

Development Permit

DP24-0012



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

728 Valley Rd

and legally known as

Lot 2 Section 29 Township 26 ODYD Plan EPP80501

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: **May 26, 2025**

Development Permit Area: Form and Character DPA

Existing Zone: MF3r – Apartment Housing Rental Only

Future Land Use Designation: C-NHD – Core Area Neighbourhood

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: 1138742 BC Ltd. Inc. No. BC1138742

Applicant: Steve Belt – Zeidler Architecture

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT		A
This forms part of application # DP24-0012		
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. DP24-0012 for Lot 2 Section 29 Township 26 ODYD Plan EPP80501 located at 728 Valley Rd, 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;
- e) The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council 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 **\$363,274.45**

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. PUBLIC AMENITY & STREETSCAPE CAPITAL RESERVE FUND

Public Amenity & Streetscape Capital Reserve Fund Payment in the amount of **\$106,660.00** required for 5,125.9 m² lot area as part of the proposed development.

5. INDEMNIFICATION

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

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

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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.**

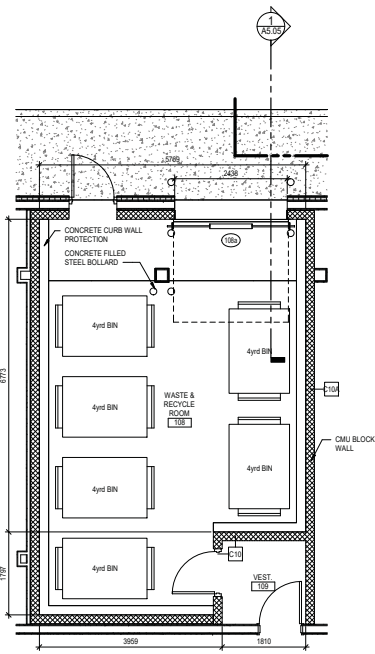
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ATTACHMENT		A
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# DP24-0012		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

PROJECT INFORMATION

OWNER: Troika / Savenet
DP APPLICANT: ZEIDLER ARCHITECTURE
MUNICIPAL ADDRESS: 726 VALLEY ROAD
KELOWNA, BC
V1Y 2E5
LEGAL ADDRESS: LOT 2 SECTION 28 TOWNSHIP 26 OSOYOOS DIVISION VALE DISTRICT PLAN EPP80501
PARCEL AREA: 6465.6 m² / 69564.6 ft² / 0.64656 ha
LANDUSE BYLAW: ZONING BYLAW NO. 12375
ZONING (EXISTING): MP3 / CORE NEIGHBOURHOOD (C-NHD)
ZONING (PROPOSED): MP3 / CORE NEIGHBOURHOOD (C-NHD)
WATER PROVIDER: GLENMORE ELLISON IMPROVEMENT DISTRICT (GED)
GENERAL DESCRIPTION: 6 STOREY MULTI-UNIT RESIDENTIAL BUILDING OVER 1 STOREY OF BELOW GROUND PARKADE. DESIGNED TO BE SUPPORTIVE HOUSING.
PRINCIPAL USES / FLOOR: RESIDENTIAL
UNIT TYPE BREAKDOWN:

LEVEL	STUDIO	1 BED UNIT	2 BED UNIT	TOTALS
LEVEL 1	2	10	4	16
LEVEL 2	3	18	10	31
LEVEL 3	3	19	10	31
LEVEL 4	3	18	10	31
LEVEL 5	3	18	10	31
LEVEL 6	3	19	7	29
	17	100	51	168
	10.1%	59.5%	30.4%	



2 ENLARGED PLAN WASTE RECYCLE ROOM
SCALE: 1:50



1 SITE PLAN
SCALE: 1:200



Zeidler Architecture

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SCHEDULE A
This forms part of application
DP24-0012

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

4	ISSUED FOR DP RESPONSE 2	2025-05-13
3	ISSUED FOR DP RESPONSE 1	2025-05-16
2	ISSUED FOR DP	2023-12-21
1	DP Review Set	2023-12-12

NO. ISSUE/REVISION DATE

NOT FOR CONSTRUCTION

PROJECT
VALLEY ROAD

PROJECT ADDRESS
726 VALLEY ROAD
KELOWNA, BC
V1Y 2E5

TITLE
SITE PLAN

PROJECT NO.	DRAWN	CHECKED
222-001	Author	Checker

DRAWING NO.	REVISION NO.
DP1.02	4

DP1.02





NOT FOR CONSTRUCTION

PROJECT
VALLEY ROAD

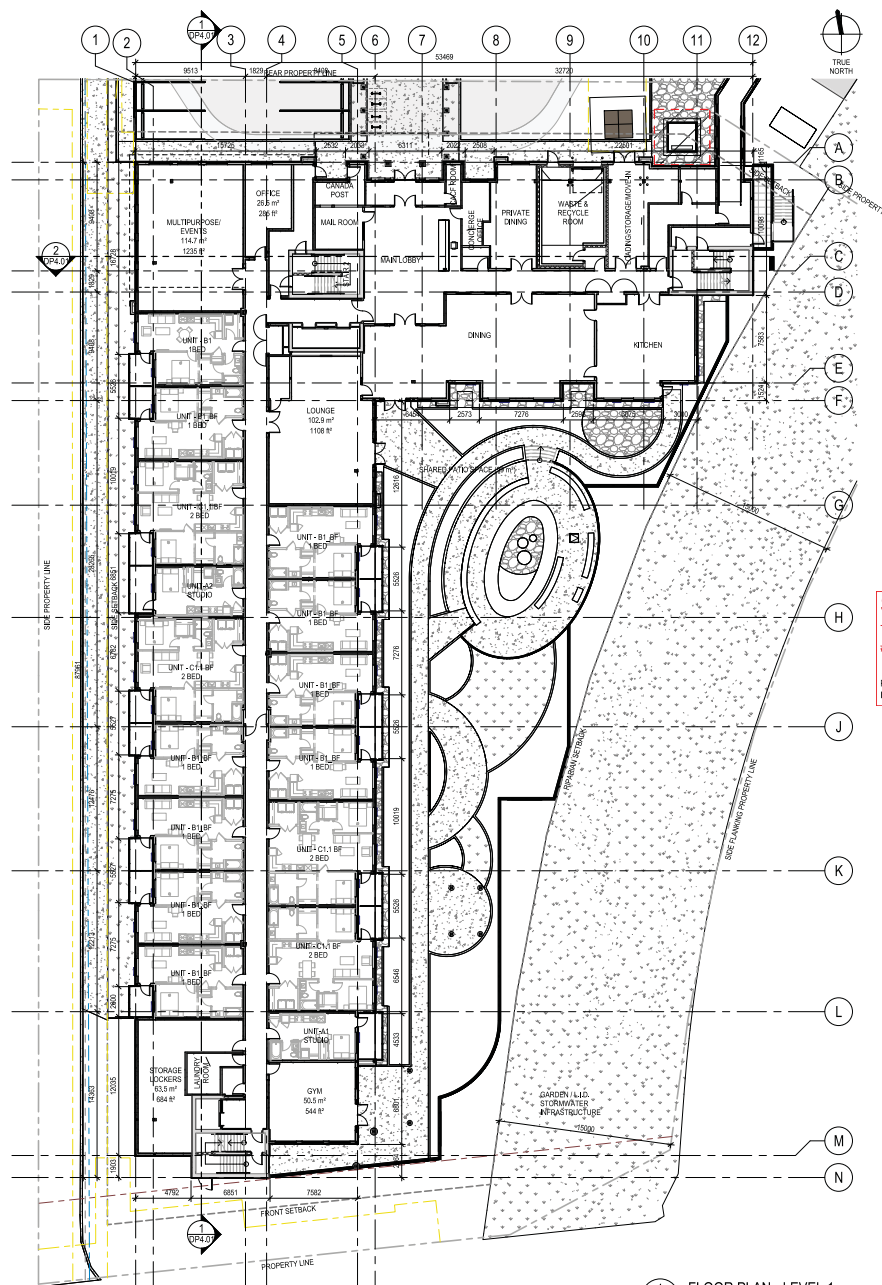
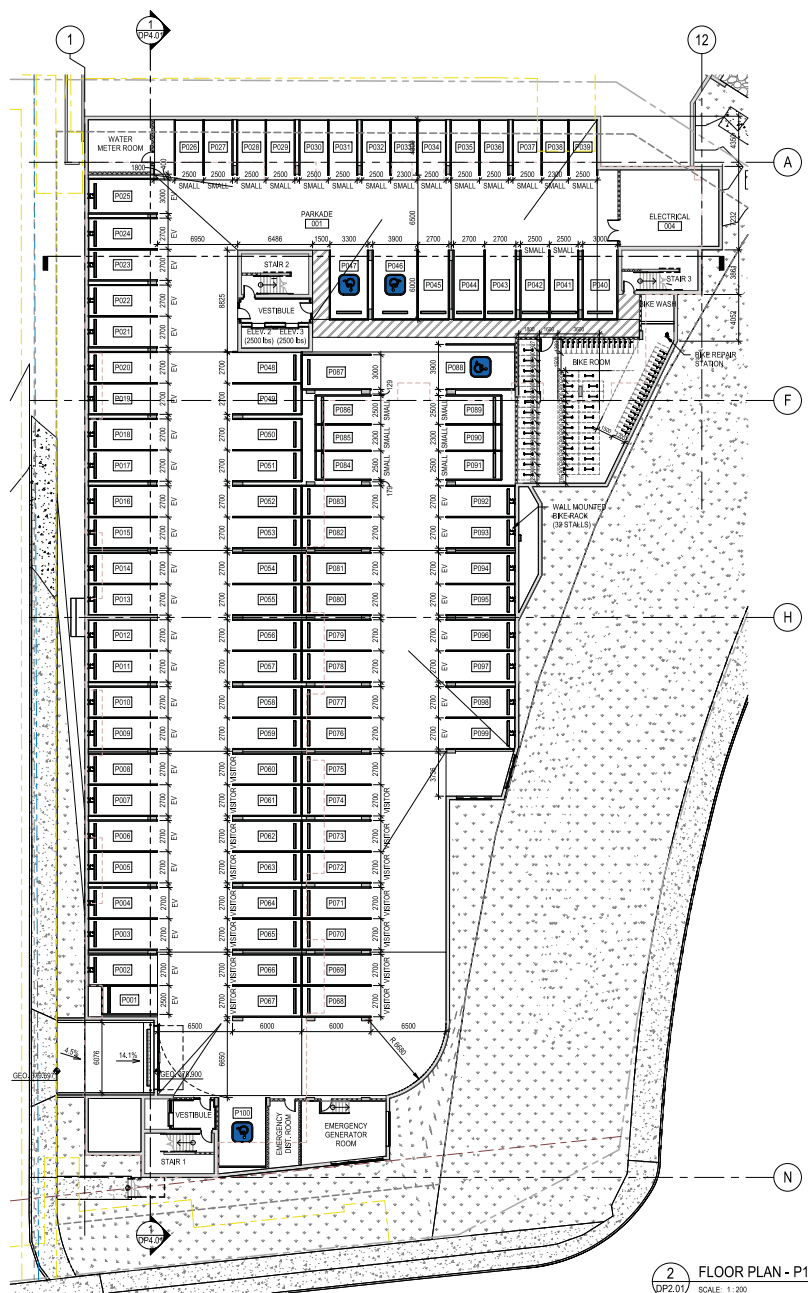
PROJECT ADDRESS
728 VALLEY ROAD
KELOWNA, BC
V1Y 2E5

