DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP17-0017

Issued To: Valley Land Subdivision Ltd

Site Address: 720 Valley Road

Legal Description: Lot A Sections 32 and 29 Township 26 ODYD Plan EPP54061

Zoning Classification: CD27 – Comprehensive Development **Development Permit Area:** Comprehensive Form and Character

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. DP17-0017 for Lot A Sections 32 and 29 Township 26 ODYD Plan EPP54061, located at 720 Valley Road, Kelowna, BC to allow the construction of a multiple dwelling residential building be approved 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 form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND 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

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 own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a)	A Certified Cheque in the amount of \$	OR	
b)	An Irrevocable Letter of Credit in the amount of \$		

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.

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:

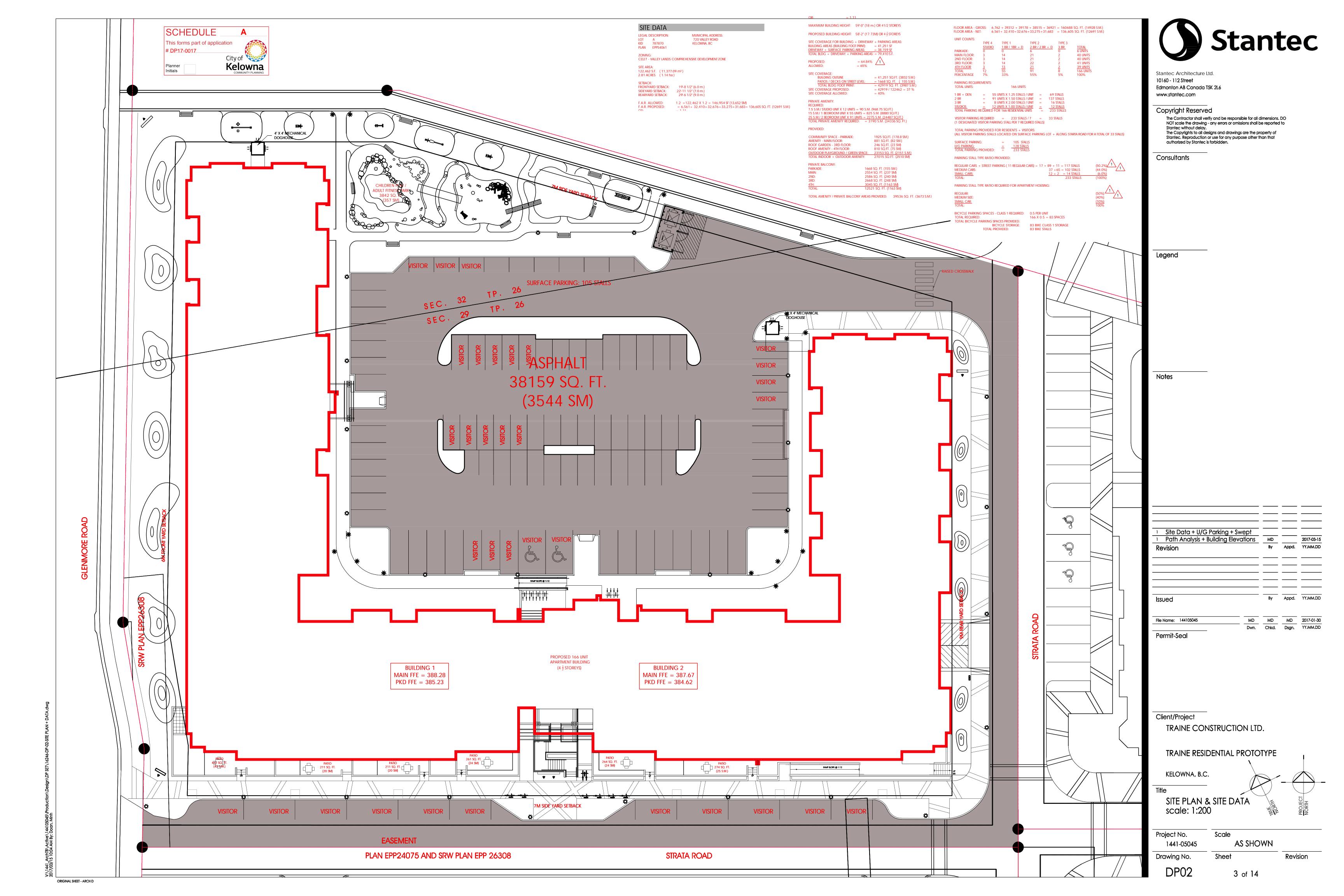
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called 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. A	۱РР	ROV	ALS

