

Development Permit & Development Variance Permit DP17-0197 & DVP17-0198

ATTACHMENT A

This forms part of application
DP17-0197 / DVP17-0198

Planner Initials **LB**

City of Kelowna
COMMUNITY PLANNING



This permit relates to land in the City of Kelowna municipally known as **720-724 Valley Road** and legally known as **Lot A Sections 32 and 29 Township 26 ODYD Plan EPP54061** and permits the land to be used for the following development: **Supportive Housing**, with variances to the following sections of the Zoning Bylaw No. 8000:

Section 7.5: Fencing and Retaining Walls

To vary the required retaining wall height from 1.2 m to 1.5 m and 3.0 m.

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

To vary the required height from 18.0 m or 4.5 storeys permitted to 23.4 m or 6 storeys proposed.

Section 18 CD27 1.6(e): CD27 – Valley Land Subdivision Development Regulations

To vary the required side yard from 7.0 m permitted to 4.3 m proposed.

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: December 5, 2017

Decision By: City Council

Issued Date: _____

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by December 5, 2019.

Existing Zone: CD27 – Valley Land Subdivision

Future Land Use Designation: MRM – Multiple Unit Residential (Medium Density)

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: Valley Land Subdivision Ltd.

Applicant: Kent-MacPherson

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

Date

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

- 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"; and
- 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.
- e) Variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "D";

Section 7.5: Fencing and Retaining Walls

To vary the required retaining wall height from 1.2 m to 1.5 m and 3.0 m.

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

To vary the required height from 18.0 m or 4.5 storeys permitted to 23.4 m or 6 storeys proposed.

Section 18 CD27 1.6(e): CD27 – Valley Land Subdivision Development Regulations

To vary the required side yard from 7.0 m permitted to 4.3 m proposed.

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 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 \$141,655.63 OR
- b) An Irrevocable Letter of Credit in the amount of \$141,655.63

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. Indemnification

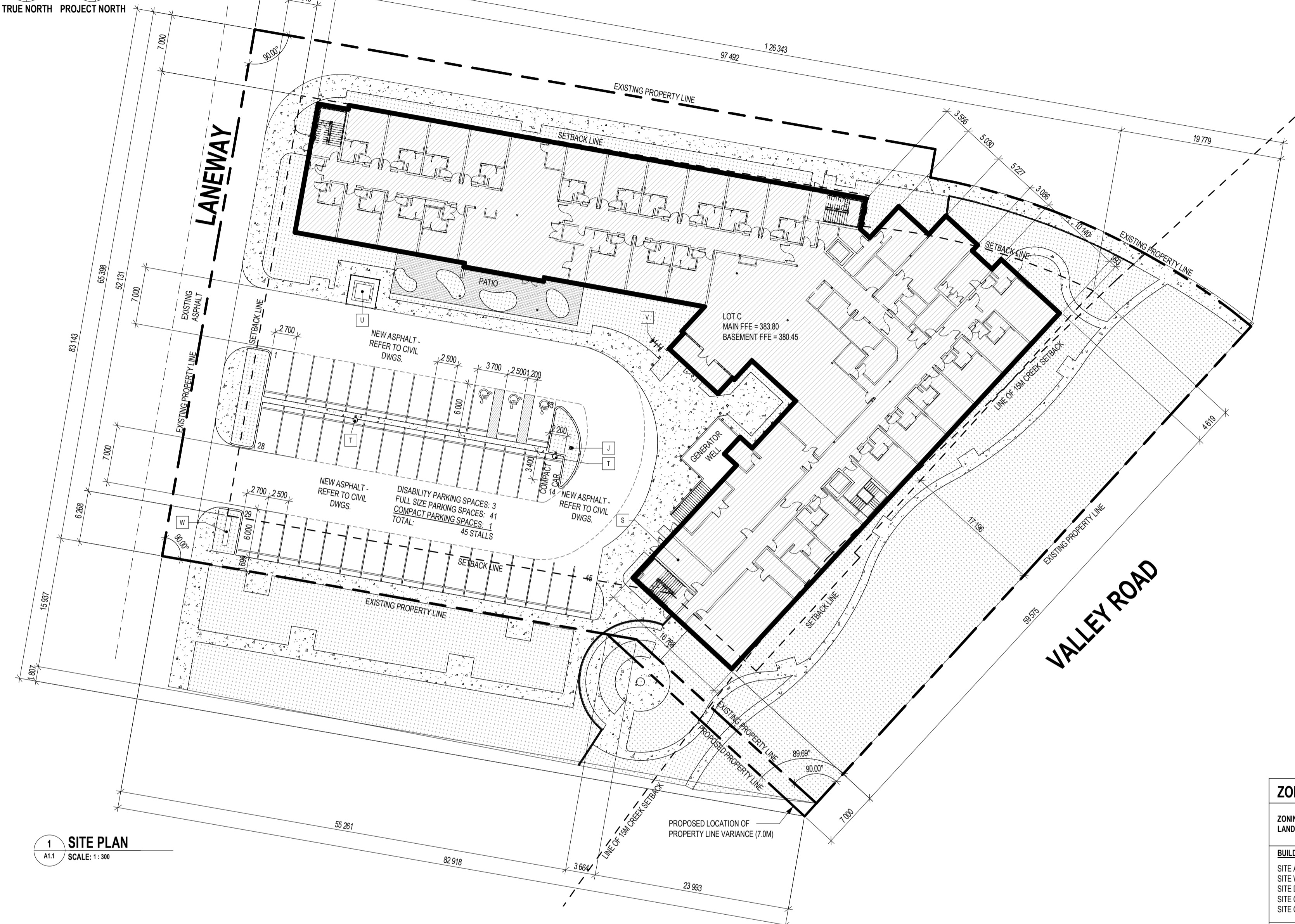
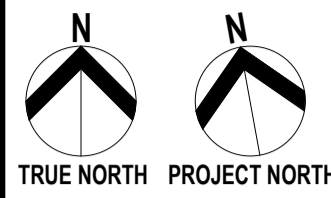
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

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

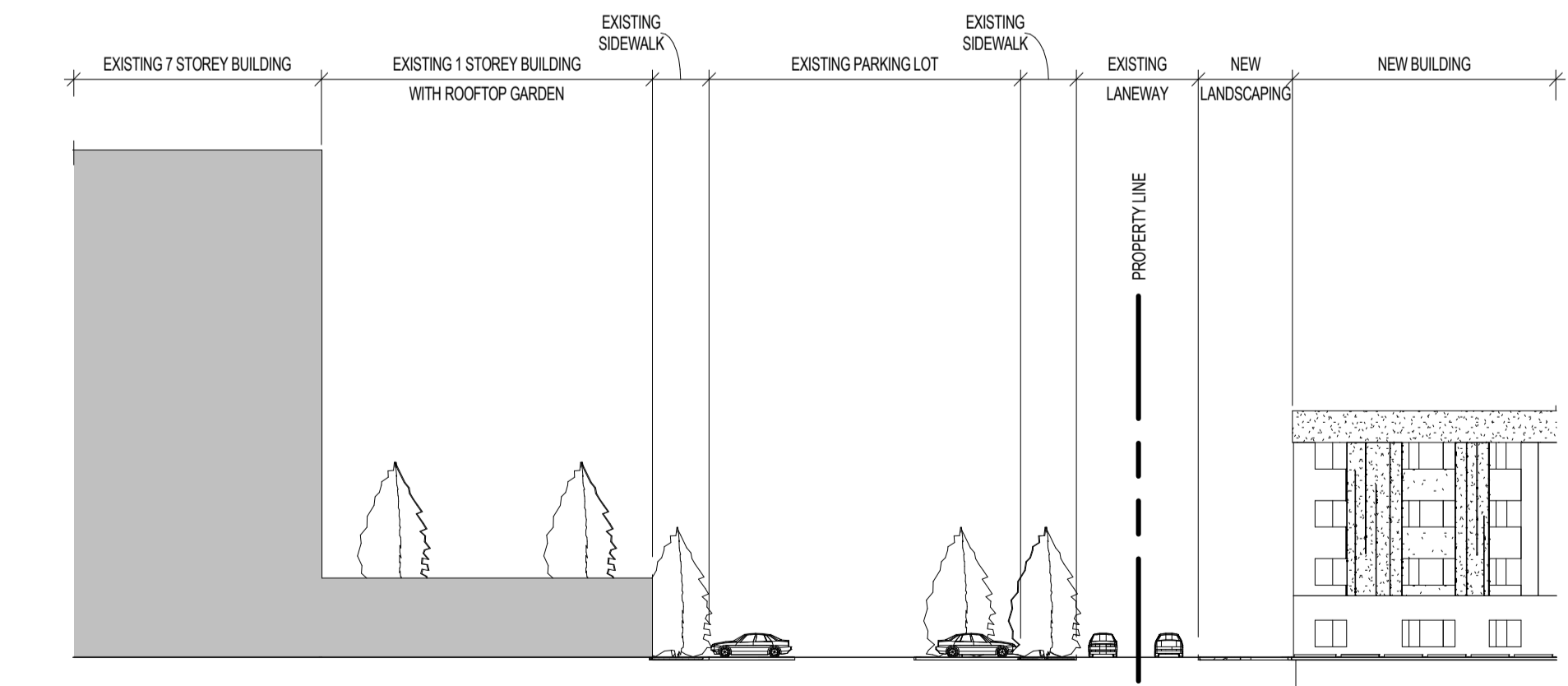
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly 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.

