

DRAFT - DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP17-0003

Issued To: City of Kelowna
Site Address: 289 – 291 Valley Road, Kelowna BC
Legal Description: Lot A Sections 4 TWP 23 and Section 33 TWP 26 ODYD Plan EPP16971
Zoning Classification: P5 – Municipal District Park
Development Permit Area: Farm Protection / Natural Areas Development Permit Area

SCOPE OF APPROVAL

This 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 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 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.

1. TERMS AND CONDITIONS

THAT Development Permit No. **DP17-0003** for *Lot A Sections 4 TWP 23 and Section 33 TWP 26 ODYD Plan EPP16971*, located at 289 – 291 Valley Road, Kelowna, BC to allow the construction of a Municipal District Park be approved subject to the following:

- a) The dimensions and siting of the attenuation pond, fencing, vegetative buffer, and roadway and to be constructed on the land be in accordance with Schedule "A";
- b) Landscaping and fencing for the Agricultural Buffer to be provided on the land be in accordance with Schedule "B"; and
- c) Attenuation pond, associated riparian planting and stormwater attenuation structures, including the oil/water separator, to be provided on the land be in accordance with Schedule "C"; and
- d) An Environmental Monitor (Qualified Environmental Professional) is required to ensure the works are monitored throughout the duration of the project. A copy of this development permit must be submitted to the designated Environmental Monitoring consultant prior to construction starting.

Environmental Monitoring Reports must be submitted to the City of Kelowna Community Planning Department;

- e) The designated Environmental Monitor and grading contractor / developer shall meet prior to construction starting to review limits of disturbance, erosion and sediment controls and Development Permit conditions / requirements for the project site;
- f) Physically demarcate "No Disturbance Areas" around Brandt's Creek with snow fencing or another visible material to avoid accidental disturbance;
- g) No sediment laden water is to enter streams at any time. Erosion and sediment controls must be in place prior to construction starting;
- h) All work must correspond to the Water Act Authorization from the Province of BC;
- i) Any noxious weeds that are present at the site should be removed from the site and disposed of appropriately, in accordance to the City of Kelowna's Noxious Weed and Grass Control Bylaw.

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

2. PERFORMANCE SECURITY

None required.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

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.
- b) 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.

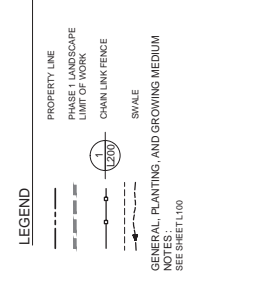
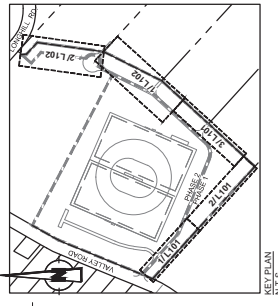
5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

Todd Cashin, Suburban and Rural Planning Manager
Community Planning & Real Estate

