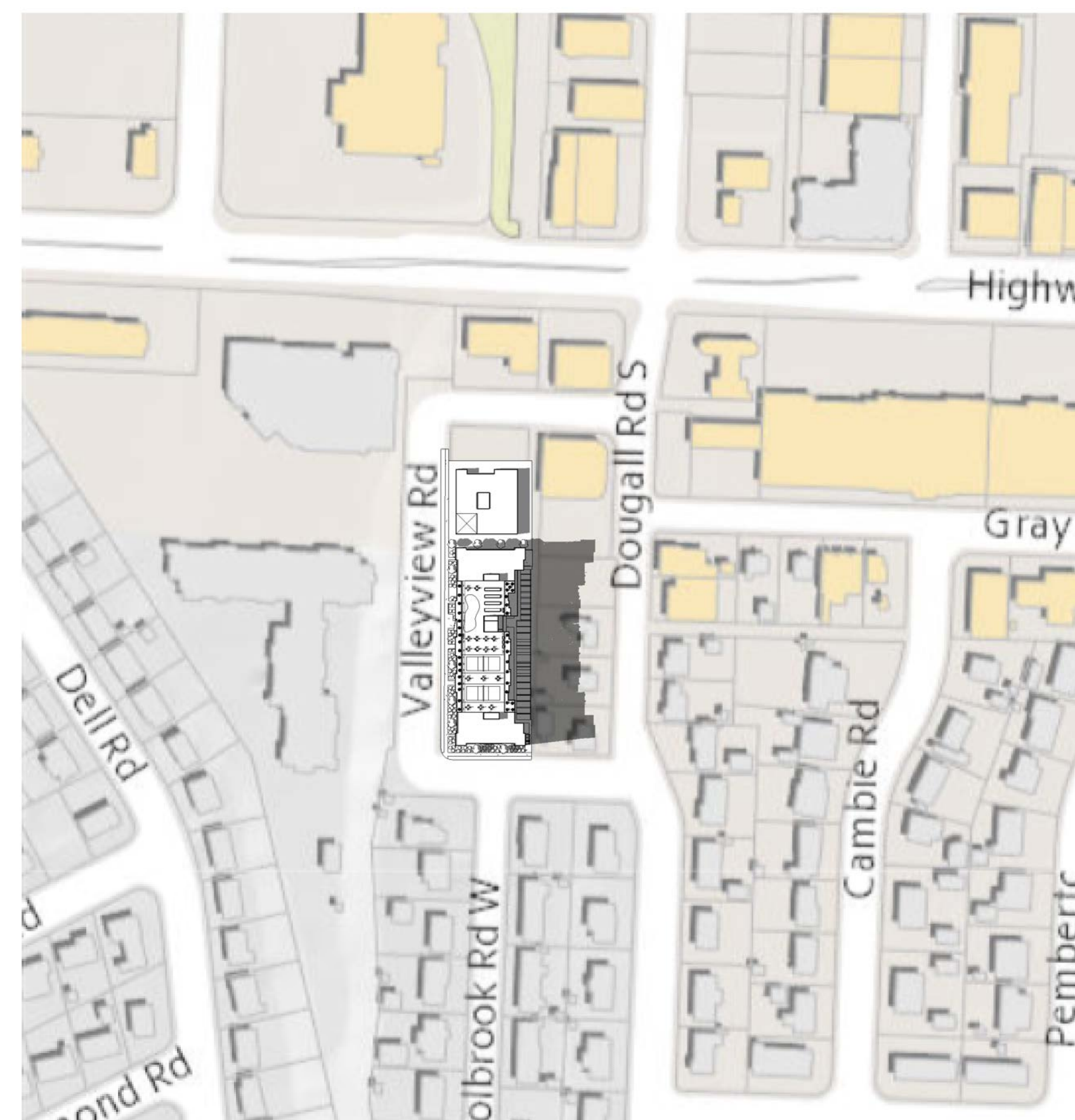
Shadow-June 21st 12pm

SCALE:




Shadow-June 21st 2pm

SCALE:



Shadow-June 21st 4pm

SCALE:

SCHEDULE		A
This forms part of application		
# DP24-0035		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



310-550 WEST AVE
 KELOWNA, BC V1Y 4Z4
 403-786-3020 EXT. 106
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PROJECT INFORMATION
VALLEYVIEW APARTMENT
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 BLOCK: -
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 CIVIC ADDRESS: 205, 215, 235
 VALLEYVIEW RD
 KELOWNA, BC

STAMPS:



DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
SHADOW STUDY - JUNE

JOB No. ---
 DATE: May 21, 24
 DRAWN: RSB

A404

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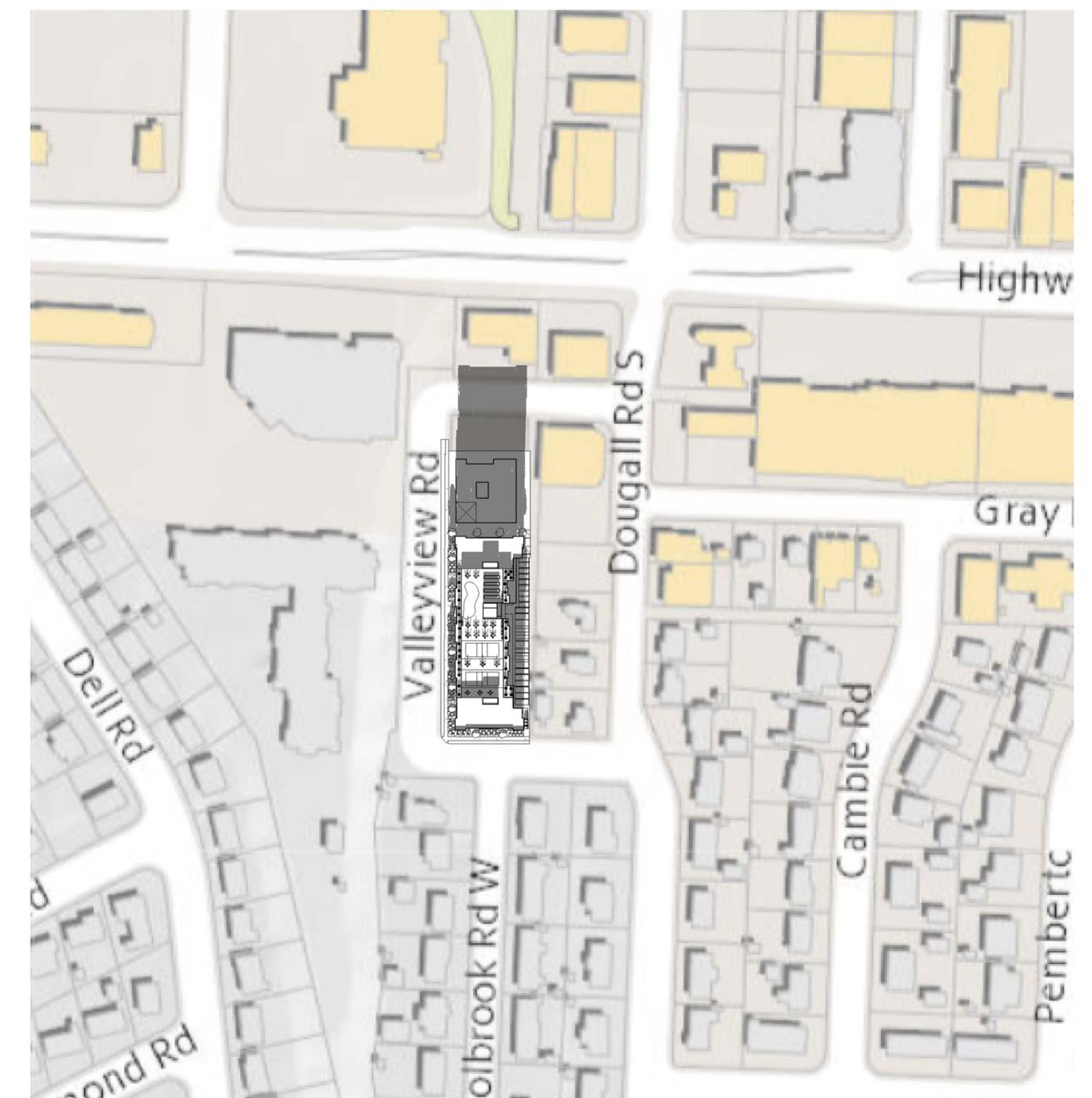
Shadow-Dec 21st 8am

