



November 21, 2024

City of Kelowna
Urban Planning Department
Attn. Tyler Caswell
1435 Water Street, Kelowna BC
V1Y 1J4

Development Permit at 1270,1260 and 1256 Glenmore Drive

Introduction

Dear Planning Staff,

Enclosed are the plans for a multi-residential project at 1270, 1260, and 1256 Glenmore Drive. All 3 properties will be consolidated as part of the application process. Third Reading was approved by Council on October 21, 2024 for the rezoning to MF3 – Apartment Housing. Associated requirements for Final Adoption will be satisfied shortly. The goal for this site is to utilize Zoning Bylaw 12375 and OCP 2040 – Mid-Rise Residential Guidelines to create a 6-storey apartment project which is safe, livable, accessible, and provides new housing opportunities in the Glenmore neighbourhood. The property is located on the Glenmore Drive Transit Supportive Corridor.

The unit mix includes studio, 1 bedroom, and 2-bedroom units with the goal of attainable homes. The target purchasers include young professionals, student's, families, and local residents that are seeking an option to age in the neighborhood with which they are familiar. The amenity space is provided in twice the amount required by the Zoning Bylaw and includes 2 programmed outdoor spaces, bookable office space on each floor, an indoor community room, a dog wash, bike repair station, and a Modo carshare program. A amenity contribution will be made to City of Kelowna to allow the 1.9FAR.

Site access is taken from the lane that is parallel to Glenmore Drive and has multiple entry/egress points. All homes along this block use the same access. To alleviate potential congestion, the building is set back 3.0m from the lane. Additionally, a loading space on a permeable surface is provided to allow delivery vehicles to stop outside of the shared lane.

This application is for a Form and Character Development Permit and a minor Variance Permit to vary the Electric Vehicle charge regulations.

Official Community Plan Objectives

The OCP sets out several key guidelines for mid-rise residential developments including:

- Provide attractive and active human-scale amenities oriented towards public spaces at grade.
- Break up the massing by providing simple vertical and horizontal articulation of facades.
- Ensure buildings have a front-to-back orientation to streets and open spaces with back-of-house uses located to the rear of the building.
- Maximize 'eyes on the street.'
- Integrate semi-private open space.

Section 4.1 – Low & Mid-Rise Residential Guidelines has been carefully followed throughout the design process. The design aims to meet many of the guidelines specifically:



Design guidelines from the OCP to address the front façade of the building:

Design Intent: To ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition in scale to existing and future buildings, parks, and open spaces.

The properties adjacent to the north are City owned and have been rezoned to allow development through the BC Builds program. The property immediately to the south was redeveloped under the previous RM3 – Medium Density zone in 2016. The building design is planned to create a positive transition between the existing 2.5 storey townhouse complex to the south and proposed 4 – 6 storey apartments to the north.

Set back residential buildings on the ground floor between 3-5m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio.

The building face is set back from Glenmore Drive with semi-private space for the ground floor units, which are flanked by planters for privacy. The effect creates layers including a 3.0m landscaped area with trees flanked by the planters and building face located almost 6.0m from the property line.

On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank face.

The property has slopes to the west and has a gradual north-south slope. The parkade lifts the building, allowing the lobby access at grade on Glenmore Drive. Planters are planned along the ground level edge of the frontage to soften the edge and provide visual interest at the pedestrian level.

Vehicular access should be from the lane (See Figure 36). Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street walls.

All vehicle access is provided from the lane. Two layers of parkade are planned each having their own access. Visitor and accessible parking are located on the ground floor allowing ease of access to the building. The majority of the residential parking is found in the lower-level parkade. Locked bicycle storage facilities are located on the lower level for extra security.

Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.

Design internal courtyards to provide amenities such as play areas, barbecues, and outdoor seating where appropriate. Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.

The building is designed in a "C" shape with the long edge along Glenmore Drive and the opening in the rear along the lane. This achieves 2 objectives. It sets the building further away from the single residential units found on the west side of the lane. A programmed outdoor amenity area allows sunlight penetration with a ping pong table, chess board, and seating area with trees. The internal amenity space is located adjacent to the outdoor space.

Rooftop Amenity Spaces Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.

Another outdoor area is provided on the rooftop which is setback from the building edge to minimize any overlook to the neighbouring properties. The space is intended for lounging and is flanked by planters with 6 trees secured to the roof deck. The surface will be a combination of pavers and artificial turf.

Break up the building mass by incorporating elements that define a building's base, middle and top.

The use of materials and colours breaks up the building elements in defined levels. Further planters incorporate green roof elements with succulents proposed flanked by trees on each corner of the 6th floor. Playful elements using bold colours are found on the rear (west) elevation.

Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas. Through the use of projected elements, each entrance to the building has weather protection.

It is felt that the project design contributed to the key pillars in the following manner:

1. Stop planning new suburban neighbourhoods.
Creating multi-unit housing within existing neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, density is focused in areas with existing services and nearby transit, walking, and biking options.
2. Target growth along transit corridors.
The subject property is located on a Transit Supportive Corridor, therefore it is anticipated that the future growth along Glenmore Drive will be at a higher density. Midtown and Capri Landmark Urban Centers are 1 kilometer away, and the Glenmore Village Centre is 2.5 kilometers to the north.
3. Promote more housing diversity.
Mid-rise housing allows for diverse housing options within the Core Area of Kelowna. Many tenants or property owners are searching for “mid-rise” housing which provides appropriate parking, limited private open space, and single bedrooms for bachelor tenants or multiple bedrooms for growing families. The location is less desirable for single family dwellings, which is seen in the state of the homes. Planning theory would point to densifying properties along Glenmore, which allows the best land use while keeping the adjacent lower density units in place. It allows for a greater mix of uses and provide a variety of housing options in a neighbourhood without impacting its’ core.
4. Prioritize sustainable transportation and shared mobility.
Glenmore Drive is designated as a future primary bike corridor, though the subject property is also located 500 meters from the Okanagan Rail Trail, and therefore the residents of the subject property will have opportunity to access existing bike corridors. Additionally, the subject property is located less than 400 meters from a frequent transit route, meaning the residents will have the option to use public transit as needed.

The proposed development increases available housing along a corridor that is no longer desirable for single dwelling units. In effect, this will contribute to the projected growth of 1,630 new units in the Glenmore sector; 4% in Wilden and 6% in core Glenmore with a minimal impact to the neighbourhood.

Section 8.2.18 requires that all residential dwelling units provide on-site electric vehicle energized outlets. Although this is in-line with the philosophy of the building, it is not feasible from Fortis BC’s servicing and capability perspective. The landowners will be installing all the conduits and lines

required to allow for EV charging, however, they are unable to have them energized at this time. It is understood that this is a common challenge for development in Kelowna and that a housekeeping text amendment might be considered to allow housing construction while the greater electrical grid is updated. Should there be no changes to this section at the City level a variance will be sought.

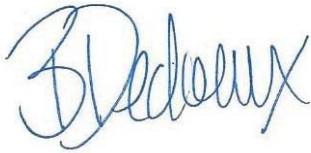
Conclusion

The proposal seeks to create a mid-rise development project in an upcoming area of Kelowna which is very walkable, bikeable, and has access to nearby amenities. The property is close to parks such as Parkison Recreation and Jack Robertson Memorial. The Kelowna Golf and Country Club is located across the street for avid golfers. The location allows for easy access to both University campus and Okanagan college making it ideal for the “attainable” market segment. This proposal is anticipated to provide additional housing at a time where the local housing market has been identified as unaffordable and short of supply.

The proposed building design meets and exceeds several Zoning Bylaw requirements and OCP design guidelines.

We look forward to hearing your comments and feedback on the project.

Regards,



Urban Options Planning Corp.
by it's Authorized Signatory; Birte Decloux, RPP MCIP

SEALS

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KEY PLAN

REVISIONS + ISSUES

ISSUED FOR DEVELOPMENT PERMIT

2024.11.22

NOT FOR CONSTRUCTION

PROJECT TITLE
GLENMORE MULTI FAMILY
Larsen Property
Development
Glenmore Dr
Kelowna, BC

DRAWING TITLE

SCALE:
DRAWN: AM
CHECKED: CSR

May '24
24-031

DPO.0

TITLE PAGE



PERSPECTIVE LOOKING NORTH WEST FROM GLENMORE DR.

**GLENMORE MULTI-FAMILY
KELOWNA, BRITISH COLUMBIA
ISSUED FOR DEVELOPMENT PERMIT
2024.11.22**

Sheet Number	Sheet Name
DPO.0	TITLE PAGE
EPD.0	SITE PHOTOS
EPD.0	SITE PLAN + ZONING REVIEW + SECTION
EPD.0	PARKADE LEVEL 1
EPD.1	GROUND FLOOR PARKADE
EPD.2	2ND FLOOR PLAN
EPD.3	3RD - 5TH FLOOR PLAN
EPD.4	6TH FLOOR PLAN
EPD.5	ROOF TOP PATIO PLAN
EPD.0	ELEVATIONS
EPD.1	ELEVATIONS
EPD.1	SECTIONS
EPD.2	SECTIONS

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KEY PLAN

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NO.	DATE	ISSUE FOR
001	1-22	DEVELOPMENT PERMIT

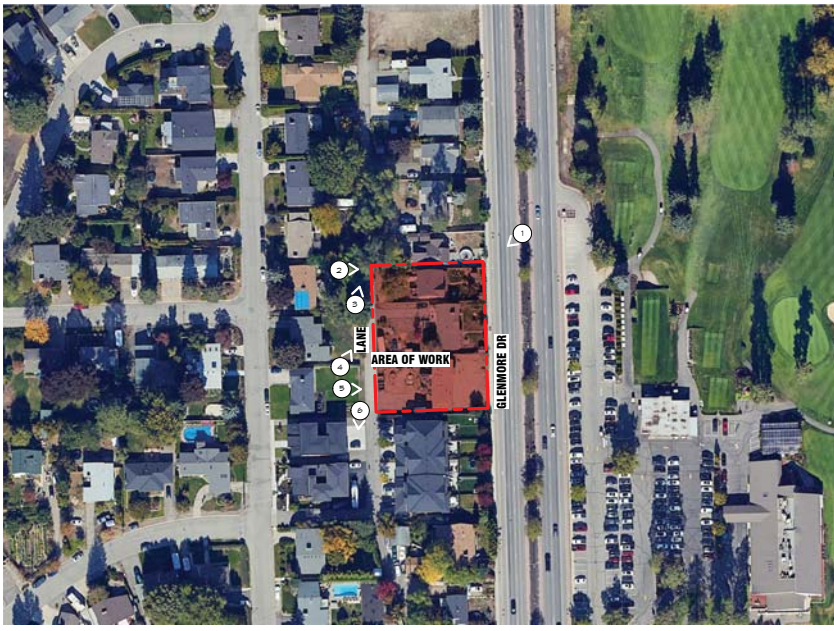
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PROJECT TITLE
GLENMORE MULTI FAMILY
Larsen Property
Development
Glenmore Dr
Kelowna, BC

DRAWING TITLE
SITE PHOTOS

SCALE: 1 : 100
DRAWN: AM
CHECKED: CSR
May '24
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DPO.1



PERSPECTIVE LOOKING SOUTH WEST FROM GLENMORE DR.