Date

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

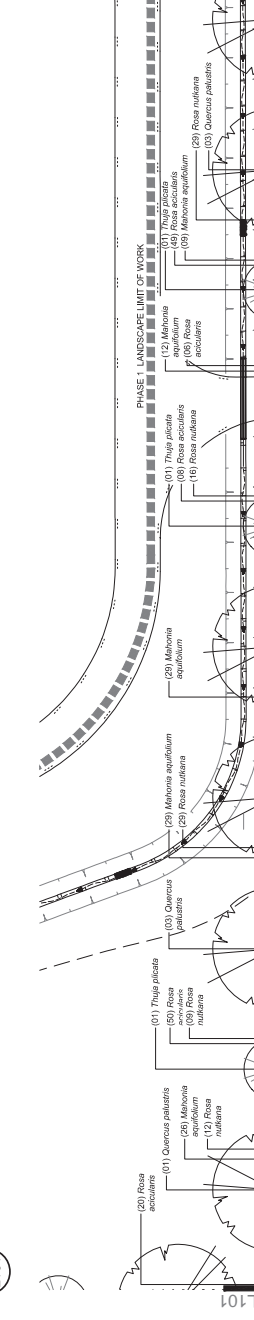
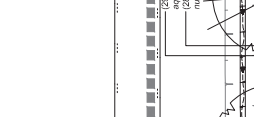
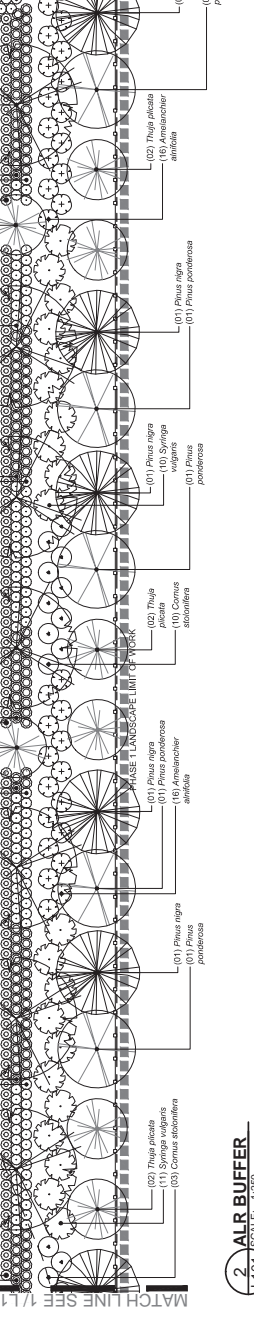
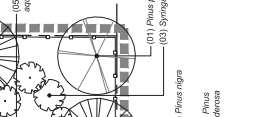
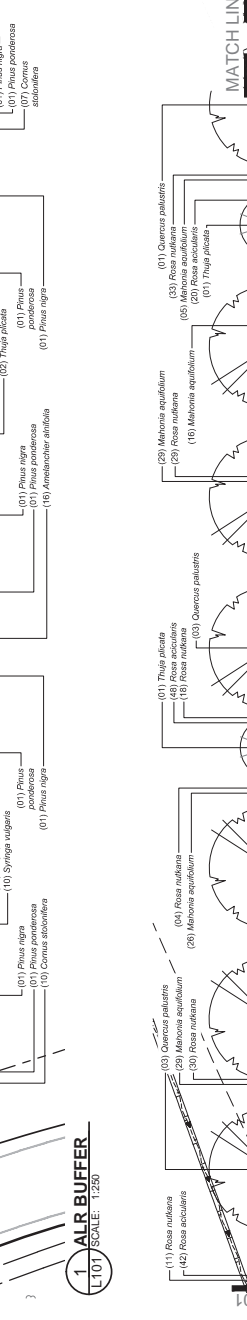
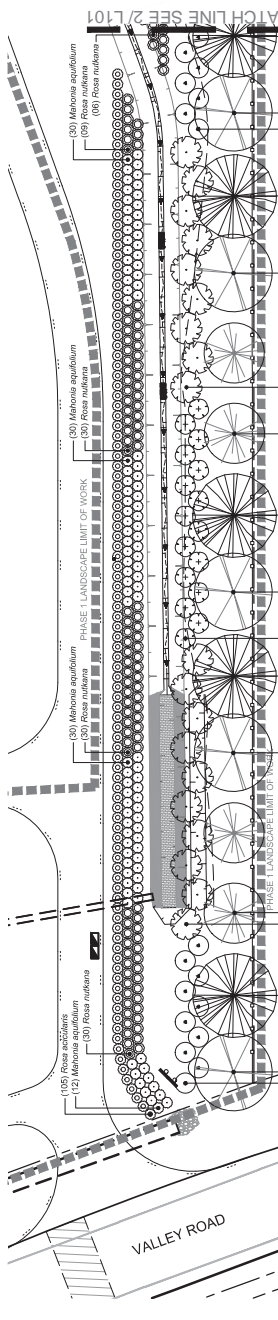
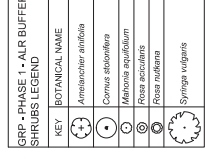
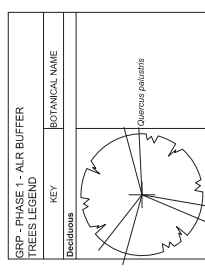


GLENMORE RECREATION PARK - PHASE 1 PLANT LIST

ALR BUFFER PLANT LIST (FOR DRAWINGS L101 AND L102)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT SIZE (PL/VA/L)	HEIGHT (FEET)
25	<i>Quercus palustris</i>	Pin Oak	7.0m Cal	B&B	15.0m x 12.0m
25	<i>Thuja plicata</i>	Eastern White Pine	2.0m		20.0m x 8.0m
25	<i>Prunus pennsylvanica</i>	American Plum	2.5m		20.0m x 8.0m
41	<i>Thuja plicata</i>	Western Red Cedar	2.0m		20.0m x 8.0m
58	<i>Amelanchier alnifolia</i>	Shadblow hawry	402	402	3.0m x 2.0m
52	<i>Cornus stolonifera</i>	Red Osier Dogwood	402	402	3.0m x 2.0m
459	<i>Malvonea aquifolium</i>	Dragon Grape	402	402	2.0m x 1.5m
457	<i>Prunus pennsylvanica</i>	Prudly Rose	402	402	1.5m x 1.5m
46	<i>Syringa vulgaris</i>	Common Lilac	402	402	2.5m x 2.0m
46	<i>Syringa vulgaris</i>	Common Lilac	402	402	2.5m x 2.0m

SEE L100 FOR ALR SEED MIX



SCHEDULE B

This forms part of application # DP17-0003

City of Kelowna
COMMUNITY PLANNING

Planner Initials **MS**

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION

GLENMORE RECREATION PARK - PHASE 1
LAYOUT AND PLANTING PLAN
ALR BUFFER AREA

DIVISION: INFRASTRUCTURE
DRAWING NO.: L101
KEY NO.