SCALE:



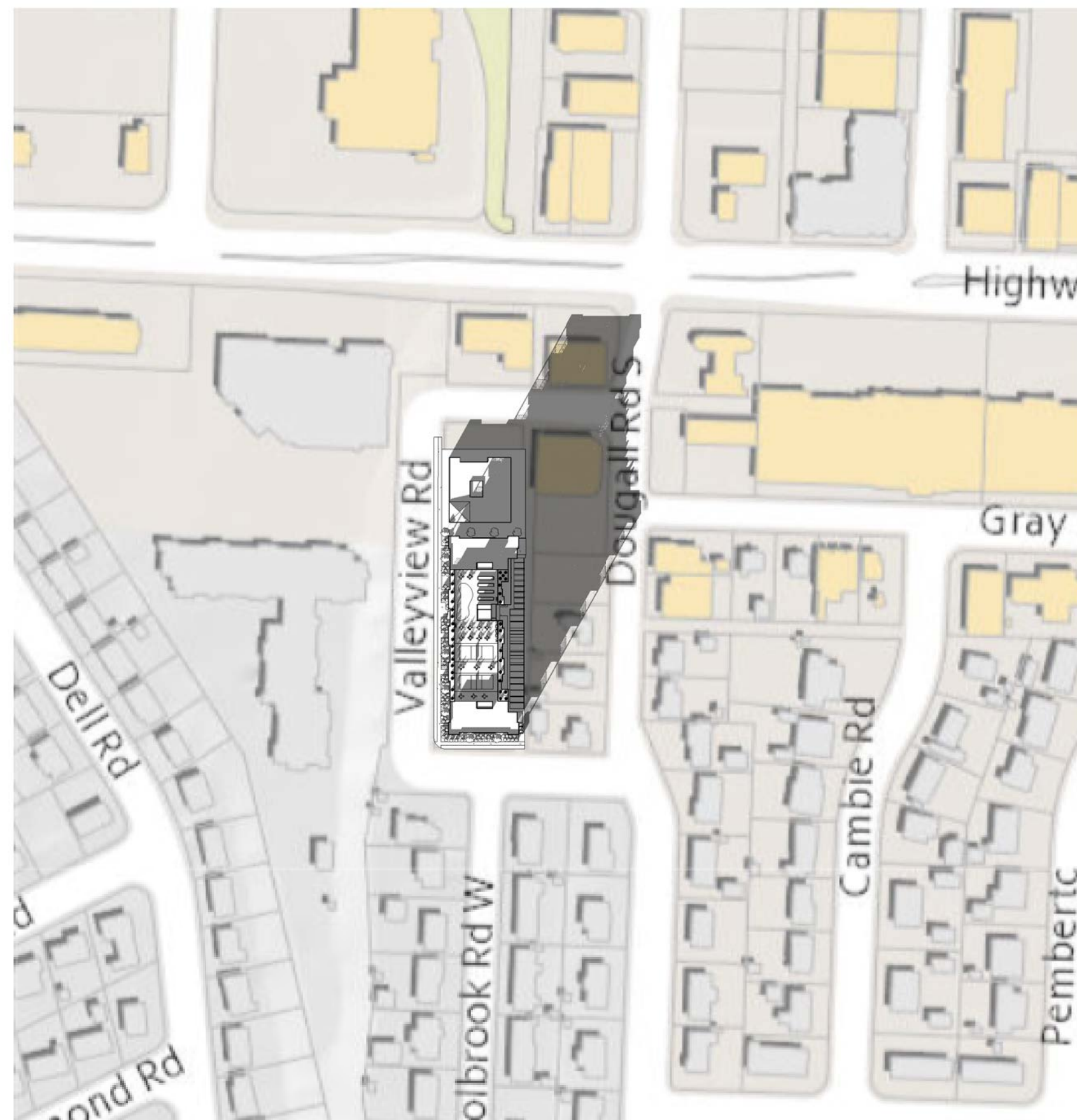
Shadow-Dec 21st 10am

SCALE:



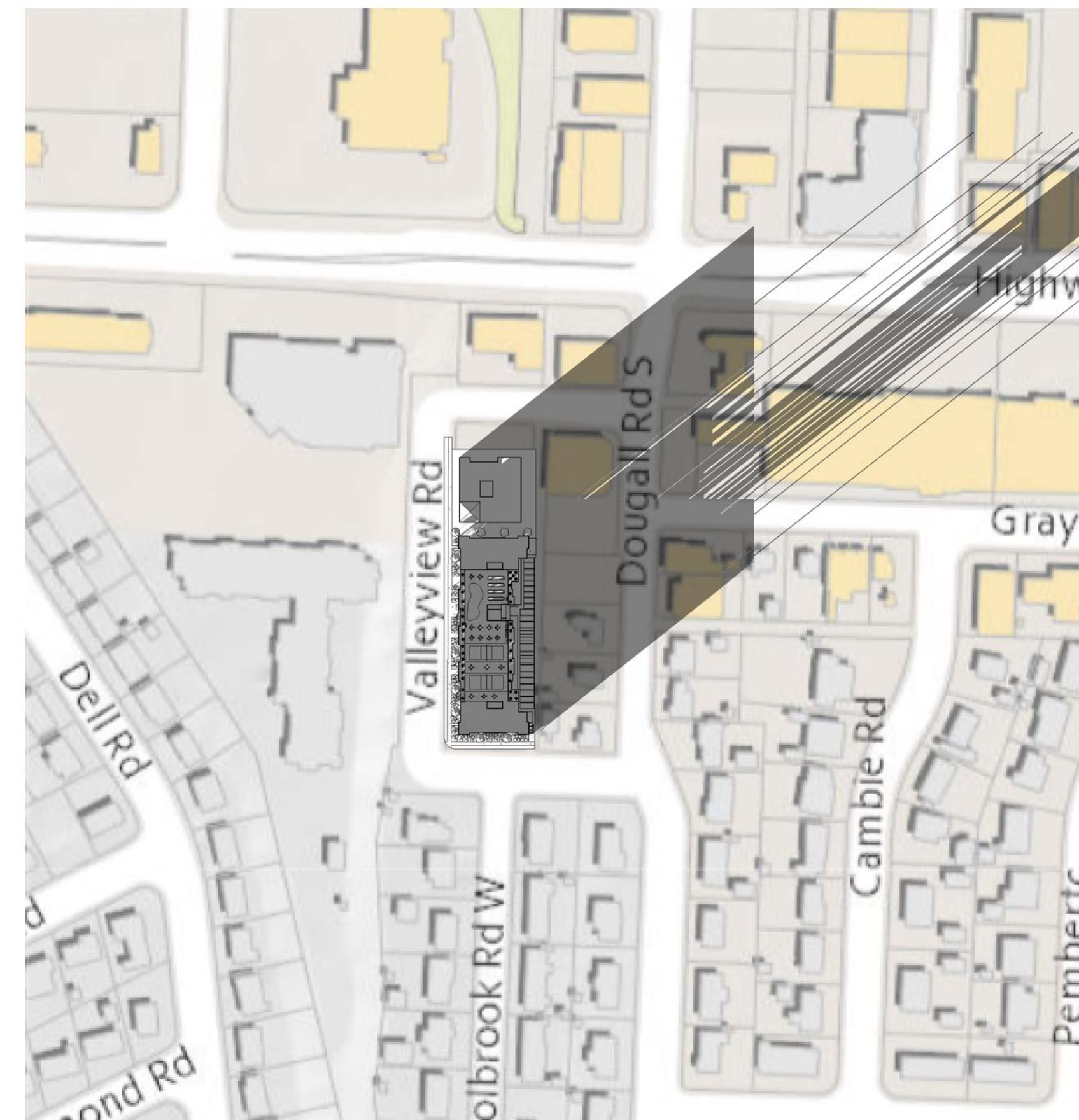
Shadow-Dec 21st 12pm

SCALE:



Shadow-Dec 21st 2pm

SCALE:



Shadow-Dec 21st 4pm

SCALE:

SCHEDULE		A
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VALLEYVIEW APARTMENT
LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:



DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
SHADOW STUDY - DECEMBER

JOB No.	---
DATE:	May 21, 24
DRAWN	RSB

A405

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1 West Elevation
A400 3/32" = 1'-0"



3 South Elevation
A400 3/32" = 1'-0"

SCHEDULE B
This forms part of application
DP24-0035

Planner Initials **TC**

310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

Real Estate. Rethought.

Sherri Turpin Architect
Keremeos, BC
587.876.7616
turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT
LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:

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DATE	DESCRIPTION
H 2024-05-21	ISSUED FOR DP
G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