PERSPECTIVE LOOKING NORTH EAST FROM LANE

1

2

3

4

5

D

C

B

A

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CITY OF KELOWNA - ZONING BYLAW NO. 12375

MUNICIPAL ADDRESS
1256-1270 GLENMORE DR., KELOWNA, BC

LEGAL ADDRESS
PLAN KAP1756-KAP26500 LOT 2-B, SECTION 29, TOWNSHIP 28

ZONING SECTION 18.1
EXISTING ZONING
MFI - INFILL HOUSING
PROPOSED ZONING
MFS - APARTMENT HOUSING

SITE SUMMARY SECTION 18.4

PARCEL AREA	sq.m
2841.7 sq.m / 20,454.99 sq.ft	

HANDBOOK SITE COVERAGE OF ALL BUILDINGS

PERMITTED: 65% (1,717.1 sq.m)
PROPOSED: 64% (1,677.1 sq.m)

HANDBOOK SITE COVERAGE OF ALL BUILDINGS, STRUCTURES, AND IMPERMEABLE SURFACES

PERMITTED: 65% (2,249.5 sq.m)
PROPOSED: 62% (2,193.1 sq.m)

SETBACKS SECTION 18.9

REQUIRED SETBACKS

FRONT YARD SETBACK:	3.0m
SIDE YARD SETBACK:	3.0m
REAR YARD SETBACK:	3.0m

PROPOSED SETBACKS

FRONT YARD SETBACK:	3.0m
SIDE YARD SETBACK:	4.0m
REAR YARD SETBACK:	3.0m

STEPBACKS SECTION 18.9

REQUIRED STEPBACKS

FRONT YARD STEPBACK:	3.0m
FLANKING SIDE YARD STEPBACK:	3.0m

PROPOSED STEPBACKS

FRONT YARD STEPBACK:	3.0m
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NOTES:
ONLY TO BUILDINGS 5 STOREYS OR TALLER. THE STEPBACK CAN OCCUR ON ANY FLOOR ABOVE THE SECOND STOREY.

DENSITY (FAR) SECTION 18.4

HANDBOOK MAXIMUM DENSITY

FOR 5 STOREYS AND ABOVE MAXIMUM FAR	= 1.0
PLUS BONUS FAR (UNDERGROUND PARKING)	= 2.05
PLUS BONUS FAR (AMENITY + STREETSCAPE)	= 2.35

PROPOSED DENSITY

1.40

NOTES:
IF PAYMENTS ARE MADE TO PUBLIC AMENITY + STREETSCAPE CAPITAL RESERVE FUND... BASE FAR IS INCREASED BY 0.3
IF 50% OF PARKING PROVIDED ON-SITE IS LOCATED UNDERGROUND... BASE FAR IS INCREASED BY 0.25...

BUILDING HEIGHT SECTION 18.6

MAXIMUM BASE HEIGHT:
22.0m / 8 STOREYS
PROPOSED BUILDING HEIGHT:
21.4m / 8 STOREYS

NOTES:
BASE HEIGHT IS 18.0m + 4 STOREYS EXCEPT THE MAXIMUM BASE HEIGHT IS 22.0m / 8 STOREYS IF THE SUBJECT PROPERTY IS FRONTING A TRANSIT SUPPORTIVE CORRIDOR.

BUILDING AREA SUMMARY

GROSS FLOOR AREA: SUM OF HORIZONTAL AREAS... MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS

NET FLOOR AREA: SUM OF HORIZONTAL AREAS... MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS... EXCLUSIVE OF AREAS: BALCONIES, EXT STAIRWAYS, COMMON/PUBLIC CORRIDORS, ETC.

GROSS FLOOR AREA		NET FLOOR AREA	
LEVEL	sq.m	LEVEL	sq.m
1ST FL	N/A	2ND FL	N/A
2ND FL	1,368	3RD FL	1,102
3RD FL	1,368	4TH FL	1,102
4TH FL	1,368	5TH FL	1,102
5TH FL	1,368	6TH FL	1,102
6TH FL	497	7TH FL	1,102
TOTAL	6,481	TOTAL	5,011

DWELLING UNIT SUMMARY

LEVEL	STUDIO	1-BED	2-BED	TOTAL
2ND FL	3	12	0	15
3RD FL	3	12	0	15
4TH FL	3	12	0	15
5TH FL	3	12	0	15
6TH FL	3	12	0	15
TOTAL	15	60	0	75

TOTAL UNITS: 105

COMMON AND PRIVATE AMENITY SECTION 18.5

FACTOR (sq.m)	STUDIO	1-BED	2-BED	TOTAL
REQUIRED (sq.m)	7.5	15	25	1,975 sq.m
OR				16,193 sq.ft
PROPOSED	2nd FL	3rd FL	4th FL	
	3rd FL - 5th FL	6th FL	7th FL	
	3,742.4 sq.ft	2,345.0 sq.ft	3,307.8 sq.ft	
	REG TOP PATCH:	1,887.1 sq.ft		
TOTAL:				10,382.0 sq.ft

REQUIRED COMMON AMENITY: 4,520 sq.ft / 420 sq.m
PROPOSED COMMON AMENITY: 5,291 sq.ft / 491.6 sq.m

OFF-STREET PARKING SECTION 8.5

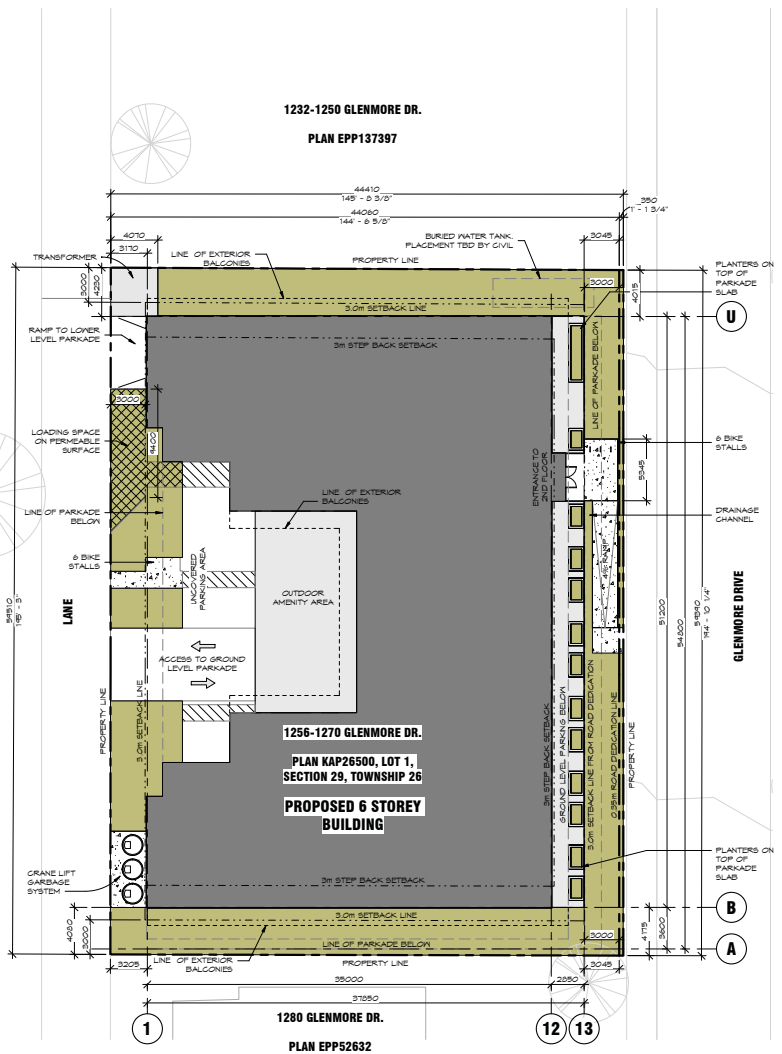
FACTOR	STUDIO	1-BED	2-BED	VISITOR
REQUIRED	0.9	1.0	1.1	0.14 PER UNIT ±
REQUIRED	21.6	63	19.0	8.19 STALL

TOTAL REG. 120 - 5(BIKE STALL BONUS) - 5(CAR-SHARE BONUS) ± 110 STALLS
TOTAL PROP. 112 STALLS

BICYCLE PARKING SECTION 8.5

FACTOR	STUDIO	1-BED	2-BED	SHORT TERM
REQUIRED	1.25	1.25	1.50	6 BIKE SPACES PER BUILDING ENTRANCE
REQUIRED	30.00	16.75	21	12 SPACES

TOTAL REG. 126
PROPOSED 130
TOTAL AREA 2,515 sq.ft



CONCEPTUAL SITE PLAN
SCALE: 1:1,300

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KEY PLAN

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DATE: 11/22/2024 ISSUED FOR: 2024-1-22 DEVELOPMENT PERMIT

