

CITY OF KELOWNA

MEMORANDUM

Date: November 28, 2023 (*Revision 1*)
File No.: Z23-0065
To: Urban Planning Manager (JB)
From: Development Engineering Manager (NC)
Subject: 438 Valley Rd RU1 to VC1r

The Development Engineering Department has the following requirements associated with this Rezoning Application to rezone the subject property from RU1 – Large Lot Housing to VC1r – Village Centre (Rental Only) to facilitate a rental apartment housing development..

Works and servicing requirements directly attributable at the time of BP are contained in this memo for convenience only and are subject to reassessment when an application is made based on the bylaws and policies in effect at that time.

The Development Engineering Technician for this file is Cindal McCabe (cmccabe@kelowna.ca).

1. **GENERAL**

- a. The following comments and requirements are valid for a period of one (1) year from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.

2. **REZONING-SPECIFIC REQUIREMENTS**

- a. Approximately 2 m road dedication along the entire frontage of Valley Rd is required to achieve a ROW width of 24 m in accordance with OCP Functional Road Classification objectives.
- b. Approximately 0.375 m road dedication along the entire northwest frontage of the subject property (parallel with Drysdale Blvd) is required to achieve a ROW width of 20 m in accordance with OCP Functional Road Classification objectives.
- c. *An SRW is required to be registered on title to permit future public access for 444-456 Valley Rd to Drysdale Rd through the subject property. The City will provide a standard template for registration on title by the applicant prior to adoption of the zone amendment bylaw.*

The following sections are anticipated to be applicable at time of Building Permit application and are subject to re-evaluation at the time an application is made.

3. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the Glenmore-Ellison Irrigation District (GEID) Water Supply Area. The Developer's Consulting Engineer will determine the servicing and fire protection requirements of this proposed development. The Developer is required to make satisfactory arrangements with GEID for all water servicing and fire protection requirements.
- b. All fire flow calculations are to be provided to the City's Development Engineering Department upon submittal of Building Permit application or off-site civil engineering drawings, as the case may be. Confirmation of adequate servicing and fire protection from GEID must be provided to the City Engineer prior to issuance of Building Permit.
- c. Provide additional fire hydrants as required to achieve the minimum 100 m spacing in accordance with Bylaw 7900 Schedule 4 Section 1.

4. ROADWAY AND STREETScape

- a. Drysdale Rd is classified in the 2040 OCP as an Urban Center Local and must be constructed to a XS-R28 standard along the full frontage of the subject property to facilitate additional corridor density associated with this development. Required upgrades to include sidewalk, curb and gutter, LED street lighting, asphalt paving, and landscaped & irrigated boulevard.
 - i. The applicant may be eligible to apply for a Latecomer Agreement to recover the cost of construction of the west half of Drysdale Rd from potential future developers.
- b. Valley Rd is classified in the 2040 OCP as a Core Area Minor Arterial and must be upgraded to an urban XS-R66 standard along the full frontage of the subject property to facilitate additional corridor density associated with this development. Required upgrades to include separated sidewalk, curb and gutter, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- d. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

5. POWER AND TELECOMMUNICATION SERVICES

- a. In accordance with Council Policy 101, burial of existing overhead wires will be required on all frontages. Developer must make arrangements with the applicable electric power, telephone, and cable transmission companies to arrange for this work. Designs must be submitted to the Development Engineering Branch at the same time as other “issued for construction” drawings.
- b. All proposed service connections are to be installed underground. It is the Developer’s responsibility to make a servicing application with the respective electric power, telephone, and cable transmission companies to arrange for these services. Utility companies are required to obtain the City’s approval before commencing construction.
- c. Provide all necessary Statutory Rights-of-Ways for any utility corridors as may be required.