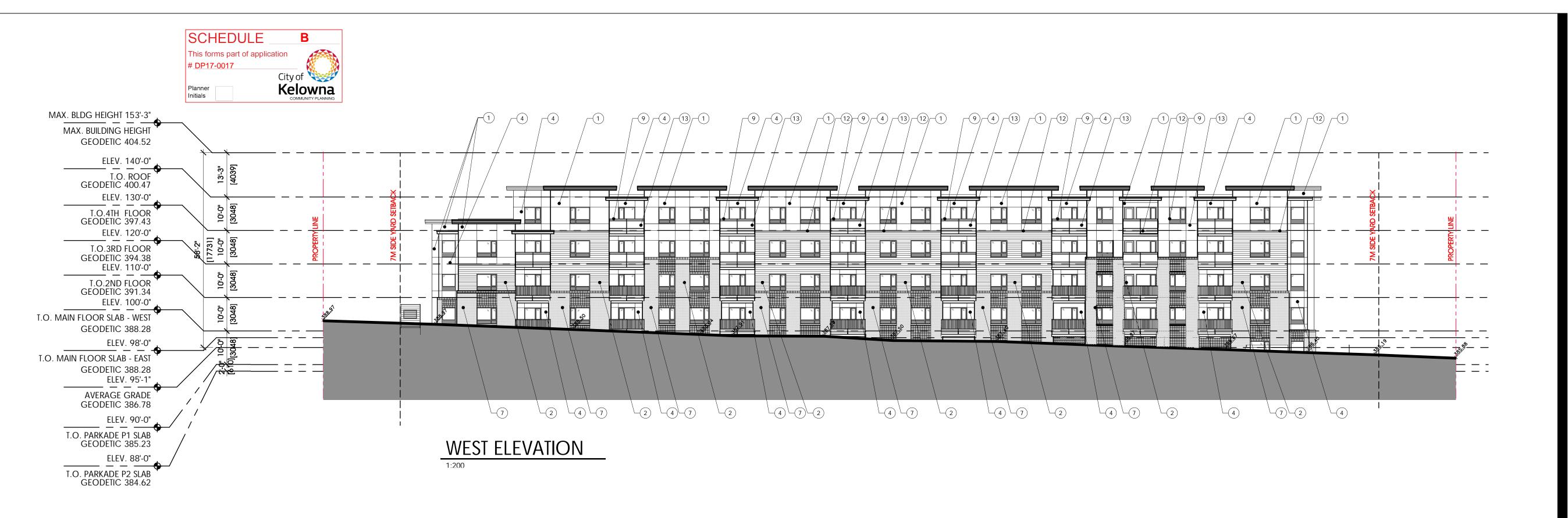
Issued and approved	by Council on the	day of	, 2017
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Issued by the Community Planning Department of the City of Kelowna on the da	ay of
, <mark>20@.</mark>	
Ryan Smith, Community Planning Department Manager	
Community Planning & Real Estate	