DESIGN REF/NO	REF/NO
APPROVED	RF
DATE	APRIL 2016
SCALE	1:250

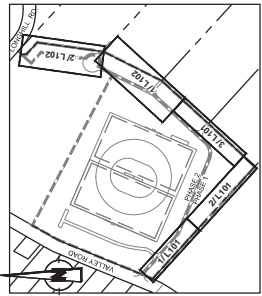
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ISSUED FOR DP	RF	RF	RF
ISSUED FOR CITY REVIEW	000 PRELIMINARY DESIGN	REVISION	01/00

NO.	DATE	BY	REVISION
1	2017-01-09	YY	ISSUED FOR DP
2	2016-10-28	YY	ISSUED FOR CITY REVIEW

City of Kelowna

AWSP | AMM GROUP

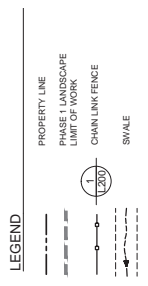
540 Lois Avenue Kelowna, BC V1Y 6S6
1-250-888-1334 | 250-888-1336 | www.kelowna.ca



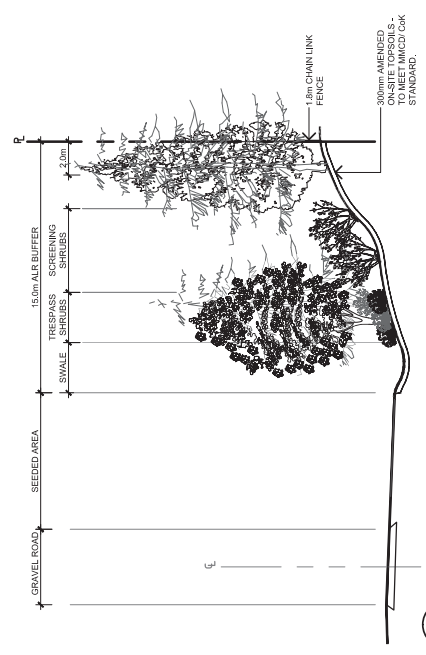
KEY PLAN
N.T.S.

SRP - PHASE 1 - ALR BUFFER TREES LEGEND	
KEY	BOTANICAL NAME
	Deciduous
	Coniferous
	Quercus palustris
	Thuja plicata
	Pinus nigra
	Pinus ponderosa

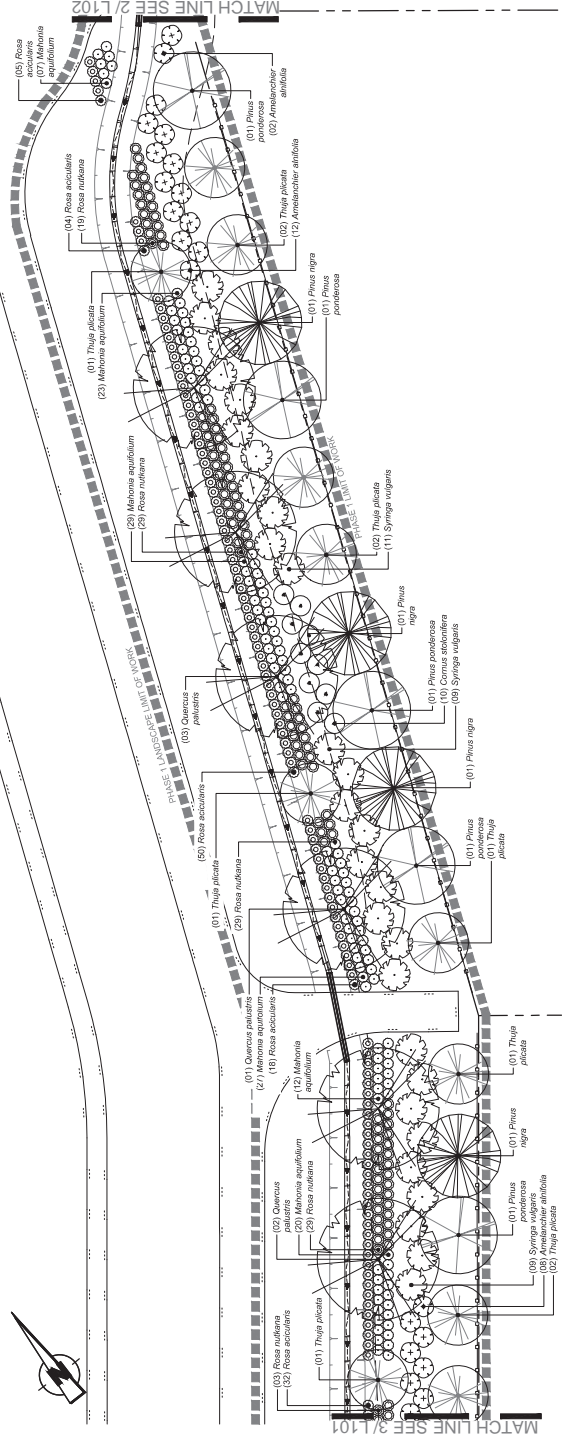
SRP - PHASE 1 - ALR BUFFER SHRUBS LEGEND	
KEY	BOTANICAL NAME
	Amelanchier alnifolia
	Cornus stolonifera
	Malvonia aquifolium
	Rosa acicularis
	Rosa nutkana
	Sympha virginica