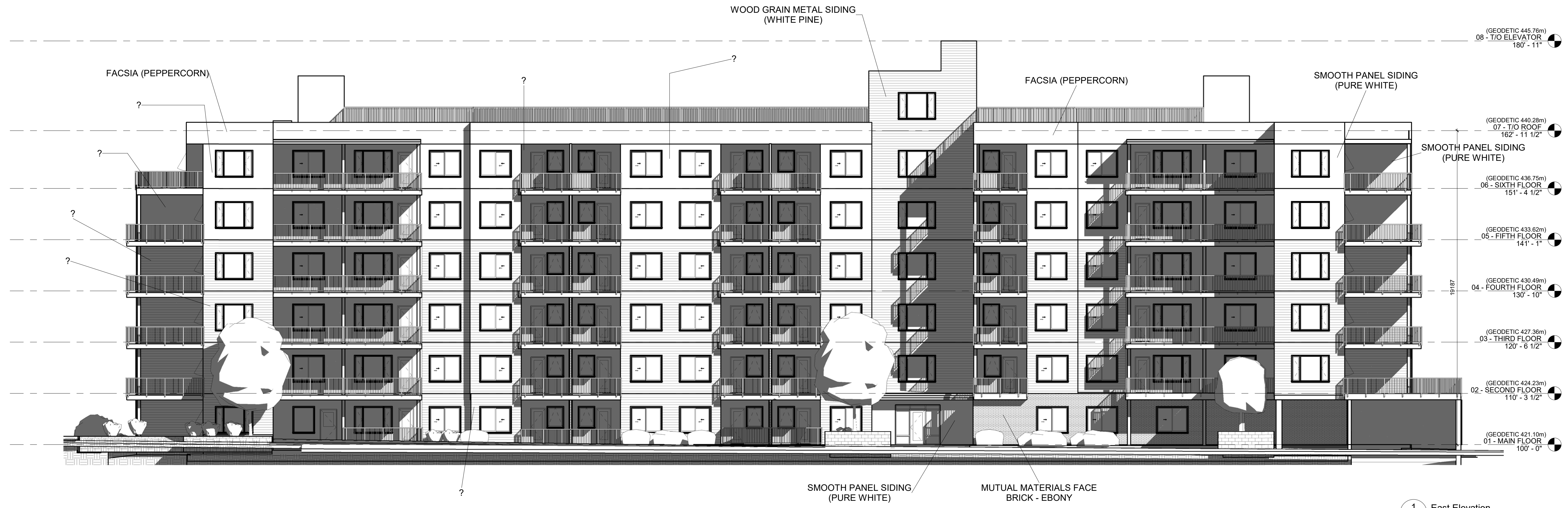
Drawing Title:
ELEVATIONS

JOB No. ---
DATE: May 23, 24
DRAWN: RSB

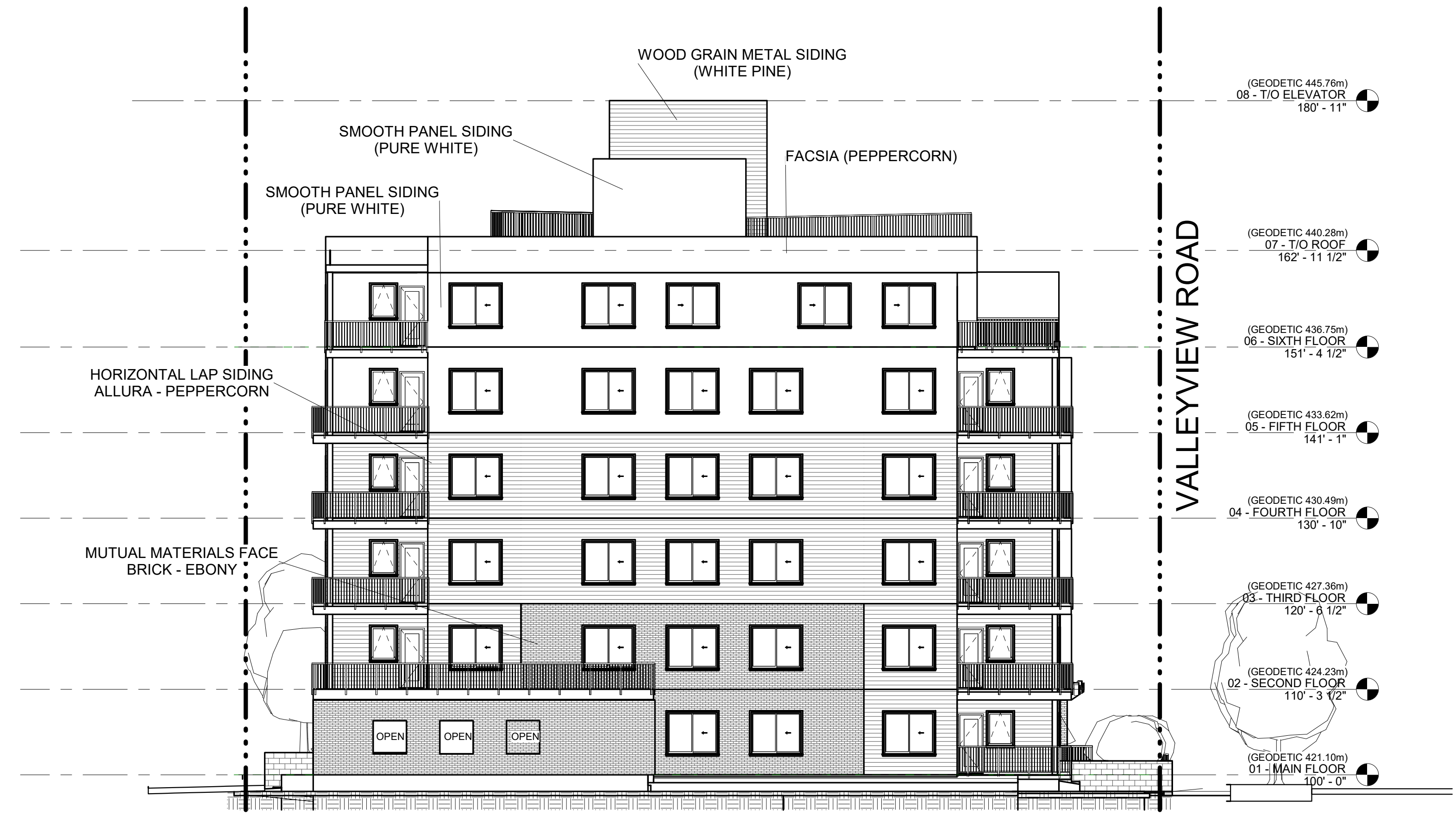
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1 East Elevation
A401 3/32" = 1'-0"



2 North Elevation
A401 3/32" = 1'-0"

SCHEDULE B

This forms part of application
DP24-0035

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials **TC**

STRETCH CONSTRUCTION LIMITED est.1990

310-550 WEST AVE
KELOWNA, BC V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

VANTAGEWEST REALTY INC.
Real Estate. Rethought.

Sherri Turpin Architect
Keremeos, BC
587.876.7616
turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT

LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:

DATE	DESCRIPTION
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2024-05-07	ISSUED FOR DP
2024-02-22	ISSUED FOR DP
2023-11-14	ISSUED FOR DP

DATE	DESCRIPTION

Drawing Title:
ELEVATIONS

JOB No. ---
DATE: May 23, 24
DRAWN: RSB

A401


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SCHEDULE B

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DP24-0035

Planner Initials TC



City of
Kelowna
DEVELOPMENT PLANNING

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RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



VANTAGEWEST
REALTY INC.
Real Estate. Rethought.

Sherri Turpin Architect
Keremeos, BC
587.876.7616
turpinarchitect@outlook.com

PROJECT INFORMATION
VALLEYVIEW APARTMENT

LOT: A, 5, 6
BLOCK: -
PLAN: EPP10869 & KAP4740
CIVIC ADDRESS: 205, 215, 235
VALLEYVIEW RD
KELOWNA, BC

STAMPS:



REV	DATE	DESCRIPTION
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G	2024-05-07	ISSUED FOR DP
F	2024-02-22	ISSUED FOR DP
E	2023-11-14	ISSUED FOR DP
	DATE	DESCRIPTION

Drawing Title:
MASS MODEL

JOB No. ---
DATE: May 23, 24
DRAWN: RSB

A402

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PRIVACY WALLS TO MATCH SURROUNDING MATERIALS



WOODGRAIN METAL SIDING WESTFORM- LIGHT PINE



HORIZONTAL LAP SIDING ALLURA - PEPPERCORN



SMOOTH PANEL SIDING ALLURA - PURE WHITE



BRICK MUTUAL MATERIALS - FACE BRICK EBONY (SUBJECT TO SAMPLE APPROVAL)



DURADEK SUPREME CHIP - GRANITE



POSTS & FASCIA TO MATCH PEPPERCORN



SIDE MOUNT PICKET RAILINGS BLACK



PVC WINDOWS / DOORS BLACK



WESTFORM SOFFIT - LIGHT PINE (ALTERNATIVE OPTION: BLACK)



VALLEYVIEW APARTMENTS

235 VALLEYVIEW ROAD

SCHEDULE B

This forms part of application # DP24-0035

Planner Initials **TC**



310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



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turpinarchitect@outlook.com

PROJECT INFORMATION
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LOT: A, 5, 6
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KELOWNA, BC

STAMPS:



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G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
COLOUR BOARD