6. DESIGN AND CONSTRUCTION OF OFFSITE WORKS

- a. Offsite Works and Services are required of this development as outlined above. The Developer must Design and enter into a Servicing Agreement and provide security for the Construction of the Works prior to issuance of Building Permit.
- b. Design of all offsite works and site servicing must be completed in accordance with Subdivision, Development, and Servicing Bylaw No. 7900 and is subject to the approval of the City Engineer prior to construction or execution of a Servicing Agreement.
 - i. See Bylaw 7900 Sections 6.0, 7.0, and 9.0, as well as Schedule 4 for procedural guidance, approval requirements, and design standards.
 - ii. Design must be completed by a suitably qualified and experience Consulting Engineer.
 - iii. Engineering drawing submissions are to be in accordance with *Council Policy 265 – Engineering Drawing Submission Requirements*. Drawings must be submitted digitally in PDF format and sealed in accordance with EGBC Guidelines.
- c. A Servicing Agreement is required for all Works and Services on City lands (Offsite Works).
 - i. The Servicing Agreement must be in the form of Schedule 2 of Bylaw 7900.
 - ii. The Developer’s Consulting Engineer, prior to preparation of a Servicing Agreement, must provide adequate drawings and estimates for the Works to the City Engineer.
 - iii. Bylaw 7900, Part 3 – Security for Works and Services, Sections 7.1 - 7.2, describes the Security requirements of an Owner for entering into Servicing Agreements. Security must be in the form of an irrevocable letter-of-credit, bank draft, or certified cheque.
- d. Construction of the required Works and Services must be completed in accordance with Bylaw 7900 requirements and is subject to several approvals prior to work commencing. These include, but are not necessarily limited to, the following:
 - i. Before any construction of the Works commences, design drawings must be reviewed and approved for construction by the City Engineer.
 - ii. A “Consulting Engineering Confirmation Letter” (City template provided upon request) must be executed by the Owner and Consulting Engineer and provided to the City.

- iii. The Developer's Consulting Engineer must undertake adequate inspections during construction of the Work, as outlined in EGBC's *Guide to the Standard for Documented Field Reviews During Implementation or Construction*. A Quality Control and Assurance Plan acceptable to the City Engineer must be submitted prior to construction approval. Refer to Bylaw 7900, Schedule 3.
- iv. Insurance requirements are outlined in Bylaw 7900, Section 7.3. A compliant Certificate of Insurance must be provided prior to construction approval.
- v. Contractor must provide a current WorkSafe BC Clearance Letter.
- e. Construction completion, maintenance period, and return of Performance Security requirements are outlined in Bylaw 7900, Sections 9.5 - 9.7 and Sections 10.0 - 10.4.

7. **CHARGES, FEES, AND SECURITIES**

- a. Engineering and Inspection Fee: 3.5% of Construction Value of off-site work plus GST (5%).



Nelson Chapman, P.Eng.
Development Engineering Manager
CM



June 3, 2024

File #: Z23-0065 / DP24-0028

City of Kelowna
Attn: Kimberly Brunet, RPP, MCIP, Planner Specialist
1435 Water Street
Kelowna BC V1Y 1J4

**Re: Proposed Apartment Development at 438 Valley Rd., Kelowna
Summary of Neighbour Notification**

Dear Ms. Brunet,

At this time, we are writing to provide a summary of neighbour consultation completed in accordance with Council Policy no. 367.

Mailouts (attachment #1) were delivered to all 99 residences within 50 meters of the site on May 17th 2024, as noted in the attached consultation form. *Please see attachment 2 for all addresses.*

Summary of Feedback.

We received no inquiries via phone, emails, letters, etc.

Please feel free to contact me with any questions or matters requiring clarification at 778-829-6641 or email kyle@empowered-development.com.

Regards,
Empowered Development Ltd.

A handwritten signature in black ink, appearing to read "Kyle Stewart".

Kyle Stewart, Principal.

Attachments:

1. Neighbour Mail-out.
2. CoK - Neighbourhood Consultation Form.

DEVELOPMENT NOTICE

A development application with File #: **Z23-0065** has been submitted to the CITY OF KELOWNA for property located at:

438 Valley Rd.
To rezone from Infill Housing (MF1) to Village Centre (VC1).

We are seeking neighbour input in accordance with Kelowna’s Public Consultation Policies.

