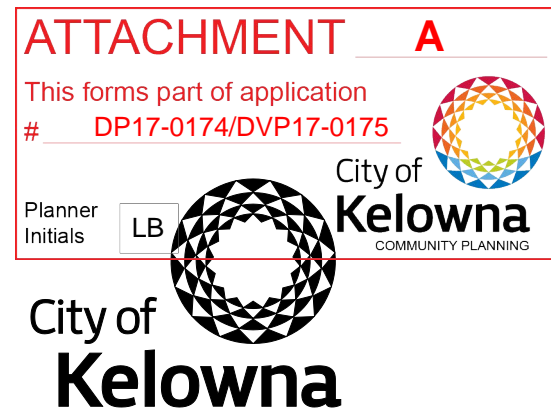


# DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP17-0174/ DVP17-0175

**Issued To:** Valley Land Subdivision Ltd.  
**Site Address:** 720-724 Valley Road  
**Legal Description:** Lot A Sections 32 and 29 Township 26 ODYD Plan EPP54061  
**Zoning Classification:** CD27 – Valley Land Subdivision

### 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 / Development Variance Permit No. DP17-0174 / DVP17-0175 for a portion of Lot A Sections 32 and 29 Township 26 ODYD Plan EPP54061, located at 720-724 Valley Road, Kelowna, BC to allow the construction of a multiple unit residential development 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 THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "D";

**Section 8.1.11(b): Parking and Loading Off-Street Vehicle Parking**

To vary the required parking ratio from 50% full, 40% medium, and 10% compact stalls permitted to 57% full, 29% medium, and 14% compact stalls proposed.

**Section 8.5 Table 8.1: Parking and Loading Parking Schedule**

To vary the required parking from 142 stalls permitted to 133 stalls proposed.

**Section 13.11.6(c): RM5 – Medium Density Multiple Housing**

To vary the required height from 4.5 storeys permitted to 5 storeys proposed.

AND FURTHER THAT this Development Permit / Development Variance 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 \$140,061.25                      OR
- b) An Irrevocable Letter of Credit in the amount of \$140,061.25.

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. APPROVALS

Issued and approved by Council on the 21<sup>st</sup> day of November, 2017.

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Ryan Smith, Community Planning Department Manager  
Community Planning & Real Estate

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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



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## Consultants

Legend

This forms part of application  
# DP17-0174/DVP17-0175

Planner Initials LB

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Notes


Revision	By	Appd.	YY.MM.DD

RE-ISSUED FOR DP	MD	JT	17.09.25
Issued	By	Appd.	YY.MM.DD

File Name:				
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Sea

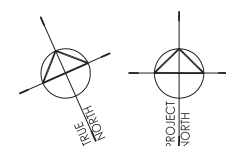
Client/Project  
TRAINE DEVELOPMENT

APARTMENT BUILDING  
722 VALLEY ROAD  
KELOWNA, BRITISH COLUMBIA

Title  
SITE PLAN  
SITE DATA

Project No.	Scale	
144104466	AS NOTED	
Drawing No.	Sheet	Revision

DP-02



<b>SITE COVERAGE FOR BUILDING + DRIVEWAY + PARKING AREAS:</b>		
BUILDING AREAS (BUILDINGS FOOTPRINT);		23.74% SF
ASPHALT + DRIVEWAY + ROAD;		13506 SF
<b>TOTAL:</b>		<b>37255 SF</b>
<b>PROPOSED:</b>		<b>49.44%</b>
<b>ALLOWED:</b>		<b>65.00%</b>
<b>SITE COVERAGE:</b>	23%	
<b>PRIVATE AMENITY:</b>		
<b>REQUIRED:</b>		
7.5 S.M./ STUDIO UNIT X 8 UNITS-	60 SM	(645.8 SF)
15 S.M. / 1BEDROOM UNIT X 4 /	705 SM	(7588.5 SF)
25 S.M./ 2 BEDROOM UNIT X 50	2250 SM	(13454.8 SF)
<b>TOTAL PRIVATE AMENITY REQUIRED:</b>	<b>3015 SM</b>	<b>(31689.2 SF)</b>
<b>PROVIDED:</b>		
BIKE STORAGE - PARKADE:		150 SF
AMENITY- MAIN FLOOR:		650 SF
ROOF GARDEN- 5TH FLOOR;		581 SF
OUTDOOR PLAY GROUND / GRILLN SPACL:		17250 SF
<b>TOTAL INDOOR + OUTDOOR AMENITY :</b>		<b>18646 SF</b>
<b>PRIVATE BALCONY:</b>		
MAIN:		929 SF
2ND:		1154 SF
3RD:		1554 SF
4TH:		1554 SF
5TH:		1345 SF
<b>TOTAL:</b>		<b>6936 SF</b>
<b>TOTAL AMENITY / PRIVATE BALCONY AREAS PROVIDED:</b>		<b>25582 SF</b>
		<b>2346.65 SM</b>

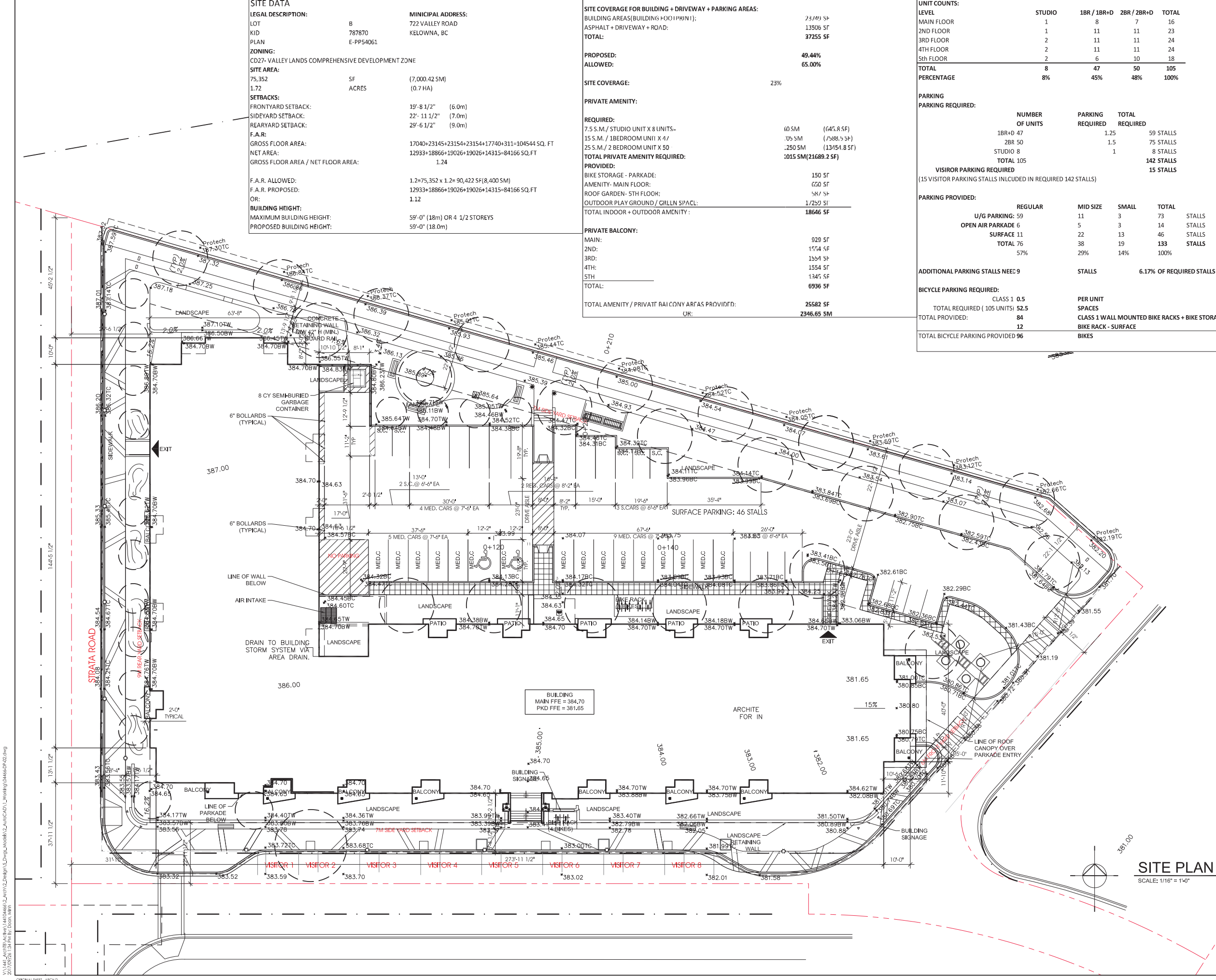
UNIT COUNTS:				
LEVEL	STUDIO	1BR / 1BR+D	2BR / 2BR+D	TOTAL
MAIN FLOOR	1	8	7	16
2ND FLOOR	1	11	11	23
3RD FLOOR	2	11	11	24
4TH FLOOR	2	11	11	24
5th FLOOR	2	6	10	18
<b>TOTAL</b>	<b>8</b>	<b>47</b>	<b>50</b>	<b>105</b>
<b>PERCENTAGE</b>	<b>8%</b>	<b>45%</b>	<b>48%</b>	<b>100%</b>

<b>PARKING</b>			
<b>PARKING REQUIRED:</b>			
	<b>NUMBER OF UNITS</b>	<b>PARKING REQUIRED</b>	<b>TOTAL REQUIRED</b>
	1BR+D 47	1.25	59 STALLS
	2BR 50	1.5	75 STALLS
	STUDIO 8	1	8 STALLS
	<b>TOTAL 105</b>		<b>142 STALLS</b>
<b>VISITOR PARKING REQUIRED</b>			<b>15 STALLS</b>

<b>PARKING PROVIDED:</b>				
<b>REGULAR</b>	<b>MID SIZE</b>	<b>SMALL</b>	<b>TOTAL</b>	
U/G PARKING: 59	11	3	73	STALLS
OPEN AIR PARKADE 6	5	3	14	STALLS
SURFACE 11	22	13	46	STALLS
<b>TOTAL 76</b>	<b>38</b>	<b>19</b>	<b>133</b>	<b>STALLS</b>
57%	29%	14%	100%	

ADDITIONAL PARKING STALLS NEED 9	STALLS	6.17% OF REQUIRED STALLS
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<b>BICYCLE PARKING REQUIRED:</b>		
CLASS 1	0.5	PER UNIT
TOTAL REQUIRED ( 105 UNITS)	52.5	SPACES
TOTAL PROVIDED:	84	CLASS 1 WALL MOUNTED BIKE RACKS + BIKE STORAGE
	12	BIKE RACK - SURFACE
TOTAL BICYCLE PARKING PROVIDED	96	BIKES



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## Consultants

Legend

**P**

This forms part of application

# DP17-0174/DVP17-0175



City of Kelowna  
COMMUNITY PLANNING

Planner Initials LB

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Notes


Revision	By	Appd.	YY.MM

RE-ISSUED FOR DP	MD	JT	17.09
Issued	By	Appd.	YY.MM

File Name:	Dwn.	Chkd.	Dsgn.	YY.MM
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Permit-Seal