PROJECT TITLE
GLENMORE MULTI FAMILY

Larsen Property
Development
Glenmore Dr
Kelowna, BC

DRAWING TITLE

PARKADE LEVEL 1

SCALE: 1 : 100

DRAWN: AM

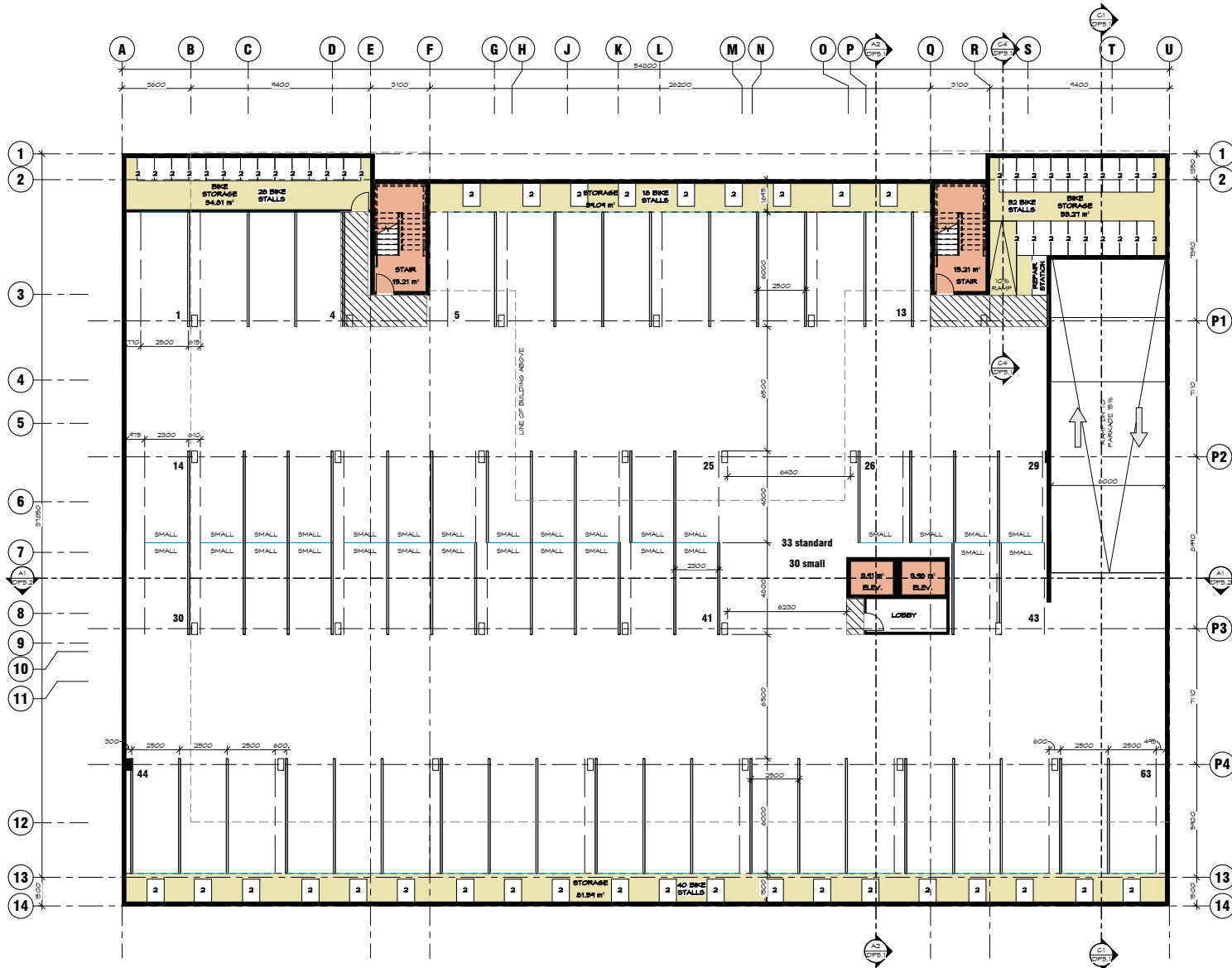
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A1 PARKING LEVEL 1
PP3.0 SCALE: 1 : 100



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GROUND FLOOR PARKADE

SCALE: 1 : 100

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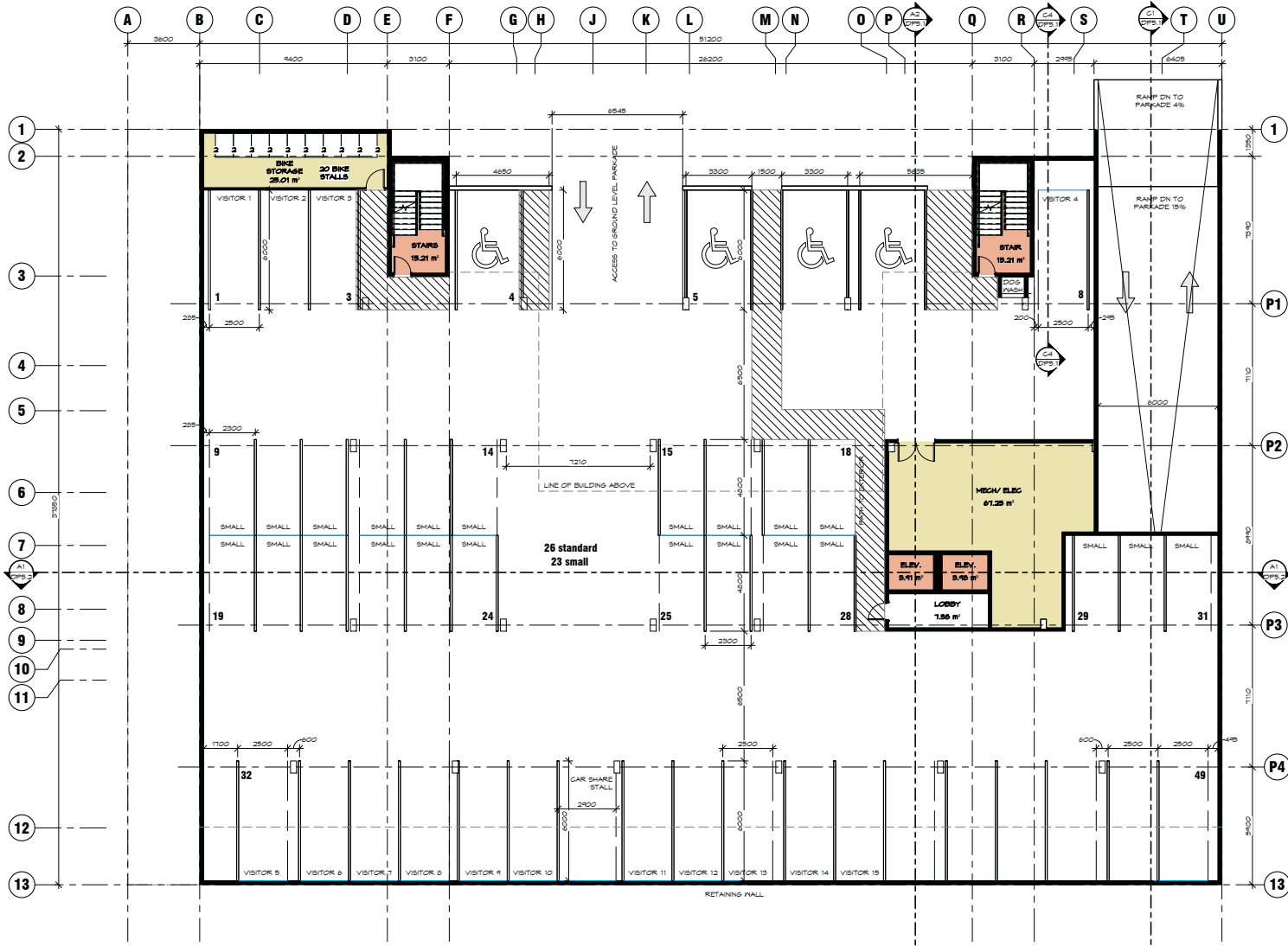
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A1 GROUND FLOOR PARKING
DPS.1 SCALE: 1 : 100



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Larsen Property
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2ND FLOOR PLAN

SCALE: 1 : 100
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A1 SECOND FLOOR PLAN
DP3.2 SCALE: 1:100 PRIVATE AMENITY AREA (DECKS) 191.07 sq.m



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DATE: 11/22/2024

ISSUE: 01

DESCRIPTION: DEVELOPMENT PERMIT

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GLENMORE MULTI FAMILY

Larsen Property
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DRAWING TITLE

