

**City of Kelowna**  
**Regular Council Meeting**  
**AGENDA**



Tuesday, February 13, 2024  
4:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

**1. Call to Order**

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This evening, Council will hold a Regular Meeting.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaw. This information is available to the public online at [Kelowna.ca/council](http://Kelowna.ca/council) or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that the Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on [kelowna.ca](http://kelowna.ca).

**2. Reaffirmation of Oath of Office**

The Oath of Office will be read by Councillor DeHart.

**3. Confirmation of Minutes**

1 - 3

Tuesday Meeting - January 16, 2024

**4. Development Permit and Development Variance Permit Reports**

**City Clerk to invite anyone participating online or in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.**

**4.1 START TIME 4:00 PM - Appaloosa Rd 3226 - BL12606 (Z23-0025) - Astria Academy Nominee Ltd., Inc.No. BC1396329**

4 - 4

To adopt Bylaw No. 12606 in order to rezone the subject property from the RR2 - Small Lot Rural Residential zone to the I2 – General Industrial zone.

To issue a Development Permit for the form and character of three new industrial buildings and a Development Variance Permit to vary the minimum flanking side yard setback.

**5. Reminders**

**6. Termination**

**7. Procedure on each Bylaw Submission**

a) Brief description of the application by City Staff (Development Planning);

(b) The applicant has up to 15 minutes to make representations to Council regarding the project.

(c) The Chair will call for representation from the public participating in person and online as follows:

(i) Any person wishing to make representations during the Hearing will have the opportunity to do so.

(ii) Speakers have up to 5 minutes to share their remarks.

(d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in questions be held open, the Chair shall state to participants the the Public Hearing on the Bylaw is closed.

(e) Once the public has had an opportunity to comment, the applicant is given up to 10 minutes to respond to any questions raised.

(f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. Online participants must be able to share their screen to display the item.



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date: Tuesday, January 16, 2024  
Location: Council Chamber  
City Hall, 1435 Water Street

Members Present Mayor Tom Dyas, Maxine DeHart, Gord Lovegrove, Mohini Singh, Rick Webber and Loyal Wooldridge

Members Participating Remotely Councillors Ron Cannan and Charlie Hodge

Members Absent Councillor Luke Stack

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning, Climate Sustainability and Development Services, Ryan Smith; Community Planning & Development Manager, Dean Strachan; Legislative Technician, Natasha Beauchamp

Staff Participating Remotely Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

- 1. Call to Order**  
Mayor Dyas called the meeting to order at 4:00 p.m.
- 2. Reaffirmation of Oath of Office**  
The Oath of Office was read by Councillor Webber.

**3. Confirmation of Minutes**

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT the Minutes of the Public Hearing and Regular Meeting of November 21, 2023 and November 28, 2023 be confirmed as circulated.

**Carried**

- 4. Call to Order the Public Hearing**  
Mayor Dyas called the Hearing to order at 4:02 p.m.
- 5. Individual Bylaw Submissions**

**5.1 START TIME 4:00 PM - Lynrick Rd 1702 - OCP23-0011 (BL12603) Z22-0028 (BL12604)  
- Varro Developers Inc., Inc. No. BC1285726**

**Staff:**

- Displayed a PowerPoint Presentation summarizing the application.

**Ruchir Dhall, Architecture Panel Inc., Applicant**

- Displayed a PowerPoint Presentation.
- The proposal is for 38 Townhome units on the subject property; the gross site area is 100,000 square feet, with 35,000 square feet dedicated to environmental and 65,000 square feet for the MF-2 zone; the proposal is conforming to the Zoning Bylaw with no variances requested.
- Spoke to the challenges imposed by the site and how the design accommodates these with the guidance from city staff.
- The amenity areas are inward looking to not cause issues for surrounding neighbours.
- Spoke to the site plan and style of the units that will add value to the neighborhood.
- Spoke to the Landscape Plan that will provide enough landscape buffering; used hardscape features and elements to provide good way finding and pedestrian network to provide safety and interest.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

**Gallery:**

**Jim Browning, Lynrick Road**

- The proposed development backs into their backyard.
- Raised concern with the placement of the dumpster in this development being next to his yard.
- Raised concerns with parking and increased traffic on Lynrick Road.
- Raised concern and inquired about buffering between the development and adjacent properties.

**On-Line**

**Stephanie Arduini, Lynrick Road**

- Raised concern with parking especially with lack of parking currently.
- Raised concerns with increased traffic and speeding; suggested placing speed bumps on Lynrick Road for traffic calming.
- Raised concern with the impacts and protection of Gopher Creek.

**Applicant in Response:**

- Advised that sufficient parking is available on site as per the Zoning Bylaw requirements and project design.
- There is adequate landscape buffering between the dumpster and adjacent properties; could look into other locations for the dumpster or create a bigger screen.
- Have tried to be sensitive to design and space and do not anticipate pollutants going into Gopher Creek; have consulted with city staff regarding rehabilitation with planting that will provide a richer biodiversity than what it is currently.

**Staff:**

- Responded to questions from Council.

**Applicant:**

- Responded to questions from Council.

There were no further comments.

**6. Termination**

The Hearing was declared terminated at 4:39 p.m.

7. **Call to Order the Regular Meeting**

City Clerk called the meeting to order at 4:39 p.m.

8. **Bylaws Considered at Public Hearing**

8.1 **START TIME 4:00 PM - Lynrick Rd 1702 - BL12603 (OCP23-0011) - Varro Developers Inc., Inc. No. BC1285726**

Moved By Councillor Lovegrove/Seconded By Councillor DeHart

THAT Bylaw No. 12603 be read a second and third time.

Carried

8.2 **START TIME 4:00 PM - Lynrick Rd 1702 - BL12604 (Z22-0028) - Varro Developers Inc., Inc. No. BC1285726**

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Bylaw No. 12604 be read a second and third time.

Carried

9. **Reminders – Nil.**

10. **Termination**

The meeting was declared terminated at 4:43 p.m.

\_\_\_\_\_  
Mayor Dyas

sf/acm



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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 12606**  
**Z23-0025**  
**3226 Appaloosa Road**

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 15 Section 2 Township 23 ODYD Plan 18861 located on Appaloosa Road, Kelowna, BC from the RR2 - Small Lot Rural Residential zone to the I2 – General Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 8<sup>th</sup> day of January 2024.

Approved under the Transportation Act this 11<sup>th</sup> day of January, 2024.

Audrie Henry

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(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



**Date:** February 13, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 3226 Appaloosa Road  
**File No.:** DP23-0079 and DVP23-0170  
**Zone:** I2 – General Industrial

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12606 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0079 and Development Variance Permit No. DVP23-0170 for Lot 1, Section 2, Township 23, ODYD, Plan EPP134314, located at 3226 Appaloosa Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the variance to the following section of the Zoning Bylaw No. 12375 be granted:

**Section 14.12 – Industrial, Institutional and Water Zone Development Regulations**

To vary the minimum flanking side yard setback from 2.0m required to 1.0m proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application and Development Variance Permit in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2.0 Purpose

To issue a Development Permit for the form and character of three new industrial buildings and a Development Variance Permit to vary the minimum flanking side yard setback.

### 3.0 Development Planning

Staff support the proposed Development Permit for the form and character of three new industrial buildings. Each building is two-storeys with a mezzanine space on the upper floor. The proposal conforms with policies for The Gateway District by supporting the development of industrial lands, providing low-impact industrial when adjacent to residential, and adding employment. The proposal is also in substantial compliance with the Official Community Plan (OCP) Form and Character Guidelines for Industrial and Service Commercial Development. The applicant is concurrently developing the subject property and the adjacent property to the east; in terms of form and character, both projects have been designed to fit within the context of one another and to complement each other.

Key design guidelines that are met for the project include:

- Locate buildings to ensure good sight lines for vehicular and pedestrian traffic;
- Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances;
- Distribute trees and landscaping throughout the site;
- Articulating the façade facing the road through a variation of colour, plantings, and glazing;
- Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.

Proposed materials include concrete tilt up walls that are painted white and accented with dark grey and light grey, with a simple reveal pattern, together creating a modern design. Expansive curtain wall glazing features highlight each building along the Academy Way frontage, which is contrasted by the dark grey panels and slit windows adjacent to it. To bring some colour into the design, the canopy over the entrances is painted a bright green which ties into the windows on the west façade. The less visible façades along the east and north side of the northernmost building use reveals and paint to maintain visual interest.

Finally, to increase the walkability of the neighbourhood, several stairways from the subject property to the existing sidewalk along Academy Way will connect the new development with the neighbourhood. On-site walkability and accessibility are achieved with canopy covered sidewalks located along the length of each building's main frontage.

#### Flanking Side Yard Setback Variance:

A variance is proposed to reduce the flanking side yard setback from 2.0m required to 1.0m to accommodate a 1.0m road dedication along Academy Way. The proposed variance is considered minor in nature and is not expected to impact the overall landscaping requirements for the project. Currently Academy Way is a fully built-out road; the dedicated area will be landscaped with no net loss in the overall landscaped area. Additionally, the applicant has met the required on-site tree and landscaping requirements along Academy Way with no net loss to the required total number of on-site trees.