TITLE
FLOOR PLAN - LEVEL 1

PROJECT NO. 222-201
DRAWN Author
CHECKED Checker
DRAWING NO. REVISION NO.

DP2.01

3





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H This forms part of application
DP24-0012

Planner Initials TC

3	ISSUED FOR DP RESPONSE 1	2025-03-16
2	ISSUED FOR DP	2023-12-21
1	DP Review Set	2023-12-12

NO.	ISSUE/ REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT

VALLEY ROAD

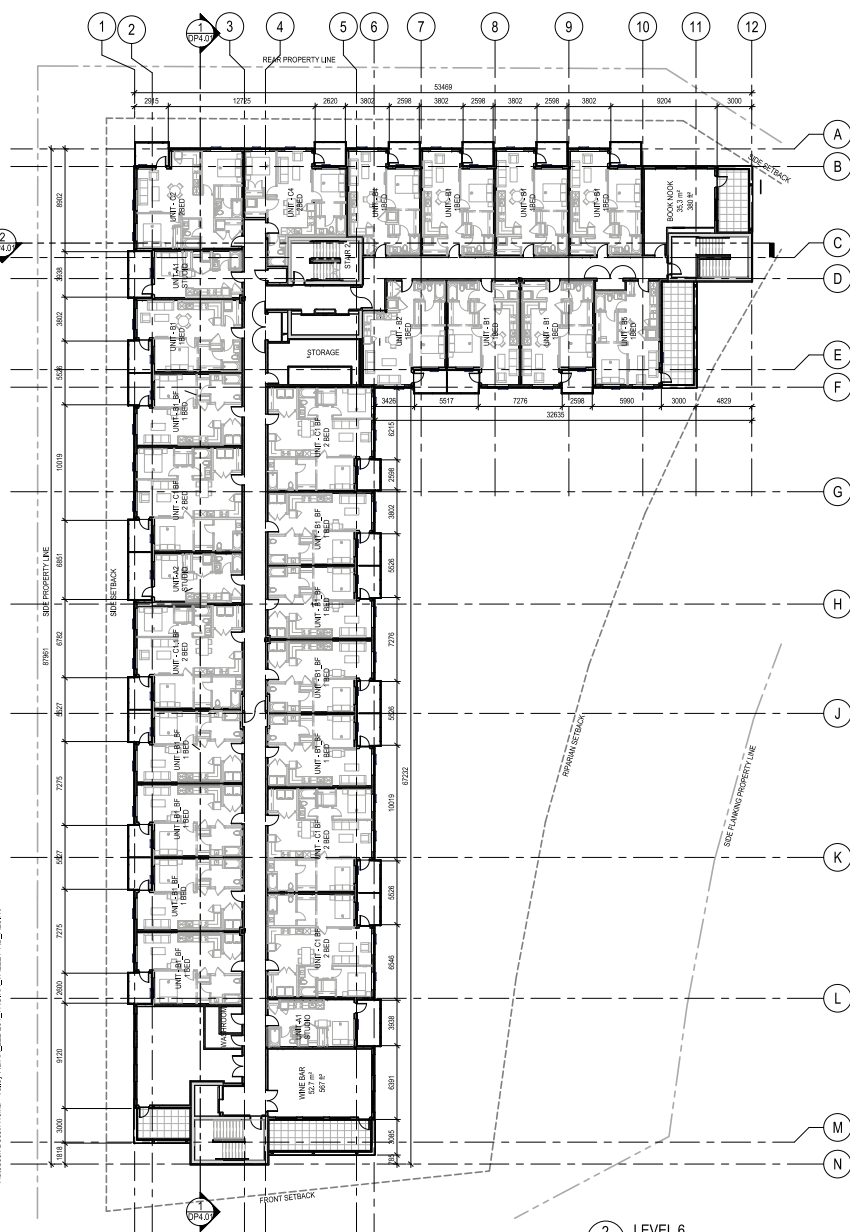
PROJECT ADDRESS
728 VALLEY ROAD
KELCOWNA, BC