3RD - 5TH FLOOR PLAN

SCALE: 1 : 100

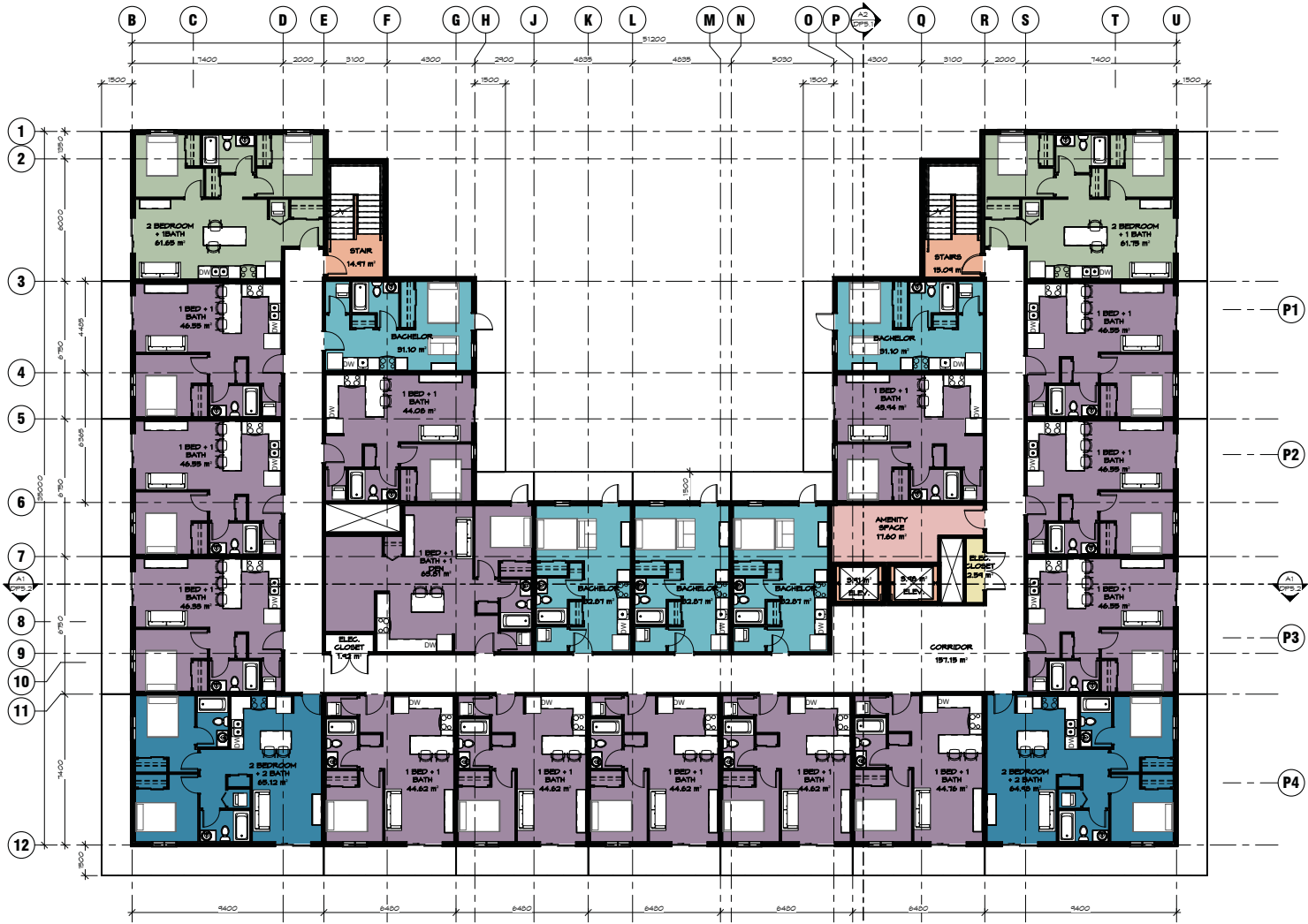
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A1 THIRD - FIFTH FLOOR PLAN
SCALE: 1 : 100 PRIVATE AMENITY AREA (DECKS) 240.10 sq.m



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Larsen Property
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6TH FLOOR PLAN

SCALE: 1 : 100

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SIXTH FLOOR PLAN
SCALE: 1 : 100 PRIVATE AMENITY AREA (DECKS) 212.55 sq.m



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PROJECT TITLE
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Larsen Property
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DRAWING TITLE

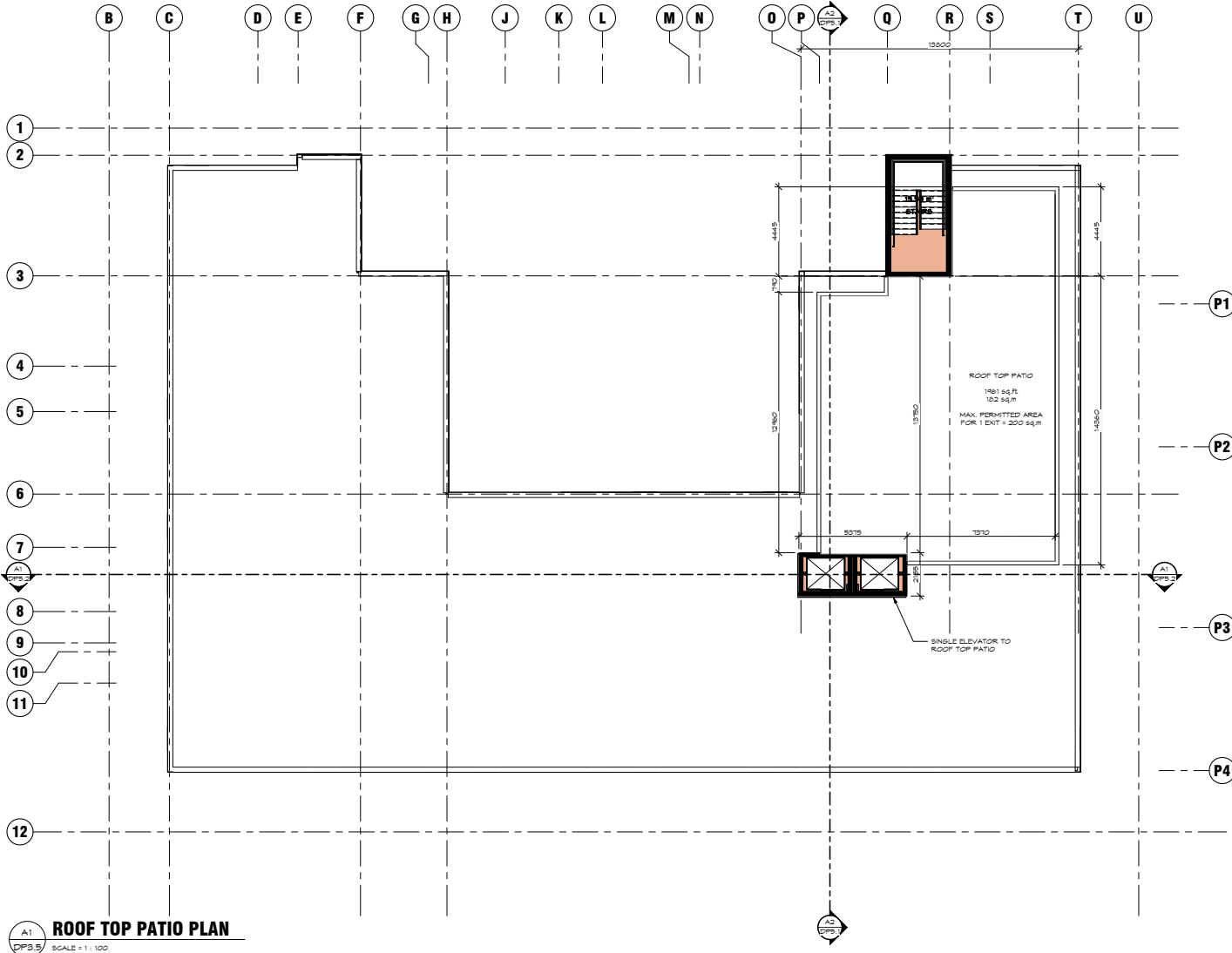
**ROOF TOP PATIO
PLAN**

SCALE: 1 : 100
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24-031

DP3.5

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ROOF TOP PATIO PLAN
SCALE: 1 : 100



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0011 11/1/2011 ISSUED FOR CITY 11/1/2011

0014 1/22/2024 DEVELOPMENT PERMIT

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PROJECT TITLE
GLENMORE MULTI FAMILY
Larsen Property
Development
Glenmore Dr
Kelowna, BC

DRAWING TITLE
ELEVATIONS

SCALE: 1 : 100
DRAWN: AM
CHECKED: CSR
MAY '24
24-031 **DP4.0**



KEYNOTE LEGEND

E01	METAL PLANK SIDING - FINISH LIGHT WOODGRAIN
E02	FIBER CEMENT PANEL - FINISH WHITE
E03	FIBER CEMENT PANEL - FINISH GREY
E04	FIBER CEMENT PANEL - FINISH BLACK
E05	CEMENT BOARD - FINISH GREY
E10	BRICK VENEER - FINISH GREY
E11	EXPOSED CONCRETE
E13	PRIVACY SCREEN - FINISH GREY
E14	PRIVACY SCREEN - FINISH LIGHT WOODGRAIN
E15	CONCRETE PLANTER
E16	GLASS RAILING
E17	METAL SCREEN - FINISH GREY
E18	METAL SOFFIT - FINISH BLACK
E19	METAL SOFFIT - FINISH LIGHT WOODGRAIN
E20	PANCON - FINISH BLACK
E21	DOOR - FINISH BLACK
E22	FIBER CEMENT FASCIA - FINISH WHITE
E23	FIBER CEMENT FASCIA - FINISH GREY
E24	FIBER CEMENT FASCIA - FINISH BLACK
E25	POST - FINISH WHITE

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KEY PLAN

REVISIONS + ISSUES

NO. 001	DATE 05/24/24	ISSUED FOR DEVELOPMENT PERMIT
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Kelowna, BC

DRAWING TITLE
ELEVATIONS

SCALE: 1 : 100
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MAY '24
24-031

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ELEVATION WEST
SCALE = 1 : 100

KEYNOTE LEGEND

E01	METAL FLANK SIDING - FINISH: LIGHT WOODGRAIN
E02	FIBER CEMENT PANEL - FINISH: WHITE
E03	FIBER CEMENT PANEL - FINISH: GREY
E04	FIBER CEMENT PANEL - FINISH: BLACK
E05	FIBER CEMENT PANEL - FINISH: LIGHT ORANGE
E06	FIBER CEMENT PANEL - FINISH: LIGHT YELLOW
E07	FIBER CEMENT PANEL - FINISH: LIGHT GREEN
E08	FIBER CEMENT PANEL - FINISH: LIGHT BLUE
E09	CEMENT BOARD - FINISH: GREY
E10	BRICK VENEER - FINISH: GREY
E11	EXPOSED CONCRETE
E12	PRIVACY SCREEN - FINISH: GREY
E13	PRIVACY SCREEN - FINISH: LIGHT WOODGRAIN
E14	CONCRETE PLANTER
E15	GLASS RAILING
E16	METAL SCREEN - FINISH: GREY
E17	METAL SOFFIT - FINISH: BLACK
E18	METAL SOFFIT - FINISH: LIGHT WOODGRAIN
E19	WINDOW - FINISH: BLACK
E20	WINDOW - FINISH: BLACK
E21	DOOR - FINISH: BLACK
E22	FIBER CEMENT FASCIA - FINISH: WHITE
E23	FIBER CEMENT FASCIA - FINISH: GREY
E24	FIBER CEMENT FASCIA - FINISH: BLACK
E25	POST - FINISH: WHITE