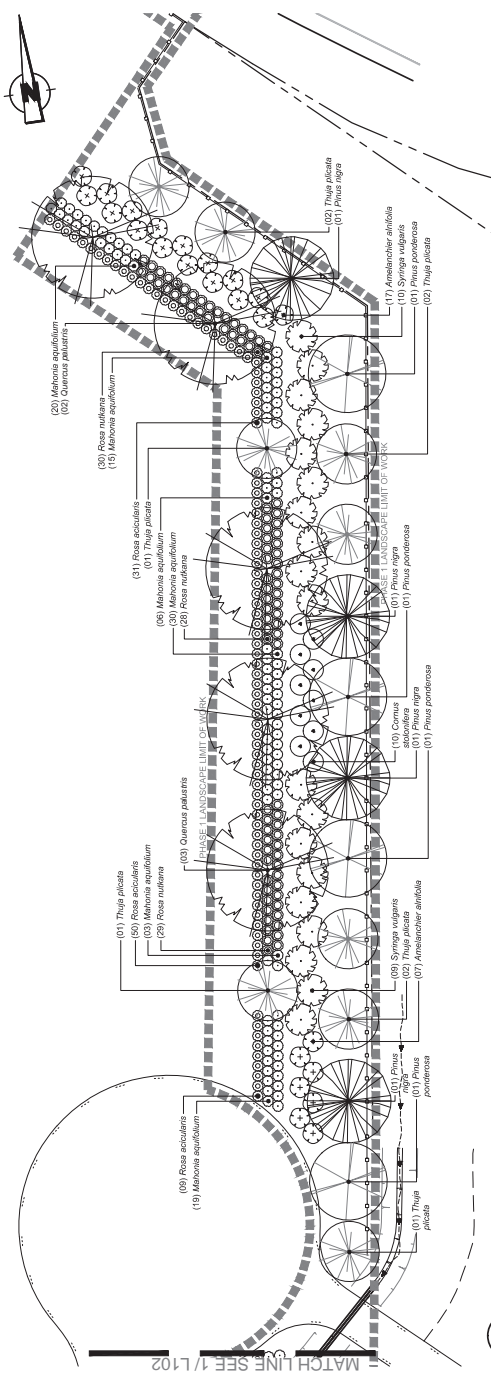
GENERAL PLANTING AND GROWING MEDIUM NOTES:
SEE SHEET L100



3 ALR BUFFER SECTION
L102 SCALE: 1:150



1 ALR BUFFER
L102 SCALE: 1:250

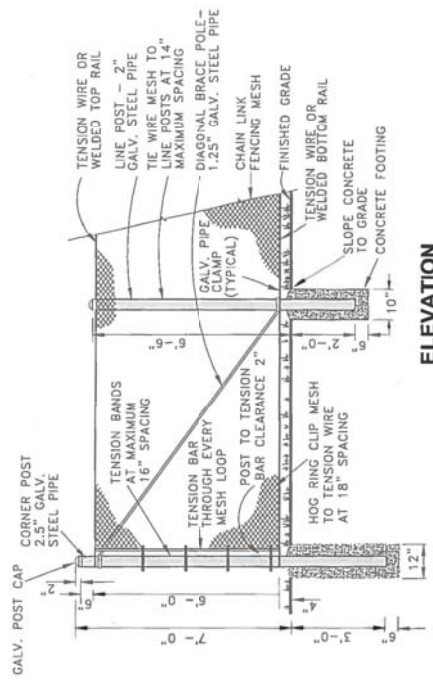


2 ALR BUFFER
L102 SCALE: 1:250

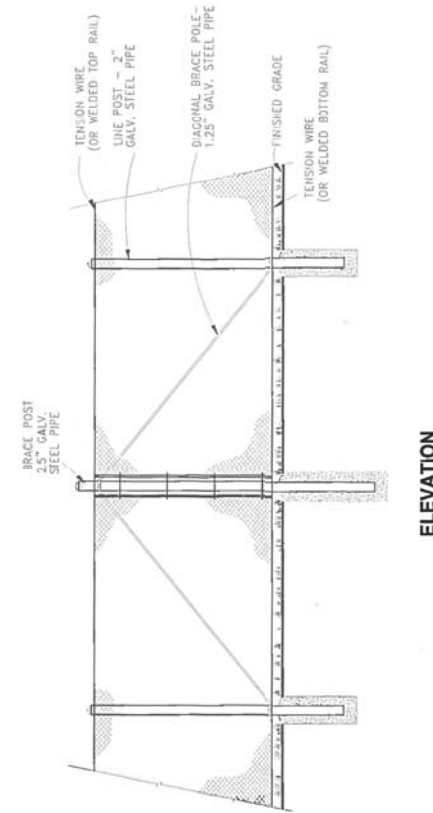
 58 Lees Avenue, Kilmorynne, MD, V1Y 0K5 1-204-885-1334 1-204-885-1334, www.aws.ca	DESIGN: RF/BD APPROVED: RF DATE: APRIL 2016 SCALE: 1:250	DIVISION: INFRASTRUCTURE DRAWING NO.: L102 REV NO.
	THE CITY OF KELOWNA DESIGN AND CONSTRUCTION GLENMORE RECREATION PARK - PHASE 1 LAYOUT AND PLANTING PLAN ALR BUFFER AREA	
NO. / YR / MM / DD / BY REVISION	ISSUED FOR DP: 1 2017-01-09 YF ISSUED FOR CITY REVIEW: 0 2016-10-28 YF ISSUED FOR CITY REVIEW: 000 PRELIMINARY DESIGN	CADD

CHAIN LINK FENCE NOTES:

1. WIRE POSTS SHALL BE CONSTRUCTED FROM 1/2" DIAMETER STANDARD GALVANIZED STEEL PIPE (0.125" WALL THICKNESS) 8.5' (2.5m) IN LENGTH, GALVANIZED TO CSA G164 STANDARD.
2. CORNER AND STRAINING POSTS SHALL BE CONSTRUCTED FROM 2.5" (64mm) STANDARD GALVANIZED STEEL PIPE GALVANIZED TO CSA G164 STANDARD.
3. DIAGONAL CORNER BRACINGS SHALL BE CONSTRUCTED FROM 1.25" (32mm) STANDARD GALVANIZED STEEL PIPE GALVANIZED TO CSA G164 STANDARD.