FLOOR PLAN - LEVEL
2-6

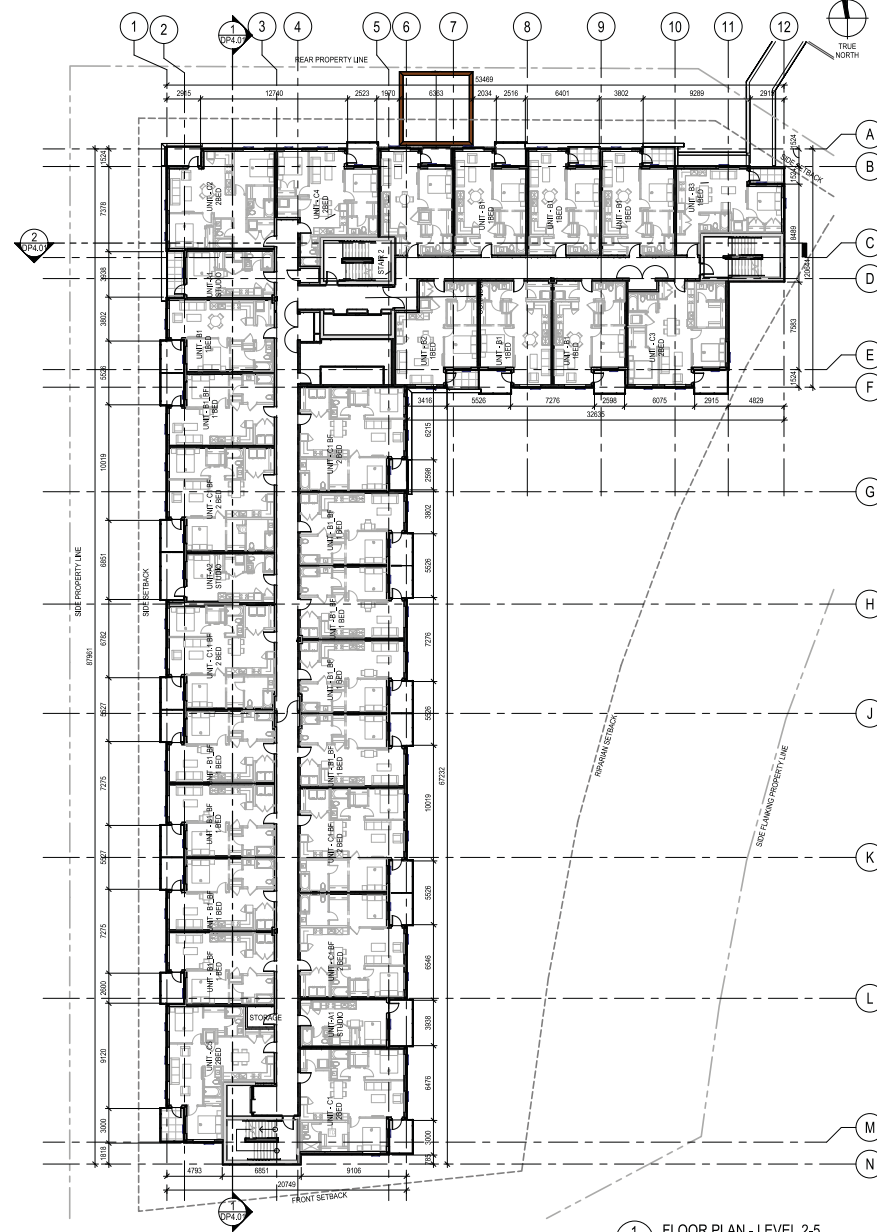
PROJECT NO.	DRAWN	CHECKED
272-201	Author	Checker

DRAWING NO. _____ REVISION NO. _____

DP2.02



2 LEVEL 6
DP2.02 SCALE: 1:200



1 FLOOR PLAN - LEVEL 2-5
DP2.02 SCALE: 1:200



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Planner Initials TC

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City of
Kelowna
DEVELOPMENT PLANNING

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1	DP Review Set	2023-12-12

NO. ISSUE/REVISION DATE

NOT FOR CONSTRUCTION

PROJECT
VALLEY ROAD

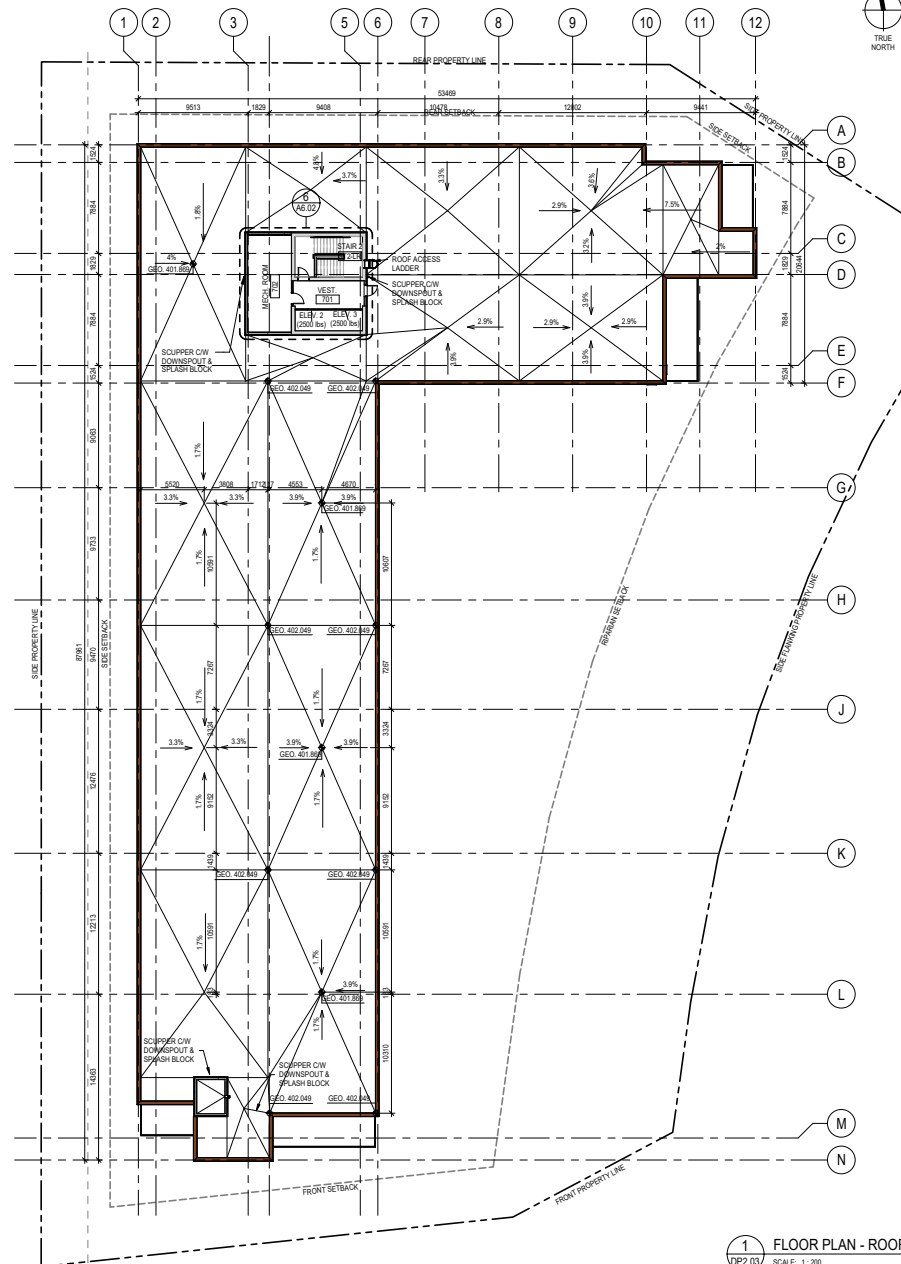
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728 VALLEY ROAD
KELOWNA, BC
V1V 2E8

TITLE
FLOOR PLAN - ROOF

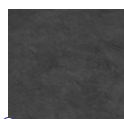
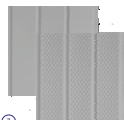
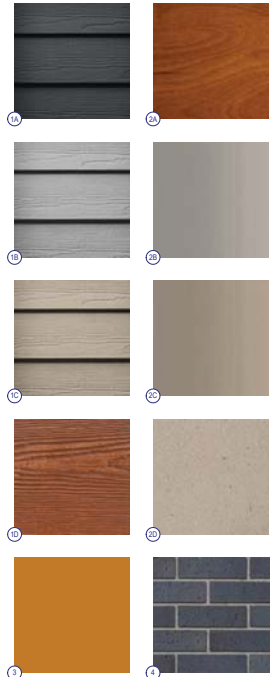
PROJECT NO.	DRAWN	CHECKED
222-201	Author	Checker

DRAWING NO.	REVISION NO.
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DP2.03