ELEVATION SOUTH
SCALE = 1 : 100

1 2 3 4 5



berry architecture
+associates

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Kelowna, BC

DRAWING TITLE

SECTIONS

SCALE: 1 : 100

DRAWN: AM

CHECKED: CSR

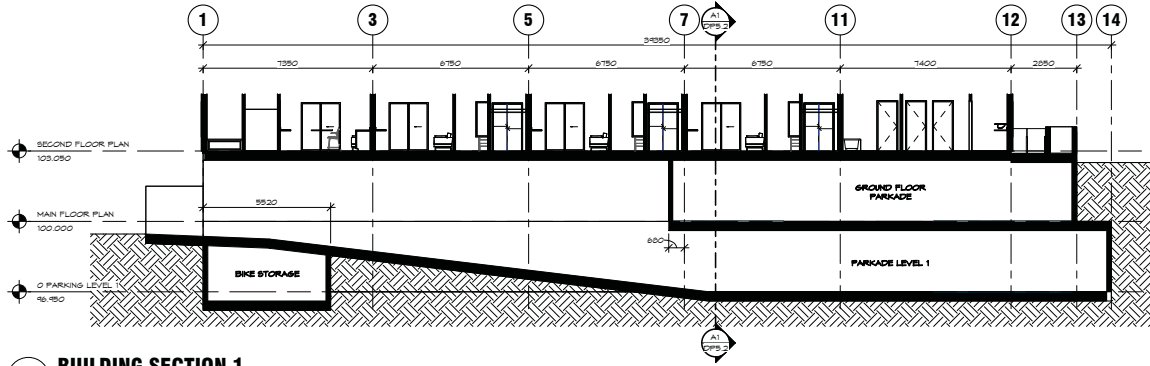
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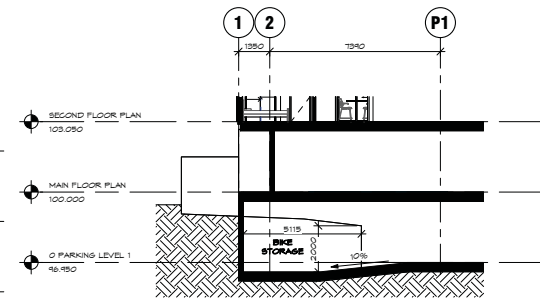
DP5.1

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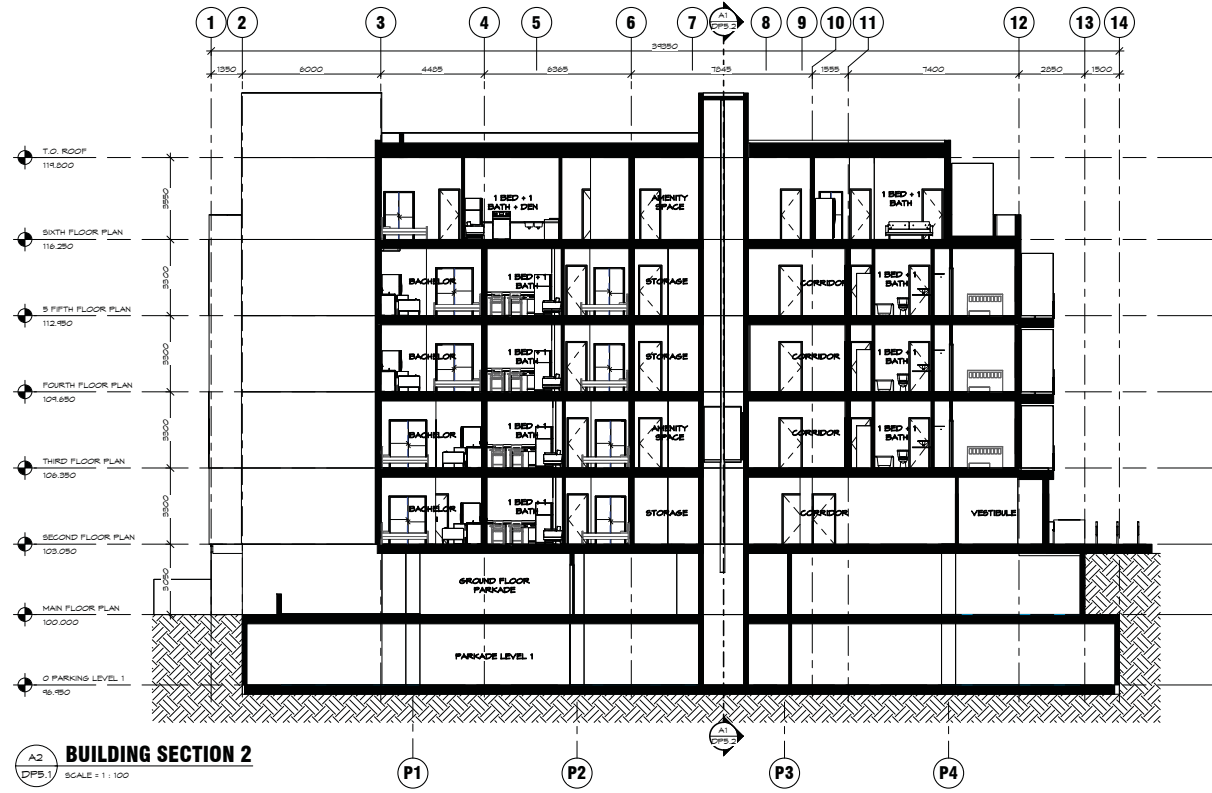
NOT FOR CONSTRUCTION



C1 BUILDING SECTION 1
DPS.1 SCALE = 1 : 100



C4 BIKE STORAGE RAMP SECTION
DPS.1 SCALE = 1 : 100



A2 BUILDING SECTION 2
DPS.1 SCALE = 1 : 100

1 2 3 4 5

SEALS

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KEY PLAN

REVISIONS + ISSUES

DATE: 11/22/2024

ISSUED FOR DEVELOPMENT PERMIT

PROJECT TITLE
GLENMORE MULTI FAMILY
Larsen Property
Development
Glenmore Dr
Kelowna, BC