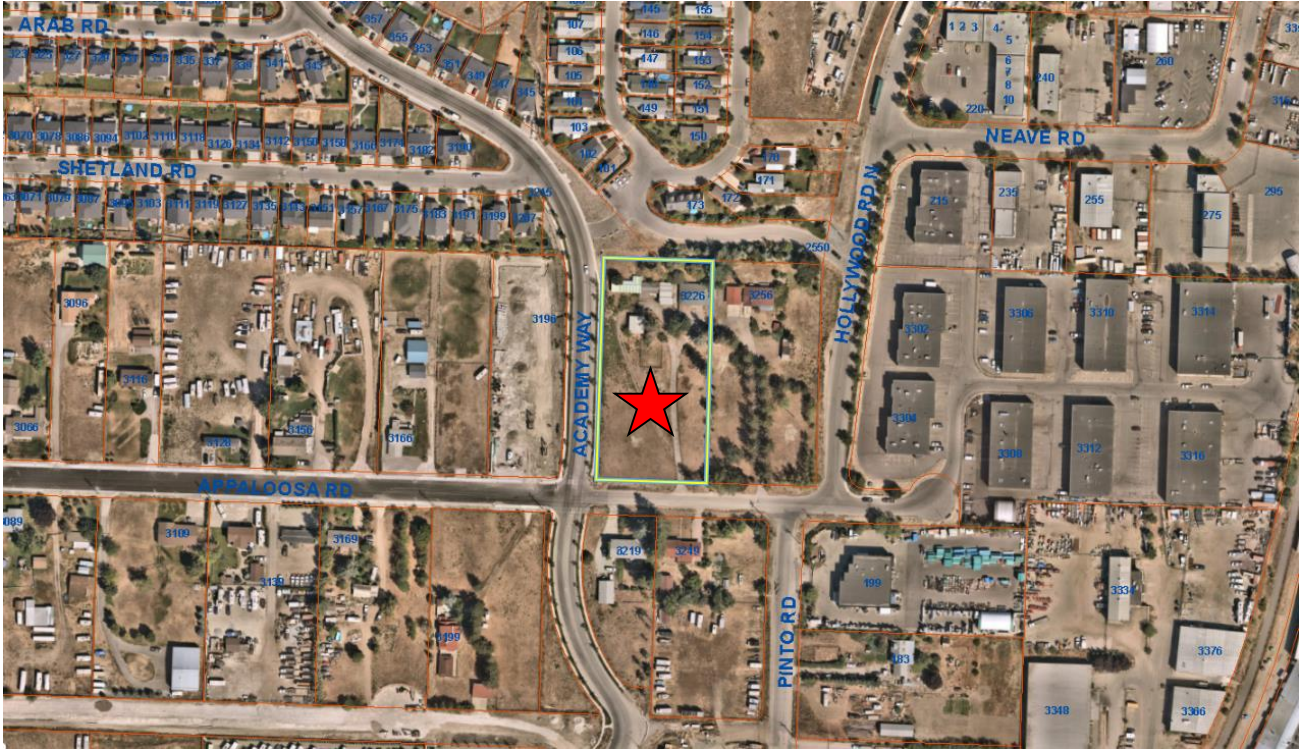
In order to help mitigate the side yard setback variance and to enhance the public realm, the applicant is proposing a public art piece to be designed and installed by a local artist. Estimated at approximately \$47,600, the voluntary art piece is a mural that would be painted on fence panels located along Academy Way. The proposed mural would be painted on two separate fence panels located between the buildings to ensure the design, form and character of the buildings and the landscaping are not obstructed but are



enhanced by the mural. The addition of a public art piece at an industrial development would engage visitors and the public, add visual interest along Academy Way and further enhance the public realm.

**4.0 Subject Property & Background**

**4.1 Subject Property Map**



The subject property is a corner lot located at Appaloosa Rd and Academy Way, is within an industrial area of The Gateway District with many industrial services and is near Highway 97. Located within the permanent growth boundary, the 2040 Official Community Plan (OCP) designates the subject property as IND – Industrial, which supports the continued development of industrial lands under this designation. The development pattern in the surrounding area varies between rural residential, industrial, and single dwelling housing.

**5.0 Zoning Bylaw Regulations Summary**

AREA & UNIT STATISTICS	
Gross Lot Area	8,114m <sup>2</sup>
Net Industrial Floor Area	7,977m <sup>2</sup>
Total Number of Units	18

DEVELOPMENT REGULATIONS		
CRITERIA	I <sub>2</sub> ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.5	0.65
Max. Site Coverage (buildings)	60%	45.3%
Max. Site Coverage (buildings, parking, driveways)	90%	90%
Max. Height	16.0m	9.85m

DEVELOPMENT REGULATIONS		
CRITERIA	I2 ZONE	PROPOSAL
<b>Setbacks</b>		
Min. Front Yard (South - Appaloosa)	2.0m	16.0m
Min. Flanking Side Yard (West – Academy Way)	2.0m	1.0m <span style="color: red;">❶</span>
Min. Side Yard (East)	0m	0.3m
Min. Rear Yard (North)	4.5m	4.5m
<b>Landscaping</b>		
Min. Number of Trees	25 trees	25 trees
<span style="color: red;">❶</span> Indicates a requested variance to minimum flanking side yard setback from 2.0 m required to 1.0 m proposed.		

PARKING REGULATIONS		
CRITERIA	I2 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	75 stalls	77 stalls
Total Loading Stalls	3 stalls	3 stalls
Bicycle Stalls Long-Term	3 stalls	3 stalls

### 6.o Application Chronology

Application Accepted: April 21, 2023  
 Adoption of Zoning Amendment Bylaw: February 13, 2024

**Report prepared by:** Barbara B. Crawford, Planner II  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

#### Attachments:

Attachment A: Draft Development Permit DP23-0079 and DVP23-0170  
     Schedule A: Site Plan & Floor Plans  
     Schedule B: Elevations & Sections  
     Schedule C: Landscape Plan  
 Attachment B: OCP Form and Character Development Permit Guidelines  
 Attachment C: Public Artwork Mural Concept

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).

# Development Permit DP23-0079

# Development Variance Permit DVP23-0170



This permit relates to land in the City of Kelowna municipally known as

**3226 Appaloosa Road**

and legally known as

**Lot 1, Section 2, Township 23, ODYD, Plan EPP134314**

and permits the land to be used for the following development:

### **General Industrial**

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

**Date of Council Approval:** February 13, 2024

Development Permit Area: Form and Character

Existing Zone: I2 – General Industrial

Future Land Use Designation: IND - Industrial

**This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.**

### **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: Astria Academy Nominee Ltd., Inc.No. BC1396329

Applicant: Jack Priestley – Orion Commercial Construction Ltd.

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Dean Strachan  
Community Planning and Development Manager  
Planning & Development Services

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Date of Issuance

**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**

THAT Council authorizes the issuance of Development Permit No. DP23-0079 and Development Variance Permit DVP23-0170 for Lot 1, Section 2, Township 23, ODYD, Plan 134314 located at at 3226 Appaloosa Road, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Manager 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 owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$62,682.50**

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.**

**ARCHITECTURE PANEL INC.**  
 ARCHITECTURAL SERVICES  
 1000 UNIVERSITY AVENUE, SUITE 100  
 ANN ARBOR, MI 48106  
 TEL: 734.769.1100  
 WWW.ARPANEL.COM

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 WWW.ORIONCONSTRUCTION.COM

**ASTRIA PROPERTIES**  
 1000 UNIVERSITY AVENUE, SUITE 100  
 ANN ARBOR, MI 48106  
 TEL: 734.769.1100  
 WWW.ASTRIAPROPERTIES.COM

**PROJECT INFORMATION**

PROJECT: ASTRIA ACADEMY INDUSTRIAL BUILDING

ADDRESS: 3227 APPALOOSA RD, ANN ARBOR, MI 48106

OWNER: ASTRIA PROPERTIES

DESIGNER: ARCHITECTURE PANEL INC.

ENGINEER: D.FORCE ENGINEERING

CONTRACTOR: ORION CONSTRUCTION

DATE: 08/15/2018

SCALE: 1/8" = 1'-0"

PROJECT NO: 18-001

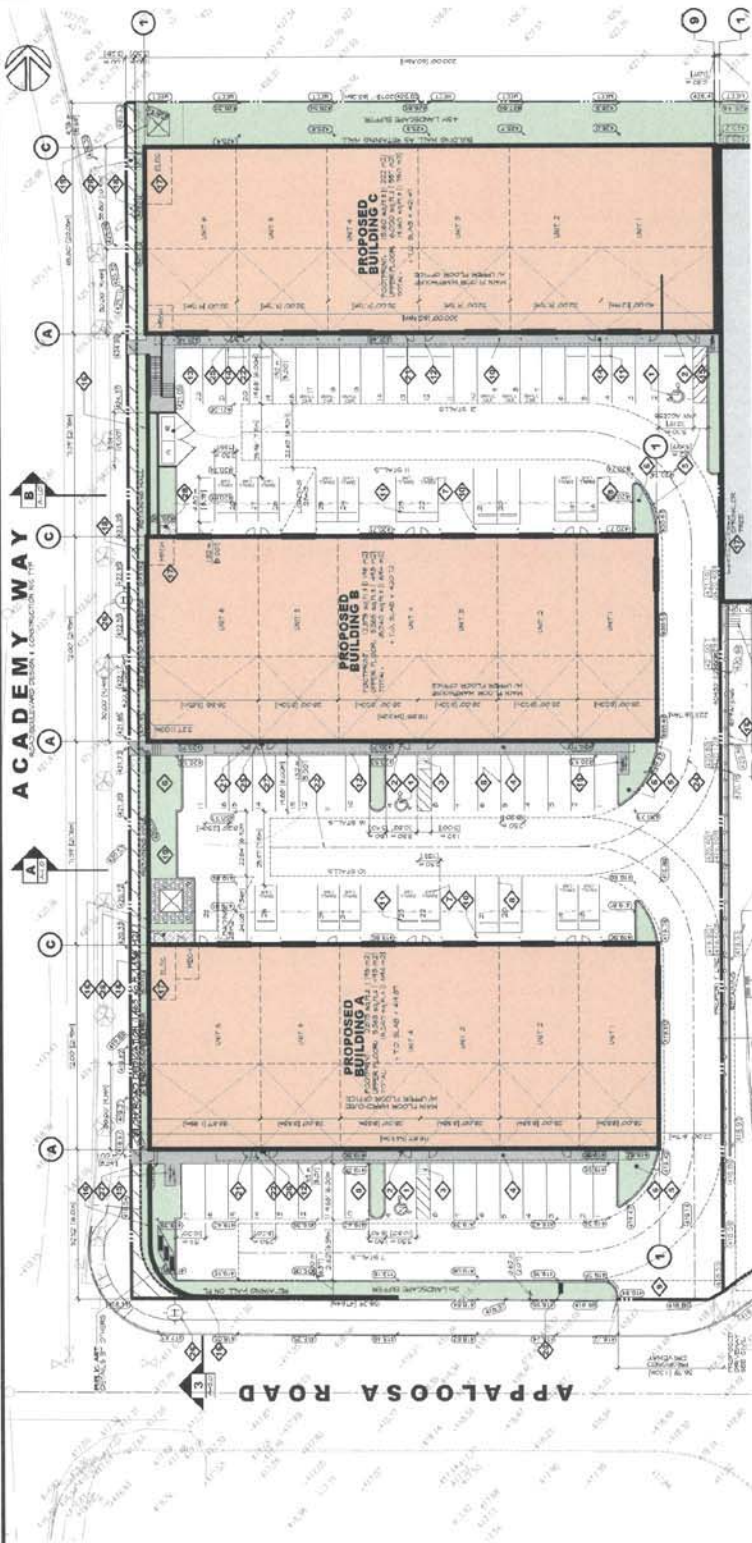
DATE: 08/15/2018

SCALE: 1/8" = 1'-0"

PROJECT NO: 18-001

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/15/2018	ISSUED FOR PERMITS
2	08/15/2018	ISSUED FOR PERMITS
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**KEYED SITE PLAN NOTES**