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







JAMES HARDIE VERTICAL SIDING COLOUR: TIMBER BARK

ELEVATION

FINISH: SMOOTH 2 JAMES HARDIE LAP SIDING COLOUR: TIMBER BARK

3 JAMES HARDIE LAP SIDING COLOUR: NIGHT GRAY FINISH: SMOOTH

4 JAMES HARDIE VERTICAL SIDING COLOUR: NIGHT AUTUMN TAN FINISH: SMOOTH

(5) PVC WINDOW

COLOUR: WHITE 6 ALUMINUM STORE FRONT

CLEAR ANODIZED 7 GENERAL SHALE COLOUR: SHADOW CANYON UTILITY SIZE: 2 1/2" H x 3 5/8" D x 7 5/8" H

8 WOOD DEDART ACCENTS: ENTRANCE CANOPY / SUPPORT

9 ALUMINUM RAIL

COLOUR: CHARCOAL

10 ALUMINUM SOFFIT COLOUR: GRAPHITE

PRE-FINISHED METAL FLASHING COLOUR: LOFT SPACE

JAMES HARIDE TRIM BOARD COLOUR: NIGHT GRAY

(13) CLEAR GLASS

Issued

File Name: 144105045

Revision

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Edmonton AB Canada T5K 2L6

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10160 - 112 Street

www.stantec.com

Consultants

Legend

Notes

Permit-Seal

Client/Project

TRAINE CONSTRUCTION LTD.

1 Site Data + U/G Parking + Swept

Path Analysis + Building Elevations

2017-03-15

Appd. YY.MM.DD

MD MD MD 2017-01-30

Dwn. Chkd. Dsgn. YY.MM.DD

TRAINE RESIDENTIAL PROTOTYPE

KELOWNA, B.C.

ELEVATIONS

Drawing No.

Project No. Scale AS SHOWN 1441-05045

12 of 14

Revision

ORIGINAL SHEET - ARCH D







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JAMES HARDIE VERTICAL SIDING
COLOUR: TIMBER BARK
FINISH: SMOOTH

JAMES HARDIE LAP SIDING COLOUR: TIMBER BARK

JAMES HARDIE LAP SIDING COLOUR: NIGHT GRAY FINISH: SMOOTH

JAMES HARDIE VERTICAL SIDING
COLOUR: NIGHT AUTUMN TAN
FINISH: SMOOTH

5 PVC WINDOW COLOUR: WHITE

6 ALUMINUM STORE FRONT CLEAR ANODIZED

7 GENERAL SHALE
COLOUR: SHADOW CANYON
UTILITY SIZE: 2 1/2" H x 3 5/8" D x 7 5/8" H

(8) WOOD DEDART ACCENTS: ENTRANCE CANOPY / SUPPORT

9 ALUMINUM RAIL COLOUR: CHARCOAL

ALUMINUM SOFFIT COLOUR: GRAPHITE

PRE-FINISHED METAL FLASHING COLOUR: LOFT SPACE

JAMES HARIDE TRIM BOARD COLOUR: NIGHT GRAY

13 CLEAR GLASS

Legend

Notes

1 Site Data + U/G Parking + Swept
1 Path Analysis + Building Elevations MD 2017-03-15
Revision By Appd. YY.MM.DD

Issued By Appd. YY.MM.DD

File Name: 144105045 MD MD MD 2017-01-30
Dwn. Chkd. Dsgn. YY.MM.DD

Client/Project

TRAINE CONSTRUCTION LTD.

TRAINE RESIDENTIAL PROTOTYPE

KELOWNA, B.C.

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Drawing No.

COLOUR ELEVATIONS

Project No. Scale
1441-05045 AS SHOWN

Sheet
13 of 14

Revision







T.O. PARKADE P1 SLAB

T.O. PARKADE P2 SLAB

ORIGINAL SHEET - ARCH D

GEODETIC 385.23

GEODETIC 384.62

ELEV. 88'-0"

ELEVATION

- 1) JAMES HARDIE VERTICAL SIDING COLOUR: TIMBER BARK
- (2) JAMES HARDIE LAP SIDING COLOUR: TIMBER BARK
- (3) JAMES HARDIE LAP SIDING COLOUR: NIGHT GRAY FINISH: SMOOTH
- (4) JAMES HARDIE VERTICAL SIDING COLOUR: NIGHT AUTUMN TAN
- (5) PVC WINDOW COLOUR: WHITE
- (6) ALUMINUM STORE FRONT CLEAR ANODIZED