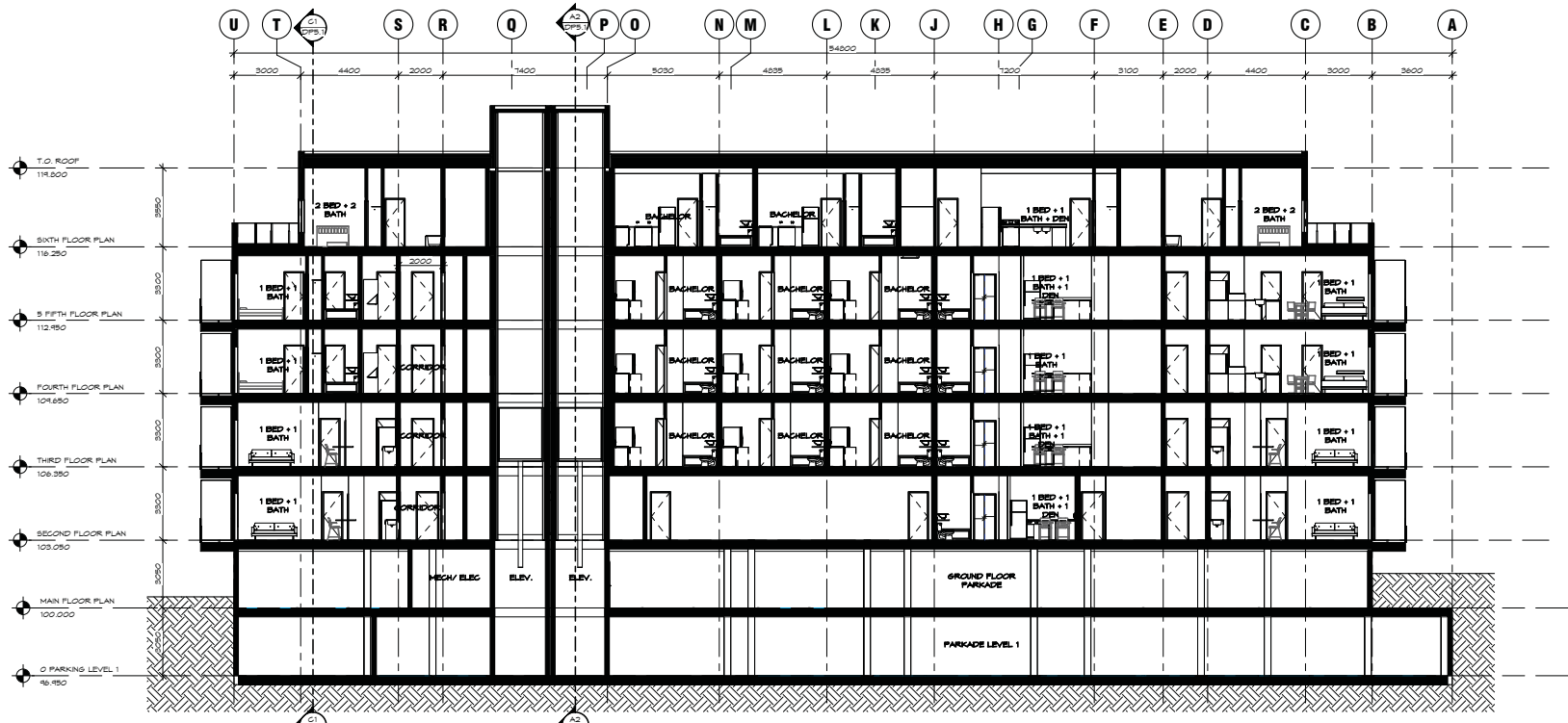
DRAWING TITLE
SECTIONS

SCALE: 1 : 100
DRAWN: AM
CHECKED: CSR
MAY '24
24-031

DP5.2

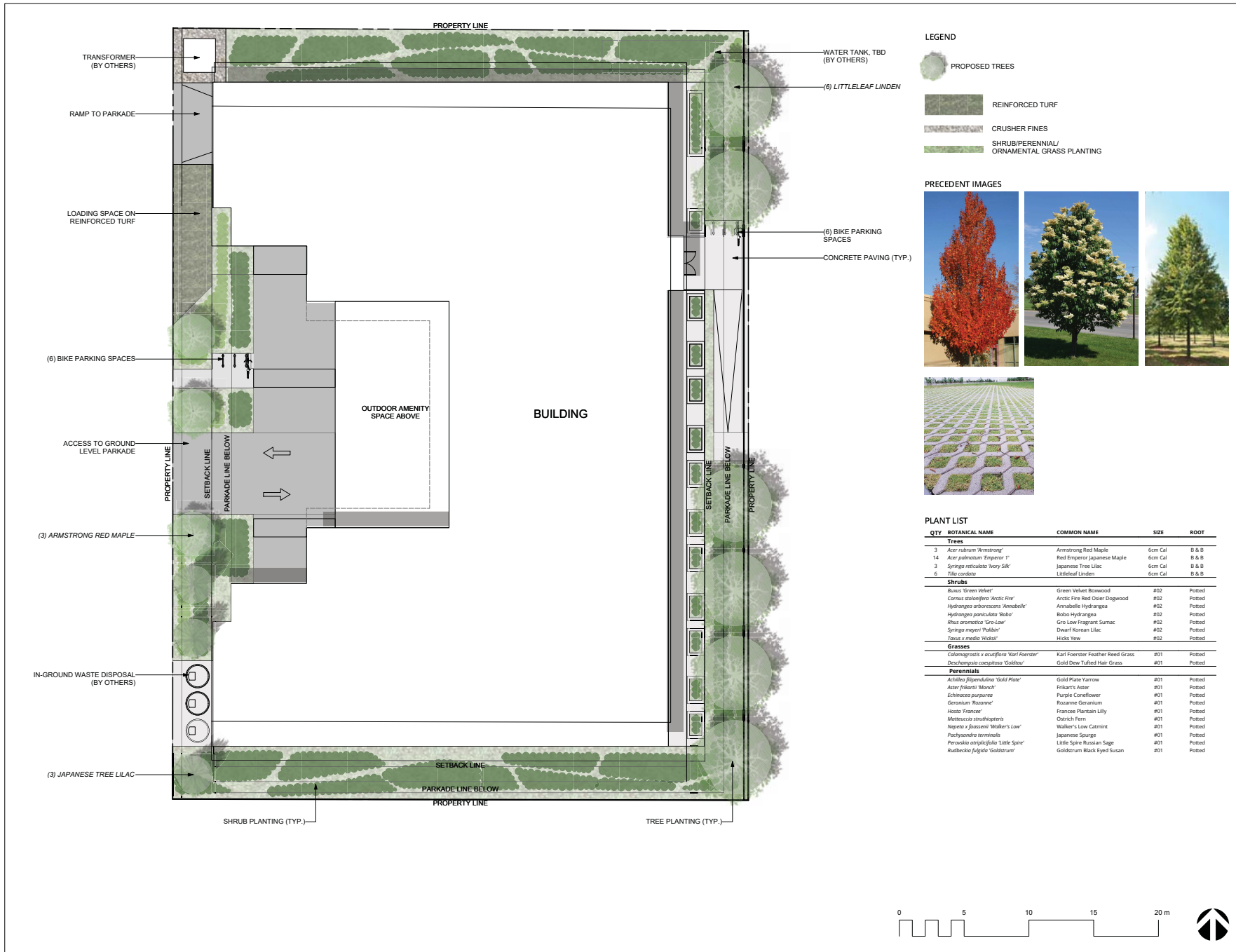
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NOT FOR CONSTRUCTION



A1 BUILDING SECTION 3
SCALE: 1:100

1 2 3 4 5

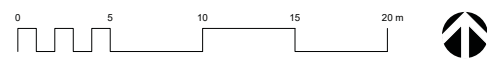


- LEGEND**
- PROPOSED TREES
 - REINFORCED TURF
 - CRUSHER FINES
 - SHRUB/PERENNIAL/ORNAMENTAL GRASS PLANTING



PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Trees				
3	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	6cm Cal	B & B
14	<i>Acer palmatum 'Simpson'</i>	Red Emperor Japanese Maple	6cm Cal	B & B
3	<i>Springa reticulata 'Inuy-Sik'</i>	Japanese Tree Lilac	6cm Cal	B & B
6	<i>Tilia cordata</i>	Littleleaf Linden	6cm Cal	B & B
Shrubs				
	<i>Buxus Green Velvet</i>	Green Velvet Boxwood	#02	Potted
	<i>Cornus stolonifera 'Arctic Fire'</i>	Arctic Fire Red Osier Dogwood	#02	Potted
	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	#02	Potted
	<i>Hydrangea paniculata 'Bobo'</i>	Bobo Hydrangea	#02	Potted
	<i>Rhus aromatica 'Sita Lou'</i>	Gre Low Fragrant Sumac	#02	Potted
	<i>Syringa meyeri 'Palibai'</i>	Dwarf Korean Lilac	#02	Potted
	<i>Taxus x media 'Tricks'</i>	Hicks Yew	#02	Potted
Grasses				
	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	#01	Potted
	<i>Deschampsia caespitosa 'Goldtau'</i>	Gold Dew Tufted Hair Grass	#01	Potted
Perennials				
	<i>Achillea filipendulina 'Gold Plate'</i>	Gold Plate Yarrow	#01	Potted
	<i>Aster frikartii 'March'</i>	Frikart's Aster	#01	Potted
	<i>Echinacea purpurea</i>	Purple Coneflower	#01	Potted
	<i>Geranium 'Waldemar'</i>	Rozanne Geranium	#01	Potted
	<i>Hosta 'Frances'</i>	Frances Plantain Lily	#01	Potted
	<i>Matteuccia struthiopteris</i>	Ostrich Fern	#01	Potted
	<i>Nepeta x jassensii 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted
	<i>Polypodium terminale</i>	Japanese Spurge	#01	Potted
	<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage	#01	Potted
	<i>Rubiacia fulgida 'Goldstarum'</i>	Goldstarum Black Eyed Susan	#01	Potted



ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

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NOTES:

- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELLOWNA BYLAW 7900.
- ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
- TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
- SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELLOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.
- TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEEDS OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
- SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

SEAL

NOT FOR CONSTRUCTION

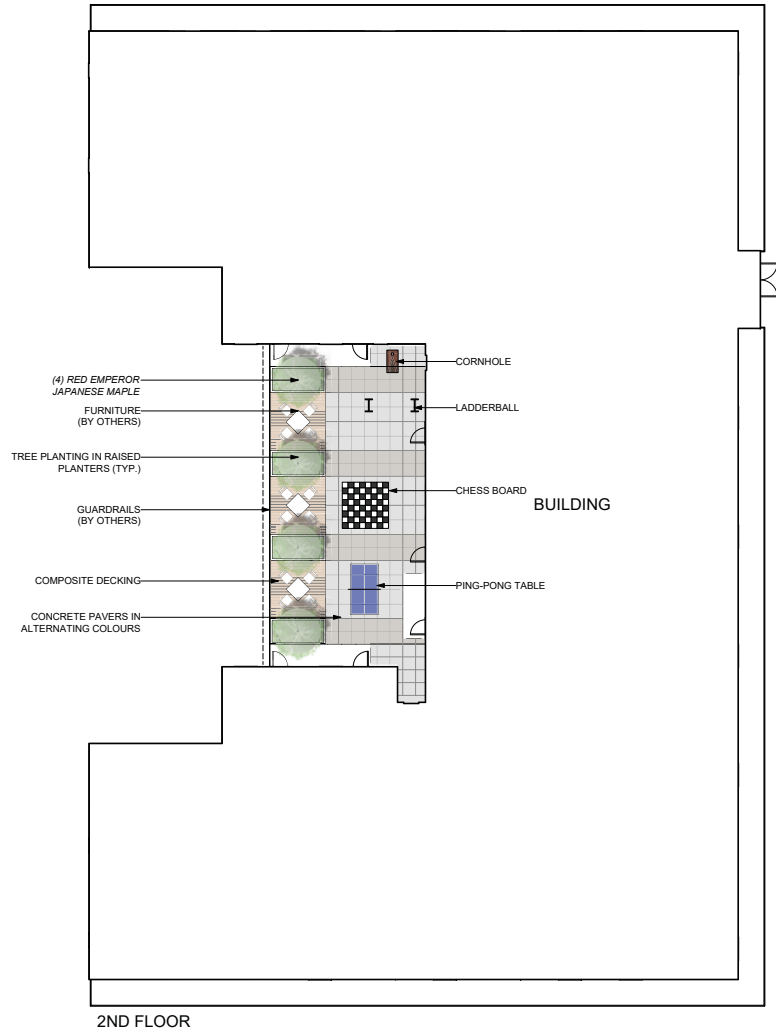
1	ISSUED FOR DEVELOPMENT PERMIT	2024-11-21
ISSUE	DESCRIPTION	DATE

CLIENT NAME:
LARSEN PROPERTY DEVELOPMENT

PROJECT NAME:
MULTI-HOUSING GLENMORE DR





DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN - AT GRADE

DRAWN: TC	DRAWING NO.:
CHECKED: NM	LDP1
PROJECT NO.: 24091-100	
SCALE: 1:125	

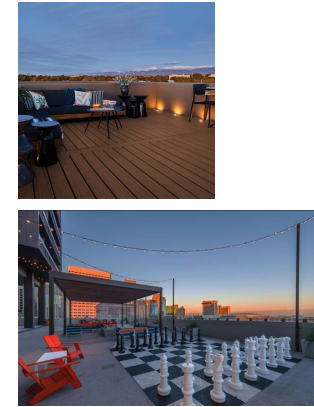


2ND FLOOR

LEGEND

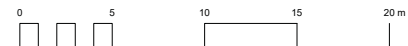
-  PROPOSED TREES
-  CONCRETE PAVERS
-  COMPOSITE DECKING
-  SHRUB/PERENNIAL/ ORNAMENTAL GRASS PLANTING

