

**PROPOSED SUBDIVISION PLAN**





**Kent Macpherson**

December 18, 2018

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

**Attention: Ryan Smith, Community Planning Manager**

**Re: OCP Amendment, Rezoning Application, Development Permit, Development Variance Permit and Subdivision Application  
330 Valley Road, Kelowna – Lot 2, Section 33, Township 26, ODYD, Plan 4043  
Except Parcel A (DD130155F and Plan B6158)**

**Applicant: Springdale Properties Ltd**

330 Valley Road is one of the last large development sites in the Glenmore Valley, and we are happy to bring forward a project that will enhance both the immediate area and the surrounding community. The proposed project would see the existing site at 330 Valley Road be rezoned to permit 30 townhomes along with an amenity building at the northeast corner of the site (corner of Glenpark Drive and Valley Road), and a 158-unit independent living facility to the south with a small lobby access off Valley Road and the resident/staff access off Glenpark Drive.

#### RM3 Parcel

Over the past several years, Springdale Properties has been working closely with both NOW Canada Society and the Kelowna's Women Shelter to try and specifically address the critical need for housing for at risk families in the Community. While working with these organizations, the vision is for a community of homes (ranging from 1 to 4 bedrooms) that are designed to establish comfort, safety and pride in living for its at-risk residents. The project is intended to be leased from Springdale Properties to NOW Canada Society for a minimum of thirty years at a rental rate of \$1 per year, with restrictive covenant registered on title of this parcel to secure this tenure.

For more information on NOW Canada Society and the work they do, please visit their website at:

[www.nowcanada.ca](http://www.nowcanada.ca)

## RM5 Parcel

Springdale Properties specializes in independent living projects in the Okanagan Valley. For over two decades, Springdale has focused on enriching the lives of seniors through beautiful buildings and amenity-rich retirement resorts. Demographics suggest that demand for seniors living will increase 6 to 8 times in the next 10 to 15 years. The proposed 158 units of independent living units will help address the rapidly growing demand for seniors rental housing in the Kelowna area as the population ages.

The subject site will provide excellent access for both developments with great walking trails, bike paths and bus routes. In addition, there are several schools in the area (Dr. Knox Middle, North Glenmore Elementary and Watson Road Elementary) along with significant nearby parks (Brandt's Creek Linear Park, Matera Glen Park, Whitman Glen Park and the future Glenmore Recreation Park).

Please accept this application for the following:

- |                               |  |
|-------------------------------|--|
| OCP Amendment:                | To amend the current OCP from Multiple Unit Residential (Low Density) to a mix of Multiple Unit Residential (Low Density) and Multiple Unit Residential (Medium Density)   |
| Rezoning Application:         | Rezone the site from A1 (Agricultural) to RM3 (Low Density Multiple Housing) and RM5 (Medium Density Multiple Housing) in accordance with the proposed changes to the OCP  |
| Development Permit:           | To propose the development of a Supportive Housing project consisting of 30 units on the proposed RM3 portion of the site (The Cottages on Glenpark), and an Independent Seniors Living facility consisting of 158 units on the RM5 portion of the site (Valley Retirement Resort).                                      |
| Development Variance Permits: | <u>The Cottages on Glenpark</u> <ol style="list-style-type: none"><li>1. Reduce the rear yard setback from 7.5 meters down to 3.6 m for one townhome unit, and from 4.5 meters down to 3.1 meters for the amenity building.</li><li>2. Reduce the side yard setback (west) from 4.5 meters down to 3.3 meters.</li></ol> |

Valley Retirement Resort

3. Increase the building height from 4.5 storeys and 18.0 m up to a height of 5 storeys (16.9 m).
4. Reduce the front yard setback from 6.0 meters down to 4.2 meters and 5.1 meters (total length of variance ~13 m of the 115 m frontage).
5. Reduce the rear yard landscape buffer (west) from 3.0 meters down to 1.2 meters and 2.2 meters.

Subdivision Application:

1. To subdivide the existing parcel into 2 parcels in accordance with the OCP/Rezoning.
2. To dedicate ~1,700 square meters (0.42 acres) of land to the City of Kelowna as road.

The subject project would bring 30 units of supportive housing including an amenity building on the northly portion of the site, and 158 units of seniors' residence on the southerly portion of the site. The property is centrally located in North Glenmore on the same block as Brandt's Creek Crossing (commercial shopping) and kitty-corner from the future Glenmore Recreation Park.