DRAFT



1 SITE PLAN
SCALE: 1:300



2 STREET ELEVATION
SCALE: 1:300

SITE PLAN LEGEND:

- [Symbol] SITE SIDEWALKS AND PATHS - REFER TO LANDSCAPE DRAWINGS
- [Symbol] PAVED PATIO - REFER TO LANDSCAPE DRAWINGS
- [Symbol] SOFT LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
- [Symbol] NEW BUILDING

KEYNOTES

TYPE MARK	DESCRIPTION
J	LOCATION OF HYDRANT - REFER TO CIVIL
S	INTERIOR GARBAGE ROOM LOCATION
T	EXTERIOR LIGHTING - REFER TO ELECTRICAL
U	TRANSFORMER C/W CONCRETE PAD AND ENCLOSURE - REFER TO ELECTRICAL
V	BIKE RACK, CLASS II
W	FREESTANDING SIGNAGE - PROPOSED LOCATION

ZONING ANALYSIS TABLE:

LAND USE:	ZONE REQUIREMENT:	PROPOSAL:
ZONING: COMPREHENSIVE DEVELOPMENT ZONE CD27 - VALLEY LAND SUBDIVISION		
LAND USE: SUPPORTIVE HOUSING (CARE FACILITY)		
BUILDING INFORMATION:		
SITE AREA (PARCEL / LOT)	-	7428.4 sq.m EXISTING; (80.8 sq.m EXTRA PROPOSED VARIANCE)
SITE WIDTH	-	81535 m EXISTING; (1907 sq.m EXTRA PROPOSED VARIANCE)
SITE DEPTH	-	126343 m
SITE COVERAGE OF BUILDINGS	MAX 40% (2971.8 sq.m ALLOWED)	31.6% (2349.4 sq.m MAIN FLOOR)
SITE COVERAGE OF BUILDINGS, DRIVEWAYS & PARKING	MAX 65% (4829.1 sq.m ALLOWED)	52.4% (3889.6 sq.m)
DEVELOPMENT REGULATIONS:		
TOTAL NUMBER & TYPES OF UNITS	-	STUDIO UNITS, HC (SUITE TYPES A, E, F, G, H, I) = 122 ONE BEDROOM UNITS, HC (SUITE TYPES B, C, D) = 12 TOTAL # OF UNITS = 134
FLOOR AREA (GROSS & NET)	-	GROSS = 9969.8 sq.m (NOT INCL. GENERATOR PIT @ 41.2 sq.m); NET = 9102.6 sq.m
FLOOR AREA RATIO (FAR)	MAX 1.2	FAR = 0.8
BUILDING HEIGHT (STORIES / METERS)	MAXIMUM IS THE LESSER OF: 4.5 STORES OR 18.0 m	BUILDING GRADE TO MIDPOINT OF SLOPPING EAST ROOF = 23 m; MAIN FLOOR TO EAST PEAK = 21.3 m; 5 STORES
BUILDING SETBACKS:		
FRONT	MIN 6.0 m;	7.0 m;
SIDE (INCLUDE DIRECTION)	MIN 7.0 m;	7.0 m NORTH;
SIDE (INCLUDE DIRECTION)	MIN 7.0 m;	6.3 m SOUTH;
REAR	MIN 9.0 m;	17.2 m;
NUMBER OF PARKING STALLS / LOADING SPACES	PARKING: 1 STALL / 3 DWELLING UNITS = 45 REQ'D; LOADING: 1 PER 1,900 sq.m GFA FOR COMMERCIAL USE (KITCHEN)	45 1
SETBACKS TO PARKING:		
FRONT	NO OFF-STREET PARKING LOCATED IN THE FRONT YARD (RESIDENTIAL REQ'T); 1.5 m (RESIDENTIAL REQ'T); 1.5 m (RESIDENTIAL REQ'T); 1.5 m (RESIDENTIAL REQ'T)	NONE
SIDE (INCLUDE DIRECTION)		NA;
SIDE (INCLUDE DIRECTION)		1.7 m SOUTH;
REAR		NA;
DRIVE AISLE WIDTH	7.0 m (2-WAY AISLES AND 90 DEGREE PARKING)	7.0 m
NUMBER OF BICYCLE PARKING SPACES	CLASS II: 5 PER BUILDING PUBLIC ENTRANCE	5
PRIVATE OPEN SPACE AREA	MIN 7.5 sq.m / BACHELOR DWELLING; MIN 15 sq.m / 1 BEDROOM DWELLING; 7.5 sq.m x 122 BACHELOR DWELLINGS = 915 sq.m 15 sq.m x 12 BEDROOM DWELLINGS = 180 sq.m TOTAL PRIVATE OPEN SPACE REQ'D = 1095 sq.m	INTERIOR COMMON AMENITY SPACES = 1101 sq.m EXTERIOR COMMON AMENITY SPACES = 237.2 sq.m TOTAL PRIVATE OPEN SPACE PROVIDED = 1338.2 sq.m

3 KEY PLAN - GOOGLE MAP
SCALE: 1:2000



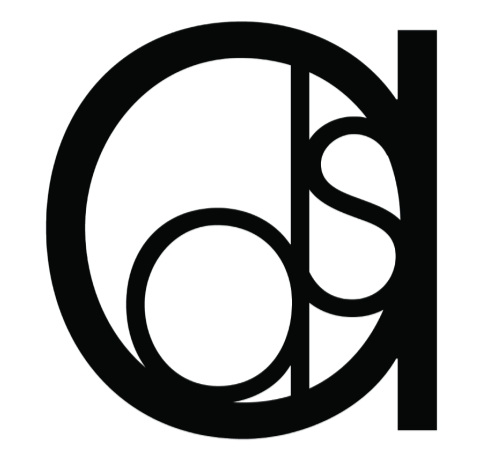
SCHEDULE A

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revisions:

no.	date	description
2	31 AUG 17	ISSUED FOR DEVELOPMENT PERMIT
1	04 AUG 17	ISSUED FOR CONSULTANT REVIEW
0	28 JUL 17	ISSUED FOR CONSULTANT COORDINATION

GC CAN LIMITED
SUITE 202, 10220 - 156 STREET
EDMONTON, AB T5P 2R1
TEL: 780-757-7575

client:
THE VINEYARDS COMMUNITY GP INC.

permit:

project:
**VINEYARDS LODGE
LOT A SECTIONS 32 AND 29
TOWNSHIP 26 OSOYOOS DIVISION
YALE DISTRICT PLAN EPP54061**

**720 VALLEY ROAD,
KELOWNA, BC.**

drawn by: CF / TK	reviewed: NA
scale: As indicated	approved: DS
date: 6 JULY 2017	project no: 2017-26
drawing title:	