PRECEDENT IMAGES



PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Trees				
3	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	6cm Cal	B & B
14	<i>Acer palmatum 'Yimpero' T'</i>	Red Emperor Japanese Maple	6cm Cal	B & B
3	<i>Syringa reticulata 'Inuyuki'</i>	Japanese Tree Lilac	6cm Cal	B & B
6	<i>Tilia cordata</i>	Littleleaf Linden	6cm Cal	B & B
Shrubs				
	<i>Buxus 'Green Velvet'</i>	Green Velvet Boxwood	#02	Potted
	<i>Conarus tokiensis 'Arctic Fire'</i>	Arctic Fire Red Osier Dogwood	#02	Potted
	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	#02	Potted
	<i>Hydrangea paniculata 'Bobo'</i>	Bobo Hydrangea	#02	Potted
	<i>Buxus sempervirens 'Sivola Low'</i>	Grey Low Fragrant Sumac	#02	Potted
	<i>Syringa meyeri 'Palibin'</i>	Dwarf Korean Lilac	#02	Potted
	<i>Taxus x media 'Hicksii'</i>	Hicks Yew	#02	Potted
Grasses				
	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	#01	Potted
	<i>Deschampsia cespitosa 'Goldtau'</i>	Gold Dew Tufted Hair Grass	#01	Potted
Perennials				
	<i>Achillea 'Jippenheide'</i>	Gold Plate Yarrow	#01	Potted
	<i>Aster 'Frikant's Monch'</i>	Frikant's Aster	#01	Potted
	<i>Echinacea purpurea</i>	Purple Coneflower	#01	Potted
	<i>Geranium 'Rozanne'</i>	Rozanne Geranium	#01	Potted
	<i>Hosta 'Frances'</i>	Frances Plantain Lily	#01	Potted
	<i>Matteuccia struthiopteris</i>	Ostrich Fern	#01	Potted
	<i>Nepeta x faasseni 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted
	<i>Polysporum terminalis</i>	Japanese Spurge	#01	Potted
	<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage	#01	Potted
	<i>Rudbeckia fulgida 'Goldstrum'</i>	Goldstrum Black Eyed Susan	#01	Potted



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- NOTES:**
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 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELLOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.
 5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEEDS OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
 6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2024-11-21

CLIENT NAME:
LARSEN PROPERTY DEVELOPMENT

PROJECT NAME:
MULTI-HOUSING GLENMORE DR

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN - 2ND FLOOR

DRAWN:	TC	DRAWING NO.:	LDP2
CHECKED:	NM		
PROJECT NO.:	24091-100		
SCALE:	1:125		

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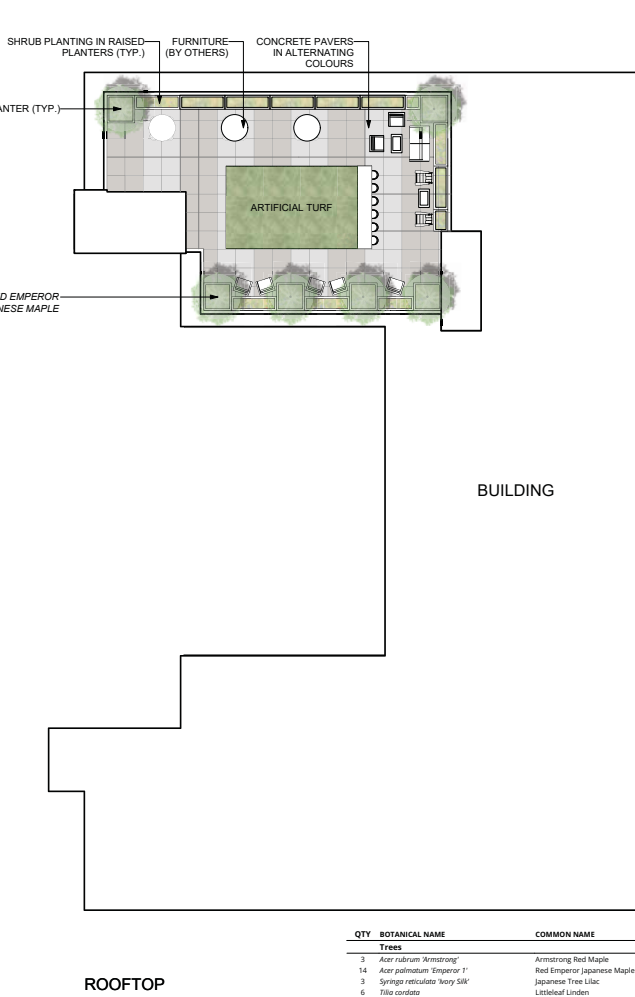
ISSUE	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2024-11-21

CLIENT NAME:
LARSEN PROPERTY DEVELOPMENT

PROJECT NAME:
MULTI-HOUSING GLENMORE DR

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN - 6TH FLOOR & ROOFTOP

DRAWN: TC	DRAWING NO.:
CHECKED: NM	LDP3
PROJECT NO.: 24091-100	
SCALE: 1:125	

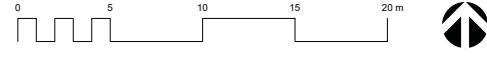


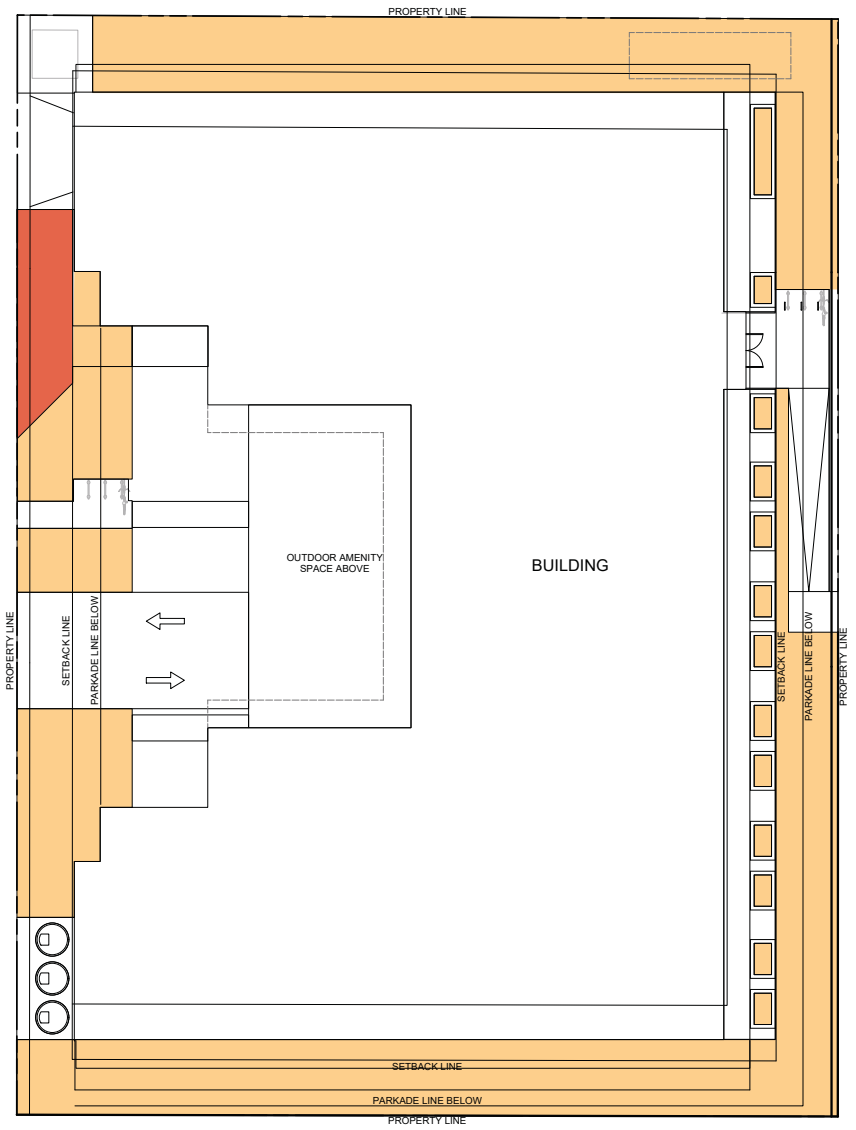
GREEN ROOF PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Sedum			
<i>Sedum album 'Fara Form'</i>	Fara Form Stonecrop	#01	Potted
<i>Sedum reflexum 'Angelina'</i>	Golden Stonecrop	#01	Potted
<i>Sedum spurium 'Fuldgluck'</i>	Fuldgluck Two-Row Stonecrop	#01	Potted
<i>Sedum spurium 'John Creech'</i>	John Creech Two-Row Stonecrop	#01	Potted
<i>Sedum spurium 'Roseum'</i>	Roseum Two-Row Stonecrop	#01	Potted