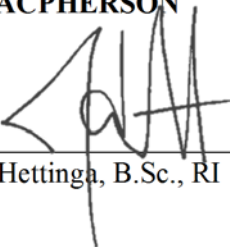
We look forward to working with the City to see this site redeveloped into a quality mix of both supportive housing and an independent seniors' residence project in the community.

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

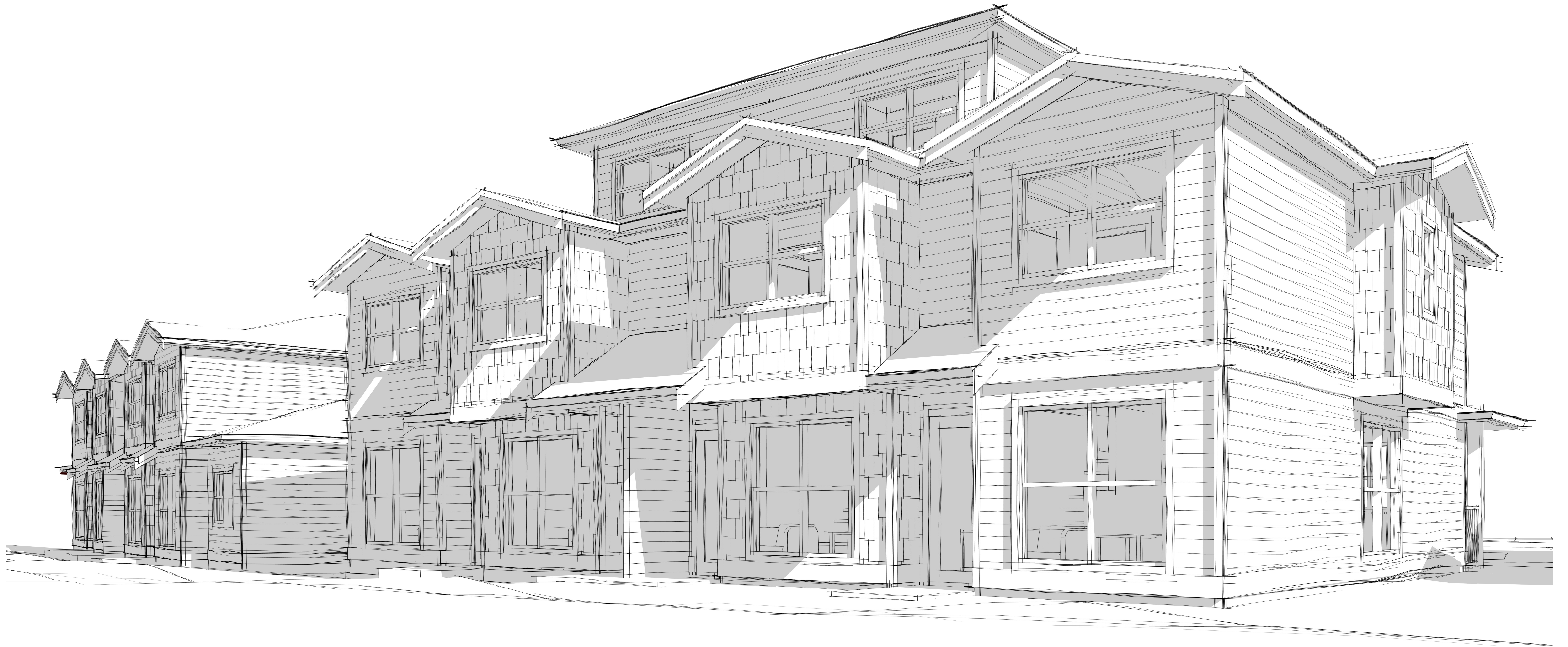
*AERIAL PHOTOGRAPH*

 SUBJECT PROPERTY



# THE COTTAGES ON GLENPARK

DEVELOPMENT PERMIT SET



ISSUED FOR:  
DEVELOPMENT PERMIT

- A0C THE COTTAGES ON GLENPARK
- A101C SITE PLAN
- A102C GLENPARK DR. / VALLEY RD. STREETSCAPES
- A201C BUILDING A PLANS
- A202C BUILDING B PLANS
- A203C BUILDING C PLANS
- A401C BUILDING A ELEVATIONS
- A402C BUILDING B ELEVATIONS
- A403C BUILDING C ELEVATIONS