Client/Project  
TRAINEE DEVELOPMENT

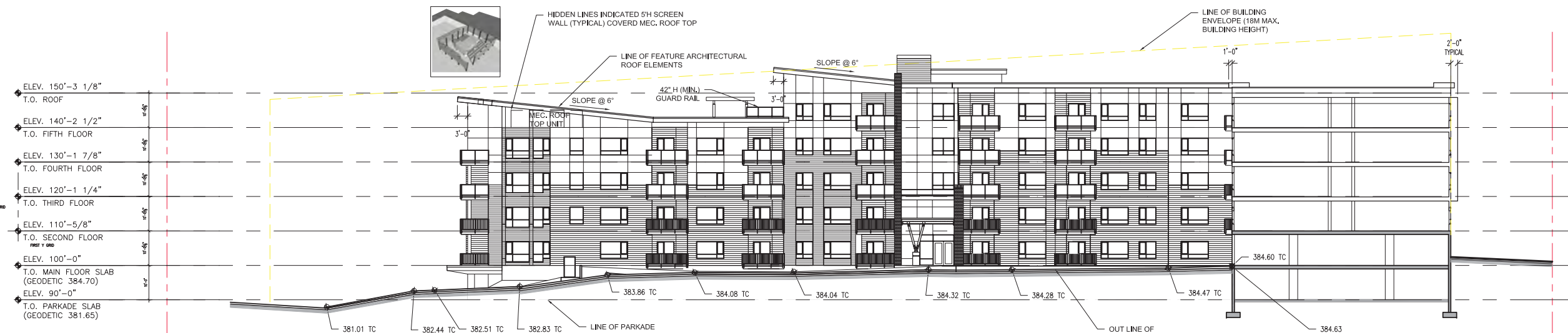
APARTMENT BUILDING  
722 VALLEY ROAD  
KELOWNA, BRITISH COLUMBIA

Title  
ELEVATIONS

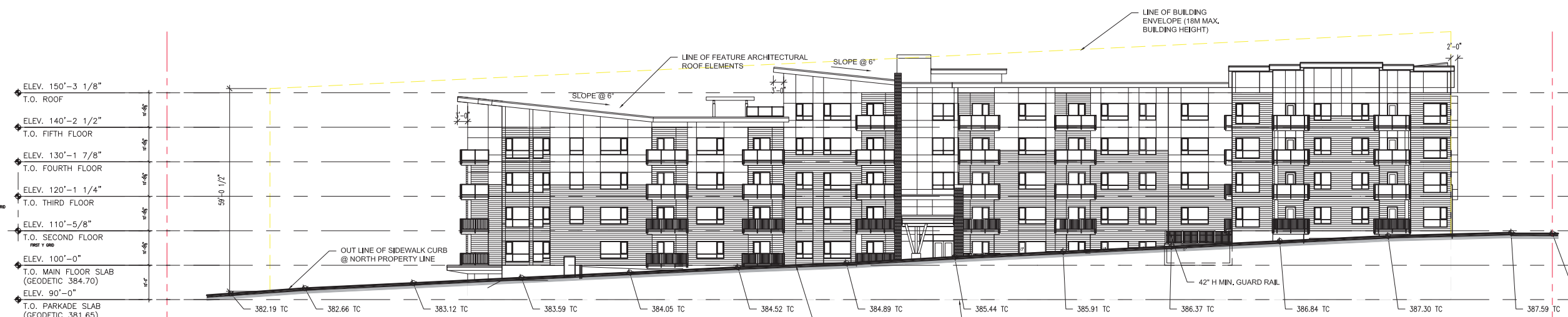
Project No.	Scale
144104466	AS NOTED

Drawing No.	Sheet	Revision
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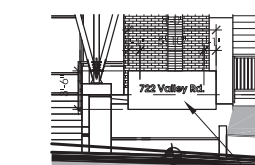
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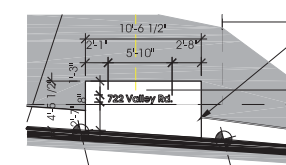
① NORTH ELEVATION @ INTERIOR SIDEWALK CURB



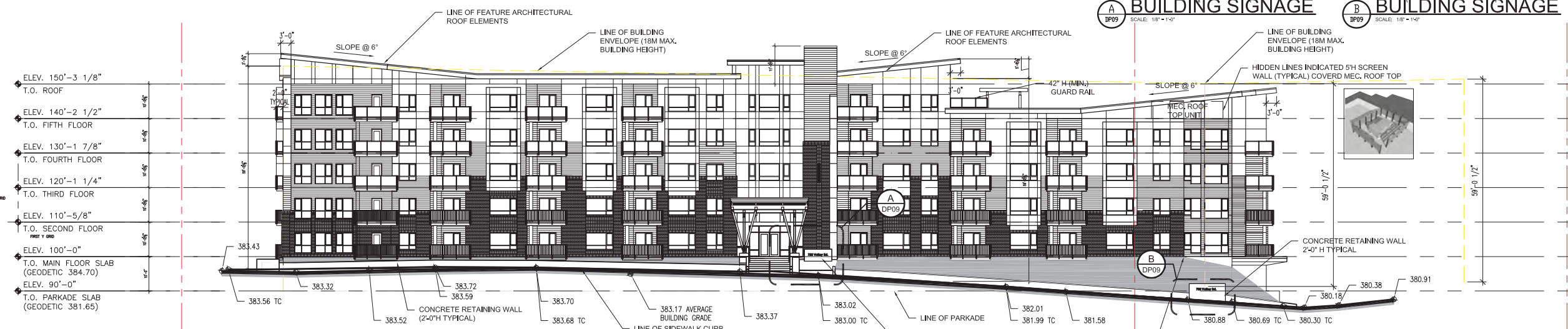
② NORTH ELEVATION @ NORTH PROPERTY LINES



**BUILDING SIGNAGE**



## BUILDING SIGNAGE



① SOUTH ELEVATION @ SIDEWALK CURB



## ELEVATION LEGEND

- JAMES HARDIE PANEL SIDING  
COLOUR: GRAY SLATE  
FINISH: SMOOTH
- JAMES HARDIE PANEL SIDING  
COLOUR: CUSTOM COLOUR  
FINISH: SMOOTH
- JAMES HARDIE LAP SIDING  
COLOUR: NIGHT GRAY  
FINISH: SMOOTH
- JAMES HARDIE PANEL SIDING  
COLOUR: ARCTIC WHITE  
FINISH: SMOOTH
- PVC WINDOW  
COLOUR: WHITE
- ALUMINUM STORE FRONT  
CLEAR ANODIZED
- ALUMINUM PERFORATED PANEL  
60% VISIBLE
- ENDICOTT  
COLOUR: MAGANESE IRONSPOT  
UTILITY SIZE: 2 3/4" H x 3 3/4" D x 7 3/4" H
- WOOD CEDAR ACCENTS  
ENTRANCE CANOPY / SUPPORT
- ALUMINUM RAIL  
COLOUR: CHARCOAL
- GENTEK ALUMINUM SOFFIT  
COLOUR: CASHMERE
- GENTEK ALUMINUM SOFFIT  
COLOUR: CASHMERE
- CLEAR GLASS
- MEDIUM SAND BLASTED  
CONCRETE FINISH

## SCHEDULE B

This forms part of application  
# DP17-0174/DVP17-0175

Planner  
Initials LB

City of  
**Kelowna**  
COMMUNITY PLANNING

Notes

Revision By Appd. YY.MM.DD

RE-ISSUED FOR DP MD JT 17.09.25  
Issued By Appd. YY.MM.DD

File Name: Dwn. Chkd. Dign. YY.MM.DD

Permit-Seal

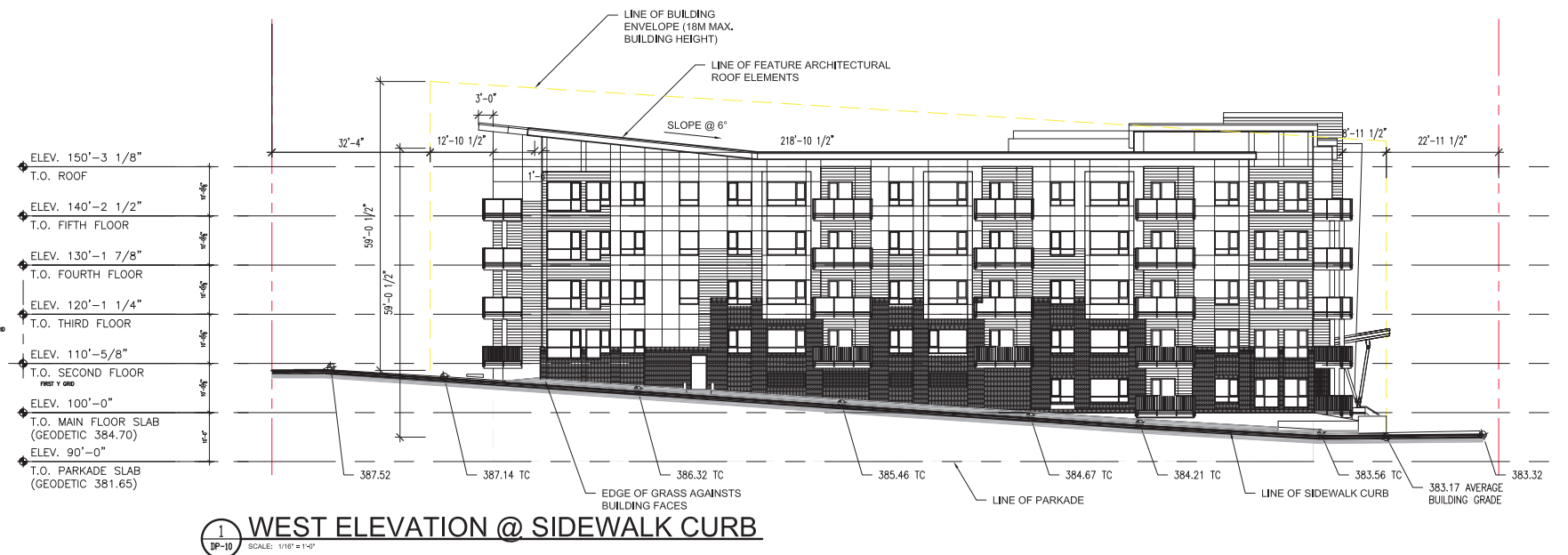
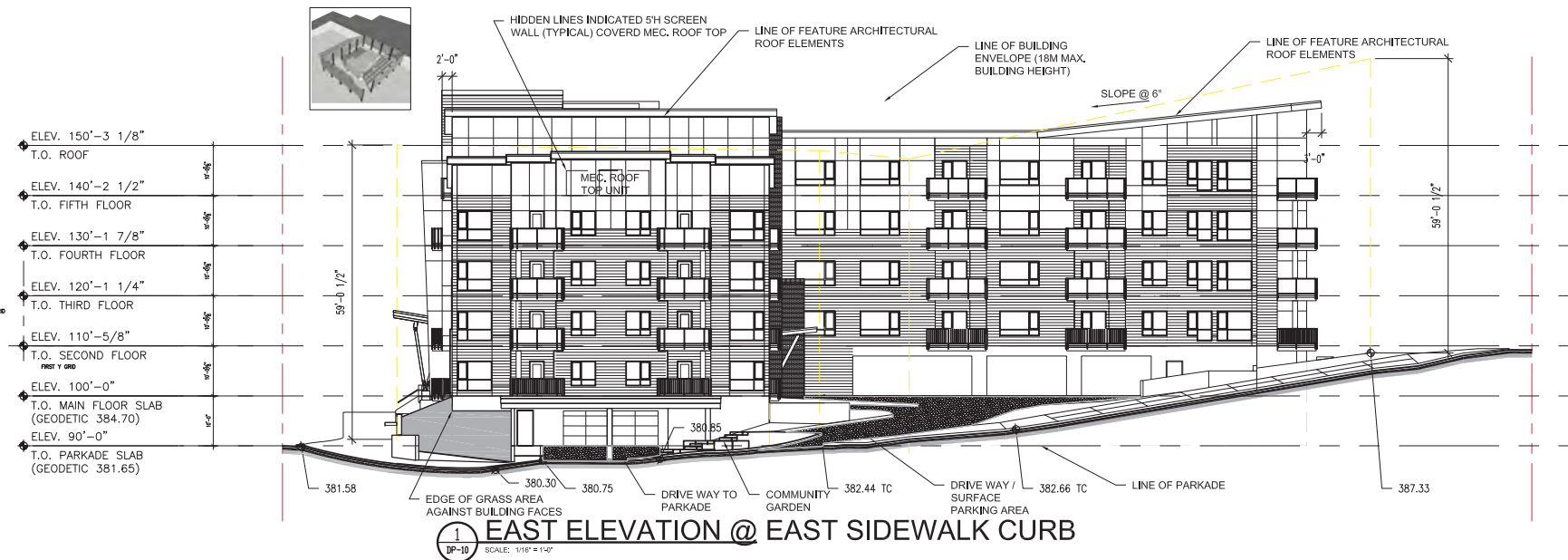
Client/Project  
TRAINE DEVELOPMENT