4. HOG RING CLIPS SHALL BE CONSTRUCTED FROM 1.25" (32mm) STANDARD GALVANIZED STEEL PIPE GALVANIZED TO CSA G164 STANDARD.
5. HOG RING CLIPS SHALL BE STRETCHED BETWEEN TERMINATION POSTS AND ANY CHAIN LINK TENSIONING MESH SHALL BE STRETCHED BETWEEN TERMINATION POSTS AND BANDS. THE WIRE AND CLIP JOINS IN THE LENGTH OF WIRE MESH SHALL BE MADE BY WEAVING THE MESH TOGETHER WITH A SINGLE WIRE PCKET TO FORM A NEAT CONTINUOUS MESH.
6. ALL ACCESSORY MATERIALS SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - 6.1. POST CAPS AND EXTENSION ARMS OF PRESSED STEEL OR CAST OR MALLEABLE IRON AND GALVANIZED BOOTS AND NUTS FOR ALL TENSION BAR FRAMING, ALL LINE POSTS AND ANY INTERMEDIATE TENSIONING ASSEMBLIES SHALL BE PROVIDED WHERE TERMINAL POSTS ARE MORE THAN 10' (3.0m) APART.
 - 6.2. TENSION WIRE SHALL PASS THROUGH LINE POST TOPS. INTERMEDIATE TENSIONING POSTS TOP TENSION WIRE SHALL PASS THROUGH LINE POST TOPS.
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 - 7.5. TENSION BANDS SHALL BE 1/2" x 3/4" (12.5mm x 19mm) GALVANIZED MILD STEEL FLAT BARS WITH GALVANIZED HOLES TO THE DEPTHS AND REGULAR SPACING.
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ELEVATION