1 FLOOR PLAN - ROOF
DP2.03 SCALE: 1:200



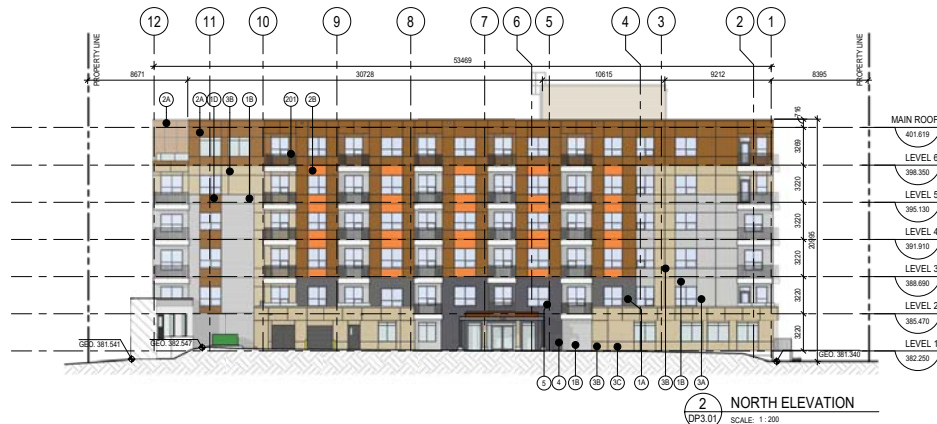
- MATERIAL LEGEND**
- 1A CEMENTITIOUS BOARD CLADDING (DARK GRAY, TEXTURED)
 - 1B CEMENTITIOUS BOARD CLADDING (LIGHT GRAY, TEXTURED)
 - 1C CEMENTITIOUS BOARD CLADDING (LIGHT BEIGE, TEXTURED)
 - 1D CEMENTITIOUS BOARD CLADDING (WOOD APPARENT, TEXTURED)
 - 1E COMPOSITE PANEL CLADDING (WOOD APPEARANCE)
 - 1F CEMENTITIOUS PANEL CLADDING (LIGHT GRAY, TEXTURED)
 - 1G CEMENTITIOUS PANEL CLADDING (CONCRETE, LIGHT BEIGE)
 - 1H COMPOSITE PANEL CLADDING (COMPLEMENTARY COLOUR TO ADJACENT BUILDING)
 - 1I FULL BRICK VENEER CLADDING (DARK GRAY)
 - 1J DOUBLE GLAZED PVC WINDOW (BLACK EXTERIOR, WHITE INTERIOR)
 - 1K METAL PICKET GUARDRAIL (BLACK POWDER COATING)
 - 1L ALUMINUM SOFFIT (VENTED AND NON-VENTED, LIGHT GRAY)
 - 1M CONCRETE PARKING (DARK GRAY)



4 PERSPECTIVE - 2
DP3.01 NOT TO SCALE



3 PERSPECTIVE - 1
DP3.01 NOT TO SCALE



2 NORTH ELEVATION
DP3.01 SCALE: 1:200



1 WEST ELEVATION
DP3.01 SCALE: 1:200



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SCHEDULE B
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DP24-0012
City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

4	ISSUED FOR DP RESPONSE 2	2025-05-13
3	ISSUED FOR DP RESPONSE 1	2025-03-18
2	ISSUED FOR DP	2023-12-21
1	DP Review Set	2023-12-12
NO	ISSUE/REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
VALLEY ROAD

PROJECT ADDRESS
728 VALLEY ROAD
KELOWNA, BC
V1V 2E8

TITLE
BUILDING ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
222-001	Author	Checker

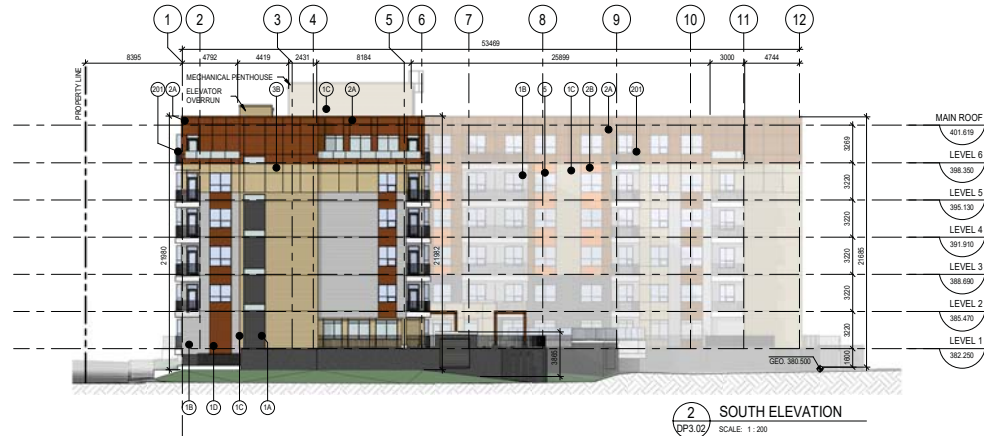
DRAWING NO.	REVISION NO.
DP3.01	4



4 PERSPECTIVE - 4
DP3.02 NOT TO SCALE



3 PERSPECTIVE - 3
DP3.02 SCALE: 1:1



2 SOUTH ELEVATION
DP3.02 SCALE: 1:200



1 EAST ELEVATION
DP3.02 SCALE: 1:200

MATERIAL LEGEND	
1A	CEMENTITIOUS BOARD CLADDING (DARK GRAY, TEXTURED)
1B	CEMENTITIOUS BOARD CLADDING (LIGHT GRAY, TEXTURED)
1C	CEMENTITIOUS BOARD CLADDING (LIGHT BEIGE, TEXTURED)
1D	CEMENTITIOUS BOARD CLADDING (WOOD APPEARANCE, TEXTURED)
2A	COMPOSITE PANEL CLADDING (WOOD APPEARANCE)
2B	CEMENTITIOUS PANEL CLADDING (LIGHT GRAY, TEXTURED)
2C	CEMENTITIOUS PANEL CLADDING (LIGHT BEIGE, SMOOTH)
2D	CEMENTITIOUS PANEL CLADDING (CONCRETE, LIGHT BEIGE)
3	COMPOSITE PANEL CLADDING (COMPLEMENTARY COLOUR TO ADJACENT BUILDING)
4	FULL BRICK VENEER CLADDING (DARK GRAY)
5	DOUBLE GLAZED PVC WINDOW (BLACK EXTERIOR, WHITE INTERIOR)
6	METAL PICKET GUARDRAIL (BLACK POWDER COATING)
7	ALUMINUM SOFFIT (VENTED AND NON-VENTED, LIGHT GRAY)
8	CONCRETE PAVING (DARK GRAY)



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SCHEDULE B

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Planner Initials **TC**

City of Kelowna

DEVELOPMENT PLANNING

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2	ISSUED FOR DP	2023-12-21
1	DP Review Set	2023-12-12
NO	ISSUE/REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
VALLEY ROAD

PROJECT ADDRESS
728 VALLEY ROAD
KELOWNA, BC
V1Y 2E9

TITLE
BUILDING ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
222-201	Author	Checker

DRAWING NO.	REVISION NO.
DP3.02	4

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SCHEDULE B
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DP24-0012