APARTMENT BUILDING  
722 VALLEY ROAD  
KELOWNA, BRITISH COLUMBIA

Title  
ELEVATIONS

Project No. 144104466 Scale AS NOTED  
Drawing No. Sheet Revision

DP-10 of



**VIEW LOOKING @ NW**  
SCALE: 1/16" = 1'-0"



**VIEW LOOKING @ NE**  
SCALE: 1/16" = 1'-0"



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## Consultants

### Legend

This forms part of application  
# DP17-0174/DVP17-0175

Planner Initials 

LB

tion  
-0175  
City of  
**Kelowna**  
COMMUNITY PLANNING

## Notes

[illegible]

File Name: \_\_\_\_\_ Dwn. Chkd. Dsgn. YY.MM.DD  
 Permit-Seal \_\_\_\_\_

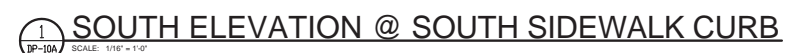
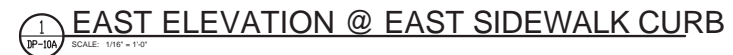
Client/Project  
TRAINE DEVELOPMENT

APARTMENT BUILDING  
722 VALLEY ROAD  
KELOWNA, BRITISH COLUMBIA

Title  
CONCEPT COLOUR ELEVATIONS

Project No. 144104466	Scale AS NOTED
Drawing No.	Sheet                      Revision

DP-10A of



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2017/09/25 4:31 PM By: Doan, Minh





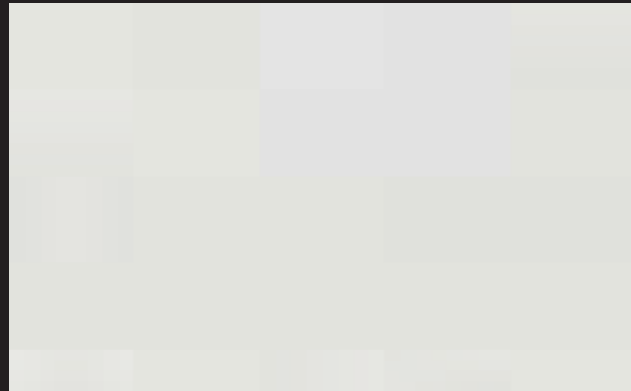
1- JAMES HARDIE PANEL SIDING  
COLOUR: GRAY SLATE  
FINISH: SMOOTH



2 - JAMES HARDIE PANEL SIDING  
COLOUR: CUSTOM COLOUR  
FINISH: SMOOTH



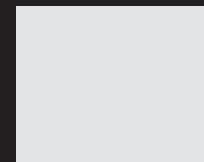
3- JAMES HARDIE LAP SIDING  
COLOUR: NIGHT GRAY  
FINISH: SMOOTH



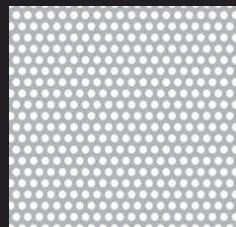
4- JAMES HARDIE PANEL SIDING  
COLOUR: ARCTIC WHITE  
FINISH: SMOOTH



5- PVC WINDOW  
COLOUR: WHITE



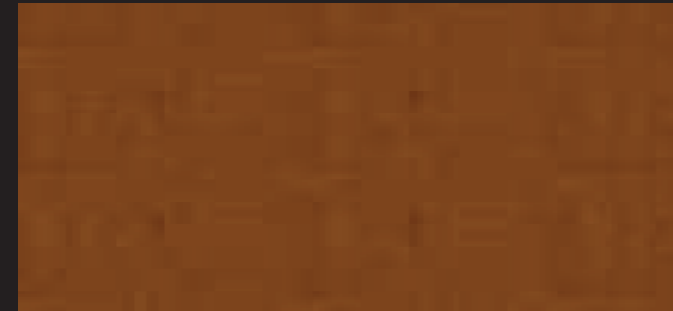
6- CLEAR ANODIZED  
ALUMINUM STORE FRONT



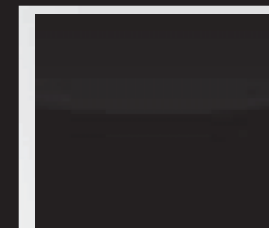
7- ALUMINUM PERFORATED  
PANEL - 60% VISIBLE



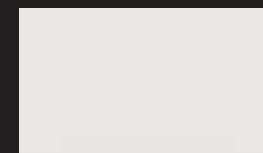
8- ENDICOTT  
COLOUR: MAGANESE IRONSPOT  
UTILITY SIZE: 2 1/4"H x 3 5/8" D x 75/8" W



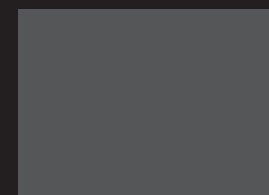
9- WOOD CEDAR ACCENTS:  
ENTRANCE CANOPY / SUPPORT



10- ALUMINUM RAIL  
COLOUR: CHARCOAL



11- GENTEK ALUMINUM  
SOFFIT  
COLOUR: CASHMERE



12- PREFINISHED METAL FALSHING  
COLOUR: CHARCOAL



13- CLEAR GLASS



14- MEDIUM SAND BLASTED  
CONCRETE FINISH

SCHEDULE

B

This forms part of application

# DP17-0174/DVP17-0175

Planner Initials

LB

City of Kelowna

COMMUNITY PLANNING



**SCHEDULE** B

This forms part of application  
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Planner  
Initials LB

City of Kelowna  
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206 - 1889 Spall Road  
Kelowna, BC V1Y 4R2  
T (250) 868-9270  
[www.outlanddesign.ca](http://www.outlanddesign.ca)

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER GRISEUM	PAPERBARK MAPLE	1	6cm CAL.
ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE MAPLE	6	6cm CAL.
LIQUIDAMBOUR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEETGUM	17	6cm CAL.
QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR OAK	10	6cm CAL.
QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE OAK	6	6cm CAL.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC TREE	7	6cm CAL.
TIILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	4	6cm CAL.
<b>SHRUBS, PERENNIALS &amp; GRASSES</b>			
ACHILLEA 'GOLD PLATE'	GOLD PLATE YARROW	86	#01 CONT. /0.75M O.C. SPACING
ASTILBE JAPONICUM 'PEACH BLOSSUM'	PEACH BLOSSOM ASTILBE	86	#01 CONT. /0.75M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	86	#01 CONT. /0.75M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	48	#02 CONT. /1.0M O.C. SPACING
ECHINACEA PUPUREA 'MAGNUS'	MAGNUS CONEFLOWER	133	#01 CONT. /0.6M O.C. SPACING
EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	22	#02 CONT. /2.0M O.C. SPACING
FESTUCA OVINA	GREEN FESCUE	39	#01 CONT. /1.5M O.C. SPACING
HEMEROCALLIS 'FRANS HALS'	FRANS HALS DAYLILY	86	#01 CONT. /0.75M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	33	#02 CONT. /1.2M O.C. SPACING
HYDRANGEA PANICULATA 'DVPINKY'	PINKY WINKY HYDRANGEA	86	#02 CONT. /0.75M O.C. SPACING
IRIS GERMANICA 'EDITH WOLFOLD'	YELLOW AND BLUE BEARDED IRIS	245	#01 CONT. /0.6M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	133	#01 CONT. /0.6M O.C. SPACING
MISCANTHUS SINENSIS 'GRACILLIUMS'	MAIDEN GRASS	33	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	59	#01 CONT. /0.9M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	88	#01 CONT. /1.0M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	133	#02 CONT. /0.6M O.C. SPACING
PICEA PUNGENS 'GLOBOSA'	GLOBE BLUE SPRUCE	12	#02 CONT. /2.0M O.C. SPACING
ROSA 'MORDEN FIREGLOW'	MORDEN FIREGLOW ROSE	88	#02 CONT. /1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTRUM'	GOLDSTRUM CONEFLOWER	86	#01 CONT. /0.75M O.C. SPACING
SYRINGA MEYERI 'PAINIIN'	DWARF KOREAN LILAC	21	#01 CONT. /1.5M O.C. SPACING

SPACING  
SPACING  
SPACING  
# DP17-0174/DVP17-01

City of Kelowna  
COMMUNITY PLANNING



Kelowna, BC

DRAWING TITLE

ISSUED FOR / REVISION		
1	17.09.29	Development Permit
2		
3		
4		
5		

PROJECT NO	17081
DESIGN BY	KG
DRAWN BY	WC
CHECKED BY	KG
DATE	SEPT. 29, 2017
SCALE	1:200

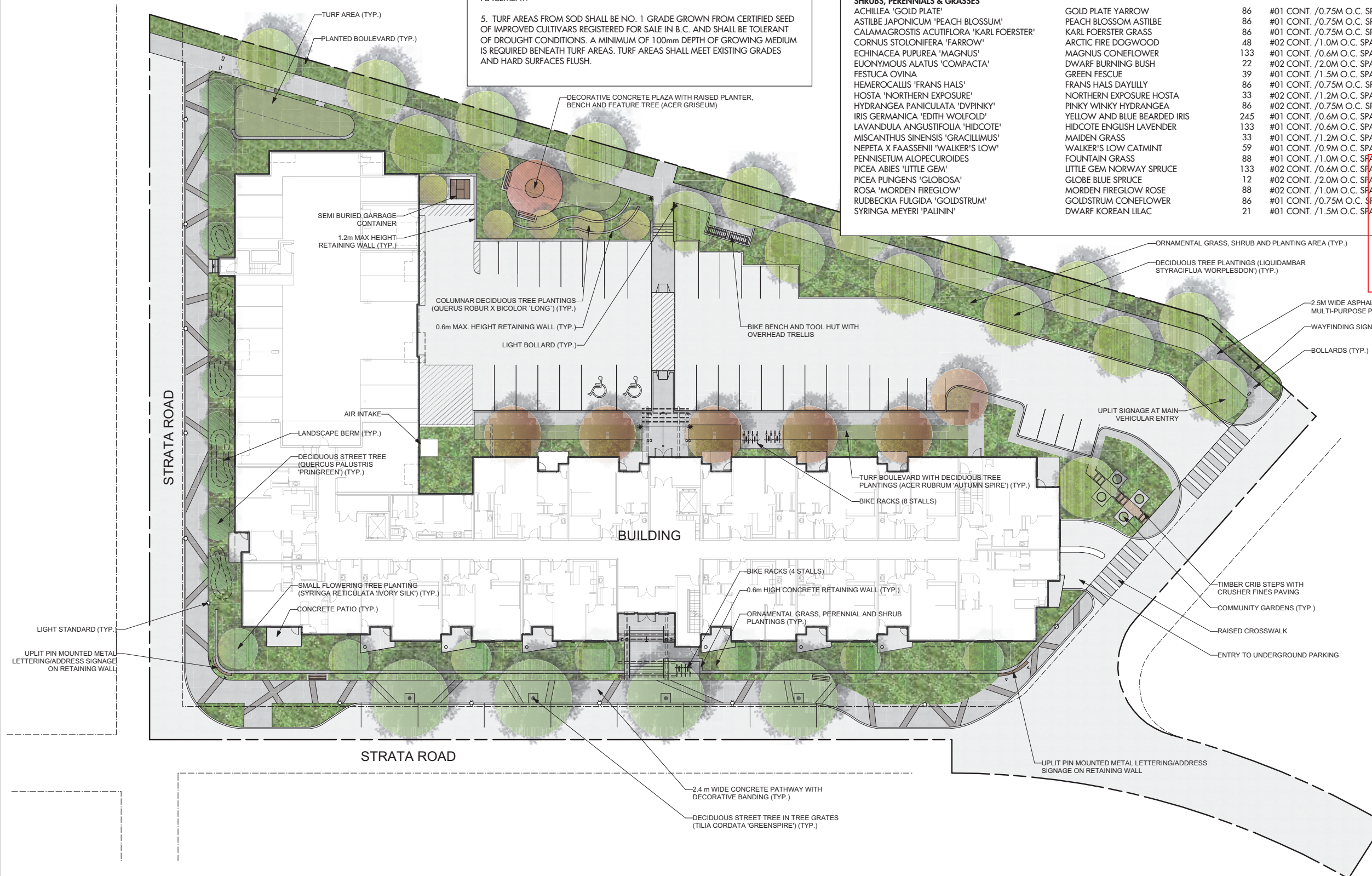
SEAL



DRAWING NUMBER

L 1/2

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### 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).
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 SURFACES AND FEATURES.
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.

### IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 49 sq.m.  
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 70 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 19 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 27 cu.m.
- ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 64 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 91 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 148 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 82 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 206 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 114 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 107 sq.m.  
MICROCLIMATE: NORTH EXPOSURE, HEAVILY SHADED BY TREES & BUILDING  
ESTIMATED ANNUAL WATER USE: 115 cu.m.
- ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 159 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 88 cu.m.
- ZONE #8: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 196 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 109 cu.m.
- ZONE #9: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 125 sq.m.  
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING  
ESTIMATED ANNUAL WATER USE: 84 cu.m.
- ZONE #10: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 289 sq.m.  
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 161 cu.m.

### WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (W/B) = 1,467 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 926 cu.m. / year  
WATER BALANCE = 541 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

## SCHEDULE C

This forms part of application  
# DP17-0174/DVP17-0175

Planner  
Initials

LB



PROJECT TITLE

**720 VALLEY ROAD  
LOT B**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION  
AND IRRIGATION PLAN**

ISSUED FOR / REVISION

1	17.09.29	Development Permit
2		
3		
4		
5		

PROJECT NO. 17-081

DESIGN BY KG

DRAWN BY VVC

CHECKED BY KG

DATE SEPT. 29, 2017

SCALE 1:200

SEAL



DRAWING NUMBER

# L2/2

ISSUED FOR REVIEW ONLY

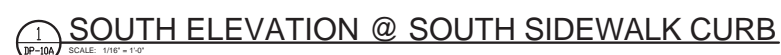
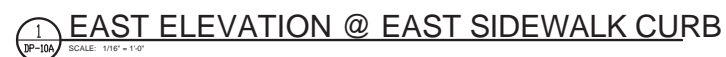
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## Consultants



Maximum height varied to 5 storeys or 18.0 m.

Minimum parking ratio varied to 57% full, 29% medium, 14% compact.

Minimum parking varied to 133 stalls.

Legend

**SCHEDULE**

D

This forms part of application  
# DP17-0174/DVP17-0175

Planner Initials LB

Education  
 7-0175  
 City of  
**Kelowna**  
 COMMUNITY PLANNING

## Notes

[illegible]

Client/Project  
**TRAINEE DEVELOPMENT**

APARTMENT BUILDING  
722 VALLEY ROAD  
KELOWNA, BRITISH COLUMBIA

Title  
CONCEPT COLOUR ELEVATIONS

Project No. 144104466	Scale AS NOTED	
Drawing No.	Sheet	Revision

DP-10A of





July 19, 2017

**Attention: Community Planning**  
1435 Water Street  
Kelowna, BC V1Y 1J4

**Reference: 720 Valley Road, Kelowna, BC**

Please find below a summarized design rationale for the above referenced 105 units – rental apartment building.

- 1 The proposed development is a 5 storey wood frame, over a concrete parkade structure – This building contains a mix of 105 rental units c/w common indoor + outdoor amenity spaces.
- 2 The building flanks the public roadways to the west and south providing an animated street edge. The resulting “L” shaped configuration significantly minimizes any negative privacy and sunshadow impact on the adjacent development to the north
- 3 The design has taken full advantage of the existing site grading by introducing a full, single level “conditioned underground parkade” and an additional open air parkade accessed from a surface parking area screened and internal to the site. The accommodation of three parking choices helps address affordability for the rental occupants of the building by accommodating a choice of 3 different parking rental rates.
- 4 Upgraded finishes and building articulation have been provided along the public street faces to enhance the streetscape. Here, the uses of brick, wood entry features, and “bay window” suite bump outs help break up and articulate the building facades. The intended aesthetic for the building is somewhat contemporary, while complimenting the recently approved multi-family residential development to the west. Large flowing angular roofs make up the main architectural expression with complimentary angular balcony structures on the south and west elevations. Corners of the building are emphasized by accentuated suites with extensively glazed living spaces occupying the corners. All balconies are zoned off of bedroom areas rather than the traditional locations off of living spaces, allowing significantly more light penetration into suite living spaces. This will allow for extended periods of the day without the need to supplement the spaces by turning on lights leading to a passive sustainable measure for the tenants. The remainder of the building is clad with a combination of cementitious siding and panels which further breaks up the building through the use of texture and colour.
- 5 The use of traditional metal pickets and glass railings, in combination, add additional materiality to the facades.
- 6 Two main building entrances, accessing a shared lobby, allow access from the south and internal parking area to the north. The entrances are enhanced with the use of Brick / Glazing and glulam structure



July 19, 2017

Page 2 of 2

**Reference: 720 Valley Road, Kelowna, BC**

- 7 The use of accent exterior lighting at building corners and feature / entries / parkade entry points will help enhance the nighttime experience and contribute to the CPTED principles for the site.
- 8 The southeast end of the building and parkade entry feature are enhanced and articulated to help accentuate this prominent building elevation as seen from Valley Road to the east.
- 9 The building mass steps down one storey towards the east end of the development to allow for a common roof top amenity with views of the valley to the north, south and east.
- 10 Enhanced landscaping, retaining structures and site grading along the south and west facades screen the blank parkade wall and softens the pedestrian edge along the buildings south façade.

**Joe Tkalcic**

Senior Principal  
Stantec

1060 112 Street, Edmonton AB T5K 2L6

Phone: (780) 917-7005

Cell: (780) 975-5591

[joe.tkalcic@stantec.com](mailto:joe.tkalcic@stantec.com)

**STANTEC ARCHITECTURE LTD.**

uk document16

July 21, 2017

City of Kelowna – Community Planning  
1435 Water Street  
Kelowna, BC V1Y 1J4  
250-469-8626  
[www.kelowna.ca](http://www.kelowna.ca)

RE: 720 Valley Road – Design Rationale Statement

Dear Ms. Laura Bentley,

As supplement to our recent Development Permit Application for 720 Valley Road, please accept the following comprehensive design rationale.

#### Project Details

- Land Size – 0.73 ha (1.80 ac)
- Number of Units – 105
- Number of underground/covered parking stalls – 87
- Number of surface parking stalls – 46
- Number of residential use floors – 5

#### Form & Character

The proposed building is the second phase of a 5 lot, master planned community of multi-family housing. The overall community is intended to portray a consistent character while allowing for some individual building uniqueness. As such, the massing of the building was designed to complement the neighbouring building on lot A. While the proposed building is 5 storeys as compared to the neighbouring building at 4.5 storeys, the natural gradient of the land means that its geodetic height is somewhat lower than the first building. Project uniqueness was achieved through the use of sloping roof lines and the use of a lighter exterior colour palette. That said, the general shape, window patterning and material selections adhere to the Master Development guidelines and are complementary to the first building, which is scheduled to commence construction in early August, 2017. The subject lot steps down significantly (+/- 18') from the NW corner to the SE corner so the top line of the building was stepped down a full storey moving from east to west to follow the natural lay of the land. Additionally, a large portion of the lot is over roadway and thus unbuildable so to ensure adequate parking, a section of the main floor of the building was converted to a second tier of covered parking. This allowed for the integration of the master site east to west trail system along with 3 unique outdoor amenities.

#### Objectives

In planning for the site, it was important to achieve a reasonable unit yield to ensure that the overall site density objectives were attained. Due to the unbuildable section of the lot, this required that we design above 4 storeys. Other objectives were to complement and enhance the overall development, provide a highly attractive building, and provide exceptional outdoor spaces for the enjoyment of the future tenants. As Master Developer for the overall site, we worked tirelessly to design an building that is an improvement over what was conceptually planned when the overall site was under development.

### Amenities

The unbuildable area of the site was also unusable for amenity or outdoor spaces. This presented a challenge as we intended to provide above average amenity spaces for the future building occupants. Our anticipated primary tenant demographics are young professionals, students and empty nesters. As such, the provided amenities cater to those groups. There is an outdoor community garden in the SE corner of the lot, this is a feature often looked for by empty nesters. Along the pathway, we plan for a bicycle servicing station complete with air pump and repair tools, all under a covering roof. This will appeal to our younger target audience but will also serve the greater development as it will not be locked off. Lastly, a path-side conversation/rest plaza, a main floor community room and a generously sized roof top deck will allow for congregation of all demographics in comfortable, purpose built gathering spaces.

### Variances

There are two variances being requested for the site:

**Parking:** In spite of including a full parkade, surface parking lot and an additional second tier parkade, we are left short of the bylaw required number of parking stalls by 9. While there is room in the NE corner of the lot to allow for 9 stalls in the northern side yard setback, we felt it was more important that space be landscaped to allow a buffer to the pathway. The site location is well connected to the area and downtown core of the City by biking and walking trails. We felt that this challenge of having a handful fewer parking stalls than what is required could be overcome by allowing for additional bike parking. This was achieved through the inclusion of wall mounted bike racks at the end of each parkade stall. By including these racks, we far exceed the number of required bicycle parking stalls. Lastly, our previously mentioned anticipated demographic are much less reliant on multiple vehicles than others. As developer, we also anticipate operating the building at completion and are comfortable with the parking allowed.

**Height:** As indicated earlier, in order to achieve an acceptable unit yield, we felt it necessary to increase the height of the building by a full storey above the currently permitted height in the RM5 zone. While we understand it is the future goal of Community Planning to allow for this height of building within the RM5 zone, it is not currently the case. With the additional storey, we still maintain an FAR under 1.0, well below the permitted FAR within the zone. To ensure the height is not a detriment to the rest of the site, we stepped the building down a full storey at the lowest point of the lot as well as softened the upper storey facades through the use of bump outs and articulation. Extra care was taken to increase the quality of finish of the building exterior to ensure that the building was attractive to the eye.

We are pleased to submit this application to the City of Kelowna for consideration and are excited by what this project will add to our community.