ELEVATION

1 CHAIN LINK FENCE
SCALE: 1/8" = 1'-0"



NO.	DATE	BY	REVISION
1	2017-01-26	YF	ISSUED FOR DP
0	2016-10-28	YF	ISSUED FOR CITY REVIEW 50% PRELIMINARY DESIGN



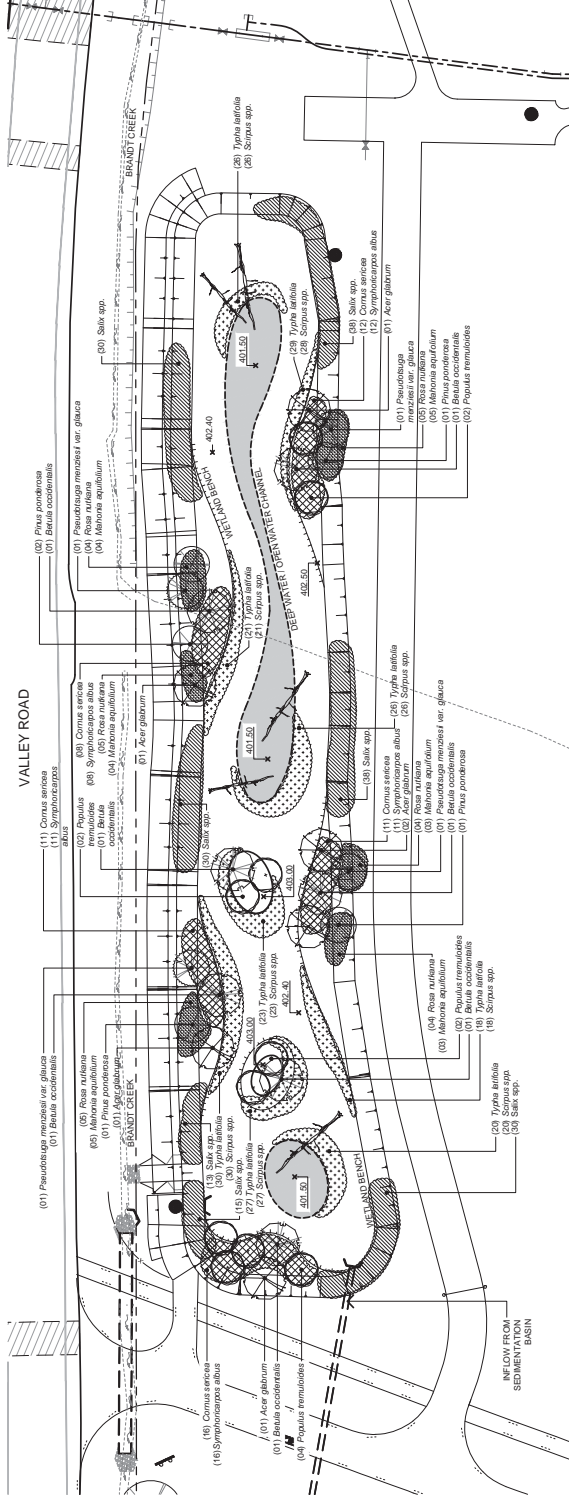
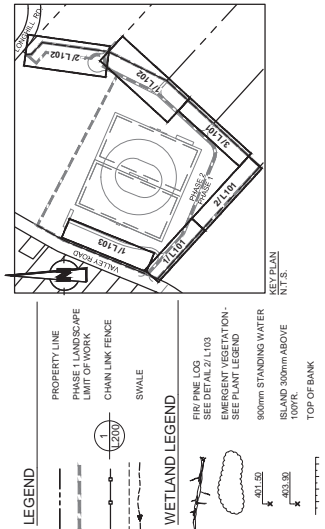
WSP | AM
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BASE APPROVED BY: [Signature]
DATE: APRIL 2016
SCALE: AS NOTED

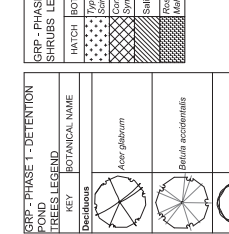
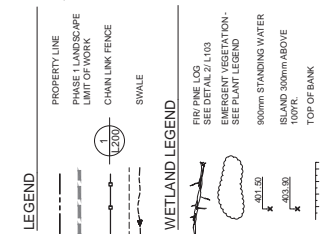
THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION

GLENMORE RECREATION PARK - PHASE 1
LANDSCAPE DETAILS

DIVISION: INFRASTRUCTURE
DRAWING NO.: L200
REV NO.