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

3	ISSUED FOR DP RESPONSE 1	2025-03-18
2	ISSUED FOR DP	2023-10-31
1	DP Review Set	2023-12-12

NO. ISSUE/REVISION DATE

NOT FOR CONSTRUCTION

PROJECT

VALLEY ROAD

PROJECT ADDRESS
728 VALLEY ROAD
KELOWNA, BC
V1Y 2E5

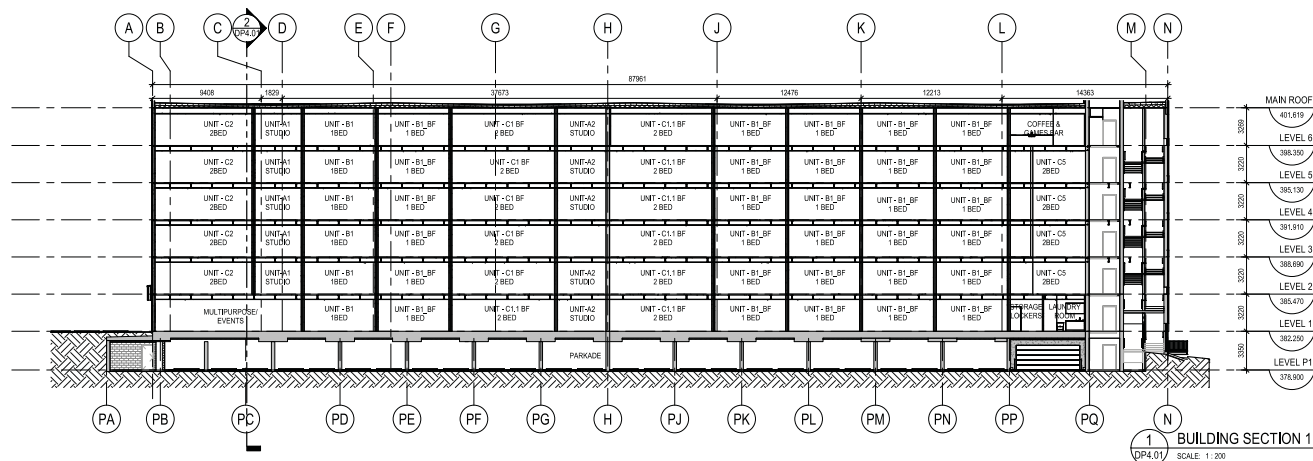
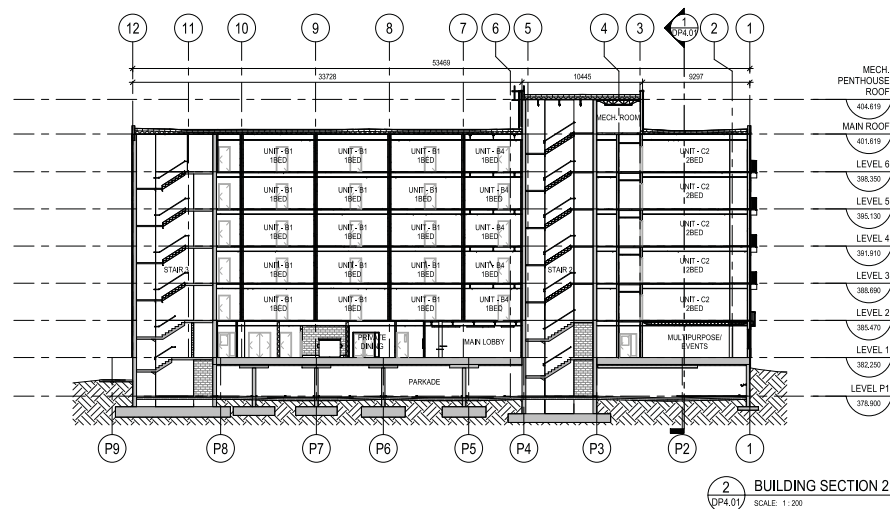
BUILDING SECTION

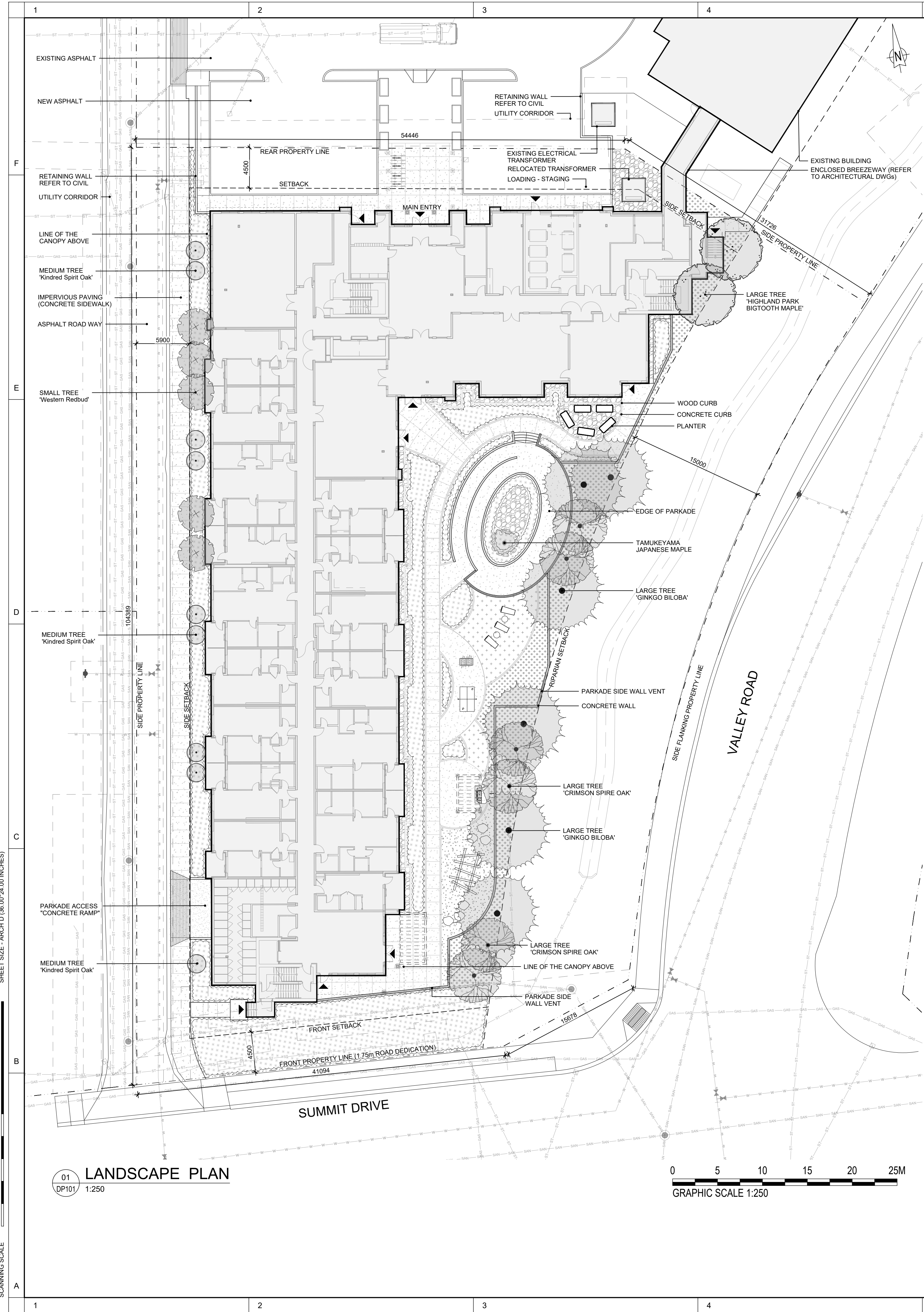
PROJECT NO. 222-201 DRAWN Author CHECKED Checker

DRAWING NO. REVISION NO.

DP4.01

3





24-008K Valley Road Troika - Zoning Bylaw 12375 Landscape Summary

Landscaping Standards (7.2)	MF3r	Proposed
Min. tree amount	Front Yard : 33.37m Side Yard 1 : 94.70 Side Yard 2 : 89.33 Rear yard : 63.03 28 (based on front, rear and east side setbacks)	Provided : 28 (based on front, rear and east side setbacks)
Min. deciduous tree caliper	L: 5cm M: 4cm S: 3cm 250cm	L: 5cm M: 4cm S: 3cm 250cm
Min. coniferous tree height	L: 50% minimum (min.) M: no min. or max. S: 25% maximum (max.)	L: 50% M: 25% S: 25%
Min. ratio between tree size		
Min. growing medium area (organic surface area)	75% soil-based landscaping (organic surface area)	1047.55m ² / 1216.25 sq.m =86.13%
Min. growing medium volumes per tree	L: 30 cu.m (single) or 20 cu.m (pair) or 15 cu.m (shared) M: 20 cu.m (single) or 15 cu.m (pair) or 12 cu.m (shared) S: 15 cu.m (single) or 12 cu.m (pair) or 10 cu.m (shared)	Required: L: 3x 20 cu.m Pair = 60 cu.m L: 13x 15 cu.m shared = 195 cu.m M: 1 x 20 cu.m shared = 20 cu.m M: 1 x 15 cu.m Pair = 15 cu.m M: 5 x 12 cu.m shared = 60 cu.m S: 1 x 15 cu.m single = 15 cu.m S: 1 x 12 cu.m Pair = 12 cu.m S: 4 x 10 cu.m shared = 40 cu.m Total: 417 cu.m Provided Volumes: 449.0254 cu.m
Landscape graded area (7.2.7)	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes	Max. 1:3 (33%) lawn areas, Max. 1:2 (50%) planting areas, Min. 1:50 (2%) cross slopes
Fence Height	2.0m	N/A
Riparian management area?	N	y/n
Retention of existing trees on site?	N	y/n
Surface parking lot (7.2.10)?	Y	y/n
Refuse & recycle bins screened?	Y	y/n
Other:	¹ Growing medium volumes include areas outside of landscape setback zone and soil cell area to attain required volumes per tree. ² Organic surface area will need to include areas outside of landscape setback zone to attain required minimum soft based landscaping. This includes offsite area of planting at Mugford Road & Rutland Road. ³ Garbage and recycling bins to be stored inside building.	