FINISH: SMOOTH

- 7 GENERAL SHALE COLOUR: SHADOW CANYON
- UTILITY SIZE: 2 1/2" H x 3 5/8" D x 7 5/8" H
- 8 WOOD DEDART ACCENTS:
- ENTRANCE CANOPY / SUPPORT
- 9 ALUMINUM RAIL COLOUR: CHARCOAL
- (10) ALUMINUM SOFFIT
- COLOUR: GRAPHITE 11) PRE-FINISHED METAL FLASHING
- COLOUR: LOFT SPACE JAMES HARIDE TRIM BOARD COLOUR: NIGHT GRAY
- (13) CLEAR GLASS

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Legend

Site Data + U/G Parking + Swept Path Analysis + Building Elevations Appd. YY.MM.DD Revision Appd. YY.MM.DD Issued File Name: 144105045 MD MD MD 2017-01-30 Dwn. Chkd. Dsgn. YY.MM.DD

Client/Project

Permit-Seal

TRAINE CONSTRUCTION LTD.

TRAINE RESIDENTIAL PROTOTYPE

KELOWNA, B.C.

Title

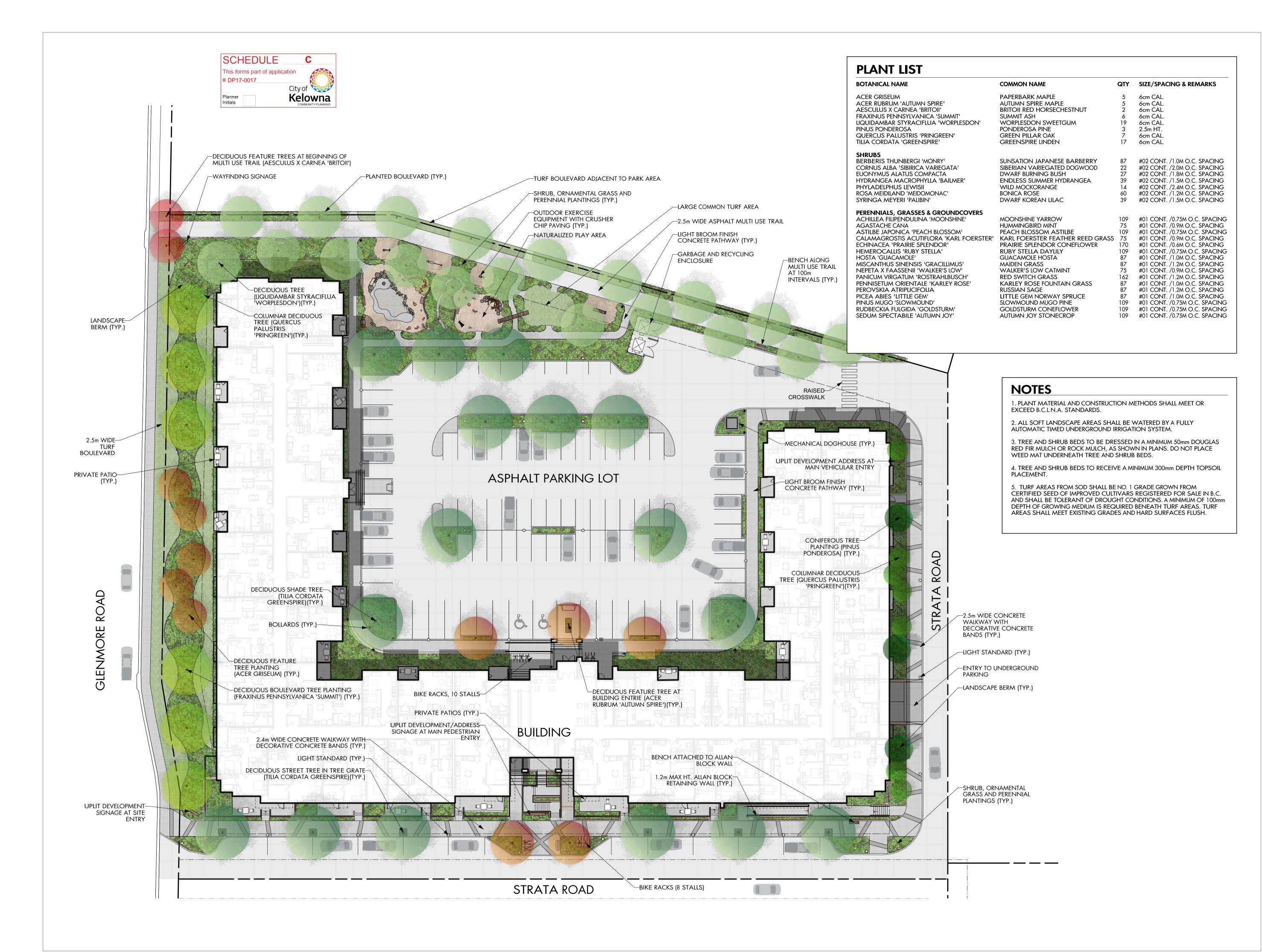
COLOUR **ELEVATIONS**

Project No. Scale 1441-05045 Drawing No. Sheet

AS SHOWN

Revision

14 of 14





206 - 1889 Spall Road Kelowna, BC V1Y 4R2 T (250) 868-9270 www.outlanddesign.ca



PROJECT TITLE

720 VALLEY ROAD BUILDING 1

Kelowna, BC

DRAWING TITLE

ISSUED FOR / REVISION

CONCEPTUAL LANDSCAPE PLAN

3	
4	
5	

PROJECTINO	17-002
DESIGN BY	KG
DRAWN BY	NG
CHECKED BY	FB
DATE	MAR. 15, 2017
SCALE	1:250

SEAL

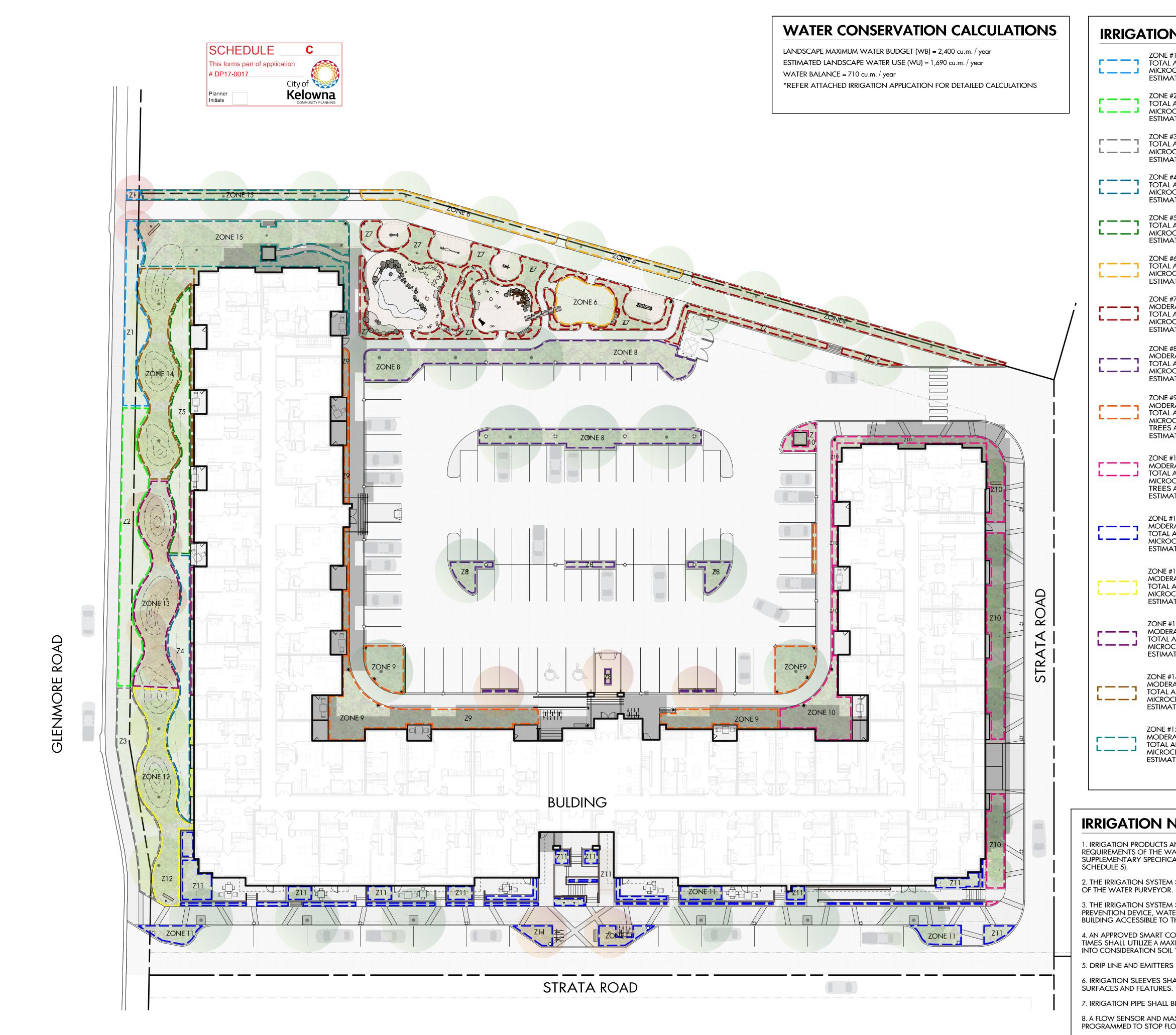


DRAWING NUMBER

L1/2

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IRRIGATION LEGEND

ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 62 sq.m. L ___ _ J MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 89 cu.m.

ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 102 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 146 cu.m.

ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 79 sq.m. L — —

MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 113 cu.m.

ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 77 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 110 cu.m.

ESTIMATED ANNUAL WATER USE: 153 cu.m.

ZONE #5: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 77 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 110 cu.m.

> ZONE #6:LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 107 sq.m. MICROCLIMATE: SOUTH EXPOSURE, FULL SUN

> ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 262 sq.m.

MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 146 cu.m.

ZONE #8: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 236 sq.m.
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES

ESTIMATED ANNUAL WATER USE: 131 cu.m.

ZONE #9: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 232 sq.m.

MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING ESTIMATED ANNUAL WATER USE: 129 cu.m.

ZONE #10: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 232 sq.m.

MICROCLIMATE: EAST & WEST EXPOSURE, PARTIALLY SHADED BY TREES AND STRUCTURE ESTIMATED ANNUAL WATER USE: 129 cu.m.

ZONE #11: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

TOTAL AREA: 205 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 114 cu.m.

ZONE #12: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

TOTAL AREA: 112 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 62 cu.m.

ZONE #13: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS

TOTAL AREA: 127 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 71 cu.m.

ZONE #14: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR

MODERATE WATER USE PLANTING AREAS TOTAL AREA: 132 sq.m.

MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 73 cu.m.

ZONE #15: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR

MODERATE WATER USE PLANTING AREAS TOTAL AREA: 208 sq.m. MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALYL SHADED BY TREES

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

ESTIMATED ANNUAL WATER USE: 116 cu.m.

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION. 6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



OUTLAND DESIGN LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road Kelowna, BC V1Y 4R2 T (250) 868-9270 www.outlanddesign.ca



PROJECT TITLE

720 VALLEY ROAD BUILDING 1

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION / IRRIGATION PLAN

1	17.03.15	Development Permit	
2			
3			
4			
5			

PROJECT NO	17-002
DESIGN BY	SP
DRAWN BY	NG
CHECKED BY	FB
DATE	MAR. 15, 2017
SCALE	1:250



DRAWING NUMBER

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