1. SEE PERMITS FOR ALL NOTES AND DETAILS.
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**ACADEMY WAY**

**APPALOOSA ROAD**

**SCALE: 1/8" = 1'-0"**

**ACADEMY WAY**

**APPALOOSA ROAD**

**SCALE: 1/8" = 1'-0"**

**ACADEMY WAY**

**APPALOOSA ROAD**

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**APPALOOSA ROAD**

**SCALE: 1/8" = 1'-0"**

**ACADEMY WAY**

**APPALOOSA ROAD**

**SCALE: 1/8" = 1'-0"**

**ACADEMY WAY**

**APPALOOSA ROAD**

**SCALE: 1/8" = 1'-0"**

**SCHEDULE A**

This forms part of application # DP23-00798DV23-0170

City of Kelowna  
 DEVELOPMENT PLANNING

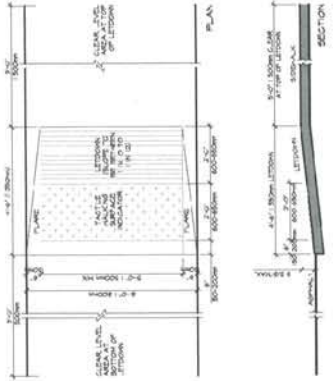
Planner Initials BC



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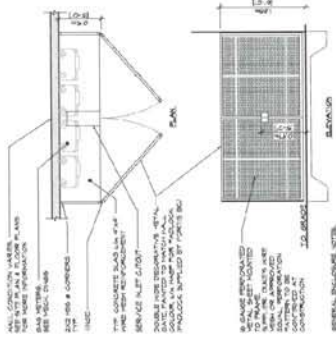
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4	01/15/2023	JL	ISSUED FOR PERMITS
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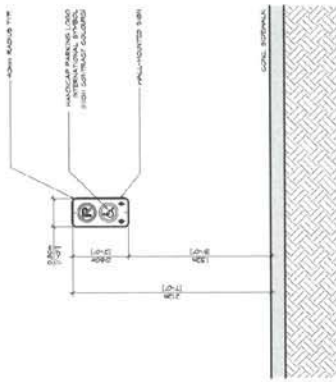
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 3. SIGN ENCLURE TO BE MOUNTED TO THE EXISTING CONCRETE SLAB. SEE DETAIL 1 FOR MOUNTING DETAILS.

1 LETDOWN DETAIL  
 SCALE: 1/2" = 1'-0"



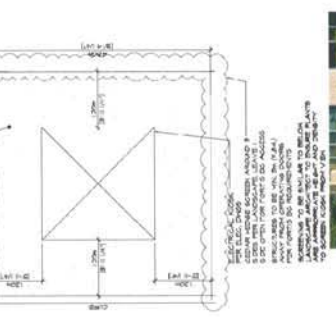
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 3. SIGN ENCLURE TO BE MOUNTED TO THE EXISTING CONCRETE SLAB. SEE DETAIL 1 FOR MOUNTING DETAILS.

2 HANDICAP PARKING SIGN DETAIL  
 SCALE: 1/2" = 1'-0"



1. SIGN ENCLURE TO BE MOUNTED TO THE EXISTING CONCRETE SLAB. SEE DETAIL 1 FOR MOUNTING DETAILS.  
 2. SIGN ENCLURE TO BE MOUNTED TO THE EXISTING CONCRETE SLAB. SEE DETAIL 1 FOR MOUNTING DETAILS.  
 3. SIGN ENCLURE TO BE MOUNTED TO THE EXISTING CONCRETE SLAB. SEE DETAIL 1 FOR MOUNTING DETAILS.

3 HANDICAP PARKING STALL DETAIL  
 SCALE: 1/2" = 1'-0"



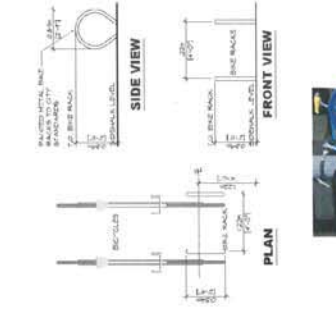
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 3. SIGN ENCLURE TO BE MOUNTED TO THE EXISTING CONCRETE SLAB. SEE DETAIL 1 FOR MOUNTING DETAILS.

4 ELECTRICAL KIOSK DETAIL  
 SCALE: 1/2" = 1'-0"



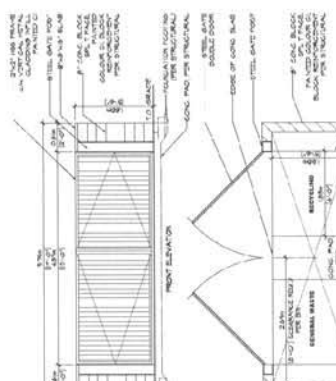
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 3. SIGN ENCLURE TO BE MOUNTED TO THE EXISTING CONCRETE SLAB. SEE DETAIL 1 FOR MOUNTING DETAILS.

5 BIKE RACK DETAIL  
 SCALE: 1/2" = 1'-0"



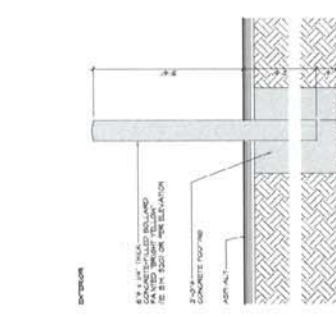
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 3. SIGN ENCLURE TO BE MOUNTED TO THE EXISTING CONCRETE SLAB. SEE DETAIL 1 FOR MOUNTING DETAILS.

6 BOLLARD DETAIL  
 SCALE: 1/2" = 1'-0"



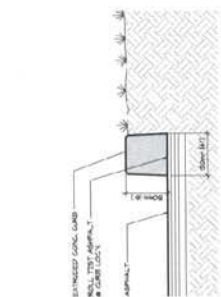
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 3. SIGN ENCLURE TO BE MOUNTED TO THE EXISTING CONCRETE SLAB. SEE DETAIL 1 FOR MOUNTING DETAILS.

7 GARBAGE ENCLOSURE DETAIL  
 SCALE: 1/2" = 1'-0"

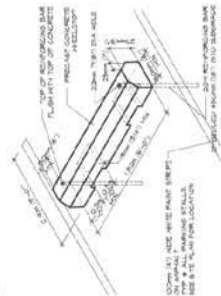


1. SIGN ENCLURE TO BE MOUNTED TO THE EXISTING CONCRETE SLAB. SEE DETAIL 1 FOR MOUNTING DETAILS.  
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 3. SIGN ENCLURE TO BE MOUNTED TO THE EXISTING CONCRETE SLAB. SEE DETAIL 1 FOR MOUNTING DETAILS.

8 WHEELSTOP DETAIL  
 SCALE: 1/2" = 1'-0"



9 GAS METER DETAIL  
 SCALE: 1/2" = 1'-0"

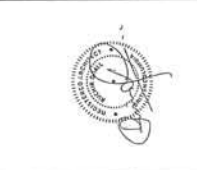


10 CURB DETAIL  
 SCALE: 1/2" = 1'-0"

**SCHEDULE A**  
 This forms part of application  
 # DP23-0079&DVP23-0170  
 City of Kelowna  
 DEVELOPMENT PLANS  
 Planner Initials BC

**ARCHITECTURE PANELING**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 PHONE: (303) 733-1111  
 FAX: (303) 733-1112  
 WWW.ARPANELING.COM

**D.FORCE DESIGN**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 PHONE: (303) 733-1111  
 FAX: (303) 733-1112  
 WWW.DFORCEDESIGN.COM



NO.	DATE	DESCRIPTION
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 WWW.ORIONCONSTRUCTION.COM

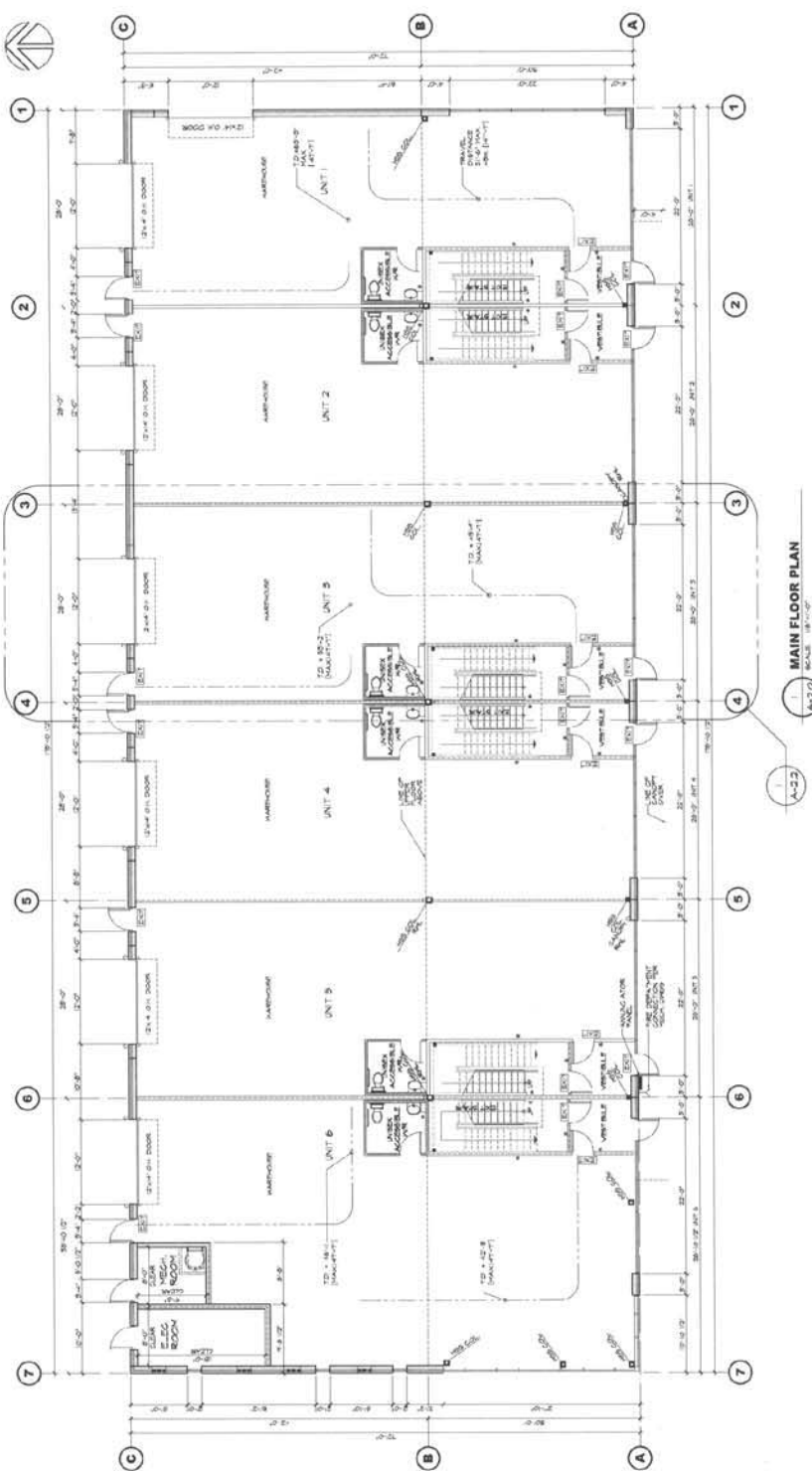
**ASTRIA**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 PHONE: (303) 733-1111  
 FAX: (303) 733-1112  
 WWW.ASTRIACONSTRUCTION.COM