**MQN**  
ARCHITECTS

THE COTTAGES ON GLENPARK

VALLEY RD. & GLENPARK DR.  
KELOWNA, BC

DRAWING: **A0C**  
PROJECT: **18255**  
DATE: **2018/12/14**  
SCALE: **NTS**



### PROJECT STATISTICS RM3

**ADDRESS**  
 STREET ADDRESS - 330 VALLEY ROAD  
 PROPERTY LEGAL INFORMATION - LOT 2, SEC 33, TP 26, ODDY, PLAN 4043, EXCEPT PARCEL A (DD130155F AND PLAN B618)

**ZONING**  
 EXISTING ZONING: A1 - AGRICULTURE 1  
 PROPOSED ZONING: RM3 - LOW DENSITY MULTIPLE HOUSING  
 ALLOWABLE USE: SUPPORTIVE HOUSING  
 PROPOSED USE: SUPPORTIVE HOUSING

ITEM	REQUIRED/ALLOWED	PROVIDED
<b>1. PROPOSED SITE STATS</b>		
LOT AREA		6,767.8 m <sup>2</sup> (72,848.2 ft <sup>2</sup> )
HEIGHT	3 STOREYS / (MAX)10.0 m (32.8 ft)	2-3 STORY
TOTAL DWELLING UNITS		30 UNITS
<b>2. SETBACKS</b>		
FRONT YARD - GLENPARK DR. (NORTH)		
GROUND ORIENTED HOUSING - FRONT DOOR FACING STREET	1.5m	2.7m
OTHER	4.5m	5.8m
SIDE YARD (WEST)	4.0m	3.3m (VARIANCE REQ'D)
FLANKING STREET - VALLEY RD. (EAST)		
GROUND ORIENTED HOUSING - FRONT DOOR FACING STREET	1.5m	N/A
OTHER	4.5m	4.5m
REAR YARD (SOUTH)	7.5m	3.6m (VARIANCE REQ'D)
COMMON RECREATION BUILDINGS	4.5m	3.1m (VARIANCE REQ'D)
<b>3. LANDSCAPE BUFFERS</b>		
FRONT YARD - GLENPARK DRIVE (NORTH)	3.0 m (9.84 ft) - LEVEL 2	3.0 m (9.84 ft) - LEVEL 2
SIDE YARD (WEST)	3.0 m (9.84 ft) - LEVEL 3	3.0 m (9.84 ft) - LEVEL 3
FLANKING STREET - VALLEY ROAD (EAST)	3.0 m (9.84 ft) - LEVEL 3	3.0 m (9.84 ft) - LEVEL 3
REAR YARD (SOUTH)	3.0 m (9.84 ft) - LEVEL 3	3.0 m (9.84 ft) - LEVEL 3
<b>4. FLOOR SPACE RATIO</b>		
FLOOR AREA RATIO	0.75	0.47
LOT AREA		6,767.8 m <sup>2</sup> (72,848.2 ft <sup>2</sup> )
FLOOR AREA (NET)		3,189.8 m <sup>2</sup> (34,335.05 ft <sup>2</sup> )
<b>5. BUILDING SITE COVERAGE</b>		
MAX BUILDING SITE COVERAGE	(MAX) 40%	26%
MAX BUILDING FOOT PRINT AREA	(MAX) 2,707.1 m <sup>2</sup> (29,139.2 ft <sup>2</sup> )	1,789.7 m <sup>2</sup> (19,264.48 ft <sup>2</sup> )
MAX BUILDING SITE COVERAGE (BLDG, DRIVES & PARKING)	(MAX) 60%	44.5%
MAX BUILDING FOOT PRINT AREA, DRIVES + PARKING	(MAX) 4,060.6 m <sup>2</sup> (43,708.9 ft <sup>2</sup> )	3,015.1 m <sup>2</sup> (32,454.48 ft <sup>2</sup> )
<b>6. PARKING</b>		
SUPPORTIVE HOUSING - 1 STALL/3 DWELLING UNITS = 10 STALLS REQ'D		
ABOVE GROUND PARKING		33
HANDICAP PARKING	1	2
STAFF PARKING	0	4
TOTAL PARKING STALLS REQUIRED/PROVIDED	10	33
<b>8. DENSITY</b>		
<b>10. PRIVATE OPEN SPACE</b>		
1 BEDROOM UNIT	15sm	>15sm
2 BEDROOM UNIT	25sm	>25sm
3 BEDROOM UNIT	25sm	>25sm
4 BEDROOM UNIT	25sm	>25sm