1 POND PLANTING PLAN
SCALE: 1:300



GRP - PHASE 1 - DETENTION TREES LEGEND

KEY	BOTANICAL NAME
	Acer glabrum
	Betula occidentalis
	Populus tremuloides
	Pinus ponderosa
	Pseudotsuga menziesii var. glauca

GRP - PHASE 1 - DETENTION SHRUBS LEGEND

HATCH	BOTANICAL NAME
	Typha latifolia
	Cornus sericea
	Symphoricarpos albus
	Salix sp.
	Rosa nutkana
	Mahonia aquifolium

GLENMORE RECREATION PARK - PHASE 1 PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT SIZE (HxWxD)	Mature Plant Size (HxWxD)
6	Thuja occidentalis	Douglas Maple	4.0m Cal	BBB	7.0m x 5.0m
7	Betula occidentalis	Water Birch	4.0m Cal	BBB	6.0m x 4.5m
10	Populus tremuloides	Trembling Aspen	4.0m Cal	BBB	4.0m
5	Pinus ponderosa	Ponderosa Pine	2.5m		20.0m x 8.0m
4	Pseudotsuga menziesii var. glauca	Western Douglas Fir	2.5m		20.0m x 8.0m
18	Cornus sericea	Red Twig Dogwood	#07	Potted	1.0m x 1.0m
24	Mahonia aquifolium	Tall Oregon Grape	#07	Potted	1.5m x 1.2m
30	Rosa nutkana	Nootka Rose	#07	Potted	2.5m x 1.5m
131	Syringa sp.	Burrhead	Upright	Upright	1.5m x 2.5m
18	Symphoricarpos albus	Stockberry	#07	Potted	1.0m x 1.0m
191	Typha latifolia	Common Cattail	Flag		

DEFENTION POND PLANTING NOTES:
1. SPECIFIC PLANTING PHASES BY THE CONTRACTOR SHOULD BE REVIEWED BY THE ENVIRONMENTAL MONITOR PRIOR TO PLANTING.

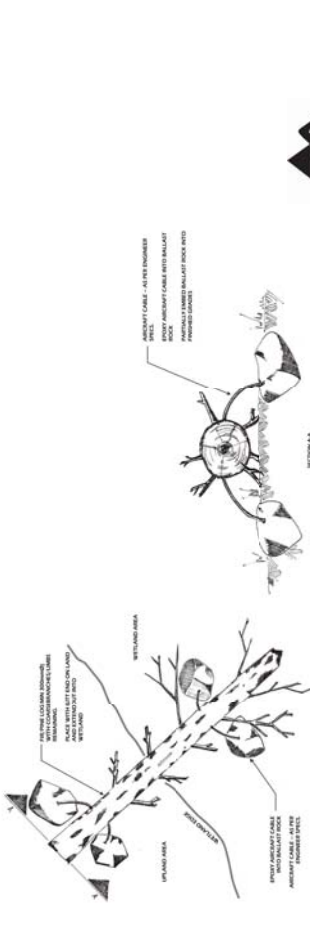
GENERAL PLANTING, AND GROWING MEDIUM NOTES :
SEE SHEET L104

SCHEDULE C

This forms part of application # DP17-0003

Planner Initials **MS**

City of Kelowna COMMUNITY PLANNING



2 COARSE WOODY DEBRIS INSTALL TYPICAL
SCALE: N.T.S.

		DESIGN APPROVED DATE: APRIL 2016 SCALE: AS NOTED	DIVISION: INFRASTRUCTURE DRAWING NO.: L103
THE CITY OF KELOWNA DESIGN AND CONSTRUCTION		GLENMORE RECREATION PARK - PHASE 1 LAYOUT AND PLANTING PLAN DETENTION POND	
PROJECT NO.: 17-0003 ISSUED FOR DP: 17-0003 ISSUED FOR CITY REVIEW: 17-0003		REVISION: 01 NO. 17/AM/2016 BY: [Signature]	

CITY OF KELOWNA
MEMORANDUM

Date: February 23, 2017
File No.: Z17-0002 Rev 1
To: Urban Planning Management (MS)
From: Development Engineering Manager (SM)
Subject: 289-291 Valley Road A1 to P5

The Development Engineering Department has the following comments and requirements associated with this application to rezone the property at 289-291 Valley Road from A1 to IP5 in order for Park designation.