SITE PLAN & KEY PLAN

drawing no: **A1.1** revision no: **2**



1 NORTH ELEVATION
SCALE: 1:200



2 NORTHWEST ELEVATION
SCALE: 1:200



3 EAST ELEVATION
SCALE: 1:200

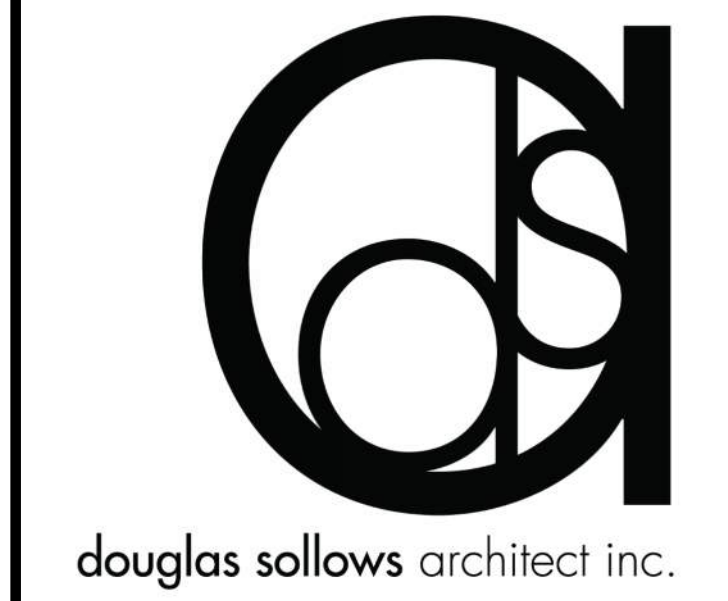
KEYNOTES	
TYPE MARK	DESCRIPTION
213	INSULATED HOLLOW METAL DOOR
221	ALUMINUM CURTAIN WINDOW
222	STEEL ROOF LADDER
223	MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS
224	RETAINING WALL
225	CONCRETE ELEVATOR HOISTWAY
226	MECHANICAL EQUIPMENT SCREEN
BR1	THIN BRICK - ENDICOTT, TEXTURE: VELOUR, COLOUR: GREY BLEND
EIFS1	EIFS - IMASCO, TEXTURE: PATINA, COLOUR: FROSTED DAWN
EIFS2	EIFS - MANUFACTURER, TEXTURE: --, COLOUR: ORANGE
HP1	FIBRE CEMENT BOARD - HARDIEPLANK LAP SIDING, TEXTURE: CEDARMILL, COLOUR: COBBLE STONE
MC1	METAL CLADDING - VICWEST, COLOUR: DARK CEDAR
MC2	ALUMINIUM WINDOW CAP
SS1	STANDING SEAM METAL ROOF

SCHEDULE B

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Planner Initials **LB**

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COMMUNITY PLANNING



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3	03 NOV 17	RE - ISSUED FOR DEVELOPMENT PERMIT
2	19 OCT 17	ISSUED FOR 60% COORDINATION REVIEW
1	28 SEP 17	ISSUED FOR 30% COORDINATION REVIEW
0	31 AUG 17	ISSUED FOR DEVELOPMENT PERMIT

consultant:

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TEL: 780-757-7575

seal:

permit:

client:
**THE VINEYARDS
COMMUNITY GP INC.**

project:
**VINEYARDS LODGE
LOT C SECTIONS 32 AND 29
TOWNSHIP 26 OSOYOOS DIVISION
YALE DISTRICT PLAN EPP54061**

726 VALLEY ROAD,
KELOWNA, BC.

drawn by: TK	reviewed: NA
scale: 1 : 200	approved: DS
date: 2017/10/20	project no: 2017-26
drawing title:	

BUILDING ELEVATIONS

drawing no: **A3.0** revision no: **3**

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client:

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permit:

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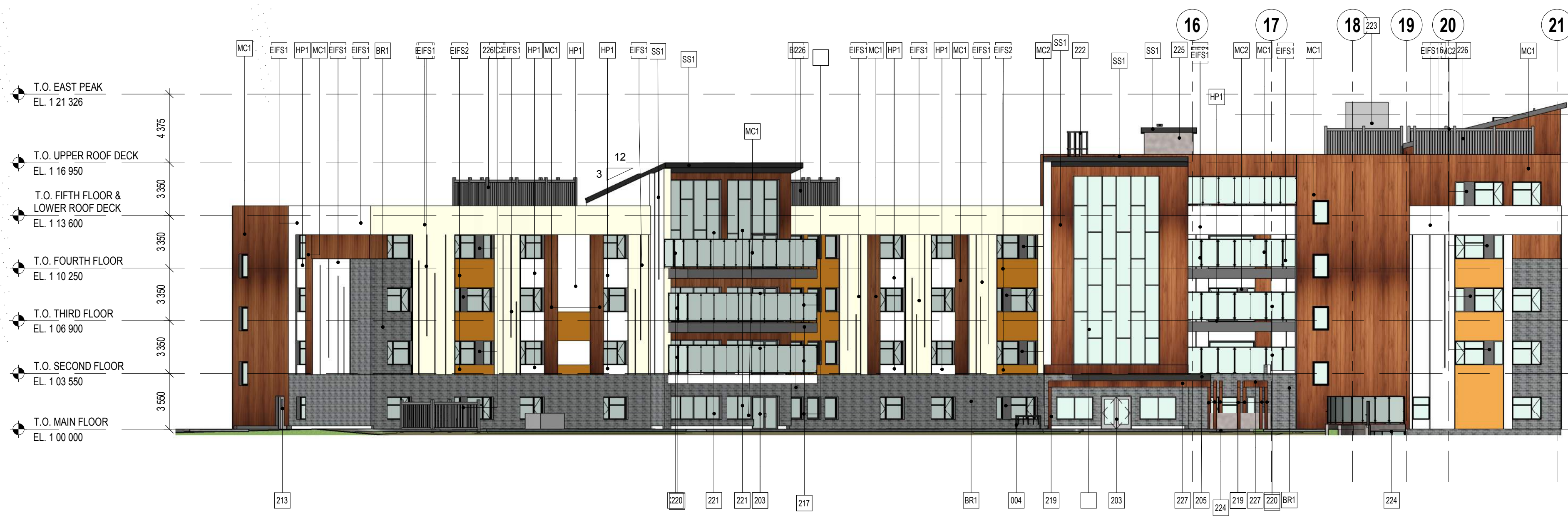
project:
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YALE DISTRICT PLAN EPP54061
726 VALLEY ROAD,
KELOWNA, BC.**

drawn by: TK	reviewed: NA
scale: 1 : 200	approved: DS
date: 2017/10/20	project no: 2017-26
	drawing title:

BUILDING ELEVATIONS

drawing no: **A3.1** revision no: **3**

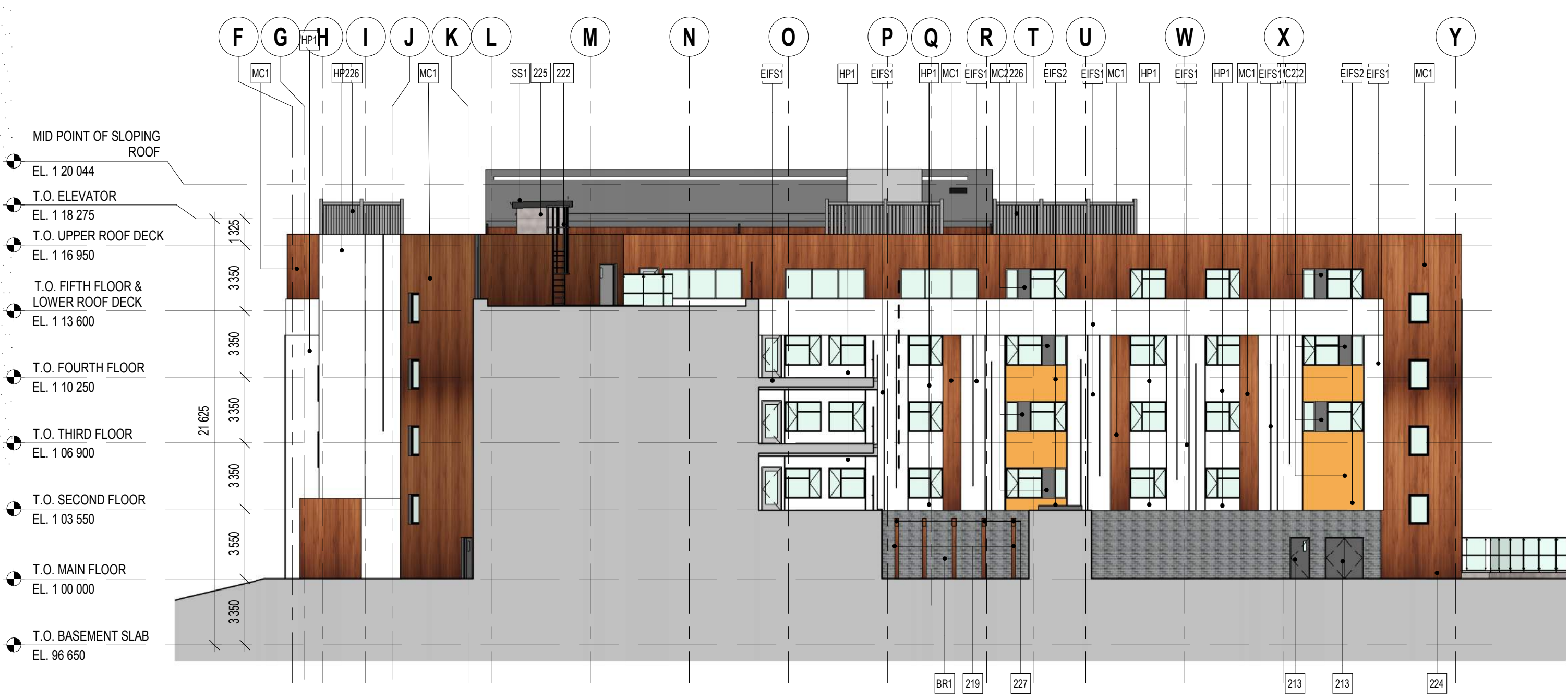
TYPE MARK	DESCRIPTION
004	BIKE RACK, CLASS II
203	ALUMINUM STOREFRONT DOOR
205	CANOPY - COLOUR TO MATCH ---
213	INSULATED HOLLOW METAL DOOR
217	PRE-FINISHED METAL FLASHING
219	METAL CLADDED COLUMNS - REFER TO STRUCTURAL
220	BALCONY RAILING - ALUMINIUM & GLASS
221	ALUMINIUM CURTAIN WINDOW
222	STEEL ROOF LADDER
223	MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS
224	RETAINING WALL
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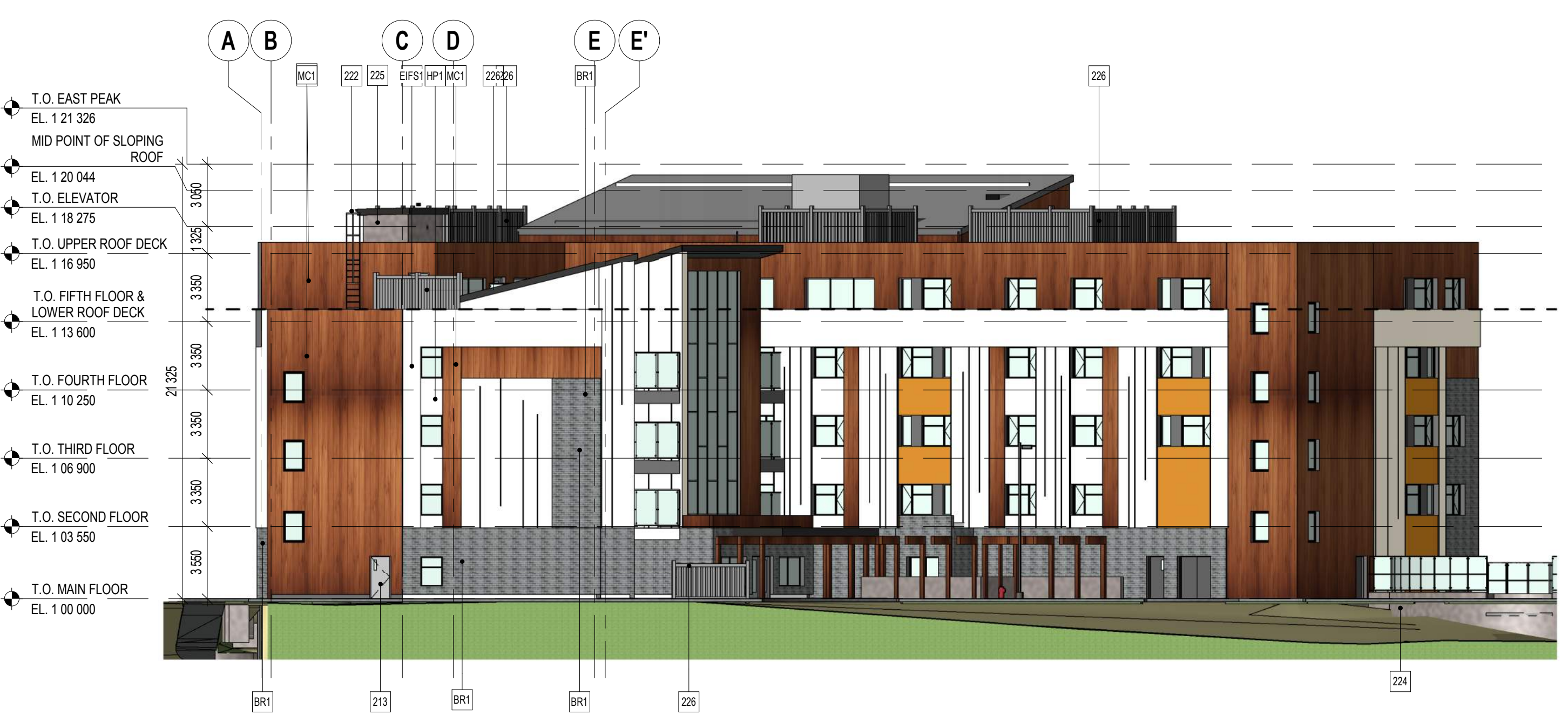
1 SOUTH ELEVATION 1
SCALE: 1:200



2 SOUTH ELEVATION 2
SCALE: 1:200



3 WEST ELEVATION
SCALE: 1:200



4 SOUTHWEST ELEVATION
SCALE: 1:200

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C:\Users\dsait\Documents\2017-26 Vineyards Lodge\Drawings\A3.1.dwg



1 South West Aerial View
SCALE:



2 North East Aerial View
SCALE:



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consultant:
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seal:

permit:

client:
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YALE DISTRICT PLAN EPP54061**
726 VALLEY ROAD,
KELOWNA, BC.

drawn by: NA	reviewed: NA
scale:	approved: DS
date: 2017/10/20	project no: 2017-26
	drawing title:

AERIAL VIEWS

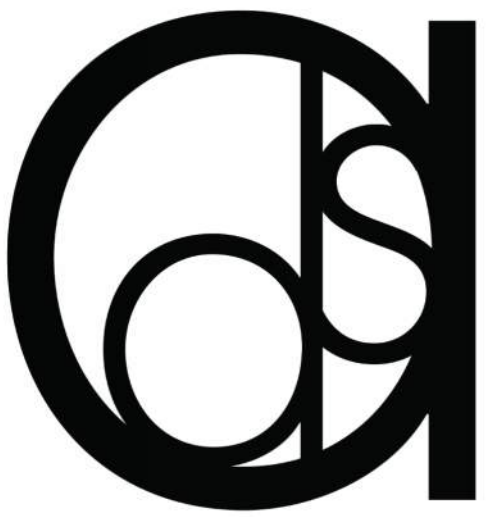
drawing no: **A3.2** revision no: **3**

NOT FOR CONSTRUCTION



1 SOUTHEAST PERSPECTIVE
A3.3 SCALE:

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scale:	approved: DS
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drawing title:	