Sincerely,



Chad Davidson  
Development Manager















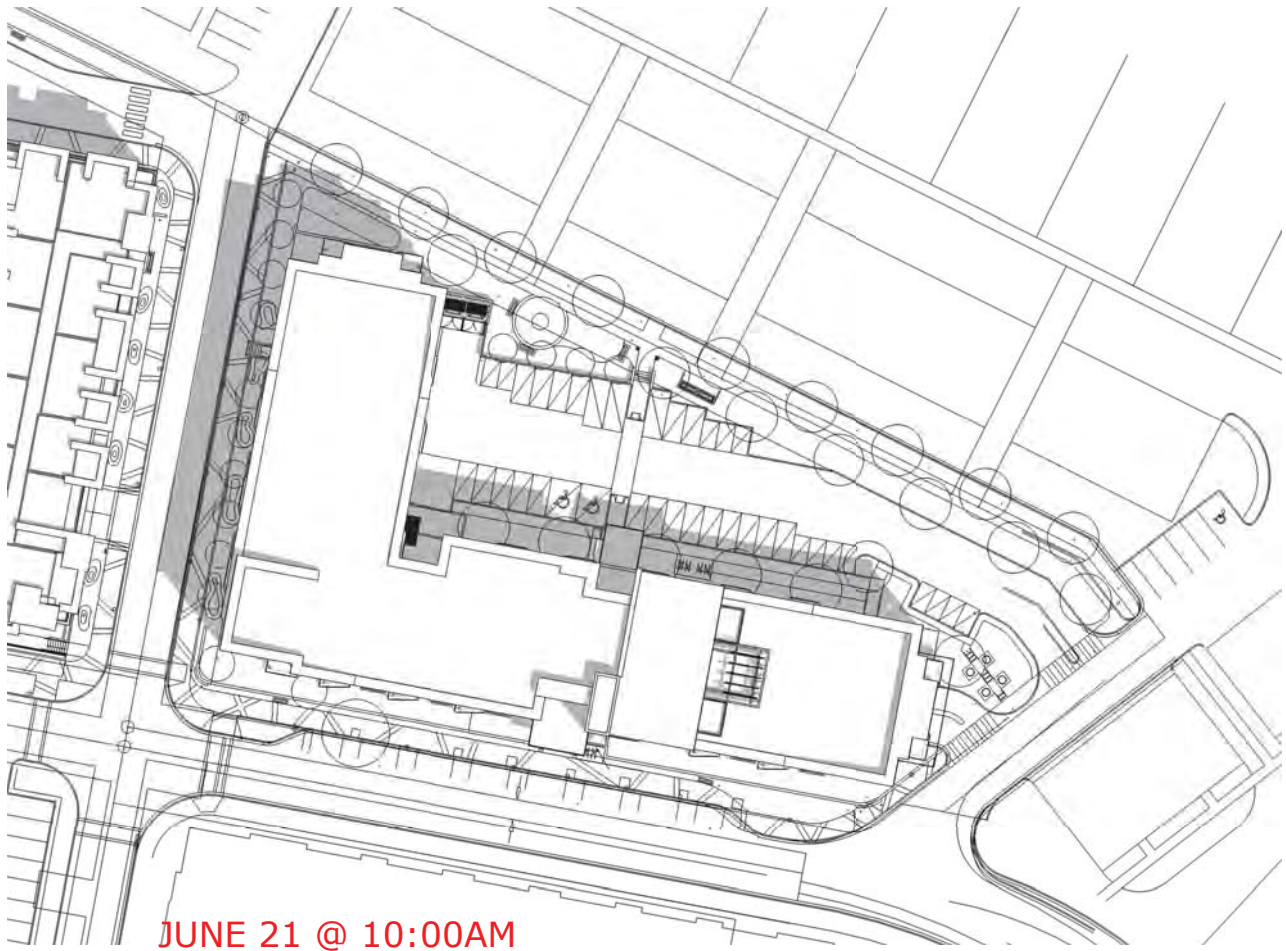
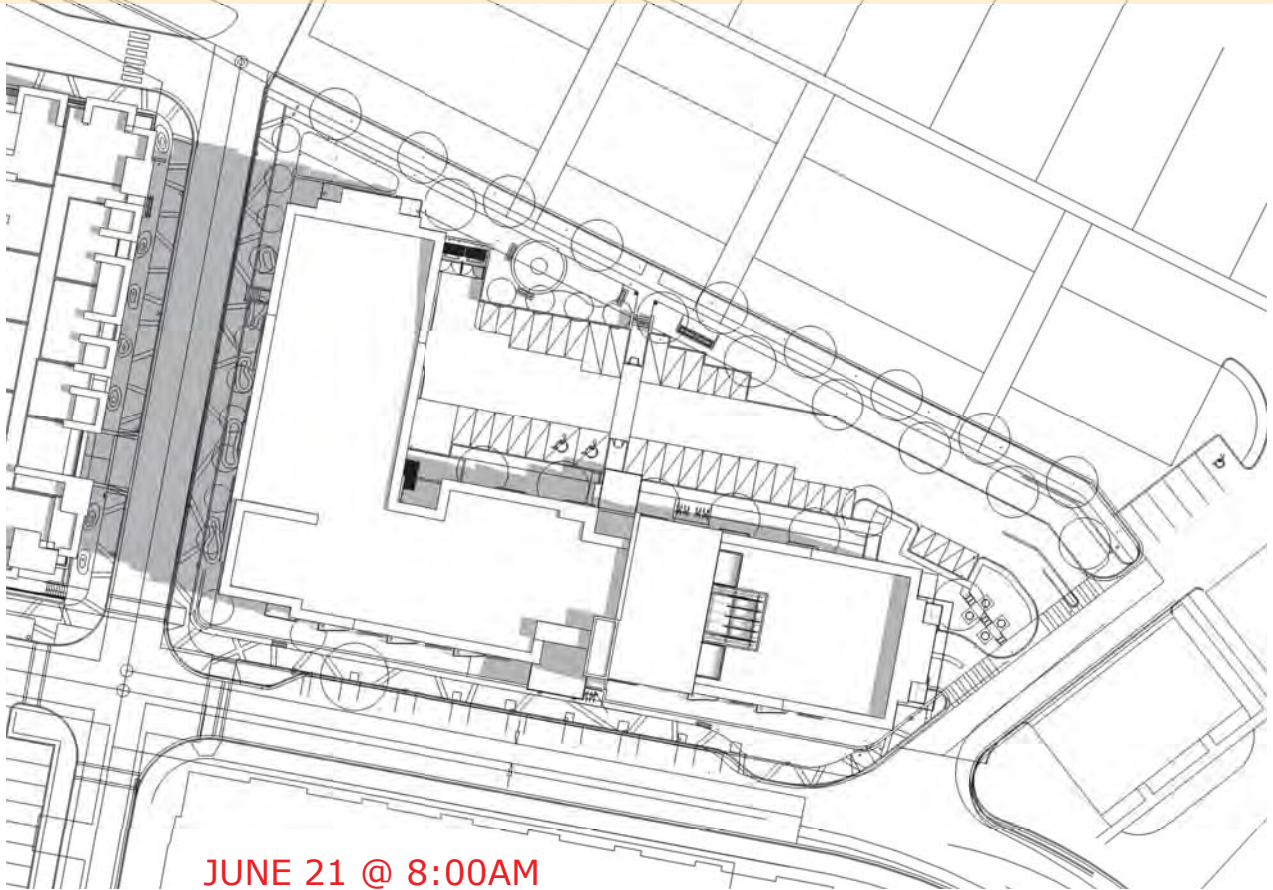




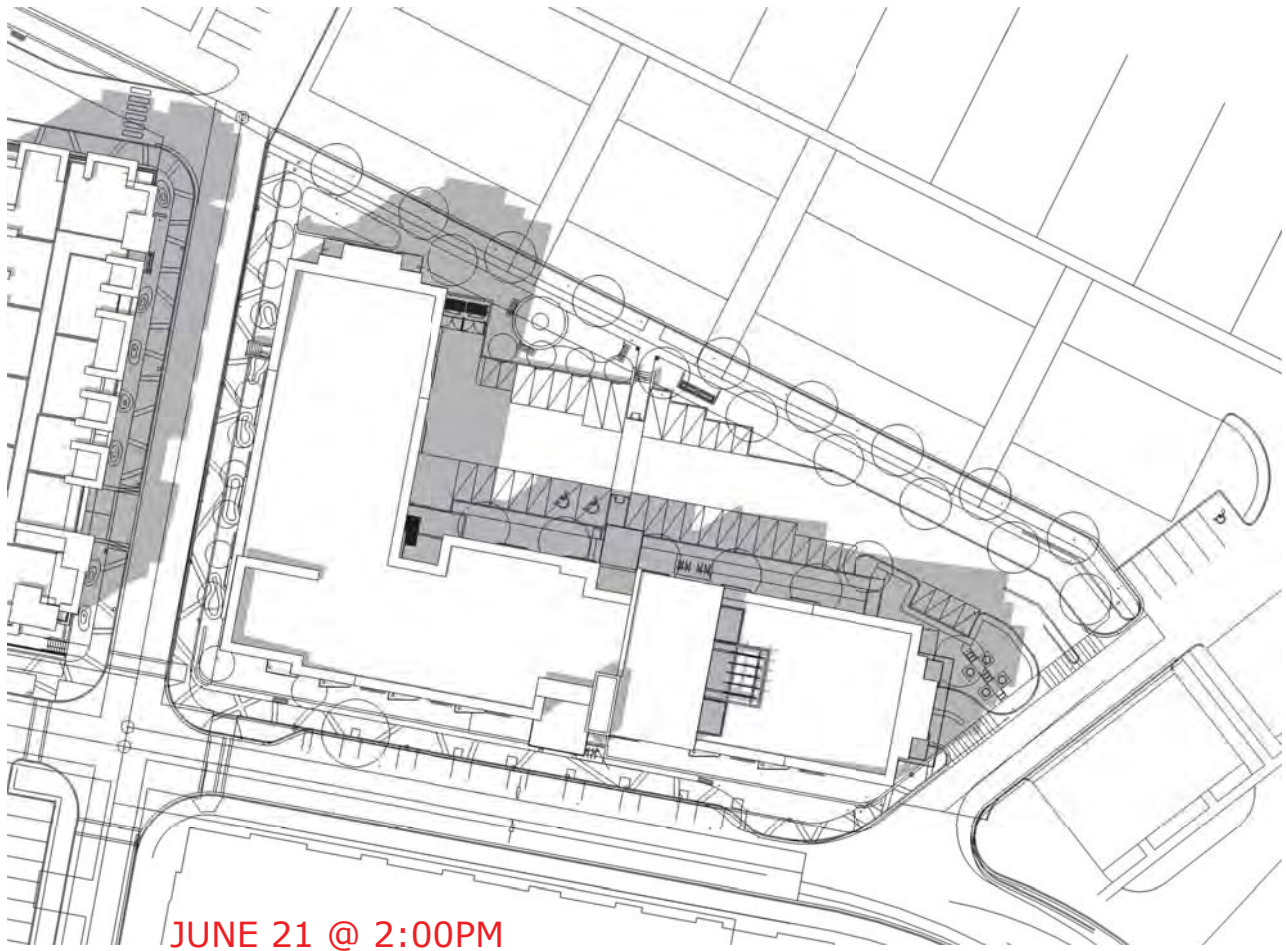
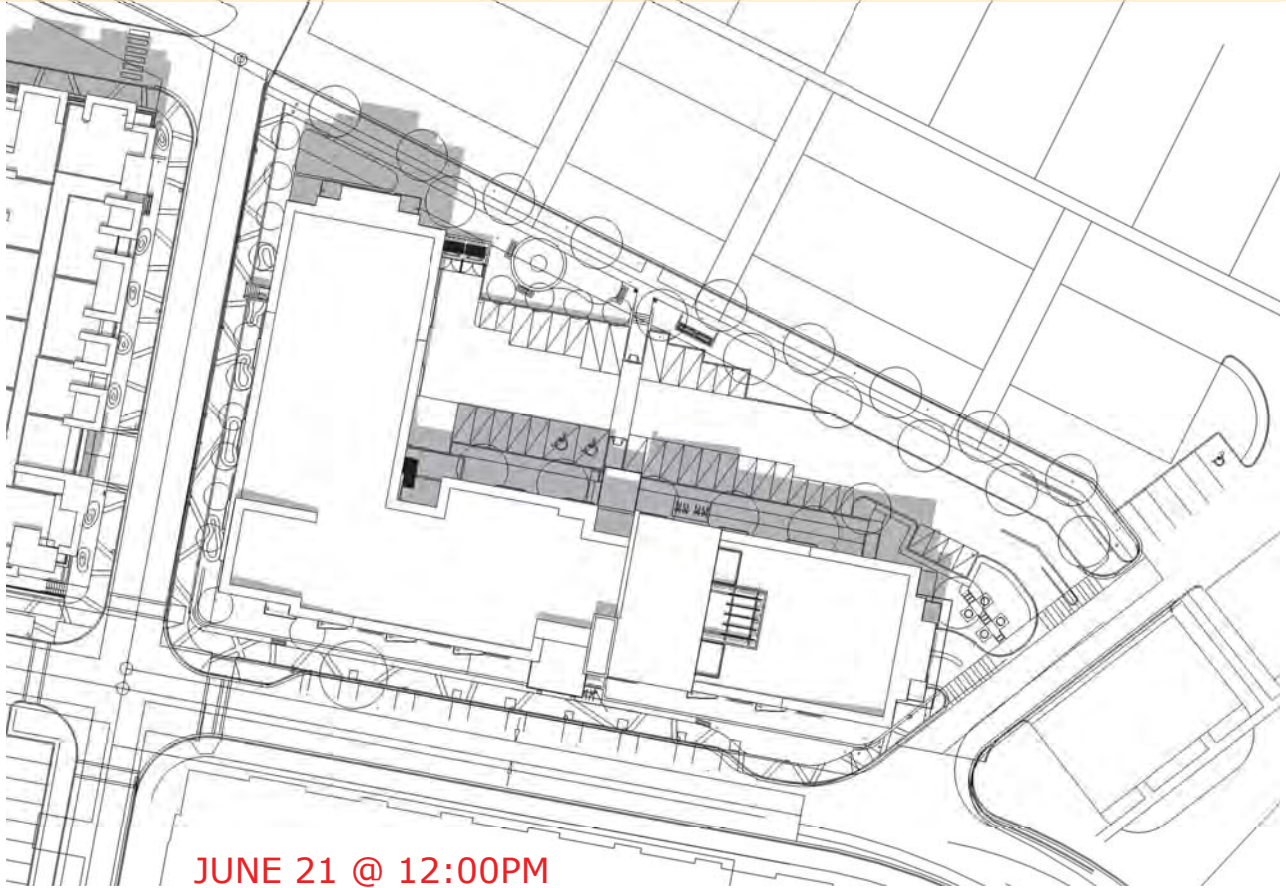