JOB No.	---
DATE:	May 23, 24
DRAWN	RSB

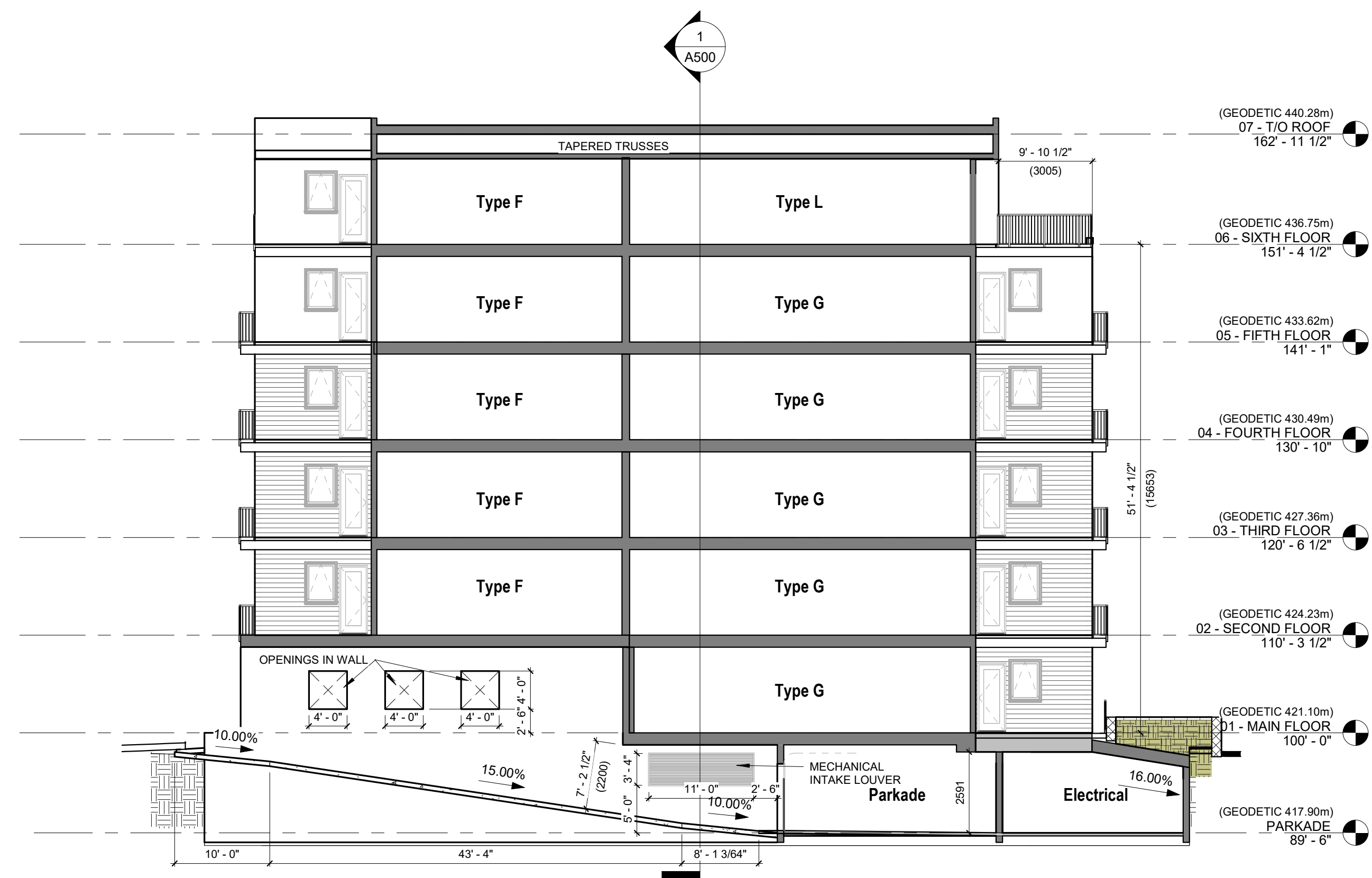
A403

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1 Building Section
3/32" = 1'-0"



2 Section 02
3/32" = 1'-0"

SCHEDULE B

This forms part of application
DP24-0035

Planner Initials **TC**

310-550 WEST AVE
KELOWNA, BC, V1Y 4Z4
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

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CIVIC ADDRESS: 205, 215, 235
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KELOWNA, BC

STAMPS:

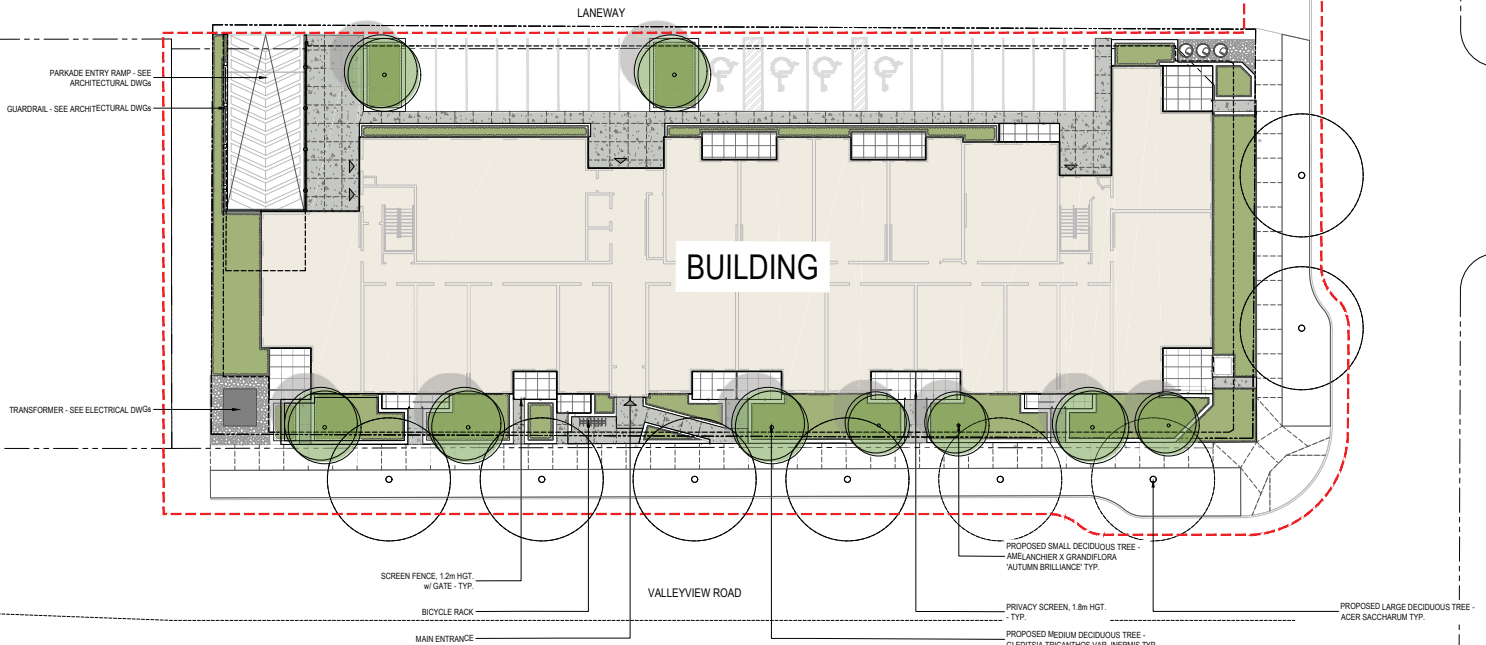
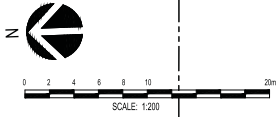
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G 2024-05-07	ISSUED FOR DP
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:
BUILDING SECTION

JOB No. ---
DATE: May 23, 24
DRAWN: RSB

A500



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- BUILDING OUTLINE BELOW
- BUILDING ENTRY