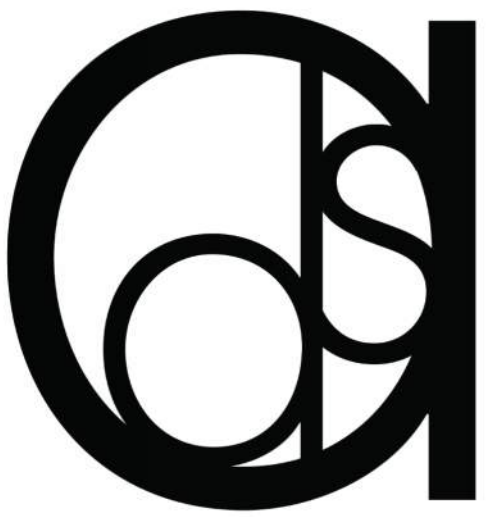
PERSPECTIVE VIEWS

drawing no: A3.3	revision no: 3
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1 NORTHEAST PERSPECTIVE
SCALE:

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KELOWNA, BC.

drawn by: AL	reviewed: NA
scale:	approved: DS
date: 2017/10/20	project no: 2017-26

drawing title:

PERSPECTIVE VIEWS

drawing no: A3.4	revision no: 3
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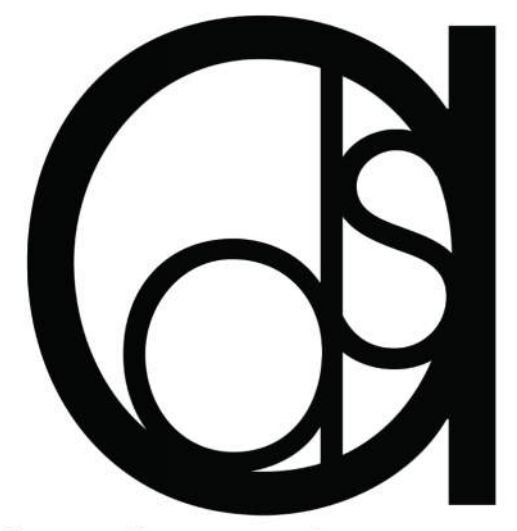
1 NORTHWEST PERSPECTIVE
SCALE:



2 ENTRY PERSPECTIVE
SCALE:



3 Front Entry
SCALE:



douglas sollows architect inc.

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no.	date	description
3	03 NOV 17	RE - ISSUED FOR DEVELOPMENT PERMIT
2	19 OCT 17	ISSUED FOR 60% COORDINATION REVIEW
1	28 SEP 17	ISSUED FOR 30% COORDINATION REVIEW
0	31 AUG 17	ISSUED FOR DEVELOPMENT PERMIT

consultant:

GC CAN LIMITED
SUITE 202, 10220 - 156 STREET
EDMONTON, AB T5P 2R1
TEL: 780-757-7575

seal:

permit:

client:
**THE VINEYARDS
COMMUNITY GP INC.**

project:
**VINEYARDS LODGE
LOT C SECTIONS 32 AND 29
TOWNSHIP 26 OSOYOOS DIVISION
YALE DISTRICT PLAN EPP54061**

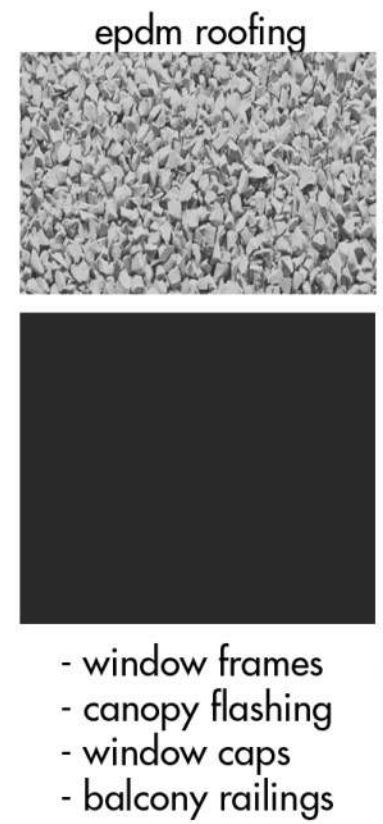
726 VALLEY ROAD,
KELOWNA, BC.

drawn by: AL	reviewed: NA
scale:	approved: DS
date: 2017/10/20	project no: 2017-26
	drawing title:

PERSPECTIVE VIEWS

drawing no: **A3.5** revision no: **3**

NOT FOR CONSTRUCTION





OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
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www.outlanddesign.ca

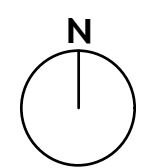
SCHEDULE C

This forms part of application # **DP17-0197 / DVP17-0198**

Planner Initials **LB**



City of **Kelowna**
COMMUNITY PLANNING



PROJECT TITLE

SUSSEX VINEYARDS

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	17.08.28	Development Permit
2		
3		
4		
5		

PROJECT NO. 17-071

DESIGN BY FB

DRAWN BY MC

CHECKED BY FB

DATE AUGUST 28, 2017

SCALE 1:200

SEAL



DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY

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NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. 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 50mm DOUGLAS RED FIR MULCH OR ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS 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 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
ACER GRISEUM	PAPERBARK MAPLE	22	6cm CAL
AMELANCHIER CANADENSIS 'PRINCE WILLIAM'	PRINCE WILLIAM SERVICE BERRY	4	6cm CAL
QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR OAK	52	6cm CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	5	6cm CAL
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	12	6cm CAL
SHRUBS			
BERBERIS THUNBERGI 'GENTRY'	ROYAL BURGUNDY BARBERRY	23	#02 CONT. /1.0M O.C. SPACING
CORNUS ALBA 'SIBIRICA VARIEGATA'	SIBERIAN VARIEGATED DOGWOOD	22	#02 CONT. /2.0M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGEA	38	#02 CONT. /1.5M O.C. SPACING
PHYLADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	60	#02 CONT. /1.2M O.C. SPACING
ROSA MEIDLAND 'MEIDOMONAC'	BONICA ROSE	60	#02 CONT. /1.2M O.C. SPACING
SYRINGA MEYERI 'PALBIN'	DWARF KOREAN LILAC	38	#02 CONT. /1.5M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA FILIPENDULINA 'GOLDPLATE'	FERN-LEAF YARROW	41	#01 CONT. /0.75M O.C. SPACING
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	41	#01 CONT. /0.75M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	28	#01 CONT. /0.9M O.C. SPACING
ECHINACEA 'PRAIRIE SPLENDOR'	PRAIRIE SPLENDOR CONEFLOWER	64	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	41	#01 CONT. /0.75M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	60	#01 CONT. /1.2M O.C. SPACING
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	60	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	28	#01 CONT. /0.9M O.C. SPACING
PANICUM VIRGATUM 'ROSTRAHLBUSCH'	RED SWITCH GRASS	60	#01 CONT. /1.2M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	23	#01 CONT. /1.0M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	60	#01 CONT. /1.2M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	23	#01 CONT. /1.0M O.C. SPACING
PRINUS MUSGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	41	#01 CONT. /0.75M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	41	#01 CONT. /0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	41	#01 CONT. /0.75M O.C. SPACING



SCHEDULE D

This forms part of application # **DP17-0197 / DVP17-0198**

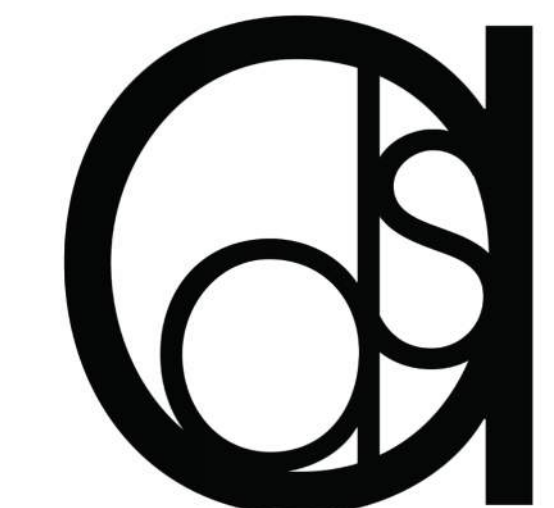


City of **Kelowna**
COMMUNITY PLANNING

Planner Initials **LB**



NOTE: GUARDRAIL TO FOLLOW ALL WALLS OVER 1.2M HEIGHT AND TIE INTO THE BUILDING/STAIR HANDRAILS WHERE POSSIBLE.