**ASTRIA ACADEMY**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 PHONE: (303) 733-1111  
 FAX: (303) 733-1112  
 WWW.ASTRIACONSTRUCTION.COM

**BUILDING A**  
**MAIN FLOOR PLAN**

NO.	DATE	DESCRIPTION
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**A-2.0**



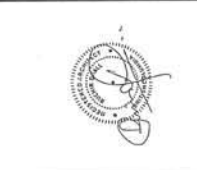
**SCHEDULE A**  
 This forms part of application  
 # DP23-0079&DVP23-0170  
 City of Kelowna  
 DEVELOPMENT SERVICES  
 Planner Initials BC

**ARCHITECTURE PANEL INC.**  
 2007 10th Avenue North, Suite 100, Langley, BC V3A 2R1  
 TEL: (604) 885-3333 FAX: (604) 885-3334  
 WWW.ARPANEL.COM

**D.FORCE DESIGN INC.**  
 10271 Alouette Street, Langley, BC V3A 2T7  
 TEL: (604) 885-3333 FAX: (604) 885-3334  
 WWW.DFORCEDSIGN.COM

**IN ASSOCIATION WITH**

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NO.	DATE	DESCRIPTION
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50	2023.08.27	REVISED CITY COMMENTS

**ORION**  
 CONSULTANTS  
 UNIT 105 10020 BOLA AVE  
 LANGLEY, BC V3V 0R2  
 PHONE: (604) 882-3069

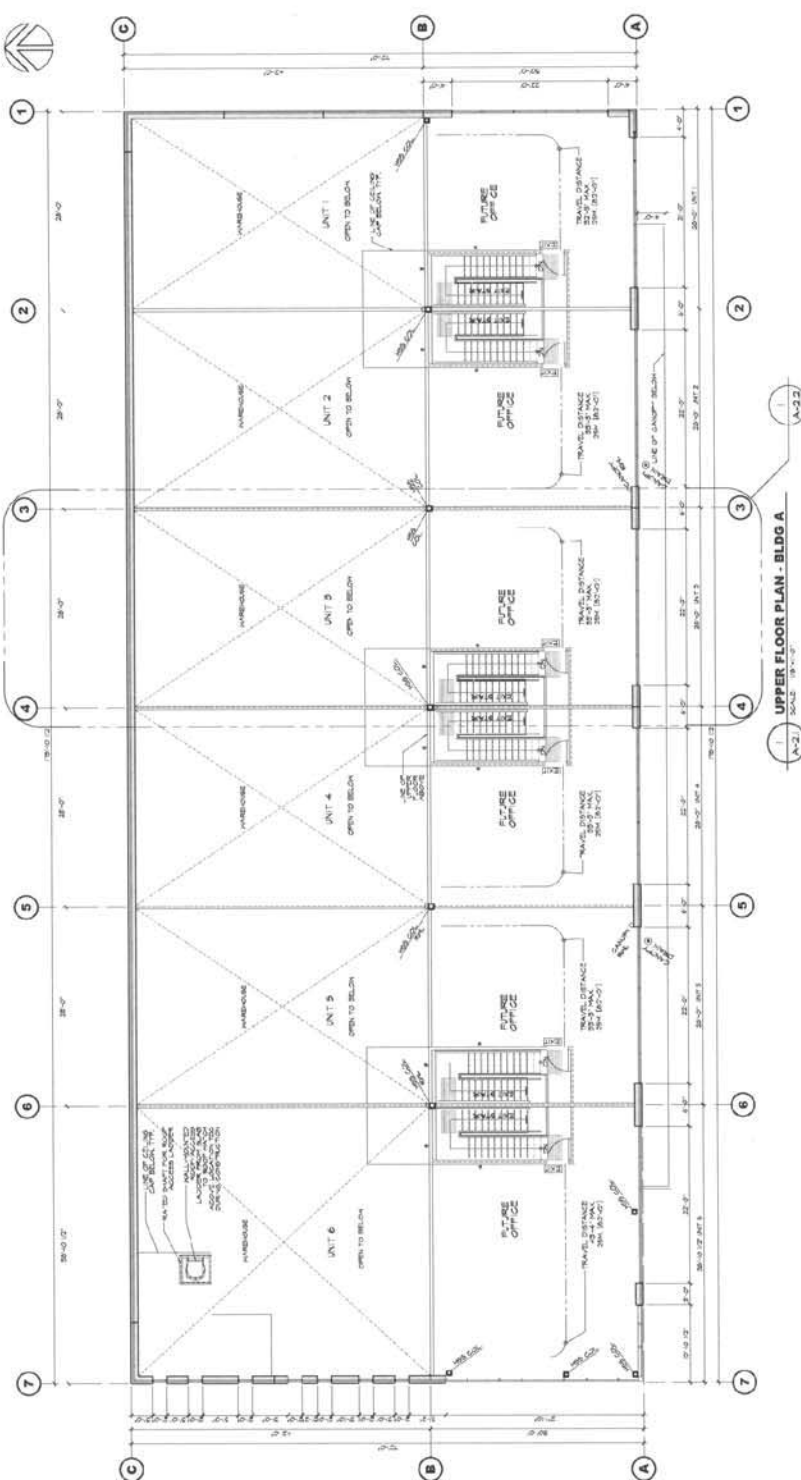
**ASTRIA PARTNERS**  
 UNIT 105 10020 BOLA AVE  
 LANGLEY, BC V3V 0R2

**ASTRIA ACADEMY**  
 INDUSTRIAL BUILDINGS  
 16300 100TH AVENUE, ALLIANCE, BC

**BUILDING A  
 UPPER FLOOR PLAN**

SCALE	DATE	BY	CHKD	APP'D
1/8"=1'-0"	2023.08.27			
1/4"=1'-0"	2023.08.27			
1/2"=1'-0"	2023.08.27			
3/4"=1'-0"	2023.08.27			
1"=1'-0"	2023.08.27			

PROJECT: TRAVELER CENTER  
**A-2.1** 5



**UPPER FLOOR PLAN - BLDG A**  
 SCALE: 1/8"=1'-0"

**SCHEDULE A**  
 This forms part of application  
 # DP23-0079&DVP23-0170  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials BC





**ARCHITECTURE PANEL**  
 ARCHITECTS AND ENGINEERS  
 1000 RAYBURN AVENUE, SUITE 100  
 CHASSEL, MISSISSIPPA L4R 1A1

**D.FORCE**  
 CONSULTANTS  
 11111 KENNEDY ROAD, UNIT 101  
 RICHMOND, ONTARIO M6Y 2C4

**ASTRIA**  
 DEVELOPER  
 1600 HWY 7 EAST, UNIT 103  
 RICHMOND HILL, ONTARIO L4B 1R7  
 (905) 882-1345

**ORION**  
 CONSULTANTS  
 1005 HWY 7 EAST, UNIT 103  
 RICHMOND HILL, ONTARIO L4B 1R7  
 (905) 882-1345

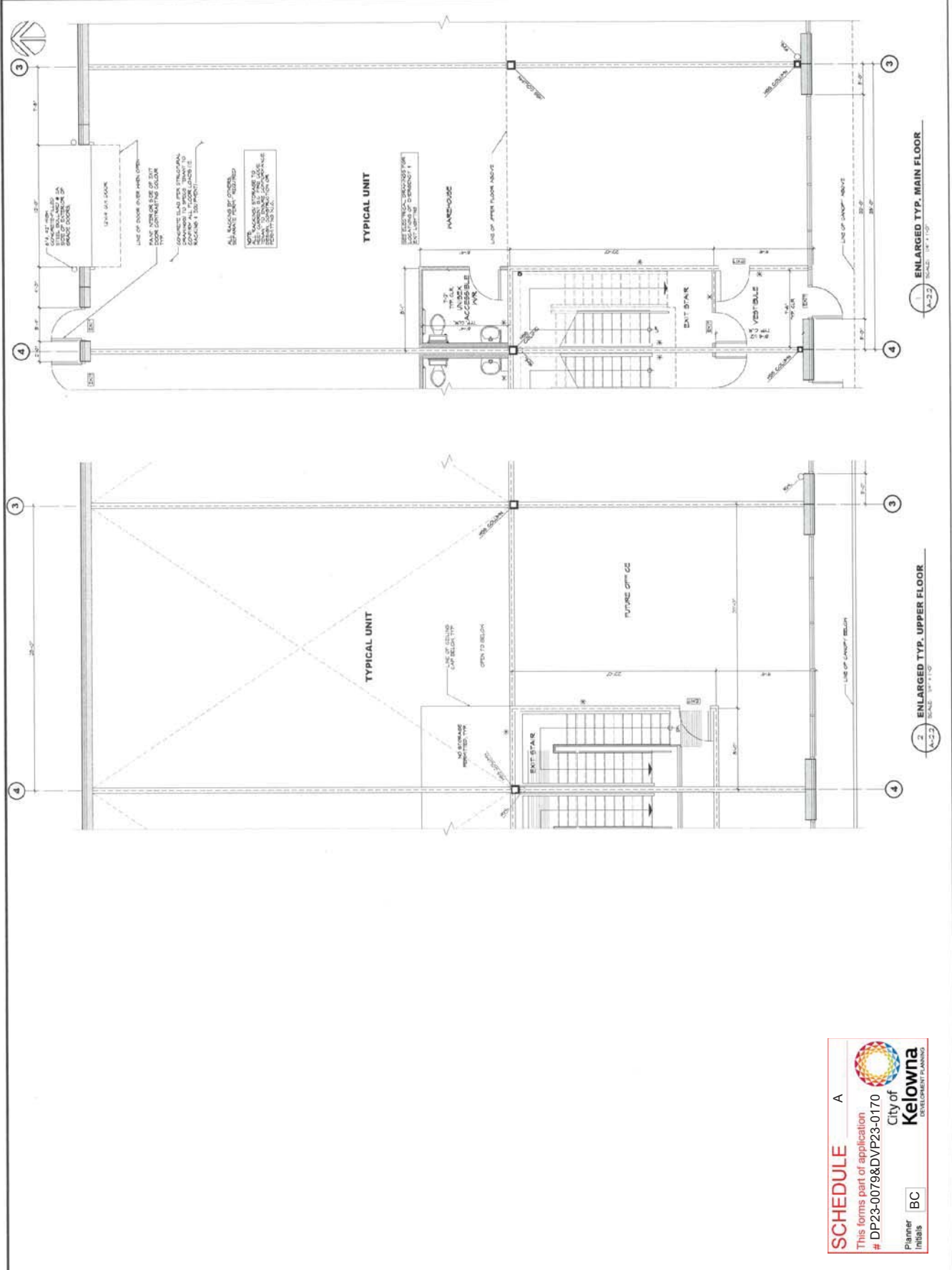
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5	15.05.2017	REVISED PER CITY COMMENTS
6	15.06.2017	REVISED PER CITY COMMENTS
7	15.07.2017	REVISED PER CITY COMMENTS
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11	15.11.2017	REVISED PER CITY COMMENTS
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14	16.02.2018	REVISED PER CITY COMMENTS
15	16.03.2018	REVISED PER CITY COMMENTS
16	16.04.2018	REVISED PER CITY COMMENTS
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19	16.07.2018	REVISED PER CITY COMMENTS
20	16.08.2018	REVISED PER CITY COMMENTS
21	16.09.2018	REVISED PER CITY COMMENTS
22	16.10.2018	REVISED PER CITY COMMENTS
23	16.11.2018	REVISED PER CITY COMMENTS
24	16.12.2018	REVISED PER CITY COMMENTS