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 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 ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING & REMARKS	
PLANT QUANTITIES ESTIMATED ONLY, NOT FOR PRICING				
TREES				
DECIDUOUS TREES				
<i>Quercus x Warei 'Nadler'</i>	Kindred Spirit Oak	7	(md) 16.0m ht / 2.1m sp	Plant at 4cm caliper
<i>Acer Grandidentatum 'Hapazam'</i>	Highland Park Bigtooth Maple	2	(g) 13m.0 ht / 7.0m sp	Plant at 5cm caliper
<i>Cercis Occidentalis</i>	Western Redbud	5	(em) 4.0m ht / 4.0m sp	Plant at 3cm caliper
<i>Ginkgo Biloba</i>	Maidenhair Tree	6	(g) 15.0m ht / 9.0m sp	Plant at 5cm caliper
<i>Quercus Bimundorum</i>	Crimson Spire Oak	6	(md) 15.0m / 6.0m sp	Plant at 5cm caliper
DECIDUOUS TREES (FEATURE TREE - COURTYARD)				
<i>Acer Palmatum 'Tamukeyama'</i>	Tamukeyama Japanese Maple	1	2.0m ht / 3.0m	Plant at 3cm caliper
CONIFEROUS TREES				
<i>Picea Pungens Fastigate</i>	Columnar Blue Spruce	2	15.0m ht / 6.0m sp	Plant at 2.5m ht
SHRUBS				
<i>Eurothymus alatus 'Compactus'</i>	Dwarf Burning Bush	16	#5 CONT / 1.50M O.C. SPACING (1.5m ht / 1.5m sp)	1 PER 1.75 sqm.
<i>Forsythia x intermedia 'Mindo'</i>	Show OX Forsythia	16	#5 CONT / 1.50M O.C. SPACING (1.8m ht / 1.5m sp)	1 PER 1.75 sqm.
<i>Hydrangea paniculata 'Rensun'</i>	Strawberry Sundae Hydrangea	25	#5 CONT / 1.20M O.C. SPACING (1.5m ht / 1.2m sp)	1 PER 1.10 sqm.
<i>Philadelphus Lewisii</i>	Mock Orange	09	#5 CONT / 2.00M O.C. SPACING (2.0m ht / 2.0m sp)	1 PER 3.10 sqm.
<i>Rhus Typhina 'Tiger Eyes'</i>	Tiger Eyes Sumac	06	#5 CONT / 2.50M O.C. SPACING (1.5m ht / 2.5m sp)	1 PER 4.90 sqm.
<i>Rosa 'Nearly Wild'</i>	Nearly Wild Rose	55	#5 CONT / 0.80M O.C. SPACING (0.8m ht / 0.8m sp)	1 PER 0.50 sqm.
PERENNIALS				
<i>Achillea Millefolium</i>	Moonshine Yarrow	145	#2 CONT / 0.50M O.C. SPACING (0.5m ht / 0.5m sp)	1 PER 0.19 sqm.
<i>Alchemilla Mollis</i>	Lady's Mantle	145	#2 CONT / 0.50M O.C. SPACING (0.4m ht / 0.5m sp)	1 PER 0.19 sqm.
<i>Allium Millenium</i>	Millenium Ornamental Onion	394	#1 CONT / 0.30M O.C. SPACING (0.3m ht / 0.3m sp)	1 PER 0.07 sqm.
<i>Aruncus Dioicus</i>	Goatsbeard	25	#5 CONT / 1.20M O.C. SPACING (1.5m ht / 1.2m sp)	1 PER 1.10 sqm.
<i>Echinacea Purpurea</i>	Purple Cone Flower	145	#2 CONT / 0.50M O.C. SPACING (0.8m ht / 0.5m sp)	1 PER 0.19 sqm.
<i>Euphorbia x Martinii 'Ascot Rainbow'</i>	Ascot Spurge	145	#2 CONT / 0.50M O.C. SPACING (0.5m ht / 0.5m sp)	1 PER 0.19 sqm.
<i>Hebeborus Orientalis</i>	Lenten Rose (Helebore)	145	#2 CONT / 0.50M O.C. SPACING (0.5m ht / 0.5m sp)	1 PER 0.19 sqm.
GROUND COVER				
<i>Iberis Sempervirens 'Little Gem'</i>	Dwarf Perennial CandytuX	145	#2 CONT / 0.50M O.C. SPACING (0.3m ht / 0.5m sp)	1 PER 0.19 sqm.
<i>Lamium Maculatum 'White Nancy'</i>	White Nancy Creeping Lamium	145	#2 CONT / 0.50M O.C. SPACING (0.2m ht / 0.5m sp)	1 PER 0.19 sqm.
<i>Saponaria Ocymoides</i>	Rock Soapwort	230	#1 CONT / 0.40M O.C. SPACING (0.2m ht / 0.4m sp)	1 PER 0.12 sqm.
<i>Sedum Spattholifolium 'Cape Blanco'</i>	Cape Blanco Stonecrop	145	#2 CONT / 0.50M O.C. SPACING (0.2m ht / 0.5m sp)	1 PER 0.19 sqm.
ORNAMENTAL GRASSES				
<i>Chasmanthium Latifolium</i>	Northern Sea Oats	145	#2 CONT / 0.50M O.C. SPACING (0.8m ht / 0.5m sp)	1 PER 0.19 sqm.
<i>Festuca Idahoensis</i>	Idaho Fescue 'Siskiyou Blue'	394	#1 CONT / 0.30M O.C. SPACING (0.3m ht / 0.3m sp)	1 PER 0.07 sqm.
<i>Muhlenbergia Reverchonii</i>	Ruby Muhly Grass	98	#2 CONT / 0.50M O.C. SPACING (0.5m ht / 0.6m sp)	1 PER 0.28 sqm.

GENERAL LEGEND

EXISTING PROPERTY LINE	NEW PROPERTY LINE
SETBACK	BASEMENT LINE
ROW / UTILITY CORRIDOR	BUILDING ENTRANCE

PAVING LEGEND

IMPERVIOUS PAVING (CONCRETE/ASPHALT)	PERVIOUS PAVING (PAVING STONE)
GRAVEL PAVING	PEDESTAL PAVING
ARTIFICIAL TURF	PLAYGROUND SURFACING
WOODEN DECKING	SOIL CELLS
LIVE ROOF	

PLANTING LEGEND

SHRUB, PERENNIAL, GROUND COVER & SEASONAL PLANTINGS
WOOD MULCH

UTILITIES LEGEND

ELECTRICAL LINE	LIGHT POLE
WATER LINE	EX. HEADWALL
GAS LINE	UTILITIES BOX
STORM LINE	HYDRANT
SANITARY LINE	STORM CATCH BASIN
IRRIGATION LINE	VALVE
STORM MANHOLE / CATCH BASIN	SANITARY MANHOLE / CATCH BASIN
STORM PIPE CAP	SANITARY PIPE CAP

FURNITURE LEGEND

PEDESTRIAN SIGNAGE	STOP SIGNAGE
IDENTIFICATION SIGN	FIXED GARBAGE CAN
PERGOLA	MAILBOXES
PLANTER BOX	WASTE AND RECYCLING MOLOKS
FIXED BENCH	BIKE RACK