HARDSCAPE LEGEND

- C.I.P. CONCRETE PAVING
- C.I.P. CONCRETE RAISED PLANTER WALL
- CRUSHER FINES

SITE FEATURES LEGEND

- BICYCLE RACK

PLANTING LEGEND

- PLANTING AREA
- PROPOSED ONSITE DECIDUOUS TREE
- OFFSITE STREET TREE

- LANDSCAPE NOTES**
- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 - THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
 - PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
 - ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
 - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
 - THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
TREES				
<i>Acer saccharum</i>	SUGAR MAPLE	60mm Cal.	B&B	24.00m x 18.30m
<i>Gleditsia tricanthos var. inermis</i>	THORNLESS HONEY LOCUST	60mm Cal.	B&B	12.00m x 12.00m
<i>Amelanchier x grandiflora Autumn Brilliance</i>	APPLE SERVICEBERRY	50mm Cal.	B&B	12.00m x 3.00m
GRASSES / PERENNIALS / SHRUBS				
<i>Amelanchier alnifolia 'Rigati'</i>	SASKATOON	#03	POTTED	1.80m x 1.80m
<i>Calamagrostis 'Karl Foerster'</i>	FEATHER REED GRASS	#02	POTTED	1.50m x 0.90m
<i>Cornus sericea 'Kobold'</i>	KELSEY DWARF DOGWOOD	#03	POTTED	0.90m x 0.90m
<i>Echinacea purpurea</i>	PURPLE CONEFLOWER	#02	POTTED	0.90m x 2.00m
<i>Juniperus horizontalis</i>	CREeping JUNIPER	#02	POTTED	0.60m x 2.00m
<i>Festuca arundinacea 'Lilife Bunny'</i>	FOUNTAIN GRASS 'LITTLE BUNNY'	#02	POTTED	0.90m x 0.90m
<i>Philadelphus korolkowii 'Avalanche'</i>	ROCK ORANGE AVALANCHE	#02	POTTED	1.50m x 2.00m
<i>Rudbeckia fulgida 'Goldsturm'</i>	GOLDSTORM CONE FLOWER	#02	POTTED	0.60m x 0.60m

PLANTING CHARACTER IMAGES



SCHEDULE C

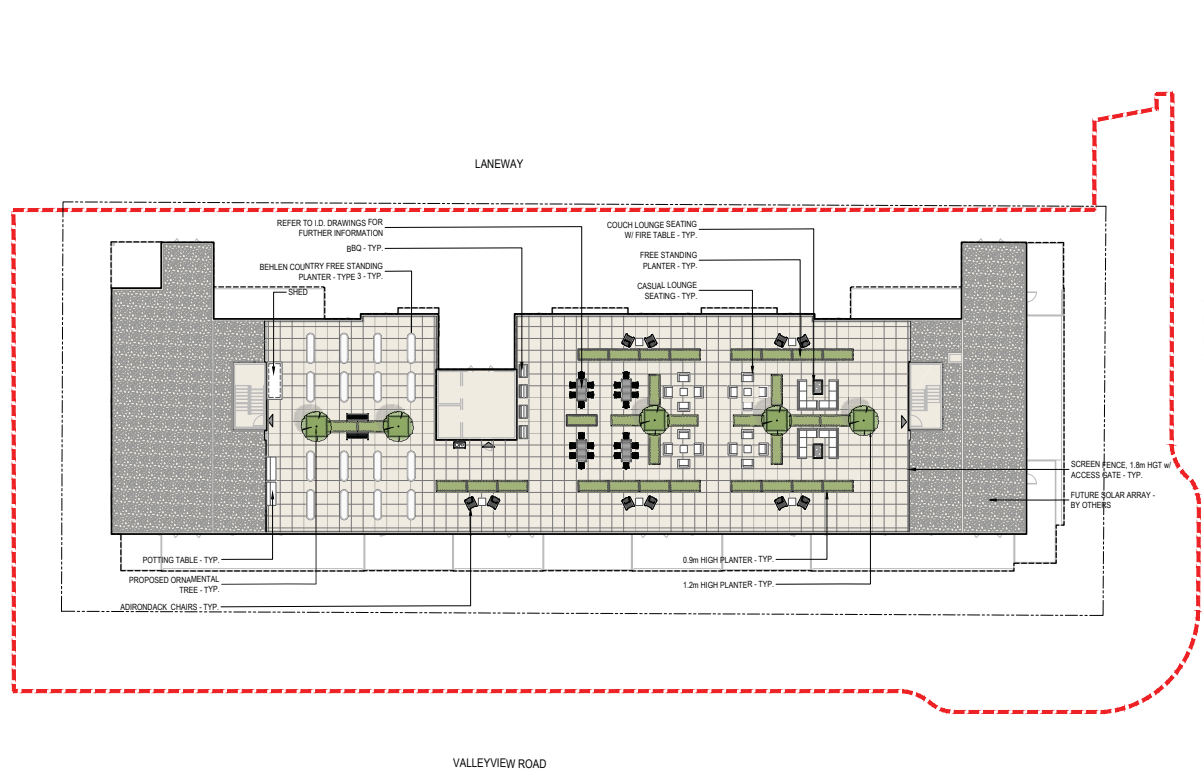
This forms part of application # DP24-0035

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

<table border="1"> <thead> <tr> <th>ISSUE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	ISSUE	REVISION											<table border="1"> <tr> <td>SEAL</td> <td>DATE</td> </tr> <tr> <td></td> <td>2024-02-07</td> </tr> </table>	SEAL	DATE		2024-02-07	<table border="1"> <tr> <td>ORIGINAL SCALE</td> <td>DATE</td> </tr> <tr> <td>1:200</td> <td>2024-02-07</td> </tr> <tr> <td>APPROVED BY</td> <td> </td> </tr> <tr> <td>TC</td> <td> </td> </tr> <tr> <td>CHECKED BY</td> <td> </td> </tr> <tr> <td>TC</td> <td> </td> </tr> <tr> <td>DESIGNED BY (OPTIONAL)</td> <td> </td> </tr> <tr> <td>BL</td> <td> </td> </tr> </table>	ORIGINAL SCALE	DATE	1:200	2024-02-07	APPROVED BY		TC		CHECKED BY		TC		DESIGNED BY (OPTIONAL)		BL		<table border="1"> <tr> <td>CLIENT</td> <td>TITLE</td> <td>PROJECT</td> </tr> <tr> <td>STRETCH CONSTRUCTION LTD</td> <td>LANDSCAPE PLAN - ONSITE</td> <td>VALLEYVIEW APARTMENT KELOWNA, BC</td> </tr> </table>	CLIENT	TITLE	PROJECT	STRETCH CONSTRUCTION LTD	LANDSCAPE PLAN - ONSITE	VALLEYVIEW APARTMENT KELOWNA, BC
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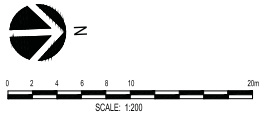
- GENERAL LEGEND**
- LIMIT OF WORK
 - PROPERTY LINE
 - BUILDING OUTLINE BELOW
 - BUILDING ENTRY
- HARDSCAPE LEGEND**
- CONCRETE UNIT PAVERS
 - CRUSH - MAINTENANCE AREA
- SITE FEATURES LEGEND**
- BBQ
 - POTTING TABLE
 - SHED
 - WASTE RECEPTACLE
 - BACKLESS BENCH
 - VEGETABLE PLANTER
 - FREESTANDING PLANTER
 - DINING SEATING
 - LOUNGE SEATING
 - FIRE TABLE
 - ADIRONDACK CHAIR
- PLANTING LEGEND**
- PLANTING AREA
 - ORNAMENTAL TREE