**ASTRIA PROPERTIES**  
 DEVELOPER  
 1600 HWY 7 EAST, UNIT 103  
 RICHMOND HILL, ONTARIO L4B 1R7  
 (905) 882-1345

**ASTRIA ACADEMY**  
 EDUCATIONAL BUILDING  
 1600 HWY 7 EAST, UNIT 103  
 RICHMOND HILL, ONTARIO L4B 1R7  
 (905) 882-1345

**BUILDING A**  
 ENLARGED FLOOR PLANS  
 DRAWING NO. A-2-2

SCALE	DATE	BY	CHK.	APP.
AS SHOWN				

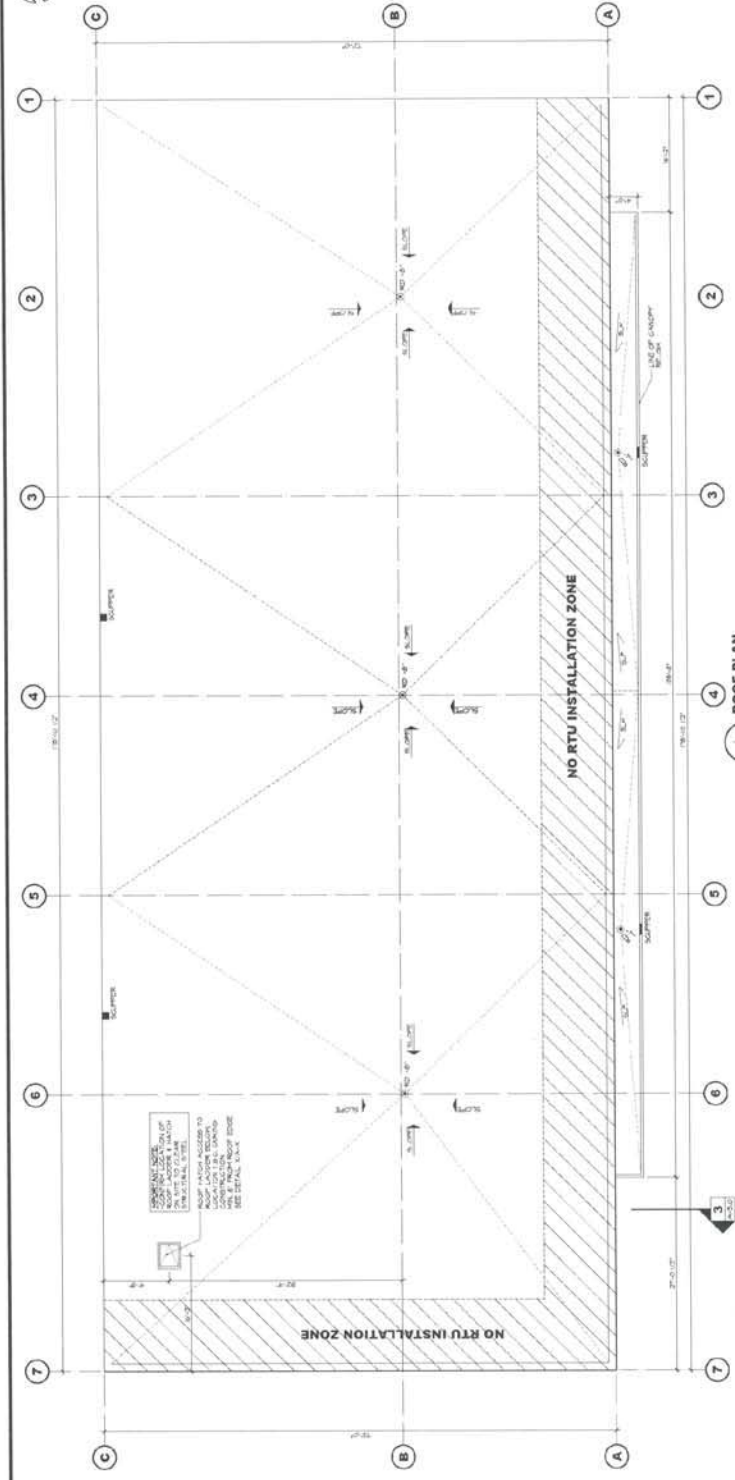


**SCHEDULE A**

This forms part of application  
 # DP23-0079&DVP23-0170

**City of Kelowna**  
 DEVELOPMENT PLANNING

Planner Initials: **BC**



1 ROOF PLAN  
SCALE: 1/8" = 1'-0"

**ROOF NOTES**

1. SEE ENCL. FOR ALL NOTES. ALL NOTES SHALL BE READ IN CONJUNCTION WITH THE PERMITS AND ALL APPLICABLE REGULATIONS OF ALL JURISDICTIONS.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC & IECC).

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC).

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC & IMC).

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY EFFICIENCY CODE (IECC).

7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (NEC).

8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC & IECC).

9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC).

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC & IMC).

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY EFFICIENCY CODE (IECC).

13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (NEC).

14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC & IECC).

15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC).

16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC & IMC).

17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY EFFICIENCY CODE (IECC).

19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (NEC).

20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC & IECC).

**SCHEDULE A**

This forms part of application # DP23-0079&DVP23-0170

City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials: BC

**ARCHITECTURE PANEL**  
1000 W. GARDEN ST., SUITE 100  
KELLOWNA, BC V1Y 9C6  
TEL: 250.860.1000  
WWW.ASTRIAACADEMY.COM

**D.FORCE ENGINEERING**  
1000 W. GARDEN ST., SUITE 100  
KELLOWNA, BC V1Y 9C6  
TEL: 250.860.1000  
WWW.DFORCEENGINEERING.COM



NO.	DATE	DESCRIPTION	PROJECT MANAGER / CONTRACTOR
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**ORION**  
1000 W. GARDEN ST., SUITE 100  
KELLOWNA, BC V1Y 9C6  
TEL: 250.860.1000  
WWW.ORIONENGINEERING.COM

**ASTRIA PROPERTIES**  
1000 W. GARDEN ST., SUITE 100  
KELLOWNA, BC V1Y 9C6  
TEL: 250.860.1000  
WWW.ASTRIAPROPERTIES.COM

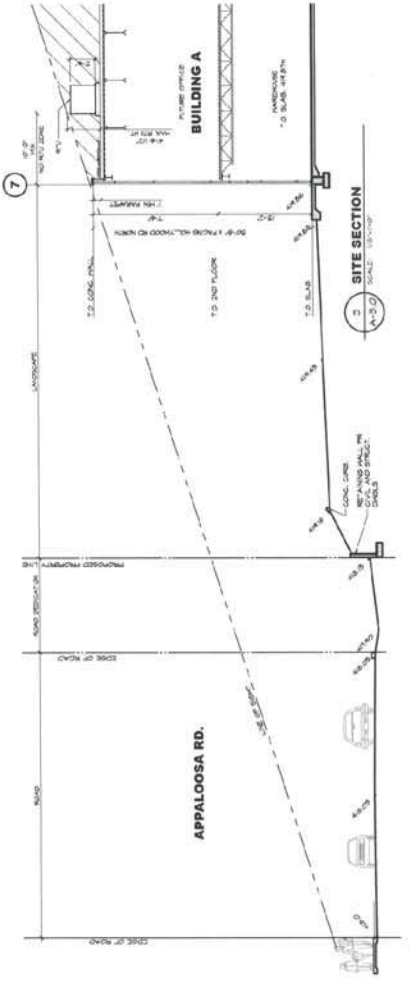
**ASTRIA ACADEMY**  
INDUSTRIAL BUILDING  
1000 W. GARDEN ST., SUITE 100  
KELLOWNA, BC V1Y 9C6  
TEL: 250.860.1000  
WWW.ASTRIAACADEMY.COM

**BUILDING A ROOF PLAN**

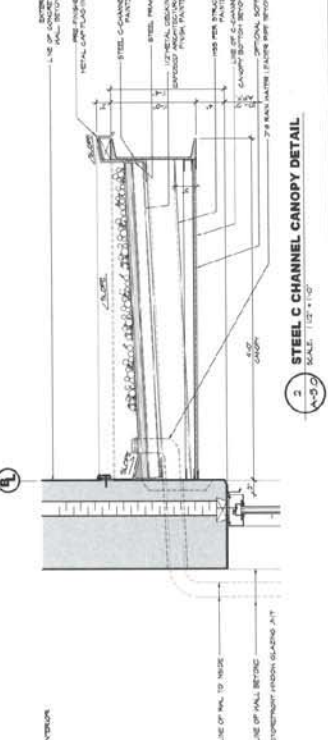
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DESIGNED BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"

**A-3-0**

PROJECT: INDUSTRIAL BLDG  
SHEET: 5



2 SITE SECTION  
SCALE: 1/8" = 1'-0"



3 STEEL C CHANNEL CANOPY DETAIL  
SCALE: 1/8" = 1'-0"

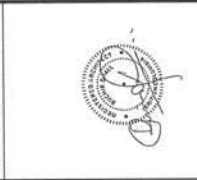


**ARCHITECTURE PANEL INC.**  
 401 W. HURON STREET, SUITE 100, K1N 1C9  
 TEL: (250) 860-1111 FAX: (250) 860-1112  
 WWW.ARCHITECTUREPANEL.COM