PROPOSED DEVELOPMENT  
SUN SHADOW STUDY FOR JUNE EQUINOX  
CITY OF KELOWNA, B.C.

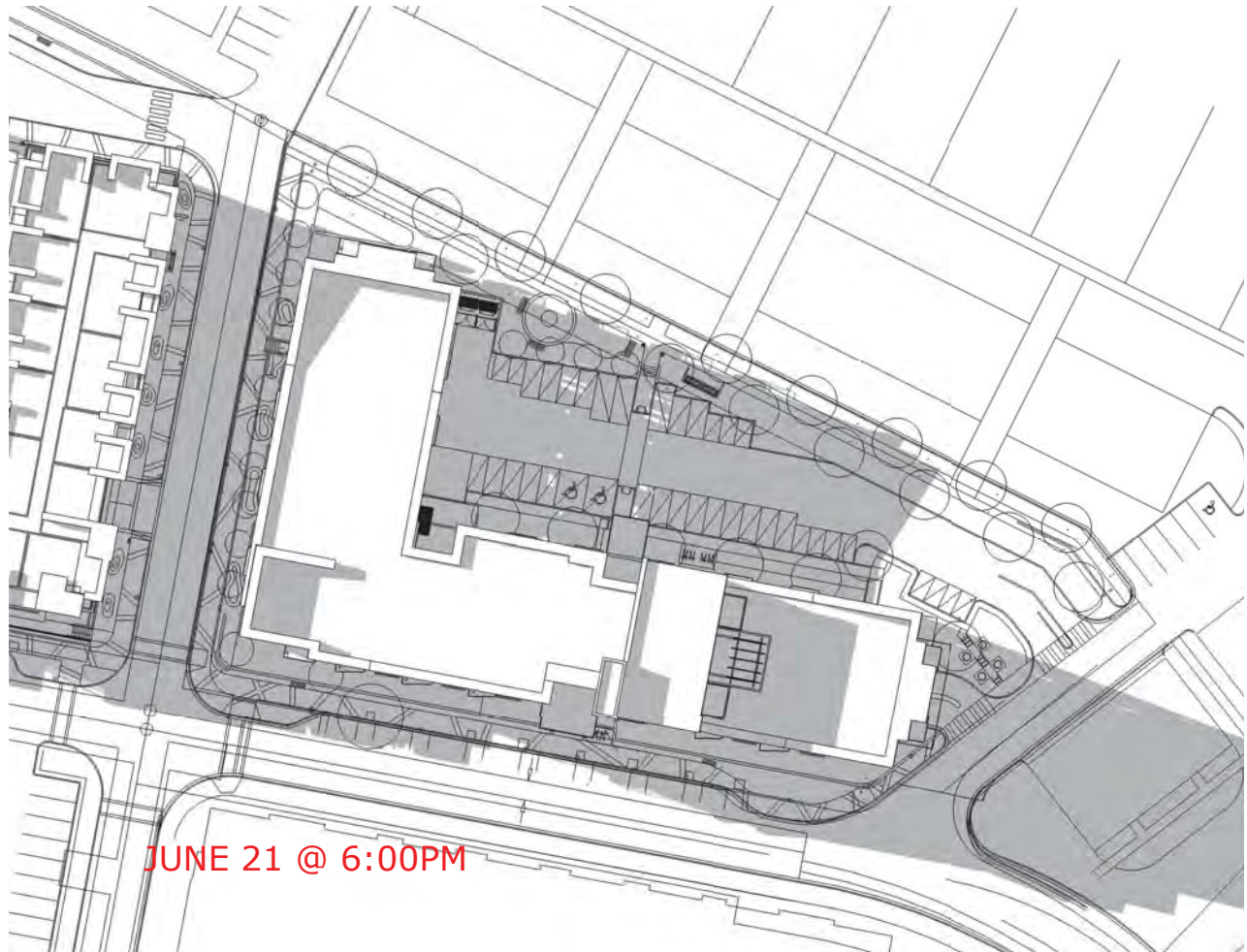
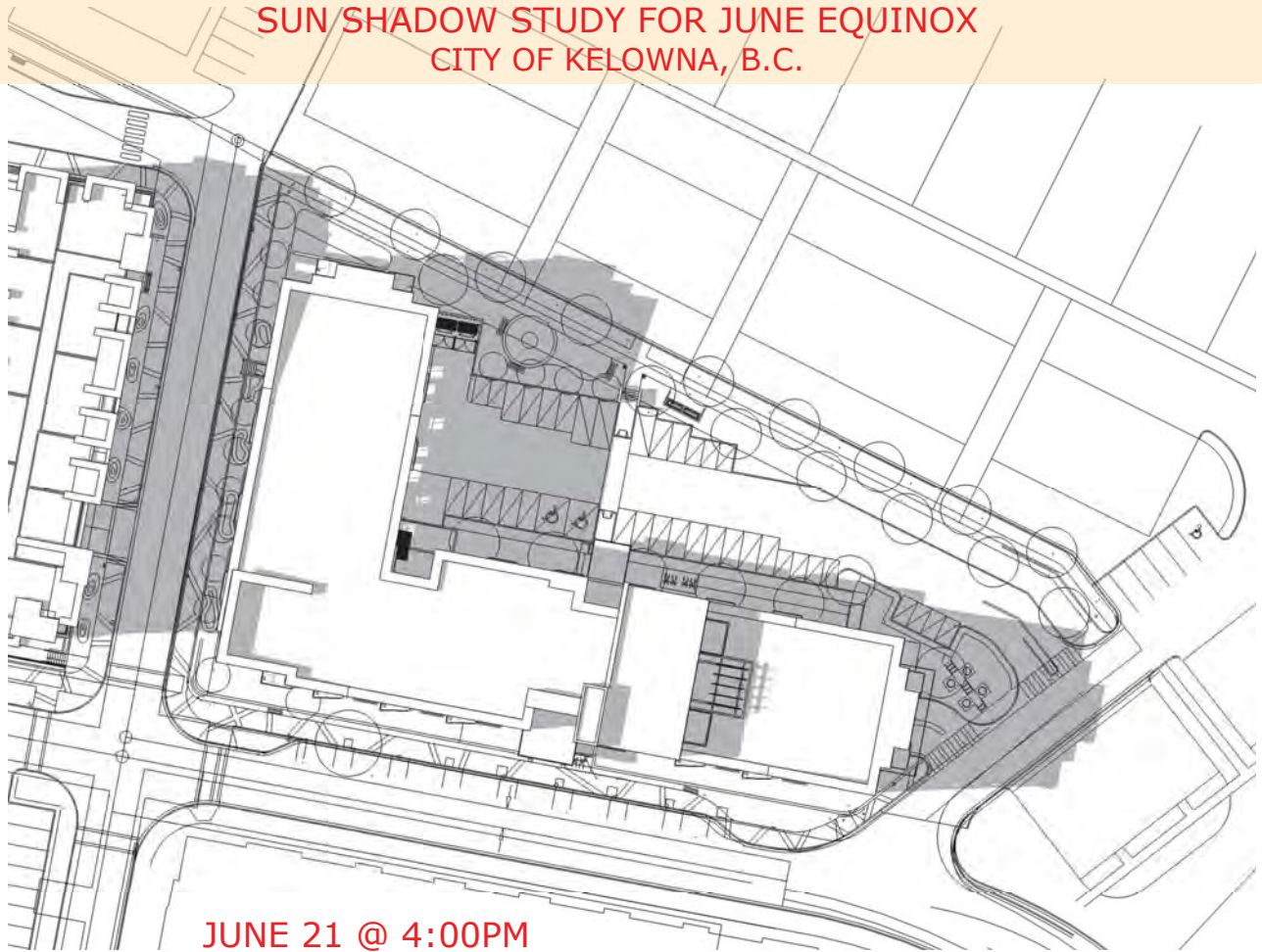


PROPOSED DEVELOPMENT  
SUN SHADOW STUDY FOR JUNE EQUINOX  
CITY OF KELOWNA, B.C.