Location of the Subject Property:



SITE KEY PLAN



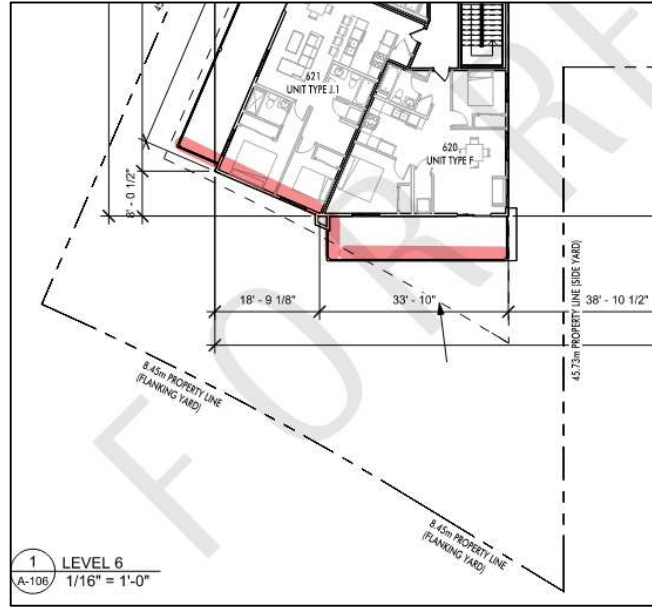
View from Drysdale Blvd.



Proposed Development Background:

The proposed project consists of 154 apartment units. Seven ground-level units have been provided with private yards to activate the Drysdale frontage & create a sense of community. The building is 6 storeys in height. To minimize impact to the surrounding community, the proposed development is *slightly below the height requirement* in the VC1 zoning designation.

To facilitate this project, the applicant is proposing to amend the zoning from MF1 to VC1. **We are also seeking a Development Variance Permit to vary the minimum building setback from 3.0m (required) to 0.0m (proposed).**



Level 6 – Valley Rd Frontage – Variance location

The rationale for this project is as follows:

- i. Provide a thoughtful, sustainable, infill housing solution in the Glenmore Village Centre.
- ii. Provide 154 residences with private outdoor space & a variety of shared amenities including a dog run, walking path, gym, & landscaped amenity space level 2.
- iii. The proposed development **meets & exceeds** the Parking Bylaw requirements for vehicle & bike stalls. Specifically, & in conjunction with a reduction for the car-share stall, the project provides 181 vehicle stalls & 122 bike stalls.
- iv. The proposed development results in a building that is attractive in its design, is inviting, & addresses the human scale at ground level. Additionally, it is sensitive to the neighbourhood at large by the way it has been designed, & how parking has been dispersed through the community with minor impact to adjacent properties.

This proposed development recognizes the City of Kelowna’s strategic approach to overall growth including better use of precious developable l& in accordance with the City’s OCP/Future L& Use, Healthy City Strategy & planning initiatives.

Neighbourhood Consultation purpose

We are seeking the input of the neighbourhood in accordance with Kelowna’s Public Consultation Policies. Notices are being distributed to residents within **50m** of the subject property. If you have any questions or feedback you wish to provide in regard to this notice, or **if you’d like a complete set of architectural drawings**, please contact **Kyle Stewart @ 778-829-6641** or kyle@empowered-development.com

City Contact:

To discuss the proposal with the City of Kelowna, please reach out to Kimberly Brunet, Planner Specialist
Email: kbrunet@kelowna.ca
Phone: 250-469-8637.



City of
Kelowna
DEVELOPMENT PLANNING

Neighbour Consultation Form (Council Policy No.367)

A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, Kyle Stewart, the applicant for Application No. Z23-0065/DP24-0028

for New Construction, 154 apartment units in a single building. 6 storey woodframe atop 1 level parkade.
 (brief description of proposal)

at 438 Valley Rd. have conducted the required neighbour
 (address)
 consultation in accordance with Council Policy No. 367.

- My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: _____

Preparing an information package describing the development and mailing it to each homeowner.

Please initial the following to confirm it has been included as part of the neighbour consultation:

- X Location of the proposal;
- X Detailed description of the proposal, including the specific changes proposed;
- X Visual rendering and/or site plan of the proposal;
- X Contact information for the applicant or authorized agent;
- X Contact information for the appropriate City department;
- X Identification of available methods for feedback.