**D.FORCE DESIGN INC.**  
 1000 UNIVERSITY AVENUE, SUITE 100  
 TEL: (250) 860-1111 FAX: (250) 860-1112  
 WWW.DFORCEDESIGN.COM

**IN ASSOCIATION WITH**

**DEVELOPER:**  
 ASTRIA ACADEMY ACADemy INC.  
 1000 UNIVERSITY AVENUE, SUITE 100  
 TEL: (250) 860-1111 FAX: (250) 860-1112  
 WWW.ASTRIAACADEMYACADemy.COM



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**DORION CONSTRUCTION**  
 1000 UNIVERSITY AVENUE, SUITE 100  
 TEL: (250) 860-1111 FAX: (250) 860-1112  
 WWW.DORIONCONSTRUCTION.COM

**ASTRIA PROPERTY SERVICES**  
 1000 UNIVERSITY AVENUE, SUITE 100  
 TEL: (250) 860-1111 FAX: (250) 860-1112  
 WWW.ASTRIAPROPERTYSERVICES.COM

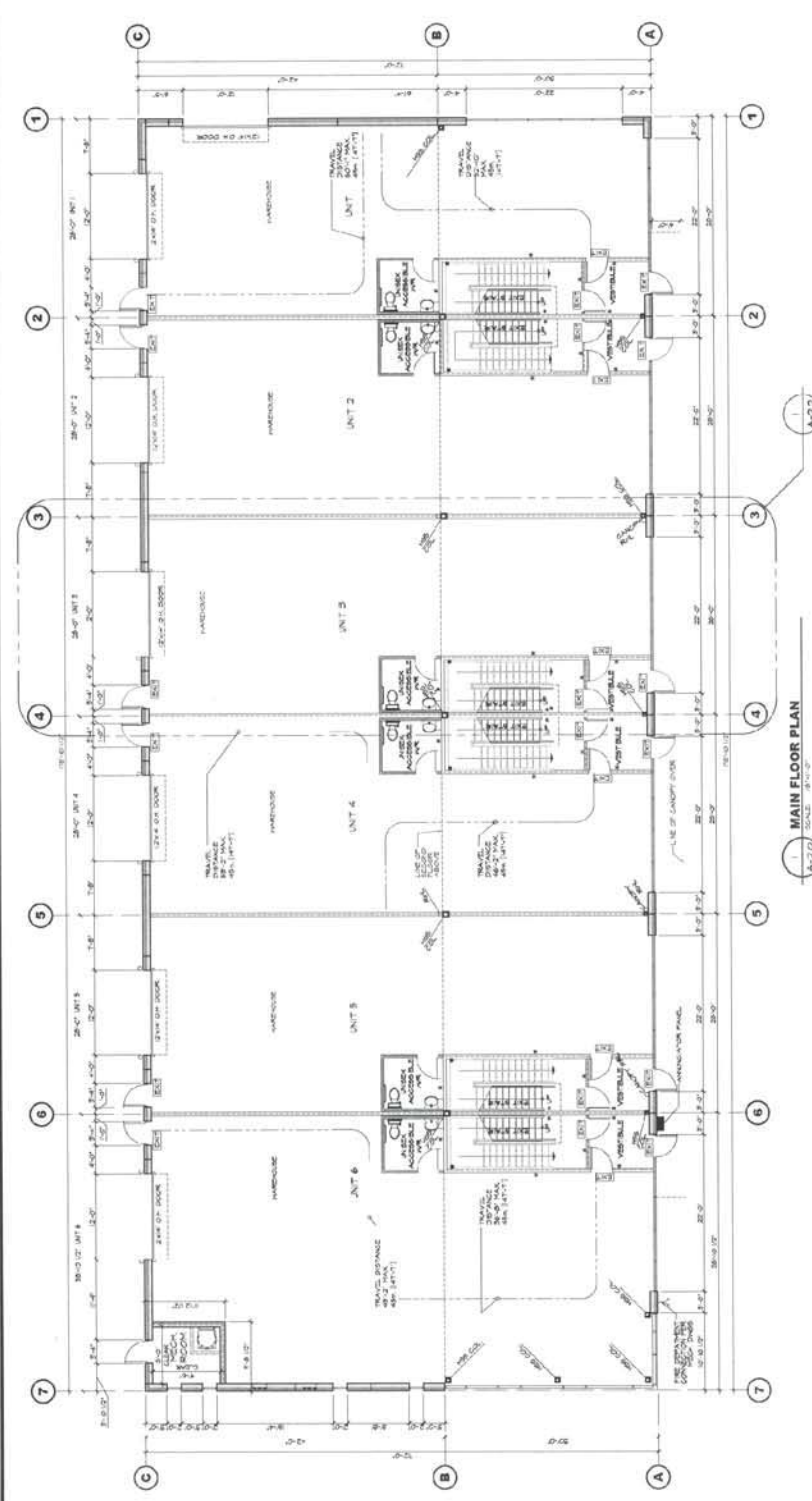
**ASTRIA ACADEMY ACADemy INC.**  
 1000 UNIVERSITY AVENUE, SUITE 100  
 TEL: (250) 860-1111 FAX: (250) 860-1112  
 WWW.ASTRIAACADEMYACADemy.COM

**ASTRIA ACADEMY ACADemy INC.**  
 1000 UNIVERSITY AVENUE, SUITE 100  
 TEL: (250) 860-1111 FAX: (250) 860-1112  
 WWW.ASTRIAACADEMYACADemy.COM

**BUILDING B MAIN FLOOR PLAN**

DATE	DATE	BY
DESIGNED	DATE	BY
CHECKED	DATE	BY
PLotted	DATE	BY

PROJECT NUMBER: **A-2.0** REV: **5**

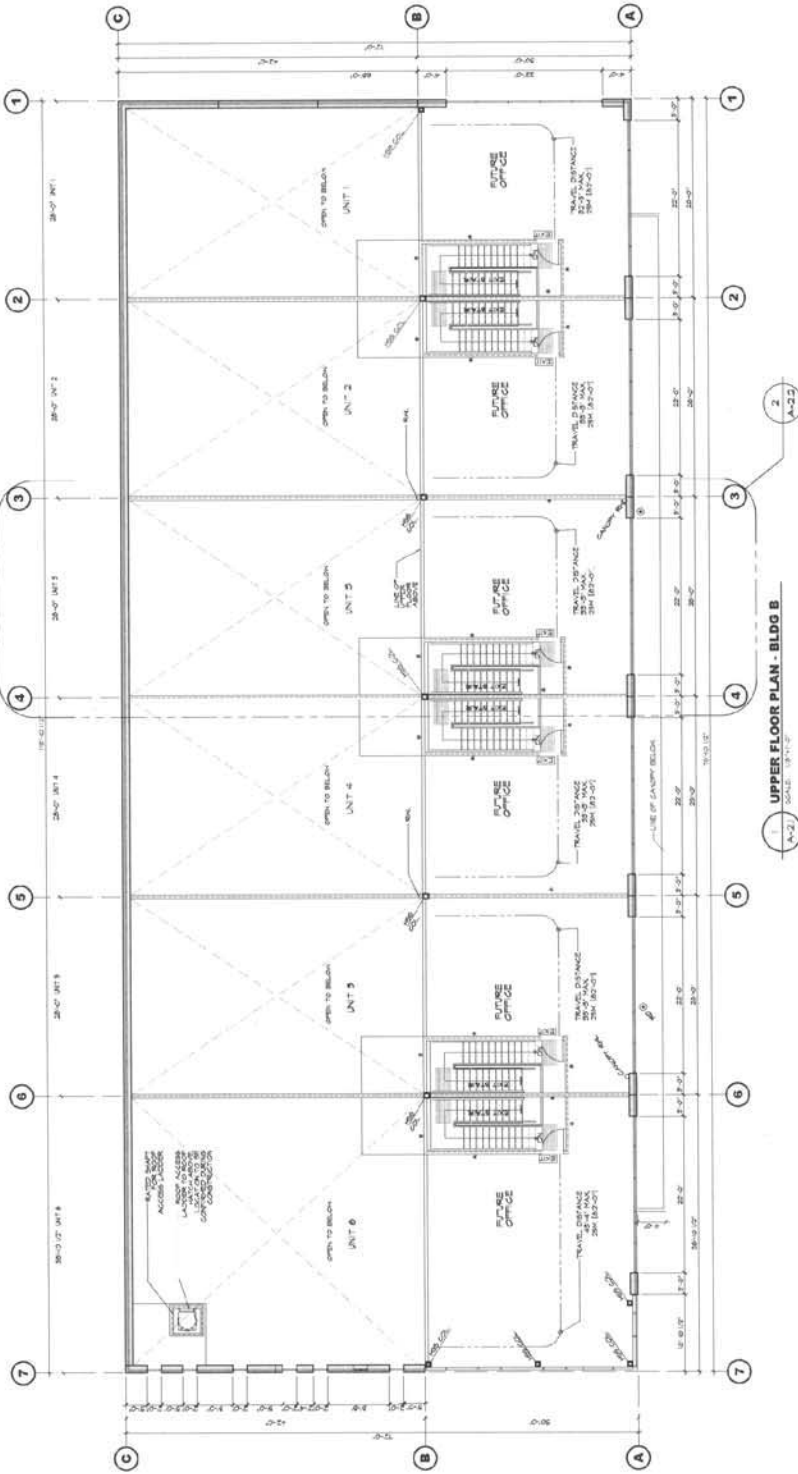


**SCHEDULE A**

This forms part of application  
 # DP23-0079 & DVP23-0170

City of Kelowna  
 DEVELOPMENT PLANNING

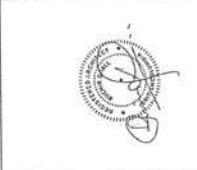
Planner Initials: **BC**



UPPER FLOOR PLAN - BLDG B  
SCALE: 1/4" = 1'-0"

**ARCHITECTURE PANELING**  
 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 PHONE: (303) 733-1111  
 FAX: (303) 733-1112  
 WWW.ARPANELING.COM

**D.FORCE CONSTRUCTION**  
 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 PHONE: (303) 733-1111  
 FAX: (303) 733-1112  
 WWW.DFORCECONSTRUCTION.COM



NO.	DATE	DESCRIPTION
1	10/15/20	ISSUED FOR PERMITS
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3	12/15/20	REVISIONS TO PERMITS
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89	2/15/28	REVISIONS TO PERMITS
90	3/15/28	REVISIONS TO PERMITS