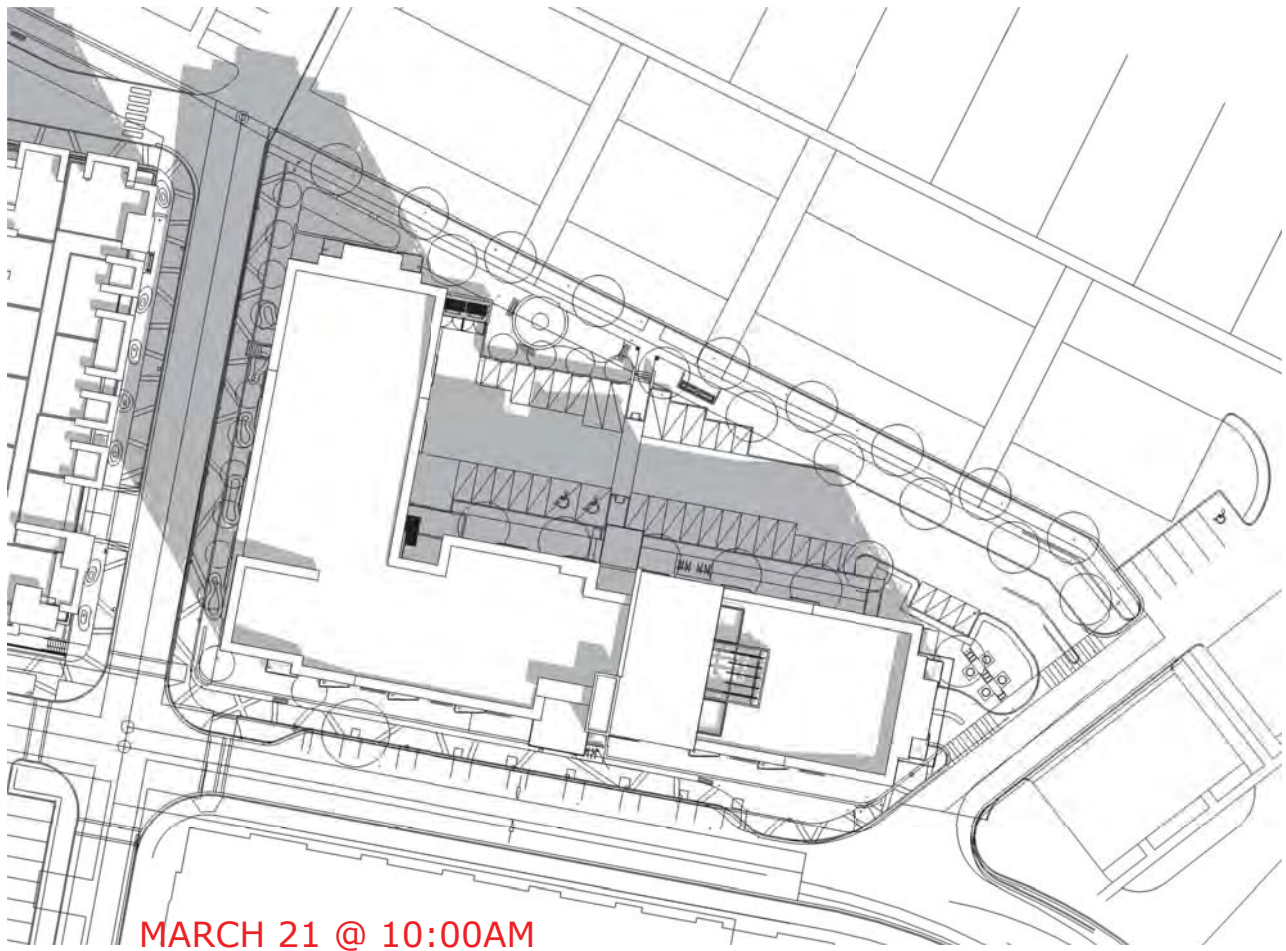
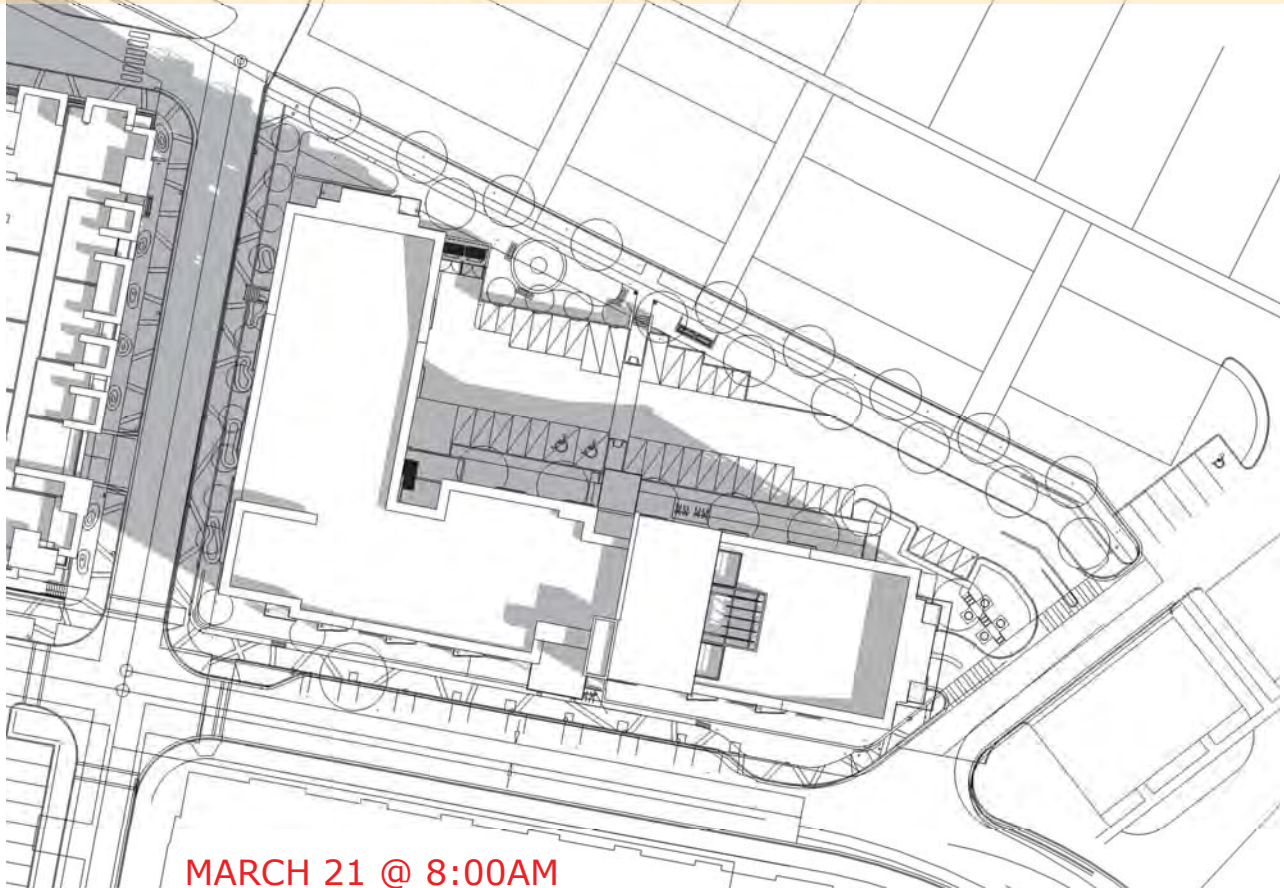


PROPOSED DEVELOPMENT  
SUN SHADOW STUDY FOR JUNE EQUINOX  
CITY OF KELOWNA, B.C.



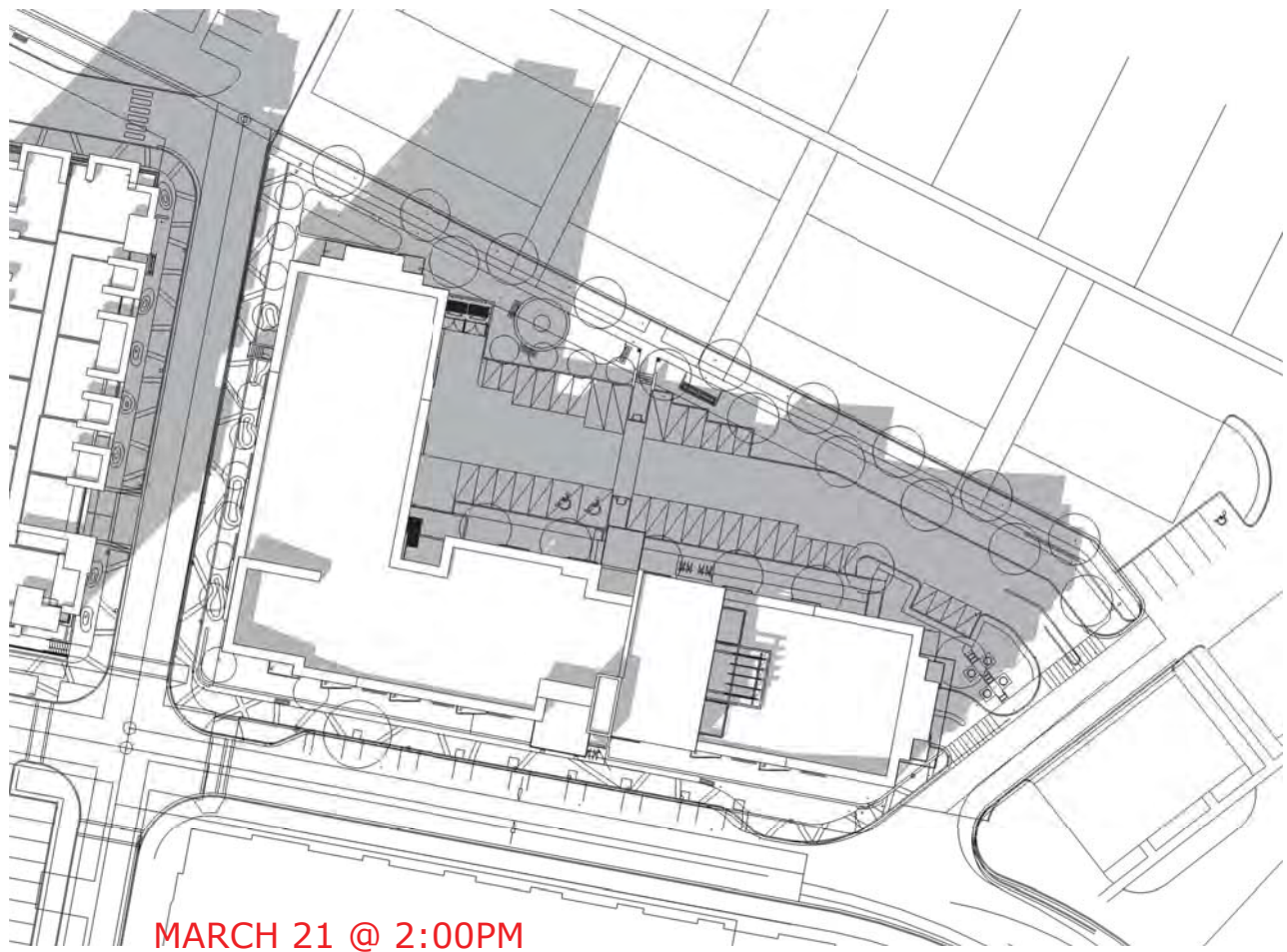
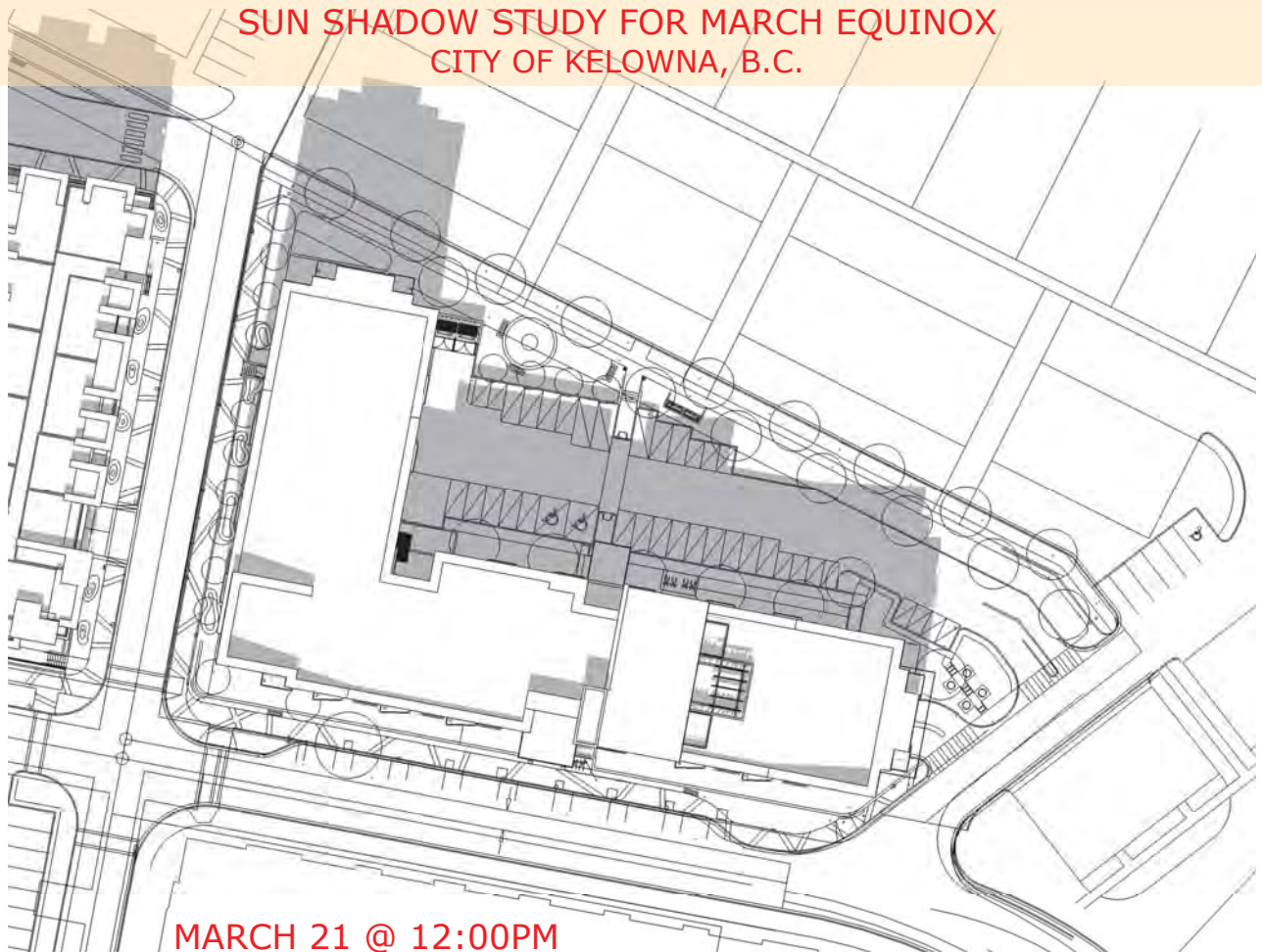