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project:
**VINEYARDS LODGE
 LOT C SECTIONS 32 AND 29
 TOWNSHIP 26 OSOYOOS DIVISION
 YALE DISTRICT PLAN EPP54061**

726 VALLEY ROAD,
 KELOWNA, BC.

drawn by: TK	reviewed: NA
scale: 1 : 200	approved: DS
date: 2017/10/20	project no: 2017-26
drawing title:	

BUILDING ELEVATIONS

drawing no: **A3.0**
 revision no: **3**

TYPE MARK	DESCRIPTION
213	INSULATED HOLLOW METAL DOOR
221	ALUMINUM CURTAIN WINDOW
222	STEEL ROOF LADDER
223	MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS
224	RETAINING WALL
225	CONCRETE ELEVATOR HOISTWAY
226	MECHANICAL EQUIPMENT SCREEN
BR1	THIN BRICK - ENDICOTT, TEXTURE: VELOUR, COLOUR: GREY BLEND
EIFS1	EIFS - IMASCO, TEXTURE: PATINA, COLOUR: FROSTED DAWN
EIFS2	EIFS - MANUFACTURER, TEXTURE: -- COLOUR: ORANGE
HP1	FIBRE CEMENT BOARD - HARDPLANK LAP SIDING, TEXTURE: CEDARMILL, COLOUR: COBBLE STONE
MC1	METAL CLADDING - VICWEST, COLOUR: DARK CEDAR
MC2	ALUMINIUM WINDOW CAP
SS1	STANDING SEAM METAL ROOF

21 20 19 18 22 17 23 16 24 25



1 NORTH ELEVATION
 SCALE: 1 : 200

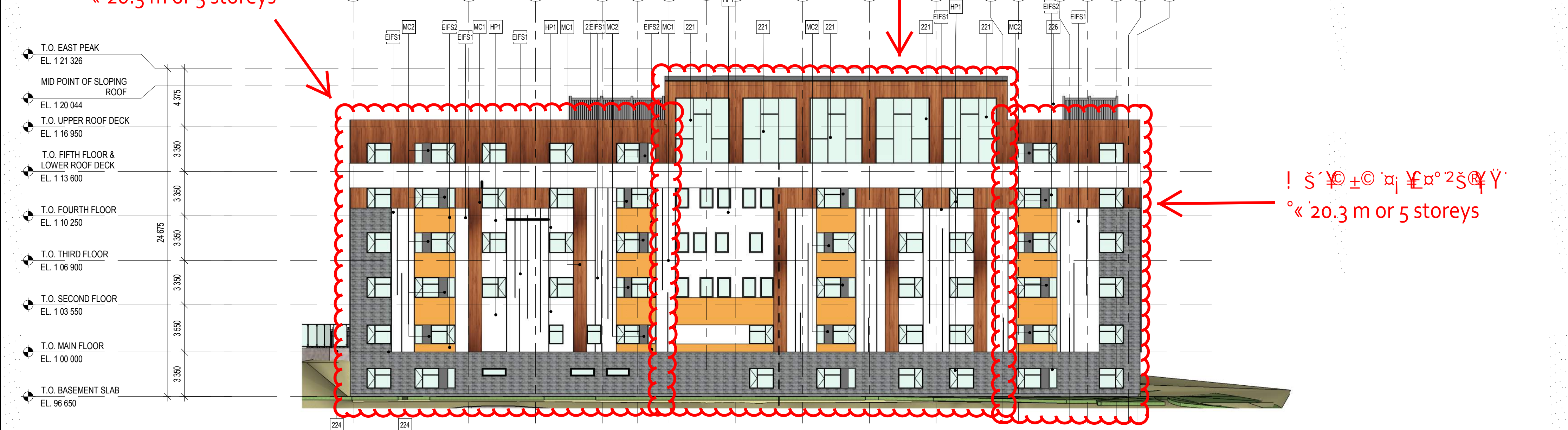
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