**ORION**  
 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 PHONE: (303) 733-1111

**ASTRIA REALTY**  
 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 PHONE: (303) 733-1111

**ASTRIA REALTY**  
 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 PHONE: (303) 733-1111

**ASTRIA ACADEMY**  
 INDUSTRIAL BUILDINGS  
 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 PHONE: (303) 733-1111

**BUILDING B**  
**UPPER FLOOR PLAN**

DATE: 10/15/20  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]

PROJECT: [Name]  
 DRAWING NUMBER: **A-2-1**  
 REV: 5

**SCHEDULE A**

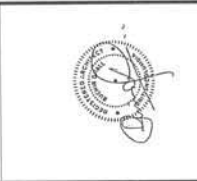
This forms part of application  
 # DP23-0079&DVP23-0170

City of **Kelowna**  
 DEVELOPMENT PLANNING

Planner Initials: **BC**



**D. FORDE ARCHITECTURE**  
 114 ANNE STREET, SUITE 100  
 WILMINGTON, DE 19801  
 PHONE: (302) 426-1100  
 FAX: (302) 426-1101  
 WWW.DFORDEARCHITECT.COM



1	REVISIONS
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**DORION CONSTRUCTION**  
 UNIT 105, 16027 DORALVE  
 UNIVERSITY CITY, MO 63104  
 PHONE: (636) 922-7994

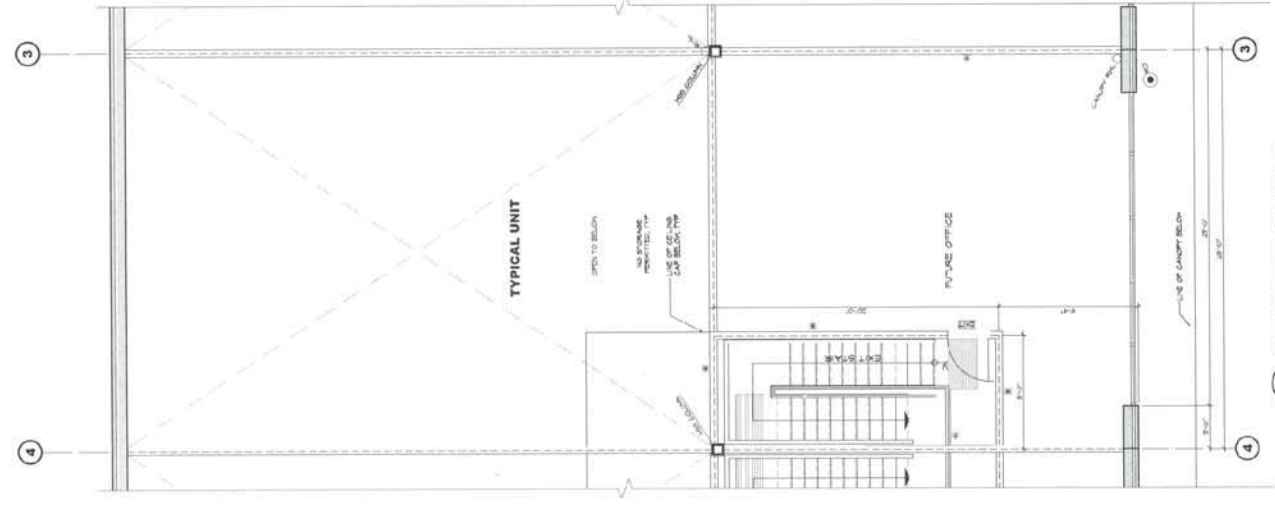
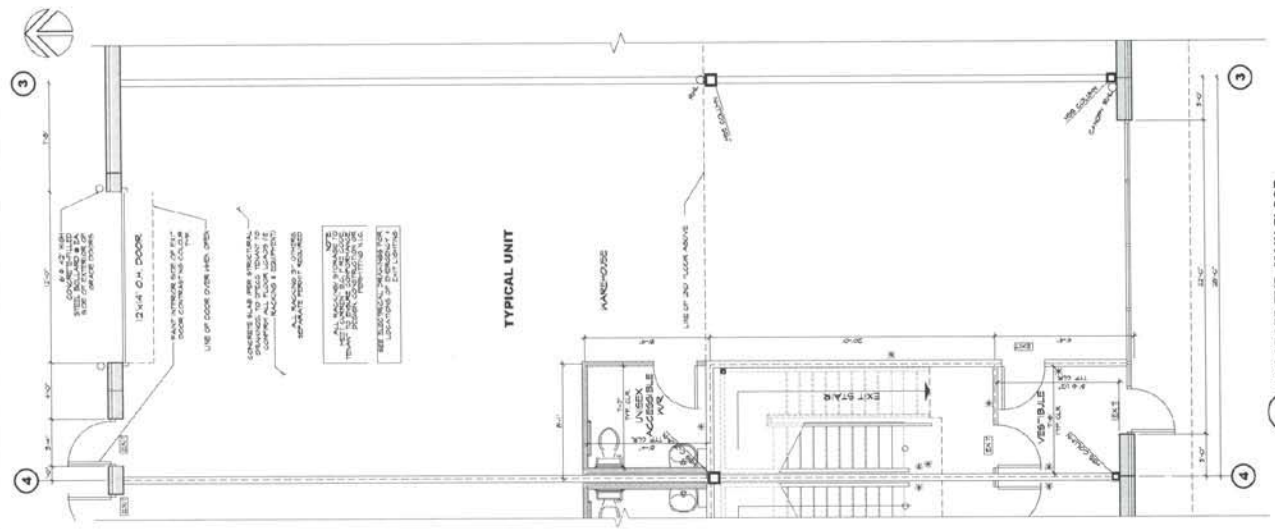
**ASTRIA PROPERTIES**  
 UNIT 105, 16027 DORALVE  
 UNIVERSITY CITY, MO 63104  
 PHONE: (636) 922-7994

**ASTRIA ACADEMY**  
 16027 UNIVERSITY CITY  
 UNIVERSITY CITY, MO 63104

ADDRESS: 16027 UNIVERSITY CITY, UNIVERSITY CITY, MO 63104  
 COUNTY: ST. LOUIS  
 PROJECT: BUILDING B  
 ENLARGED FLOOR PLANS

SCALE	DATE	BY	CHKD
1/8" = 1'-0"	01/15/2023	JL	JL
1/4" = 1'-0"	01/15/2023	JL	JL
1/2" = 1'-0"	01/15/2023	JL	JL
3/4" = 1'-0"	01/15/2023	JL	JL
1" = 1'-0"	01/15/2023	JL	JL

PROJECT NUMBER: A-2.2  
 SHEET: 5



**SCHEDULE A**  
 This forms part of application  
 # DP23-0079&DVP23-0170  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials: BC

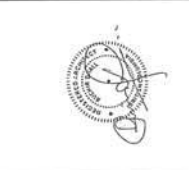


**ARCHITECTURE PANEL INC.**  
 1100 W. 10TH ST. SUITE 100  
 WICHITA, KS 67202  
 PH: 785.393.1234  
 FAX: 785.393.1235  
 WWW.ARCHITECTUREPANEL.COM

**D.FORCE**  
 ARCHITECTURE  
 1234 W. 10TH ST. SUITE 100  
 WICHITA, KS 67202  
 PH: 785.393.1234  
 FAX: 785.393.1235  
 WWW.DFORCEARCHITECT.COM

IN ASSOCIATION WITH

NOTED: ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOKS (IMC AND IME).



NO.	DATE	DESCRIPTION
1	10/15/20	REVISIONS
2	10/15/20	REVISIONS
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4	10/15/20	REVISIONS
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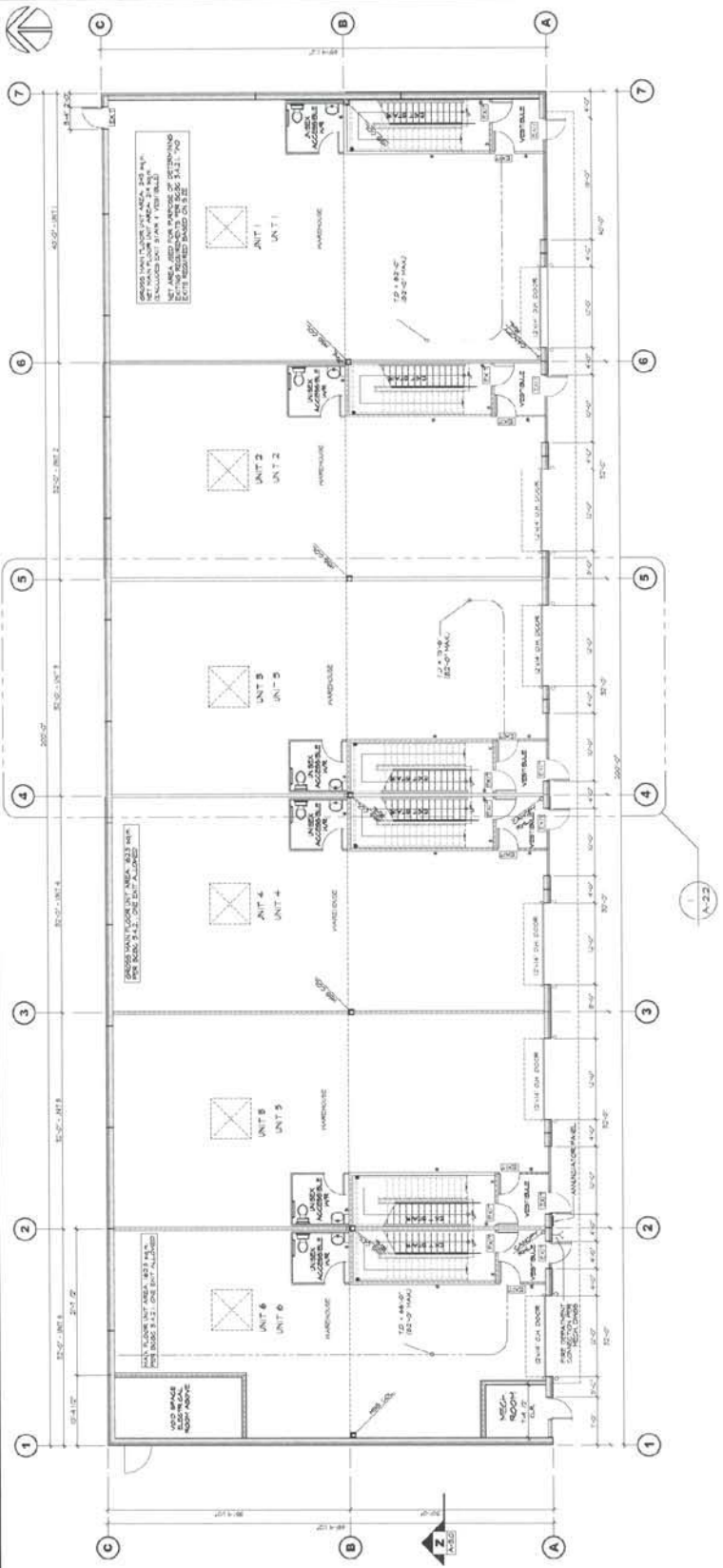
**DORION**  
 COMMERCIAL CONSTRUCTION  
 1000 W. 10TH ST. SUITE 100  
 WICHITA, KS 67202  
 PH: 785.393.1234  
 FAX: 785.393.1235  
 WWW.DORIONCONSTRUCTION.COM