LANDSCAPE NOTES

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SCHEDULE C
 This forms part of application
 # DP24-0035
 Planner Initials TC

 City of Kelowna
DEVELOPMENT PLANNING



REV#	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
SA	2024-05-22	ISSUED FOR DEVELOPMENT PERMIT				

SEAL

 Tami Causton
 City Planner
 Kelowna, BC

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 APPROVED BY: TC
 CHECKED BY: TC
 DRAWN BY (OPTIONAL): BL
 DATE: 2024-02-07

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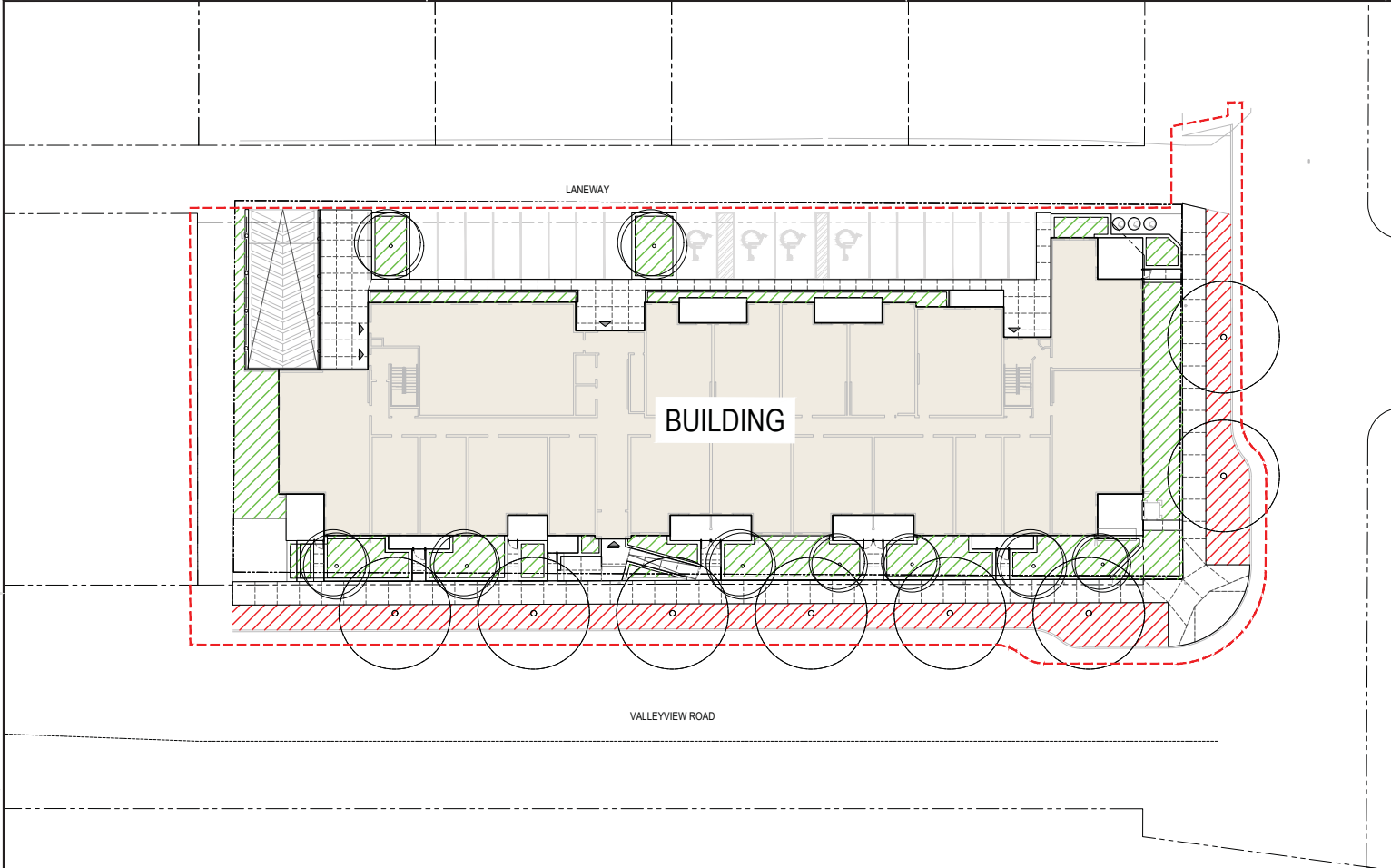
wsp
 WSP Canada Inc.
 Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5
 T 250-860-5500 | www.wsp.com

PROJECT NUMBER: XXX-XXXX-XX

CLIENT: STRETCH CONSTRUCTION LTD.
 CLIENT REF #: -

TITLE: LANDSCAPE PLAN
 - ROOF PATIO

PROJECT: VALLEYVIEW APARTMENT
 KELOWNA, BC
 DRAWING NUMBER: LDP 3
 REV: 5A



- GENERAL LEGEND**
- LIMIT OF WORK
 - PROPERTY LINE
 - BUILDING ENTRY
- HYDROZONE LEGEND**
- LOW WATER REQUIREMENTS
 - MEDIUM WATER REQUIREMENTS
 - HIGH WATER REQUIREMENTS

SCHEDULE C

This forms part of application
DP24-0035

Planner Initials **TC**

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2024-02-07 10:00:00 AM

ISSUE	REVISION
SA 2024-05-22 ISSUED FOR DEVELOPMENT PERMIT	
REV	DESCRIPTION

SEAL

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1:200

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TC

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TC

DRAWN BY (OPTIONAL):
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DATE:
2024-02-07