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Trees				
3	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	6cm Cal	B & B
14	<i>Acer palmatum 'Emperor 1'</i>	Red Emperor Japanese Maple	6cm Cal	B & B
3	<i>Syringa reticulata 'woy silk'</i>	Japanese Tree Lilac	6cm Cal	B & B
6	<i>Tilia cordata</i>	Littleleaf Linden	6cm Cal	B & B
Shrubs				
	<i>Buxus Green Velvet</i>	Green Velvet Boxwood	#02	Potted
	<i>Cornus stolonifera 'Arctic Fire'</i>	Arctic Fire Red Osier Dogwood	#02	Potted
	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	#02	Potted
	<i>Hydrangea paniculata 'Bobo'</i>	Bobo Hydrangea	#02	Potted
	<i>Rhus aromatica 'Gro-Low'</i>	Gro Low Fragrant Sumac	#02	Potted
	<i>Syringa meyeri 'Palibin'</i>	Dwarf Korean Lilac	#02	Potted
	<i>Toxicus media 'Hester'</i>	Hicks Yew	#02	Potted
Grasses				
	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	#01	Potted
	<i>Deschampsia cespitosa 'Goldtau'</i>	Gold Dew Tufted Hair Grass	#01	Potted
Perennials				
	<i>Achillea filipenduliflora 'Gold Plate'</i>	Gold Plate Yarrow	#01	Potted
	<i>Aster frikartii 'Mantch'</i>	Frikart's Aster	#01	Potted
	<i>Echinacea purpurea</i>	Purple Coneflower	#01	Potted
	<i>Geranium 'Rozanne'</i>	Rozanne Geranium	#01	Potted
	<i>Hosta 'Frances'</i>	Francee Plantain Lily	#01	Potted
	<i>Matricaria struthiflorens</i>	Ostrich Fern	#01	Potted
	<i>Nepeta x fossanii 'Walker's Low'</i>	Walker's Low Catmint	#01	Potted
	<i>Pachysandra terminalis</i>	Japanese Spurge	#01	Potted
	<i>Perovskia ampliflora 'Little Spire'</i>	Little Spire Russian Sage	#01	Potted
	<i>Rudbeckia fulgida 'Goldstrum'</i>	Goldstrum Black Eyed Susan	#01	Potted

- LEGEND**
- PROPOSED TREES
 - CONCRETE PAVERS
 - GREEN ROOF
 - ARTIFICIAL TURF
 - SHRUB/PERENNIAL/ORNAMENTAL GRASS PLANTING

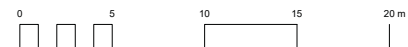




LEGEND

MEDIUM WATER REQUIREMENTS

HIGH WATER REQUIREMENTS



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- 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.



NOT FOR CONSTRUCTION

1	ISSUED FOR DEVELOPMENT PERMIT	2024-11-21
ISSUE	DESCRIPTION	DATE

CLIENT NAME:
LARSEN PROPERTY DEVELOPMENT

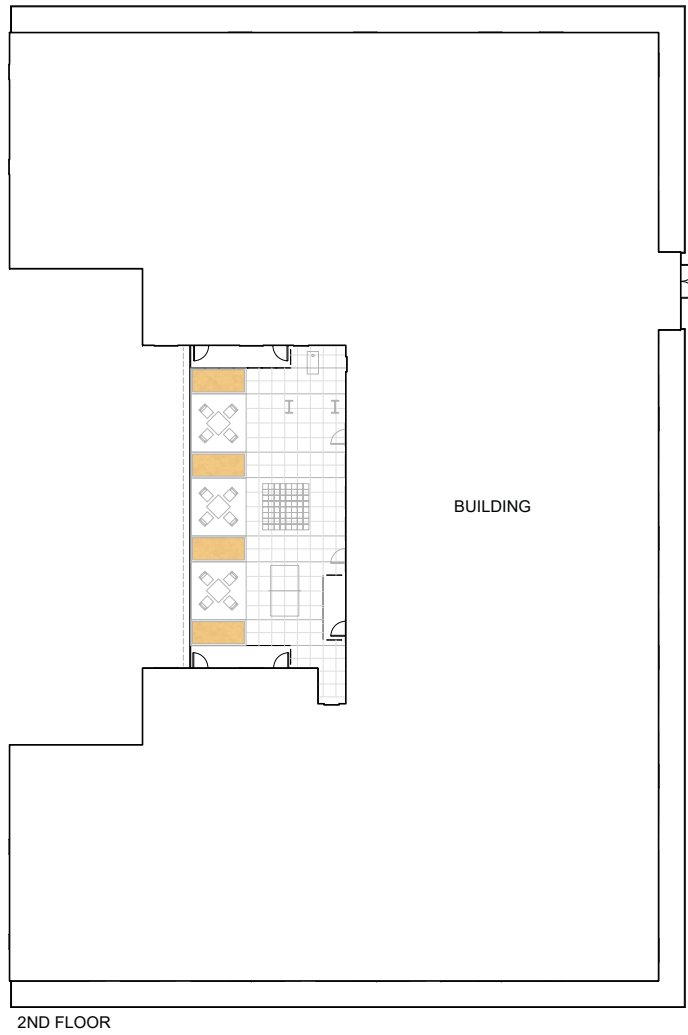
PROJECT NAME:
MULTI-HOUSING GLENMORE DR

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN - AT GRADE

DRAWN: TC	DRAWING NO.:
CHECKED: NM	LDP4
PROJECT NO.: 24091-100	
SCALE: 1:125	

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 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.
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 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.



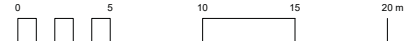
BUILDING

2ND FLOOR

LEGEND

MEDIUM WATER REQUIREMENTS

HIGH WATER REQUIREMENTS



NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2024-11-21

CLIENT NAME:
LARSEN PROPERTY DEVELOPMENT

PROJECT NAME:
MULTI-HOUSING GLENMORE DR

DRAWING TITLE:
HYDROZONE PLAN - 2ND FLOOR

DRAWN:	TC	DRAWING NO.:	LDP5
CHECKED:	NM	PROJECT NO.:	
SCALE:	1:125	24091-100	

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 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.



NOT FOR CONSTRUCTION

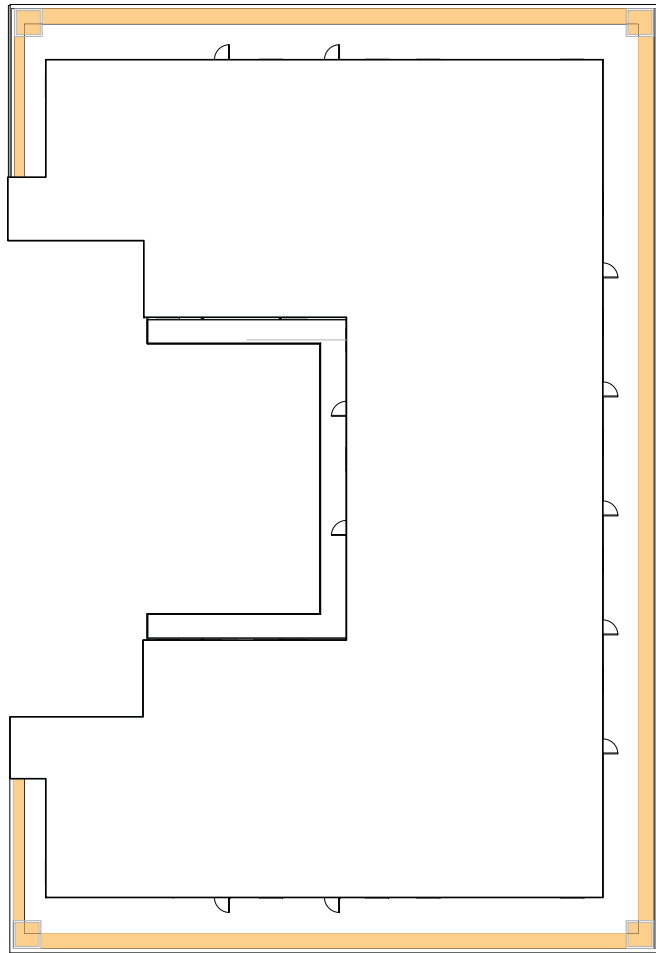
ISSUE	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2024-11-21

CLIENT NAME:
LARSEN PROPERTY DEVELOPMENT

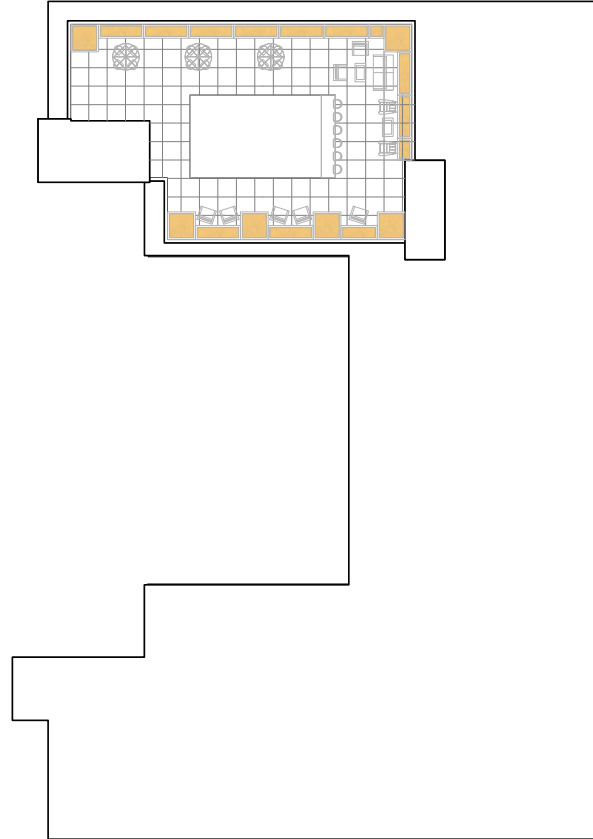
PROJECT NAME:
MULTI-HOUSING GLENMORE DR

DRAWING TITLE:
HYDROZONE PLAN - 6TH FLOOR & ROOFTOP

DRAWN:	TC	DRAWING NO.:	LDP6
CHECKED:	NM	PROJECT NO.:	
SCALE:	1:125	24091-100	



6TH FLOOR



ROOFTOP

LEGEND

MEDIUM WATER REQUIREMENTS

HIGH WATER REQUIREMENTS