PROPOSED DEVELOPMENT  
SUN SHADOW STUDY FOR MARCH EQUINOX  
CITY OF KELOWNA, B.C.



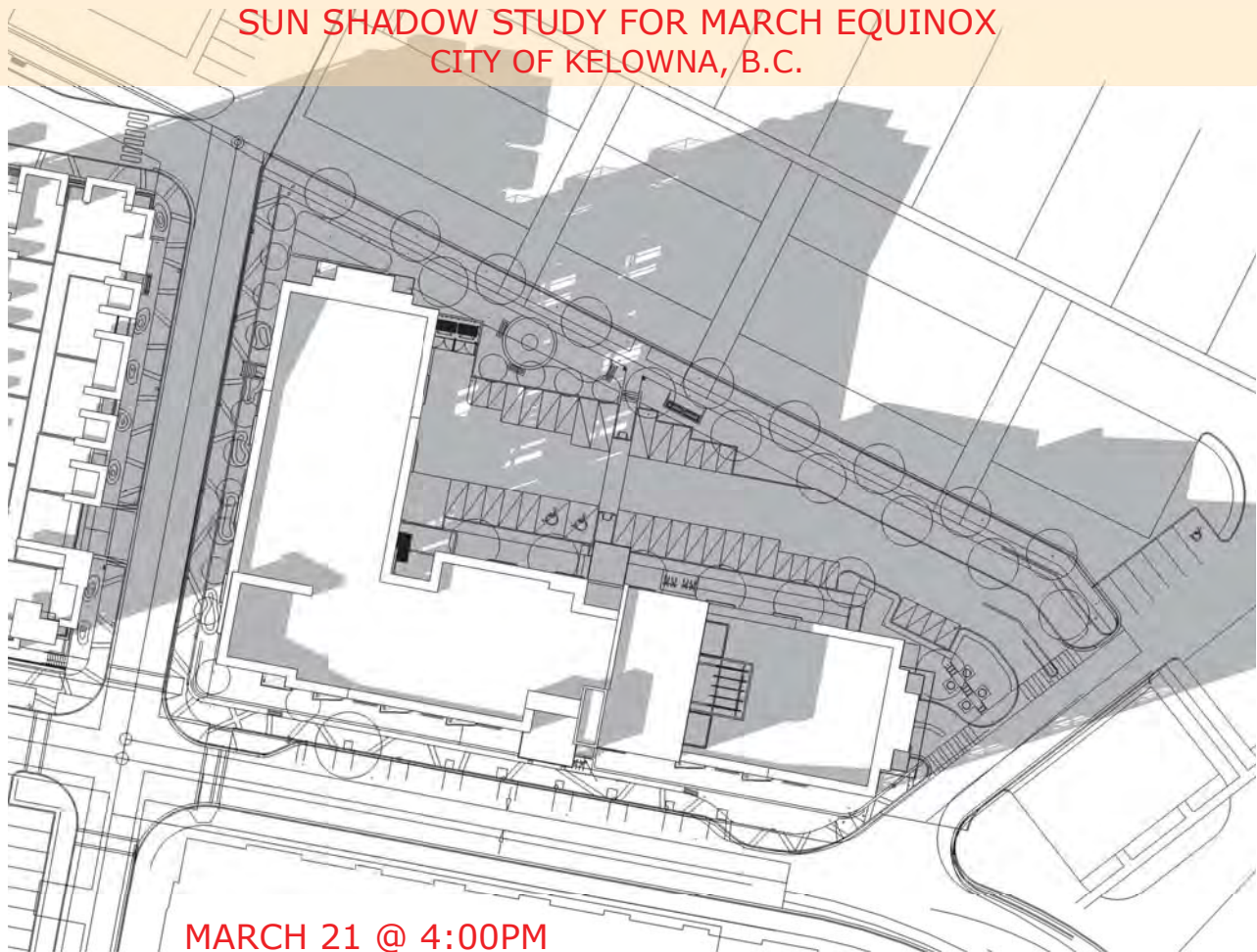


PROPOSED DEVELOPMENT  
SUN SHADOW STUDY FOR MARCH EQUINOX  
CITY OF KELOWNA, B.C.





PROPOSED DEVELOPMENT  
SUN SHADOW STUDY FOR MARCH EQUINOX  
CITY OF KELOWNA, B.C.



MARCH 21 @ 4:00PM



MARCH 21 @ 6:00PM  
(SUNSET @ 5:46PM)

October 5<sup>th</sup> 2017

City of Kelowna  
C/O Laura Bentley  
1435 Water Street  
Kelowna, BC V1Y 1J4

RE: Neighbourhood Consultation Report for 722 Valley Road, Kelowna

Dear Ms Bentley,

In compliance with Council Policy NO. 367, Traine Construction Ltd wishes to submit the following summary report in support Development Permit Variance application.

Traine Construction has engaged with neighbouring property owners and tenants both in person and in a written handout format. Properties engaged for the consultation are listed in Appendix A. The information provided included details regarding the two variations included in the application, parking and building height. Contact information was provided for feedback. A copy of the handout is included in Appendix B.

Feedback from the face to face consults can best be summarised as:

- Generally pleased with the design of the building and the efforts made to maintain the landscaped corridor/trail to the north
- Happy with the location of the building on the site, given its orientation to the east-west internal road and the reduction in density of the northern wing
- Comments regarding the parking were positive, particularly with the level of parkade supplied lots
- Some questions regarding where any overflow parking may go, satisfied that it would remain on the property
- Most additional questions and comments were on construction timing and matters unrelated to the development permit application

We trust that this report satisfies the requirements, however should you need clarification or further information, please don't hesitate to be in touch.

Regards,



Chad Davidson  
Development Manager  
Traine Construction Ltd

## APPENDIX A – Properties Consulted

Address	Method	Date Completed
Chartwell Residents Committee	Meeting held with a representative strata-appointed committee at Traine Construction Boardroom	October 2 <sup>nd</sup>
711 Valley Road	Handout delivered in person	October 4 <sup>th</sup>
773 Glenmore Road	Building owner was sent a copy of the information package directly. Property manager hand delivered a copy for posting on the community board	October 3 <sup>rd</sup>
Chartwell Units 10/11/12/13/14/15/16/ 17/18/19/20/74/75/76/ 77/78/79/80/81/82/83	Door to door in person canvassing occurred in combination with delivery of the informational handout.	October 4 <sup>th</sup>





Sept 29 2017

Dear Neighbour,

**RE: Development Permit Variance Application for 722 Valley Road, Kelowna (Proposed Lot B, Plan EPP 54061, ODYD)**

Traine Construction has submitted a Development Permit Variance for the property located at 722 Valley Road. In compliance with the development application bylaw, this notice is to inform you of the application and proposed variances. Your feedback is welcomed now ahead of a public council meeting at a later date.

The proposed variances include:

Development Permit Variances	Zoning Requirement	Proposed Project
Parking	142	133
Storeys	4.5	5



**Parking Variance**

The zoning bylaw calls for provision of 142 parking stalls for the building design which is 1.35 stalls per unit. The proposed provision is 133 stalls at a ratio of 1.27 stalls per unit. 46 of these stalls are on the surface and 87 are in the parkade areas.

Traine has made the choice to maintain a landscape buffer and trail corridor rather than add parking along the northern property line. The design has included 96 bicycle racks which exceeds the city bike requirements for the zone. With good public transit options and the commercial centre in construction to the south, Traine is comfortable that the proposed stalls will suit the requirements of the building.



## Storey Variance

The property zoning follows the storey requirements of the RM-5 zone, 4.5 storeys. The proposed building is variance requested is a half storey for a total of 5 storeys.

With the slope of the property the geodetic top of building is lower than the neighbouring building under construction to the west. The northern wing of the building will appear as a four storey above grade line and steps to the roof line have also been made to the eastern wing.



## Contact Information

Feedback welcomed to either of the following:

**Traine Construction**  
Chad Davidson  
Development Manager  
[cdavidson@traine.ca](mailto:cdavidson@traine.ca)  
778-478-8761

**City of Kelowna**  
Laura Bentley  
Planner on File  
[lbentley@kelowna.ca](mailto:lbentley@kelowna.ca)  
250-469-8839

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Authenticity and Regional Expression</b>			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?		✓	
Does the design provide for a transition between the indoors and outdoors?	✓		
<b>Context</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?	✓		
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
<b>Relationship to the Street</b>			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?	✓		
For buildings with multiple street frontages, is equal emphasis given to each frontage?	✓		
<b>Massing and Height</b>			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
<b>Human Scale</b>			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?		✓	
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?	✓		
<b>Exterior Elevations and Materials</b>			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
<b>Public and Private Open Space</b>			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
<b>Site Access</b>			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?	✓		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?	✓		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
<b>Environmental Design and Green Building</b>			
Does the proposal consider solar gain and exposure?		✓	
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?	✓		
Are green building strategies incorporated into the design?	✓		
<b>Decks, Balconies, Rooftops and Common Outdoor Amenity Space</b>			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
<b>Amenities, Ancillary Services and Utilities</b>			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
<b>Landscape Development and Irrigation Water Conservation</b>			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> <li>Compliment and soften the building's architectural features and mitigate undesirable elements?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Maintain the dominant pattern of landscaping along the street and surrounding properties?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Enhance the pedestrian environment and the sense of personal safety?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Screen parking areas, mechanical functions, and garbage and recycling areas?</li> </ul>	✓		



COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?			✓
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?			✓
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?	✓		
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
• Meet the requirements for Landscape Water Budget calculations for the landscaped area?	✓		
• Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?		✓	
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?		✓	

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Crime prevention</b>			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
<b>Universal Accessible Design</b>			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	✓		
Are the site layout, services and amenities easy to understand and navigate?	✓		
<b>Lakeside Development</b>			
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
<b>Signs</b>			
Do signs contribute to the overall quality and character of the development?	✓		
Is signage design consistent with the appearance and scale of the building?	✓		
Are signs located and scaled to be easily read by pedestrians?	✓		
For culturally significant buildings, is the signage inspired by historical influences?			✓
<b>Lighting</b>			
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	✓		