*Please return this form, along with any feedback, comments, or signatures to the File Manager **20 days prior to the anticipated initial consideration by Council date.** On the back of this form please list those addresses that were consulted.*

****Occupant****
102 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
103 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
104 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
105 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
106 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
107 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
108 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
109 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
110 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
111 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
201 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
202 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
203 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
204 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
205 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
206 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
207 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
208 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
209 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
210 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
211 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
301 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
302 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
303 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
304 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
305 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
306 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
307 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
308 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
309 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
310 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
311 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
401 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
402 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
403 1957 Kane Rd
Kelowna BC V1V2X7

****Occupant****
1975 Kane Rd
Kelowna BC V1V2E5

****Occupant****
101 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
102 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
103 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
104 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
105 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
106 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
107 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
108 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
109 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
110 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
111 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
112 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
113 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
114 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
115 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
116 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
117 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
201 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
202 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
203 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
204 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
205 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
206 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
207 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
208 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
209 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
210 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
211 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
212 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
213 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
214 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
215 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
216 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
217 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
301 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
302 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
303 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
304 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
305 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
306 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
307 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
308 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
309 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
310 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
311 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
312 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
313 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
314 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
315 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
316 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
317 400 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
435 Sutton Cr
Kelowna BC V1V1Y3

****Occupant****
431 Valley Rd
Kelowna BC V1V2E5

****Occupant****
438 Valley Rd
Kelowna BC V1V2E5

ATTACHMENT B
This forms part of application
Z23-0065
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING



****Occupant****
444 Valley Rd
Kelowna BC V1V2E5

****Occupant****
445 Valley Rd
Kelowna BC V1V2E5

****Occupant****
450 Valley Rd
Kelowna BC V1V2E5

****Occupant****
456 Valley Rd
Kelowna BC V1V2E5

****Occupant****
457 Valley Rd
Kelowna BC V1V2E5

****Occupant****
462 Valley Rd
Kelowna BC V1V2E5

****Occupant****
463 Valley Rd
Kelowna BC V1V2E5

****Occupant****
468 Valley Rd
Kelowna BC V1V2E5

****Occupant****
101 1957 Kane Rd
Kelowna BC V1V2X7

438 VALLEY ROAD, KELOWNA BC

PROPERTY DESCRIPTION:

CIVIC: 438 VALLEY ROAD, KELOWNA BC
 LEGAL: LOT A, SECTIONS 32 & 33, TOWNSHIP 26, ODYD, PLAN KAP22004, EXCEPT PLAN 23353

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA RU1 ZONING
 CORE AREA
 GLENMORE VILLAGE CENTRE

PROPOSED: VC1-R ZONING

SITE INFORMATION:

GROSS SITE AREA = 51,077 SF (4,745 m²)
 POST DEDICATION = 49,189 SF (4,570 m²)

PROPOSED RENTAL OFFICE PARKING CALCULATIONS (see breakdown on this sheet for small vs full-size stalls):
 RENTAL OFFICE = 2 STALLS/ 100 m² 1