The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Ryan O'Sullivan

1. Domestic Water and Fire Protection

- a) The property is located within the Glenmore Ellison Irrigation District (GEID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer (City of Kelowna) is responsible, if necessary, to arrange with GEID staff for any service improvements and the decommissioning of existing services. Only one water service will be permitted to a consolidated lot.
- b) A water meter is mandatory for each property and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.
- c) Boulevard landscape irrigation system, must be integrated with the on-site irrigation system.

2. Sanitary Sewer

The developer's (City of Kelowna) consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Our records indicate the subject property does not have an existing sanitary sewer service. The applicant will arrange, if necessary, for any service improvements that are required at the applicants cost to all properties in Glenmore Rec Park agreement.

3. Storm Drainage

The developer (City of Kelowna) must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan,) overland drainage routes, floodplain elevations and setbacks, and provision of a storm drainage service for the lot and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage systems may be connected to the existing Brandt Creek on Valley Rd with an Section 11 approval from MOE service at the applicants cost.

ALR landscape buffer need to in place upon completion of phase 1 construction.

4. Road Improvements

- a) New road to access 789-291 Valley Rd must be dedicated as road right of way upon completion of Phase 2 (when open to public) of construction of Glenmore Rec Park.
- b) Driveway access to 279,253,259,229,2366 Valley Road must be accessible at all times to either Valley road or Longhill Drive.
- c) An access agreement must be in place to all effected properties until road is dedicated.
- d) Valley road intersection and the new Glenmore Rec park road must comply with by-law 9700 local road construction standards upon any public access to new road and park.

5. Road Dedication and Subdivision Requirements

- a) Dedicate new road to road right of way upon completion of Phase 2 of Glenmore Rec park
- b) Grant Statutory Rights of Way if required for utility services.
- c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.
- d) Right and Left turn lanes into development from Valley Road are required upon completion of Phase 2 (when open to public).

6. Electric Power and Telecommunication Services

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, which would be at the applicant's cost.

7. Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

8. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

9. Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

10. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST)

Steve Muenz, P.Eng,
Development Engineering Manager

RO



Interior Health

January 23, 2017

Melanie Steppuhn
Community Sustainability
1435 Water St
Kelowna BC V1Y 1J4

Dear Melanie,

RE: Z17-0002/DP17-0003/S17-0006, 289-291 Valley Rd

Thank you for the opportunity to provide a health perspective for the Glenmore Recreation Park.

Interior Health is in support of this application which will create opportunities for residents to access physical activity options for both recreation and sport.

Please contact me if you have any questions or comments.

Sincerely,

Pam Moore
Healthy Built Environment Team

Bus: (250 469-7070 ext. 12284

Web: interiorhealth.ca

HEALTH PROTECTION
"Less Risk, Better Health"
505 Doyle Avenue. V1Y 0C5 Kelowna



Glenmore-Ellison Improvement District

445 Glenmore Road
Kelowna, BC V1V 1Z6

Email: glenmore.ellison@shaw.ca

Website: www.glenmoreellison.com

Phone: 250-763-6506

Fax: 250-763-5688

OUR FILE No.: 53-19-01
CITY OF KELOWNA FILE No.: Z17-0002
DP17-0003
S17-0006
P.I.D.: 028-955-714

February 16, 2017

City of Kelowna Community Planning
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Melanie Steppuhn (via email: msteppuhn; planninginfo@kelowna.ca)

Dear Melanie:

Re: Conditions of water service (re-zoning, development permit and subdivision) at 289-291 Valley Road (Lot A, Plan EPP16971, City of Kelowna – Glenmore Recreation Park)

Glenmore-Ellison Improvement District (GEID) has received a Re-zoning / Development Permit / Subdivision referral from the City of Kelowna for the above noted property. GEID does not require fees and conditions prior to Re-zoning / Development Permit approval; however, GEID will have fees and conditions required PRIOR TO ISSUANCE of a Water Service Certificate to facilitate building permit issuance / subdivision approval. Please see attached letter which deals with the provision of irrigation water and subdivision (road) for Glenmore Recreation Park. This letter was sent to WSP Canada Inc., on June 8, 2016; cc. sent to City of Kelowna (via email to agibbs@kelowna.ca).

This application is subject to GEID's Standard Terms and Conditions.

If you have any questions regarding the above fees and conditions, please feel free to contact our office at 250-763-6506. Please reference our file number on all correspondence.

Sincerely,

GLENMORE-ELLISON IMPROVEMENT DISTRICT

Mike Rojem
Projects Coordinator

sv/mr

Enclosures: Letter dated June 6, 2016

GEID Standard Terms and Conditions

cc: Applicant: WSP Attention: Jared Bunch (via email: jared.bunch@wspgroup.com)