FENCES & WALLS LEGEND

SOLID WOOD CEDAR FENCE 2.0M	SOLID WOOD CEDAR FENCE 1.2M
CONCRETE WALL	CONCERT CURB
WOOD CURB	

CLIENT



LANDSCAPE CONSULTANT



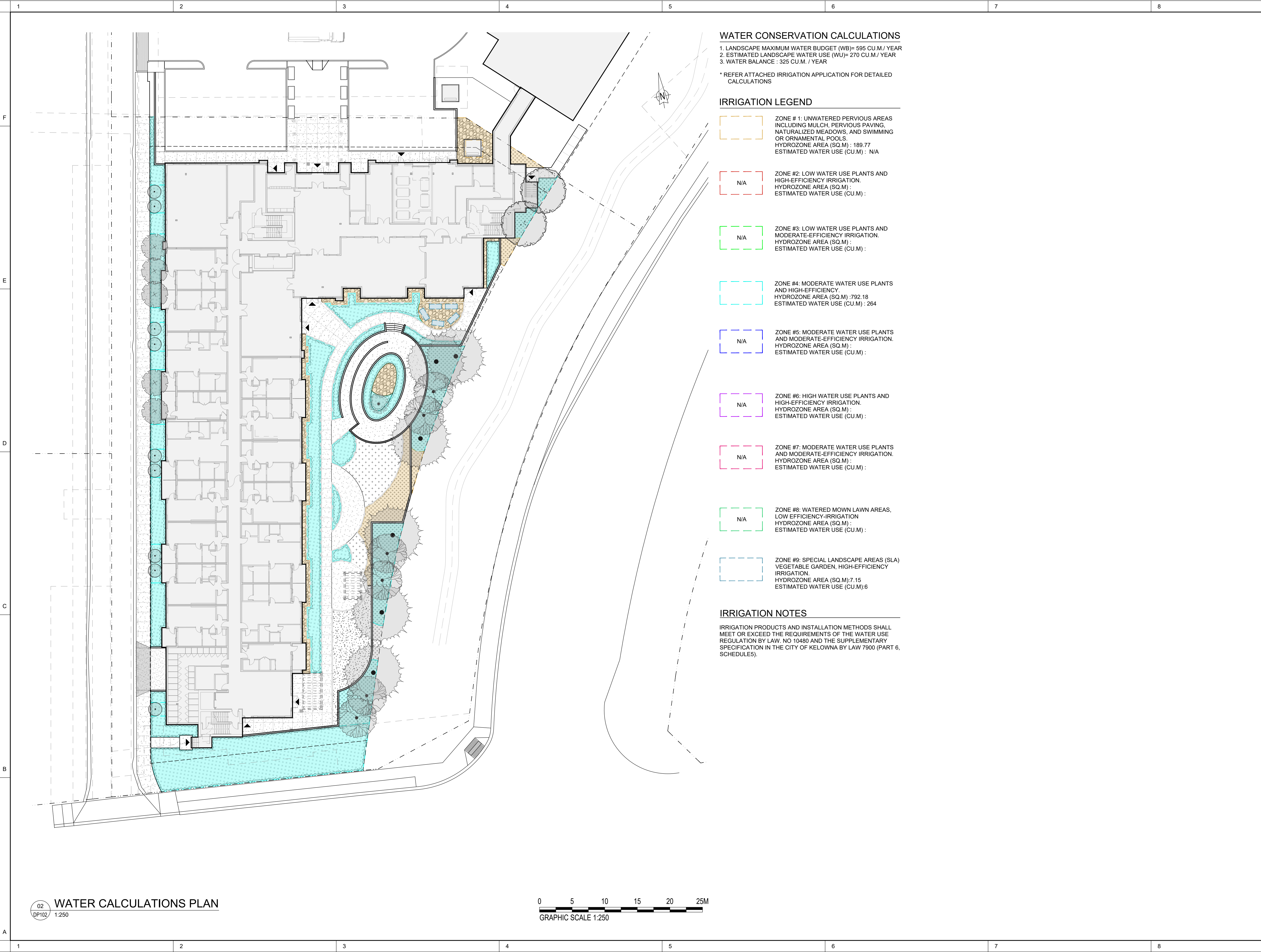
SCHEDULE C
This forms part of application
DP24-0012
Planner Initials **TC**
City of Kelowna
DEVELOPMENT PLANNING

NOT FOR CONSTRUCTION

1001- 728 Valley Rd-Pre-Construction
KELOWNA, BC

DISCIPLINE
LANDSCAPE
SHEET TITLE
LANDSCAPE PLAN
SHEET TITLE
LANDSCAPE PLAN

SCALE 1:250	PROJECT NO. 24-008K	SHEET NO. DP101	REV B
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WATER CONSERVATION CALCULATIONS

- 1. LANDSCAPE MAXIMUM WATER BUDGET (WB)= 595 CU.M./ YEAR
- 2. ESTIMATED LANDSCAPE WATER USE (WU)= 270 CU.M./ YEAR
- 3. WATER BALANCE : 325 CU.M. / YEAR

* REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- ZONE # 1: UNWATERED PERVIOUS AREAS INCLUDING MULCH, PERVIOUS PAVING, NATURALIZED MEADOWS, AND SWIMMING OR ORNAMENTAL POOLS.
HYDROZONE AREA (SQ.M) : 189.77
ESTIMATED WATER USE (CU.M) : N/A
- ZONE #2: LOW WATER USE PLANTS AND HIGH-EFFICIENCY IRRIGATION.
HYDROZONE AREA (SQ.M) :
ESTIMATED WATER USE (CU.M) :
- ZONE #3: LOW WATER USE PLANTS AND MODERATE-EFFICIENCY IRRIGATION.
HYDROZONE AREA (SQ.M) :
ESTIMATED WATER USE (CU.M) :
- ZONE #4: MODERATE WATER USE PLANTS AND HIGH-EFFICIENCY.
HYDROZONE AREA (SQ.M) :792.18
ESTIMATED WATER USE (CU.M) : 264
- ZONE #5: MODERATE WATER USE PLANTS AND MODERATE-EFFICIENCY IRRIGATION.
HYDROZONE AREA (SQ.M) :
ESTIMATED WATER USE (CU.M) :
- ZONE #6: HIGH WATER USE PLANTS AND HIGH-EFFICIENCY IRRIGATION.
HYDROZONE AREA (SQ.M) :
ESTIMATED WATER USE (CU.M) :
- ZONE #7: MODERATE WATER USE PLANTS AND MODERATE-EFFICIENCY IRRIGATION.
HYDROZONE AREA (SQ.M) :
ESTIMATED WATER USE (CU.M) :
- ZONE #8: WATERED MOWN LAWN AREAS, LOW EFFICIENCY-IRRIGATION
HYDROZONE AREA (SQ.M) :
ESTIMATED WATER USE (CU.M) :
- ZONE #9: SPECIAL LANDSCAPE AREAS (SLA) VEGETABLE GARDEN, HIGH-EFFICIENCY IRRIGATION.
HYDROZONE AREA (SQ.M):7.15
ESTIMATED WATER USE (CU.M):6

IRRIGATION NOTES

IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BY LAW, NO 10480 AND THE SUPPLEMENTARY SPECIFICATION IN THE CITY OF KELOWNA BY LAW 7900 (PART 6, SCHEDULE5).

CLIENT

LANDSCAPE CONSULTANT

GEORGE HARRIS
COLLABORATIVE INC.
Landscape Architecture
/Urban Design

GENERAL LEGEND

EXISTING PROPERTY LINE

PROPERTY LINE

CURB

BUILDING OUTLINE

RIPARIAN SETBACK

LIMIT OF WORK

SETBACK

RETAINING WALL

ROW

BASEMENT LIMIT

EXISTING UTILITIES

ELECTRICAL LINE

WATER LINE

IRRIGATION LINE

GAS LINE

STORM LINE

SANITARY LINE

COMMUNICATION LINE

TRANSFORMER

WATER VALVE

SANITARY MANHOLE

STORM MANHOLE

HYDRANT

STORM CATCH BASIN

PIPE CAP

UTILITIES BOX

EX.HEADWALL

SCHEDULE C

This forms part of application
DP24-0012

Planner Initials TC

City of
Kelowna
DEVELOPMENT PLANNING

NOT FOR CONSTRUCTION

C	2025-05-05	ISSUED FOR REVISED DP	EA/AK	CF	SM
B	2025-03-16	ISSUED FOR REVISED DP	EA/AK	CF	SM
A	2024-10-24	ISSUED FOR DP	EA/AK	CF	SM
REV	DATE	ISSUED FOR	DRAWN	CHECK	DESIGN