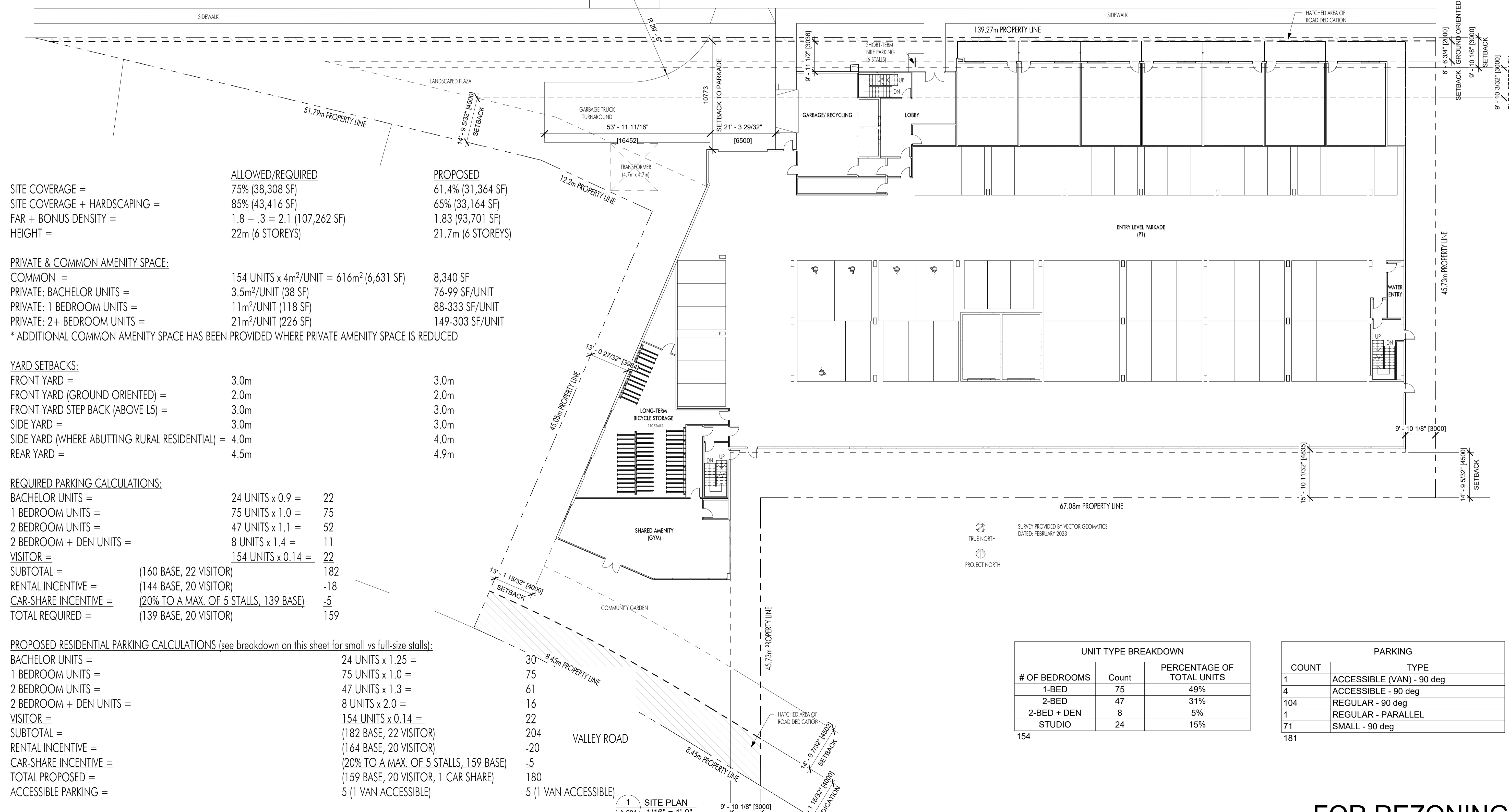
LONG-TERM BICYCLE STORAGE:
 BACHELOR, 1 & 2 BEDROOM = 154 UNITS x 0.75 = 116
 TOTAL REQUIRED = 116
 LONG-TERM PARKING ROOM = 110
 WALL-MOUNT PARKING (P2) = 12
 TOTAL PROPOSED = 122

SHORT-TERM BICYCLE STORAGE:
 6 PER ENTRANCE = 6
 TOTAL = 6

COMMON AMENITY BREAKDOWN (must be located within setbacks):

LANDSCAPED PLAZA =	666.51 SF
COMMUNITY GARDEN =	935.78 SF
GYM =	1,264 SF
AMENITY COURTYARD =	5,474 SF
TOTAL =	8,340.3 SF

ATTACHMENT C
 This forms part of application
 # Z23-0065
 Planner Initials KB
 City of Kelowna
 DEVELOPMENT PLANNING



	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	75% (38,308 SF)	61.4% (31,364 SF)
SITE COVERAGE + HARDSCAPING =	85% (43,416 SF)	65% (33,164 SF)
FAR + BONUS DENSITY =	1.8 + .3 = 2.1 (107,262 SF)	1.83 (93,701 SF)
HEIGHT =	22m (6 STOREYS)	21.7m (6 STOREYS)

PRIVATE & COMMON AMENITY SPACE:

	ALLOWED/REQUIRED	PROPOSED
COMMON =	154 UNITS x 4m ² /UNIT = 616m ² (6,631 SF)	8,340 SF
PRIVATE: BACHELOR UNITS =	3.5m ² /UNIT (38 SF)	76-99 SF/UNIT
PRIVATE: 1 BEDROOM UNITS =	11m ² /UNIT (118 SF)	88-333 SF/UNIT
PRIVATE: 2+ BEDROOM UNITS =	21m ² /UNIT (226 SF)	149-303 SF/UNIT

* ADDITIONAL COMMON AMENITY SPACE HAS BEEN PROVIDED WHERE PRIVATE AMENITY SPACE IS REDUCED

YARD SETBACKS:

	ALLOWED/REQUIRED	PROPOSED
FRONT YARD =	3.0m	3.0m
FRONT YARD (GROUND ORIENTED) =	2.0m	2.0m
FRONT YARD STEP BACK (ABOVE L5) =	3.0m	3.0m
SIDE YARD =	3.0m	3.0m
SIDE YARD (WHERE ABUTTING RURAL RESIDENTIAL) =	4.0m	4.0m
REAR YARD =	4.5m	4.9m

REQUIRED PARKING CALCULATIONS:

	REQUIRED	PROPOSED
BACHELOR UNITS =	24 UNITS x 0.9 = 22	
1 BEDROOM UNITS =	75 UNITS x 1.0 = 75	
2 BEDROOM UNITS =	47 UNITS x 1.1 = 52	
2 BEDROOM + DEN UNITS =	8 UNITS x 1.4 = 11	
VISITOR =	154 UNITS x 0.14 = 22	
SUBTOTAL =	(160 BASE, 22 VISITOR)	182
RENTAL INCENTIVE =	(144 BASE, 20 VISITOR)	-18
CAR-SHARE INCENTIVE =	(20% TO A MAX. OF 5 STALLS, 139 BASE)	-5
TOTAL REQUIRED =	(139 BASE, 20 VISITOR)	159

PROPOSED RESIDENTIAL PARKING CALCULATIONS (see breakdown on this sheet for small vs full-size stalls):

	REQUIRED	PROPOSED
BACHELOR UNITS =	24 UNITS x 1.25 = 30	
1 BEDROOM UNITS =	75 UNITS x 1.0 = 75	
2 BEDROOM UNITS =	47 UNITS x 1.3 = 61	
2 BEDROOM + DEN UNITS =	8 UNITS x 2.0 = 16	
VISITOR =	154 UNITS x 0.14 = 22	
SUBTOTAL =	(182 BASE, 22 VISITOR)	204
RENTAL INCENTIVE =	(164 BASE, 20 VISITOR)	-20
CAR-SHARE INCENTIVE =	(20% TO A MAX. OF 5 STALLS, 159 BASE)	-5
TOTAL PROPOSED =	(159 BASE, 20 VISITOR, 1 CAR SHARE)	180
ACCESSIBLE PARKING =	5 (1 VAN ACCESSIBLE)	5 (1 VAN ACCESSIBLE)

UNIT TYPE BREAKDOWN

# OF BEDROOMS	Count	PERCENTAGE OF TOTAL UNITS
1-BED	75	49%
2-BED	47	31%
2-BED + DEN	8	5%
STUDIO	24	15%
TOTAL	154	

PARKING

COUNT	TYPE
1	ACCESSIBLE (VAN) - 90 deg
4	ACCESSIBLE - 90 deg
104	REGULAR - 90 deg
1	REGULAR - PARALLEL
71	SMALL - 90 deg
TOTAL	181

LIME ARCHITECTURE INC.
 PHONE: 250-448-7801
 205-1626 Richter Street, Kelowna, BC V1Y 2M3
 www.limearchitecture.com

COPYRIGHT ALL RIGHTS RESERVED
 All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No., Date and Description

07.13.23	FOR REVIEW
08.11.23	FOR REVIEW
08.31.23	FOR REZONING

Plot Date
08.31.23

PROJECT
438 VALLEY ROAD

DRAWING TITLE
PROJECT INFORMATION

Drawing No.
A-004

REGISTERED ARCHITECT
 MATTHEW EAST JORDAN
 BRITISH COLUMBIA

FOR REZONING