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PROJECT NUMBER: XXX-XXXX-XX

CLIENT:
STRETCH CONSTRUCTION LTD

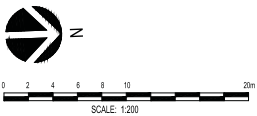
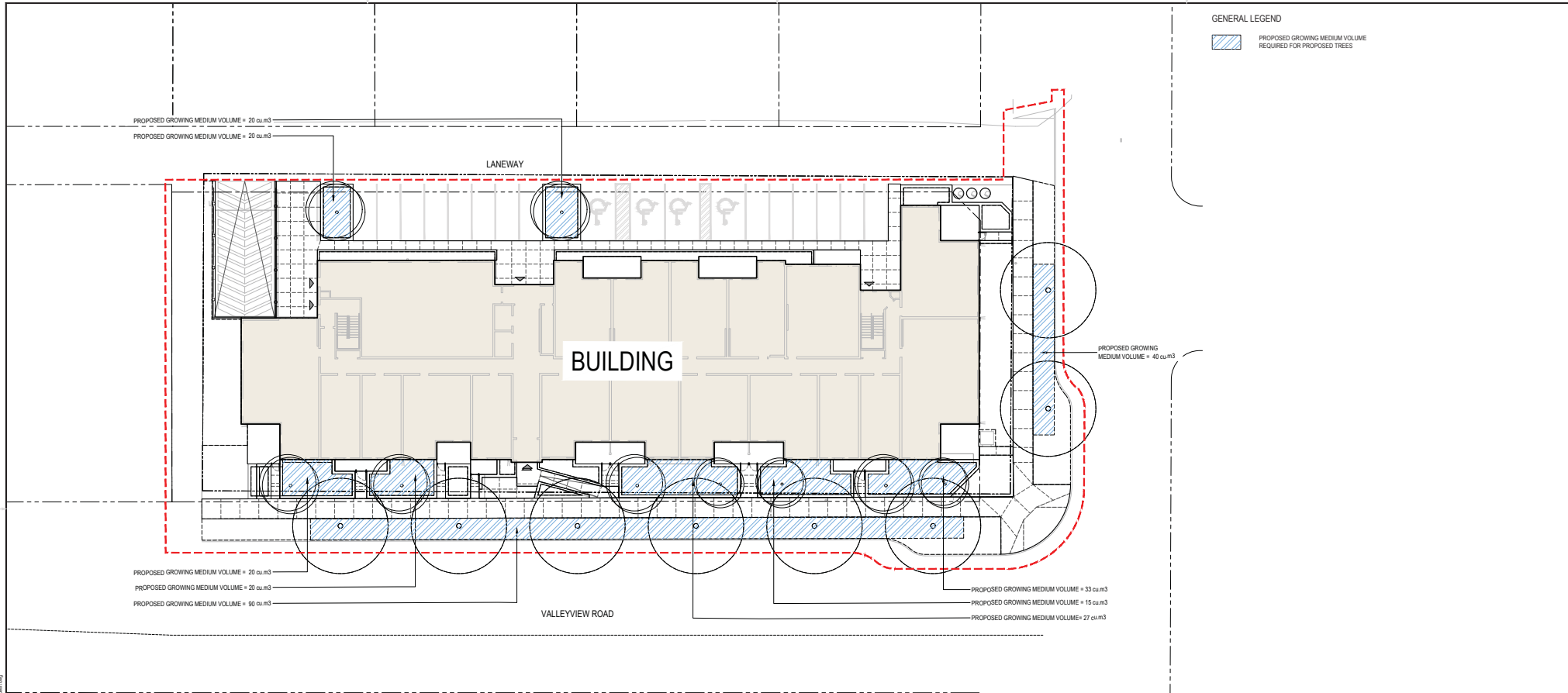
CLIENT REF #: -

TITLE:
HYDROZONE PLAN - GROUND LEVEL

PROJECT:
VALLEYVIEW APARTMENT
KELOWNA, BC

DRAWING NUMBER: LDP 4

REV: 5A



SCHEDULE C

This forms part of application # DP24-0035

Planner Initials **TC**

ISSUE	REVISION
SA 2024-05-22 ISSUED FOR DEVELOPMENT PERMIT	
REV	DESCRIPTION

SEAL

Tami Cantem

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 T 250-860-5500 | www.wsp.com

PROJECT NUMBER: XXX-XXXX-XX

CLIENT: STRETCH CONSTRUCTION LTD

CLIENT REF # -

TITLE: PROPOSED GROWING MEDIUM VOLUME PLAN

PROJECT: VALLEYVIEW APARTMENT KELOWNA, BC

FORMING NUMBER: LDP 6

REV: 5A

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 2024-05-22 10:00:00 AM

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

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.					✓	
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
2.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.					✓	
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.					✓	
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice. 						✓
2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.					✓	
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)						✓
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as:						✓

<ul style="list-style-type: none"> Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; Incorporating terracing to create usable open spaces around the building Using the slope for under-building parking and to screen service and utility areas; Design buildings to access key views; and Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped). 						
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.					✓	
2.1.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.					✓	
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> Underground (where the high water table allows) Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); Garages or at-grade parking integrated into the building (located at the rear of the building); and Surface parking at the rear, with access from the lane or secondary street wherever possible. 						✓
e. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> Landscaping; Trellises; Grillwork with climbing vines; or Other attractive screening with some visual permeability. 						✓
f. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> Covered short-term parking in highly visible locations, such as near primary building entrances; and Secure long-term parking within the building or vehicular parking area. 						✓
g. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
h. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.					✓	

i. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.					✓	
2.1.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	5
a. Site buildings to protect mature trees, significant vegetation, and ecological features.		✓				
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.						✓
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and • Using building mass, trees and planting to buffer wind. 						✓
f. Use landscaping materials that soften development and enhance the public realm.						✓
g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.						✓
2.1.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval. 					✓	
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs.					✓	

Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.					✓	
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						✓
f. Provide weather protection such as awnings and canopies at primary building entries.						✓
g. Provide visible signage identifying building addresses at all entrances.						✓
SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	N/A	1	2	3	4	5
g. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
h. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> Locating enclosed parking garages away from street frontages or public open spaces; Using ground-oriented units or glazing to avoid creating dead frontages; and When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting. 						✓
Residential & Mixed Use Buildings						
i. Set back residential buildings on the ground floor between 3-5 m 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. <ul style="list-style-type: none"> A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping. 						✓
j. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓

k. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.					✓	
4.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.					✓	
b. Residential buildings should have a maximum width of 24 m.						✓
4.1.3 Site Planning	N/A	1	2	3	4	5
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	✓					
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: <ul style="list-style-type: none"> • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access. 					✓	
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	✓					
4.1.4 Site Servicing, Access and Parking	N/A	1	2	3	4	5
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be 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 minimised; and • There is no more than one curb cut per property. 						✓
b. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m 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 2 m 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	N/A	1	2	3	4	5
a. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.					✓	
Outdoor amenity areas						
b. Design internal courtyards to: <ul style="list-style-type: none"> • Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. 	✓					

<ul style="list-style-type: none"> Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users. 						
c. Design mid-block connections to include active frontages, seating and landscaping.	✓					
Rooftop Amenity Spaces						
d. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) 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 by using fencing, landscaping, or architectural screening. 						✓
e. Reduce the heat island affect 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, and Materials	N/A	1	2	3	4	5
a. Break up the building mass by incorporating elements that define a building’s base, middle and top.						✓
b. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
c. Articulate the façade using design elements that are inherent to the buildings 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.					✓	
d. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.					✓	
e. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas 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. 						✓
f. Provide 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.						
g. Avoid the following types of signage: <ul style="list-style-type: none"> • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs. 						✓
h. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.						✓

ATTACHMENT B

This forms part of application
 # DP24-0035

Planner Initials TC



City of
Kelowna
DEVELOPMENT PLANNING