UNIT SUMMARY			
UNIT TYPE	NUMBER OF BEDROOMS	UNIT AREA	NUMBER OF UNITS
UNIT TYPE A1	4 BED	1289 SF	4
UNIT TYPE A2	2 BED	947 SF	4
UNIT TYPE B1	2 BED	980 SF	10
UNIT TYPE B2	3 BED	1460 SF	10
UNIT TYPE C1	1 BED	504 SF	1
UNIT TYPE C2	1 BED	489 SF	1
Grand total			30

SEAL

CONSULTANT

NO.	REV.	ISSUE	DATE
1	A	ISSUED FOR DEVELOPMENT PERMIT	2019/12/14

PROJECT TITLE

**THE COTTAGES ON GLENPARK**  
 VALLEY RD. & GLENPARK DR.  
 KELOWNA, BC

DRAWING TITLE

**SITE PLAN**

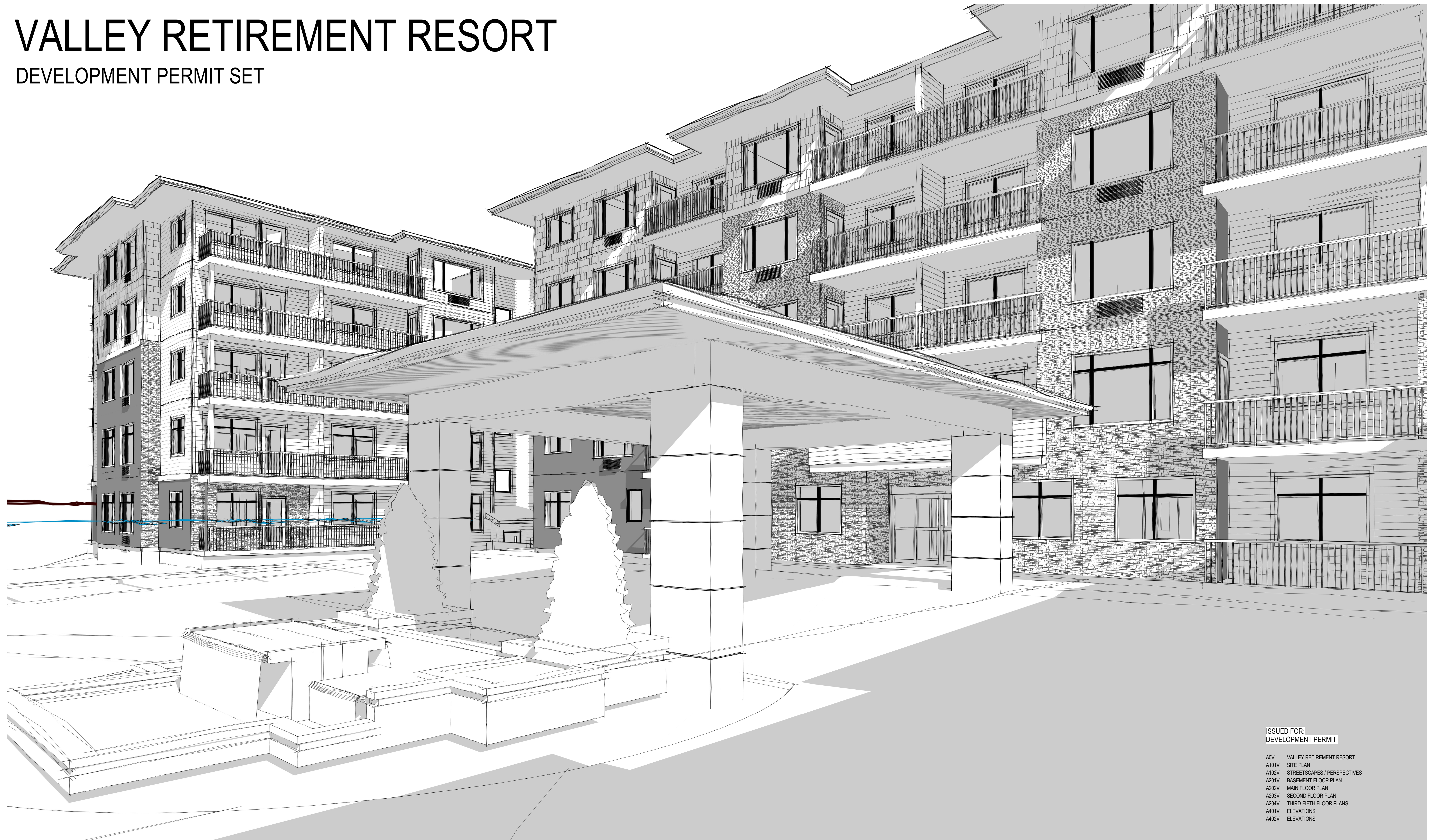
PROJECT: 18255  
 SCALE: 1/32" = 1'-0"  
 DRAWN BY: HK  
 CHECKED BY: WN  
 DRAWING:

**A101C**

P:\2018\254 - Regency - Reference Plans - Mqncad\2018\254 - Regency - 1 - Concept Working Drawing\254-SitePlan.dwg

# VALLEY RETIREMENT RESORT

DEVELOPMENT PERMIT SET



ISSUED FOR:  
DEVELOPMENT PERMIT

A0V VALLEY RETIREMENT RESORT  
A101V SITE PLAN  
A102V STREETS CAPES / PERSPECTIVES  
A201V BASEMENT FLOOR PLAN  
A202V MAIN FLOOR PLAN  
A203V SECOND FLOOR PLAN  
A204V THIRD-FIFTH FLOOR PLANS  
A401V ELEVATIONS  
A402V ELEVATIONS

**MQN**  
ARCHITECTS

VALLEY RETIREMENT RESORT

VALLEY RD. & GLENPARK DR.  
KELOWNA, BC

DRAWING:

A0V

PROJECT:

18254

DATE:

2018/12/14

SCALE:

NTS





1 SITE PLAN  
SCALE: 1/32" = 1'-0"

**PROJECT STATISTICS RM5**

ADDRESS  
STREET ADDRESS - 330 VALLEY ROAD  
PROPERTY LEGAL INFORMATION - LOT 2, SEC 33, TP 26, ODYD, PLAN 4043, EXCEPT PARCEL A (DD130155F AND PLAN B6158)  
SITE ZONING  
EXISTING ZONING: A1 - AGRICULTURE 1  
PROPOSED ZONING: RM5 - MEDIUM DENSITY MULTIPLE HOUSING  
ALLOWABLE USE: CONGREGATE HOUSING  
PROPOSED USE: CONGREGATE HOUSING

ITEM	REQUIRED / ALLOWED	PROVIDED
<b>1. PROPOSED SITE STATS</b>		
LOT AREA		10,412.7 m <sup>2</sup> (112,082.2 ft <sup>2</sup> )
HEIGHT	4.5 STOREYS / (MAX) 18.0 m (59 ft)	5.0 STOREYS / 16.9 m (55'-5") VARIANCE REQ'D FOR 5 STOREYS
TOTAL DWELLING UNITS		158 UNITS
<b>2. SETBACKS</b>		
FRONT YARD - VALLEY ROAD (EAST)	6.0m	4.2m + 5.1m - VARIANCE REQ'D
SIDE YARD (NORTH)	7.0m	7.0m
SIDE YARD (SOUTH)	7.0m	7.0m
REAR YARD (WEST)	9.0m	9.0m
<b>3. LANDSCAPE BUFFERS</b>		
FRONT YARD - VALLEY ROAD (EAST)	3.0 m (9.84 ft) - LEVEL 2	3.0 m (9.84 ft) - LEVEL 2
SIDE YARD (NORTH)	3.0 m (9.84 ft) - LEVEL 3	3.0 m (9.84 ft) - LEVEL 3
SIDE YARD (SOUTH)	3.0 m (9.84 ft) - LEVEL 3	3.0 m (9.84 ft) - LEVEL 3
REAR YARD (WEST)	3.0 m (9.84 ft) - LEVEL 3	1.2 m + 2.2m (3.94 ft + 7.21 ft) - LEVEL 3 (VARIANCE REQ'D)
<b>4. FLOOR SPACE RATIO</b>		
FLOOR AREA RATIO	1.1	1.05
LOT AREA		10,412.7 m <sup>2</sup> (112,082.2 ft <sup>2</sup> )
FLOOR AREA (NET)		10,960.9 m <sup>2</sup> (117,983.0 ft <sup>2</sup> )
<b>5. BUILDING SITE COVERAGE</b>		
MAX BUILDING SITE COVERAGE	(MAX) 40%	33%
MAX BUILDING FOOT PRINT AREA	(MAX) 4,165 m <sup>2</sup> (44,832.5 ft <sup>2</sup> )	3,414.76 m <sup>2</sup> (36,756.18 ft <sup>2</sup> )
MAX SITE COVERAGE (BLDG, DRIVES + PARKING)	(MAX) 65%	58%
MAX BUILDING FOOT PRINT AREA, DRIVES + PARKING	(MAX) 6,768.2 m <sup>2</sup> (72,852.8 ft <sup>2</sup> )	6,099.65 m <sup>2</sup> (65,656.18 ft <sup>2</sup> )
<b>6. PARKING</b>		
CONGREGATE HOUSING - 1 STALL / 3 BEDS = 53 STALLS (REQUIRED)		
ABOVE GROUND PARKING		63 STALLS
BELOW GRADE PARKING		64 STALLS
LOADING PARKING SPACES	0	3 STALLS
HANDICAP PARKING	1	5 STALLS
STAFF PARKING	0	18 STALLS
TOTAL PARKING STALLS REQUIRED/PROVIDED	53	127 STALLS PROVIDED
<b>7. BICYCLE PARKING</b>		
TOTAL BICYCLE PARKING (CLASS I) 1 PER 25 EMPLOYEES (INDOOR)	1	1
TOTAL BICYCLE PARKING (CLASS II) 5 PER PUBLIC ENTRANCE (OUTDOOR)	5	5
<b>8. DENSITY</b>		
1 BEDROOM		113 UNITS
1 BEDROOM + DEN		6 UNITS
2 BEDROOM		34 UNITS
3 BEDROOM		5 UNITS
TOTAL		158 UNITS
<b>10. PRIVATE OPEN SPACE</b>		
CONGREGATE HOUSING - 158 UNITS	7.5 m <sup>2</sup> /UNIT	>7.5 m <sup>2</sup> /UNIT