PROJECT

1001- 728 Valley Rd-Pre-Construction
KELOWNA,BC

DISCIPLINE

LANDSCAPE

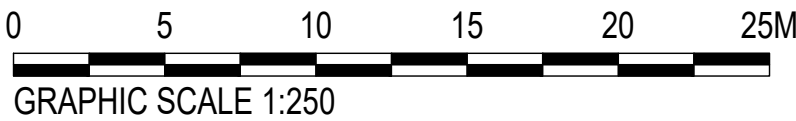
SHEET TYPE

SHEET TITLE

WATER CALCULATIONS PLAN

SCALE	PROJECT NO.	SHEET NO.	REV
1:250	24-008K	DP102	B

SCANNING SCALE 10mm 50mm



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.					✓	
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face 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.					✓	
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.					✓	
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.						✓
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. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.					✓	
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> Landscaping; 						✓

<ul style="list-style-type: none"> • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability. 						
g. 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. 						✓
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. 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.						✓
j. Design sites to minimize water use for irrigation by using strategies such as: <ul style="list-style-type: none"> • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and 						✓

• Using recycled water irrigation systems.						
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.						✓
l. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility. 						✓
m. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.						✓
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. Place weather protection to reflect the building's architecture.						✓

h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						✓
i. Provide visible signage identifying building addresses at all entrances.						✓

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)	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
h. Ensure lobbies and main building entries are clearly visible from the fronting street.				✓		
i. 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						
j. 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. 					✓	
k. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.				✓		
l. 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.						✓
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.			✓			
d. For commercial facades, incorporate a significant break at intervals of approximately 35 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.				✓		
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.						✓
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. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.						✓
c. 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. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	✓					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						✓
4.1.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5

a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance 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 façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • 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. 				✓		
b. Break up the building mass by incorporating elements that define a building's base, middle and top.					✓	
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d. 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.					✓	
e. 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.						✓
f. 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. 						✓
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						✓

i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.				✓		
j. 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.	✓					
k. Avoid the following types of signage: <ul style="list-style-type: none"> Internally lit plastic box signs; Pylon (stand alone) signs; and Rooftop signs. 						✓
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.						✓

DESIGN RATIONALE

December 21, 2023

To: To whom it may concern,

Re: Development Permit Application for 728 Valley Rd.



PARTNERS

VAIDILA BANELIS | ARCHITECT

AAA, AIBC, SAA, OAA, MRAIC,

LEED® AP

JAMES D BROWN | ARCHITECT

AAA, AIBC, MRAIC

R. SEAN CRAWFORD | LICENSED

INTERIOR DESIGNER, AAA, IDC,

IDA, NCIDQ

JEAN GUY BELIVEAU

BILL MITCHELL

Introduction:

The proposed project builds on Kelowna's Official Community Plan for the Glenmore Village Centre by taking the current vacant lot and constructing a 6-storey Senior's Apartment building. The property previously received an approved Development Permit for the use as an assisted-living care facility. The design of the project aligns with the supportive housing definition found in the Kelowna City Bylaw, which will provide more options for downsizing elderly residents by creating a comfortable and supportive environment for individuals who are transitioning to a more manageable living situation.

The architectural design rationale prioritizes the unique needs of downsizing seniors who do not require full-time care but seek a community that caters to their changing lifestyle. The project is strategically situated adjacent to an existing care facility, fostering opportunities for collaborative care and services.

Since partnering with the landowner, we are now looking to move forward with a new development proposal that maintains the vision of a senior focused facility. The proposed project is currently zoned MF3 and will bring an increase of density to the area that aligns with and supports the future development of one of Kelowna's fastest growing core neighbourhoods.

Site Selection:

The chosen site is selected to provide a serene and accessible location for downsizing individuals. While not one of Kelowna's most central locations, the site is well-connected to essential services and amenities, such as parks, public amenities, golf, transit, and shopping, offering a peaceful and supportive living environment. The future tenants will have easy access to all the amenities being offered by not only the immediately adjacent businesses, but also the nearby Village Centre. The Glenmore Village Centre provides basic day-to-day services that will be accessible for residents via a designated shuttle service, a short 4-minute drive, or a quick walk or bike ride. The future tenants will have easy access to all the amenities being offered by not only the immediately adjacent businesses, but also the nearby Village Centre. The Glenmore Village Centre provides basic day-to-day services that will be accessible for residents via a designated shuttle service, a short 4-minute drive, or a quick walk or bike ride. The adjacency to an existing care facility opens the possibility of creating a continuum of support for the residents.

Supportive Housing – Senior's Apartment:

The proposed use under the bylaw is apartment, and specifically Senior's Apartment whereby the building would be constructed, developed, and operated specifically for one of the fastest growing demographics in the city. This Supportive Housing building will cater to seniors by included onsite services such as:



1. **Concierge:** the building will be staffed 24/7 and provide the following items to residents. Staff will also be trained and equipped to assist residents in securing all outside services.
 - **Security and Monitoring:** will be an important part of the operational aspect of the building to give residence piece of mind. This will include in-suite “emergency” call equipment to keep residents safe. Additionally, the Concierge will assist residents in utilizing our dedicated secure parcel delivery space.
 - **Amenity Programming:** fitness and other group activities such as card/board games, movie nights, gardening, etc. will be scheduled and administered by the onsite staff.
2. **Housekeeping:** the building will be outfitted with housekeeping services which will be offered to tenants.

Ancillary services:

Available to residents on an a la carte basis, while in-house representatives would be available to assist residents in securing these services, this a la carte model allows for a more affordable option for seniors. Residents will only pay for the items they need at that time. Third party offices and other spaces will be provided to facilitate these third-party services.

1. **Dining:** with the dining facilities at our neighbouring project “The Vineyards”, residents will be able to either purchase a meal plan/program or utilize a “grab and go” from an on-site bistro.
2. **Home Care:** residents with existing medical care requirements would continue through interior health or other providers on site. While we wouldn’t manage these services, concierge would facilitate schedule and access. (provided by outside party), dining/grocery, hair cuts, etc.
3. **Grocery:** deliveries would be facilitated by concierge, allowing residents to seamlessly order groceries and have them delivered right to their suite.
4. **Managed Internet/TV:** Suites will be equipped with third party managed internet and TV services allowing the residents to have piece of mind.
5. **Transportation:** the building will have a third party contracted shuttle service available to residents, providing safe and secure daily trips to various key locations in town.

Design Principles:

1. Inclusivity and Comfort:
 - Each living unit is designed with a contemporary layout, which maintains a focus on comfort, ensuring a cozy and welcoming atmosphere for residents.
 - Shared spaces are thoughtfully designed to encourage socialization and community engagement while respecting the need for personal space.
2. Accessibility and Age-Friendly Design:
 - The latest Code design principles are integrated to ensure accessibility for residents with varying mobility levels.
 - Spaces are designed with age-friendly features, including easily navigable corridors, grab bars, and other elements to enhance safety.



3. Sustainability and Convenience:

- Sustainable materials and energy-efficient systems are incorporated to create an environmentally conscious living space.
- Common areas and amenities are strategically placed for convenience, encouraging residents to maintain an active and engaged lifestyle.

4. Community Integration and Social Opportunities:

- Communal spaces such as lounges, gardens, and activity areas are designed to foster social interaction and community bonding.
- Facilities for group activities, social events, and wellness programs are integrated to support residents' physical and mental well-being.

5. Safety and Security:

- Robust security measures, including 24/7 concierge service, are implemented to ensure the safety and peace of mind for downsizing elderly residents.
- Emergency response systems, well-lit common areas, and controlled access points contribute to the overall security of the community.

6. Flexibility and Future-Proofing:

- The design allows for flexibility to accommodate changing needs and evolving demographics within the downsizing elderly population.
- Spaces are adaptable to future requirements, ensuring that the housing remains relevant and supportive over time.

Conclusion:

The architectural design for the supportive housing project in Kelowna for downsizing elderly residents aims to provide a warm and supportive living environment that caters to their unique needs. While not centrally located, the intentional site selection offers a peaceful retreat with convenient access to essential services. The strategic adjacency to an existing care facility enhances the potential for collaborative care services, creating a holistic approach to resident well-being. The project aims to offer downsizing elderly residents a comfortable and engaging living space, fostering a sense of community and providing the support they need during this transitional phase in their lives. The inclusion of a 24/7 concierge service further ensures the safety and security of residents, offering assistance and a point of contact at all times.

Sincerely,



Steven Belt Intern Architect, AAA, M.Arch. (He/Him)

Intern Architect | Zeidler Architecture

D 403 699 8437 | T 403 233 2525

sbelt@zeidler.com | zeidler.com