2 NORTHWEST ELEVATION
 SCALE: 1 : 200

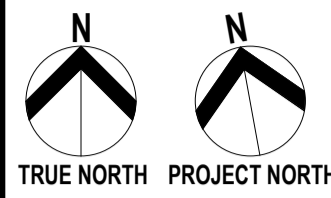
! 20.3 m or 5 storeys

! 20.3 m or 5 storeys

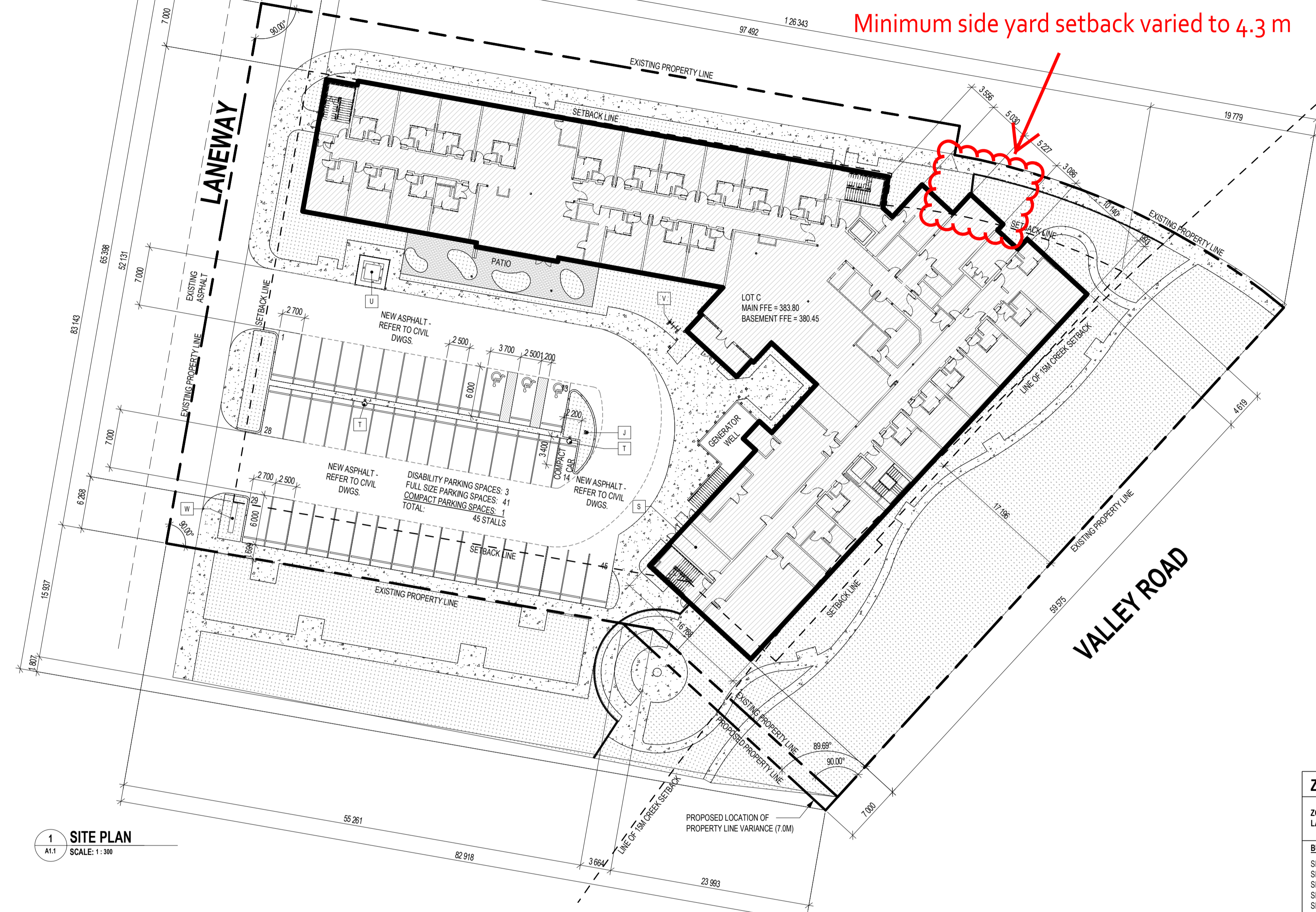


3 EAST ELEVATION
 SCALE: 1 : 200

03/11/2017 14:48 PM
 C:\Users\dmartin\Documents\2017\26 Soyoos Vineyards - Comm. Code - 2017 - commercial\32-29



TRUE NORTH PROJECT NORTH

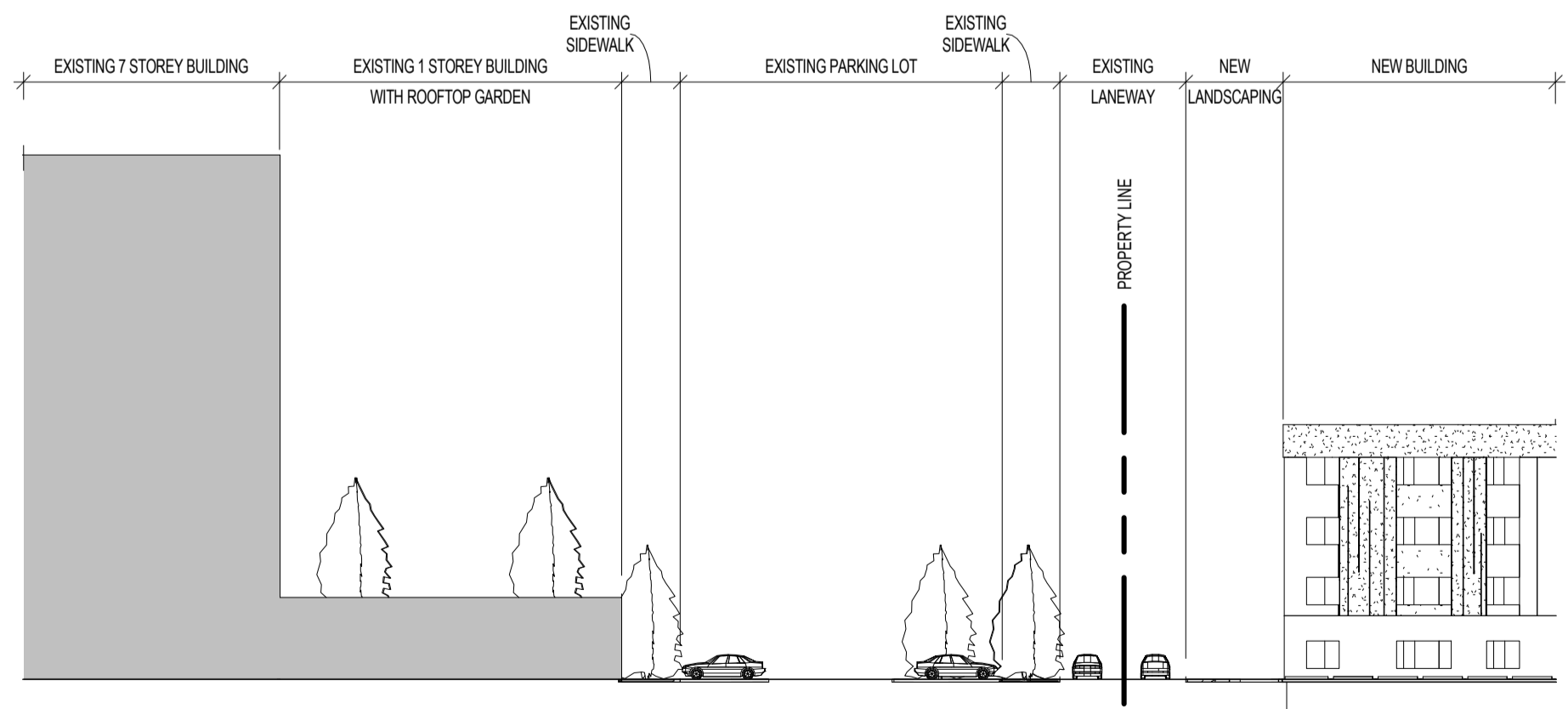


Minimum side yard setback varied to 4.3 m



3 KEY PLAN - GOOGLE MAP
SCALE: 1:200

1 SITE PLAN
SCALE: 1:300



2 STREET ELEVATION
SCALE: 1:300

SITE PLAN LEGEND:

- SITE SIDEWALKS AND PATHS - REFER TO LANDSCAPE DRAWINGS
- PAVED PATIO - REFER TO LANDSCAPE DRAWINGS
- SOFT LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
- NEW BUILDING

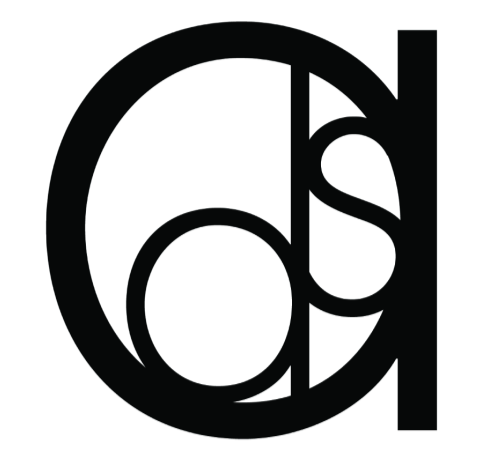
KEYNOTES

TYPE MARK	DESCRIPTION
J	LOCATION OF HYDRANT - REFER TO CIVIL
S	INTERIOR GARBAGE ROOM LOCATION
T	EXTERIOR LIGHTING - REFER TO ELECTRICAL
U	TRANSFORMER C/W CONCRETE PAD AND ENCLOSURE - REFER TO ELECTRICAL
V	BIKE RACK, CLASS II
W	FREESTANDING SIGNAGE - PROPOSED LOCATION

ZONING ANALYSIS TABLE:

ZONING: COMPREHENSIVE DEVELOPMENT ZONE CD27 - VALLEY LAND SUBDIVISION		
LAND USE: SUPPORTIVE HOUSING (CARE FACILITY)		
BUILDING INFORMATION:	ZONE REQUIREMENT:	PROPOSAL:
SITE AREA (PARCEL / LOT)	-	7429.4 sq.m EXISTING; (60.8 sq.m EXTRA PROPOSED VARIANCE)
SITE WIDTH	-	81535 m EXISTING; (1907 sq.m EXTRA PROPOSED VARIANCE)
SITE DEPTH	-	126343 m
SITE COVERAGE OF BUILDINGS	MAX 40% (2971.8 sq.m ALLOWED)	31.6% (2349.4 sq.m MAIN FLOOR)
SITE COVERAGE OF BUILDINGS, DRIVEWAYS & PARKING	MAX 65% (4829.1 sq.m ALLOWED)	52.4% (3889.6 sq.m)
DEVELOPMENT REGULATIONS:	ZONE REQUIREMENT:	PROPOSAL:
TOTAL NUMBER & TYPES OF UNITS	-	STUDIO UNITS, HC (SUITE TYPES A, E, F, G, H, I) = 122 ONE BEDROOM UNITS, HC (SUITE TYPES B, C, D) = 12 TOTAL # OF UNITS = 134
FLOOR AREA (GROSS & NET)	-	GROSS = 9969.8 sq.m (NOT INCL. GENERATOR PIT @ 41.2 sq.m); NET = 9102.6 sq.m
FLOOR AREA RATIO (FAR)	MAX 1.2	FAR = 0.8
BUILDING HEIGHT (STORIES / METERS)	MAXIMUM IS THE LESSER OF: 4.5 STORES OR 18.0 m	BUILDING GRADE TO MIDPOINT OF SLOPPING EAST ROOF = 23 m; MAIN FLOOR TO EAST PEAK = 21.3 m; 5 STORES
BUILDING SETBACKS:	MIN 6.0 m; MIN 7.0 m; MIN 7.0 m; MIN 9.0 m;	7.0 m; 7.0 m NORTH; 6.3 m SOUTH; 17.2 m;
NUMBER OF PARKING STALLS / LOADING SPACES	PARKING: 1 STALL / 3 DWELLING UNITS = 45 REQ'D; LOADING: 1 PER 1,900 sq.m GFA FOR COMMERCIAL USE (KITCHEN)	45 1
SETBACKS TO PARKING:	NO OFF-STREET PARKING LOCATED IN THE FRONT YARD (RESIDENTIAL REQ'T); 1.5 m (RESIDENTIAL REQ'T); 1.5 m (RESIDENTIAL REQ'T); 1.5 m (RESIDENTIAL REQ'T)	NONE N/A; 1.7 m SOUTH; N/A;
DRIVE AISLE WIDTH	7.0 m (2-WAY AISLES AND 90 DEGREE PARKING)	7.0 m
NUMBER OF BICYCLE PARKING SPACES	CLASS II: 5 PER BUILDING PUBLIC ENTRANCE	5
PRIVATE OPEN SPACE AREA	MIN 7.5 sq.m / BACHELOR DWELLING; MIN 15 sq.m / 1 BEDROOM DWELLING; 7.5 sq.m x 122 BACHELOR DWELLINGS = 915 sq.m 15 sq.m x 12 BEDROOM DWELLINGS = 180 sq.m TOTAL PRIVATE OPEN SPACE REQ'D = 1095 sq.m	INTERIOR COMMON AMENITY SPACES = 1101 sq.m EXTERIOR COMMON AMENITY SPACES = 237.2 sq.m TOTAL PRIVATE OPEN SPACE PROVIDED = 1338.2 sq.m

NOT FOR CONSTRUCTION



douglas sollows architect inc.

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revisions:

no.	date	description
2	31 AUG 17	ISSUED FOR DEVELOPMENT PERMIT
1	04 AUG 17	ISSUED FOR CONSULTANT REVIEW
0	28 JUL 17	ISSUED FOR CONSULTANT COORDINATION

date: description: consultant:

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SUITE 202, 10220 - 156 STREET
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TEL: 780-757-7575

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THE VINEYARDS COMMUNITY GP INC.

project:
**VINEYARDS LODGE
LOT A SECTIONS 32 AND 29
TOWNSHIP 26 OSOYOOS DIVISION
YALE DISTRICT PLAN EPP54061**

**720 VALLEY ROAD,
KELOWNA, BC.**

drawn by: CF / TK	reviewed: NA
scale: As indicated	approved: DS
date: 6 JULY 2017	project no.: 2017-26
drawing title:	

SITE PLAN & KEY PLAN

drawing no: **A1.1** revision no: **2**



September 1, 2017

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

Attention: Laura Bentley, City Planner

**Re: Development Permit & Development Variance Permit
720 Valley Road, Kelowna – Lot A, Section 32 & 29, ODYD, Plan EPP 54061**

Applicant: Valley Land Subdivision Ltd.

Please accept this application for the following:

- | | |
|------------------------------|---|
| Development Permit: | To build a proposed 134 unit memory care facility. |
| Development Variance Permit: | <ol style="list-style-type: none"> 1. To permit a building of up to 5 stories and 23.0 meters within the CD27 zone. 2. Reduce the side yard setback from 7.0 meters, to 4.3 meters for two projections in the northeast corner of the site. |

The subject property is located within the old 'Conservatory' lands on the north side of Summit Drive, between Glenmore Road and Valley Road. The specific parcel is located midpoint on the site, along the Valley Road side of the property.

The building is in line with our existing applications that have been submitted in the past 14 months:

- Rezoning Z16-0046
- Development Permit DP16-0173
- Subdivision Application S16-0085
- Natural Environment Development Permit DP17-0057

The subject land has been identified for medium density development since 2000 in the City of Kelowna's OCP (Bylaw 8600). After a number of setbacks from previous property owners, we are ready to move forward with our application and ensure the site is utilized by appropriate and suitable urban infill that will compliment current and future developments in the area.

Upon completion, this unique facility will provide care to individuals diagnosed with Alzheimer's, Dementia, and other memory related diseases. This project will be operated by Sussex Retirement Living, an innovative seniors housing developer specializing in state of the art memory care, independent and assisted living facilities. Sussex and its partners believe in the social model offering personalized care in a home-like environment. This contrasts with the medical model that delivers standardized care in a hospital-like setting.


We look forward to working with the City to see this site developed into a healthcare asset that will benefit the entire Okanagan and its future generations.

If you have any questions pertaining to these Applications, please do not hesitate to contact me.

Sincerely,

KENT-MACPHERSON

Per:



J. Hettinga, B.Sc., RI



Suite 202, 10220 – 156 Street Edmonton, AB T6P 5C1
Ph: (780) 757-7575

August 31, 2017

City of Kelowna
ATTN: Development Department
1435 Water Street
Kelowna, AB V1Y 1J4

RE: Design Rationale For The Vineyards Lodge – 720 Valley Road

To Whom It May Concern,

Please let this letter serve as the design rationale statement for the proposed Vineyards Lodge development at 720 Valley Road. This 134 unit building is specifically designed to provide for the care of individuals with varying degrees of dementia. There are 5 areas called cottages on the main, second and third floors for the dementia residents and a fourth and partial fifth floor to serve assisted living residents who may have more mobility issues than the memory care clients.

Due to the major use being care, there were no individual balconies designed for this building although outdoor areas with 6' high guards have been provided on many floors. With the large required landscaped setback for the creek along Valley Road limiting our building pocket, we still had to provide for a reasonable number of units to make the project viable. In order to accomplish that, a simple structure that maximized our building area was designed as close to the setback lines as possible. This action required for efficiency predicated our use of as straight a wall profile as possible.

More internal amenities were required to enhance the lives of residents who, for the most part, need constant monitoring. We chose to enhance each cottage for memory care with large open internal dining and recreation space for a family living environment. A large lobby opens to a multi-purpose area on the main floor linked to a large main kitchen. A sanctuary and hair salon enhance the lives of our residents. In addition to a partial fifth floor containing assisted living suites, there is a large dining and amenity area served by a finishing kitchen and outside BBQ area. This area has attractive views to the East, with open orchard and green areas and the hoodoos of Dilworth Mountain for all to enjoy.

In short, the simplified structure with a variety of attractive finishes, including large areas of glass, allows for a concentration of services to enhance the lives of the residents.

Respectfully;

A handwritten signature in dark ink, appearing to read "Glen Cameron", written in a cursive style.

Glen Cameron, President
GC Can Limited

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
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?	✓		
Context			
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?	✓		
Relationship to the Street			
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?		✓	
Massing and Height			
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?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?		✓	

ATTACHMENT C

This forms part of application
 # DP17-0197 / DVP17-0198

Planner Initials **LB**

City of Kelowna
 COMMUNITY PLANNING



COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?	✓		
Exterior Elevations and Materials			
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?	✓		
Public and Private Open Space			
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?	✓		
Site Access			
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?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?	✓		
Environmental Design and Green Building			
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?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
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?			✓
Amenities, Ancillary Services and Utilities			
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?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	✓		

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
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
Universal Accessible Design			
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?	✓		
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
Signs			
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?			✓
Lighting			
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?	✓		