SUITE TYPE	NUMBER OF BEDROOMS	SUITE AREA	NUMBER OF SUITES
UNIT TYPE B1	1 BED	569 SF	30
UNIT TYPE B2	1 BED	597 SF	75
UNIT TYPE B3	1 BED	635 SF	6
UNIT TYPE B4	1 BED	662 SF	2
UNIT TYPE C1	1 BED + DEN	776 SF	6
UNIT TYPE D1	2 BED	824 SF	6
UNIT TYPE D2	2 BED	976 SF	8
UNIT TYPE D3	2 BED	991 SF	15
UNIT TYPE D4	2 BED	1084 SF	5
UNIT TYPE E1	3 BED	1371 SF	5
Grand total			158

SEAL  
CONSULTANT


NO.	REV.	ISSUE	ISSUED FOR DEVELOPMENT PERMIT	DATE
1	A	ISSUED FOR DEVELOPMENT PERMIT		2019/12/14

PROJECT TITLE  
**VALLEY RETIREMENT RESORT**  
VALLEY RD. & GLENPARK DR.  
KELOWNA, BC

DRAWING TITLE  
**SITE PLAN**

PROJECT: 18254  
SCALE: 1/32" = 1'-0"  
DRAWN BY: HK  
CHECKED BY: WN  
DRAWING:



DRAFTING BY:  Home Planning & Design INC. 1000 S. 10th St. Phoenix, AZ 85001	LANDSCAPE LAYOUT	
	Scale: A5 5/16" V N	Approved By:
Date: 12 DEC 2018		Checked By: ED HALL
REGENCY VALLEY ROAD		Drawing Number: PRELIMINARY

NOTE:  
 GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPOSED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED ACCORDING TO LOCAL BUILDING AUTHORITY REGARDING SUBSTRATE STABILITY AND PROOF PREPARATION FOR THE PROPOSED BUILDING. REINFORCEMENT TO BE VERIFIED BY THE GENERAL CONTRACTOR TO PROVIDE POSITIVE SLOPE TO DRAIN AND GROUND WATER INFILTRATION.

SCALE: 1" = 20'-0"



VALLEY ROAD

GLENPARK DR.

## 330 VALLEY ROAD – Site Photos



1. View looking south over property.



2. View looking south along property line (Glenmore Lodge on right).



3. View looking east over future road dedication area (Glenpark Drive).



4. View looking north along west property line (Glenmore Lodge on left).



5. View looking east from southwest corner.



6. Current farm house on site (to be demolished).



7. View looking north over property.



8. View of Valley Road in front of property (looking north from southeast corner).