**ASTRIA PROPERTIES**  
 1000 W. 10TH ST. SUITE 100  
 WICHITA, KS 67202  
 PH: 785.393.1234  
 FAX: 785.393.1235  
 WWW.ASTRIAPROPERTIES.COM

**ASTRIA ACADEMY**  
 INDUSTRIAL BUILDING  
 1000 W. 10TH ST. SUITE 100  
 WICHITA, KS 67202  
 PH: 785.393.1234  
 FAX: 785.393.1235  
 WWW.ASTRIAACADEMY.COM

**BUILDING C  
 MAIN FLOOR PLAN**

NO.	DATE	DESCRIPTION
1	10/15/20	REVISIONS
2	10/15/20	REVISIONS
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29	10/15/20	REVISIONS
30	10/15/20	REVISIONS



**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**SCHEDULE A**

This forms part of application  
 # DP23-0079&DVP23-0170  
 City of **Kelowna**  
 DEVELOPMENT PLANNING

Planner Initials **BC**



**ARCHITECTURE PANEL, INC.**  
 1700 W. UNIVERSITY AVENUE, SUITE 100  
 WASHINGTON, DC 20004  
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**D.FORCE**  
 DESIGN PARTNERS  
 1000 K STREET, N.W., SUITE 1000  
 WASHINGTON, DC 20004  
 TEL: (202) 462-1000  
 FAX: (202) 462-1001  
 WWW.DFORCE.COM



NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR RFP
2	11/15/10	ISSUED FOR RFP
3	12/15/10	ISSUED FOR RFP
4	01/15/11	ISSUED FOR RFP
5	02/15/11	ISSUED FOR RFP
6	03/15/11	ISSUED FOR RFP
7	04/15/11	ISSUED FOR RFP
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98	11/15/18	ISSUED FOR RFP
99	12/15/18	ISSUED FOR RFP
100	01/15/19	ISSUED FOR RFP

**ORION**  
 CONSULTING  
 1000 RIVERCHASE BLVD, SUITE 100  
 WASHINGTON, DC 20004  
 TEL: (202) 462-1000  
 FAX: (202) 462-1001  
 WWW.ORIONCONSULTING.COM

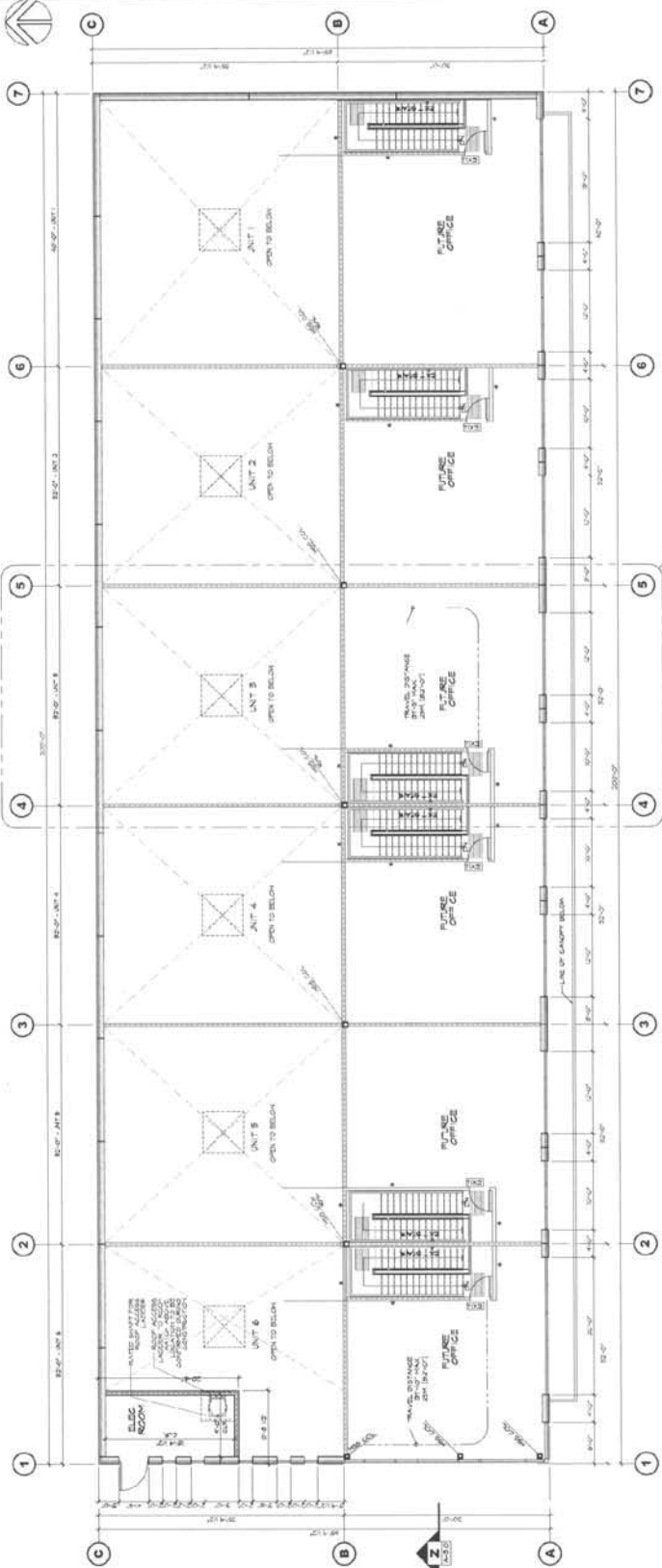
**ASTRIA**  
 APPERTERTILES  
 1000 RIVERCHASE BLVD, SUITE 100  
 WASHINGTON, DC 20004  
 TEL: (202) 462-1000  
 FAX: (202) 462-1001  
 WWW.ASTRIATILES.COM

**ASTRIA ACADEMY**  
 INDUSTRIAL BUILDING  
 1000 RIVERCHASE BLVD, SUITE 100  
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 FAX: (202) 462-1001  
 WWW.ASTRIATILES.COM

**BUILDING C**  
**UPPER FLOOR PLAN**

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR RFP
2	11/15/10	ISSUED FOR RFP
3	12/15/10	ISSUED FOR RFP
4	01/15/11	ISSUED FOR RFP
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96	09/15/18	ISSUED FOR RFP
97	10/15/18	ISSUED FOR RFP
98	11/15/18	ISSUED FOR RFP
99	12/15/18	ISSUED FOR RFP
100	01/15/19	ISSUED FOR RFP

**A-2.1**



**UPPER FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

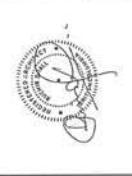
**SCHEDULE A**  
 This forms part of application  
 # DP25-0079&DVP23-0170  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner: IBIBS BC





**ARCHITECTURE PANEL, INC.**  
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 FAX: (813) 289-1112  
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**D.FORCE**  
 DESIGN GROUP  
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 TAMPA, FLORIDA 33606-4000  
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 FAX: (813) 289-1112  
 WWW.DFORCEDESIGN.COM



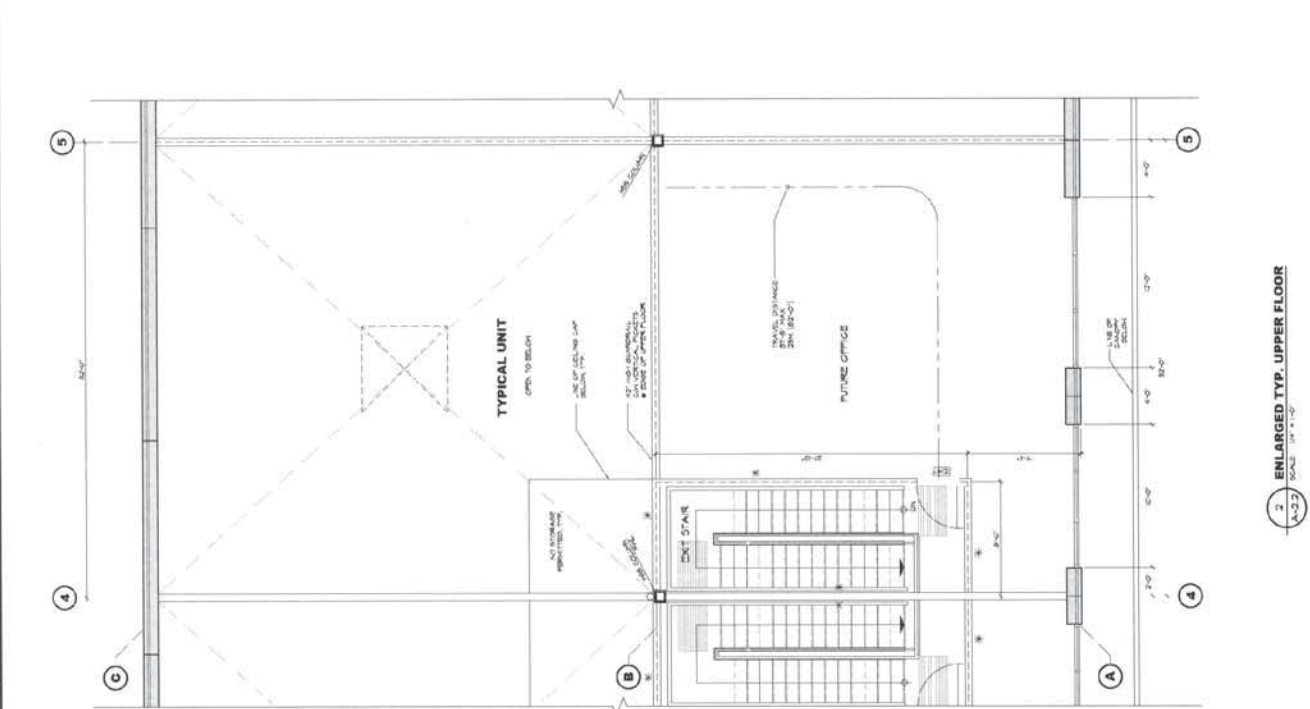
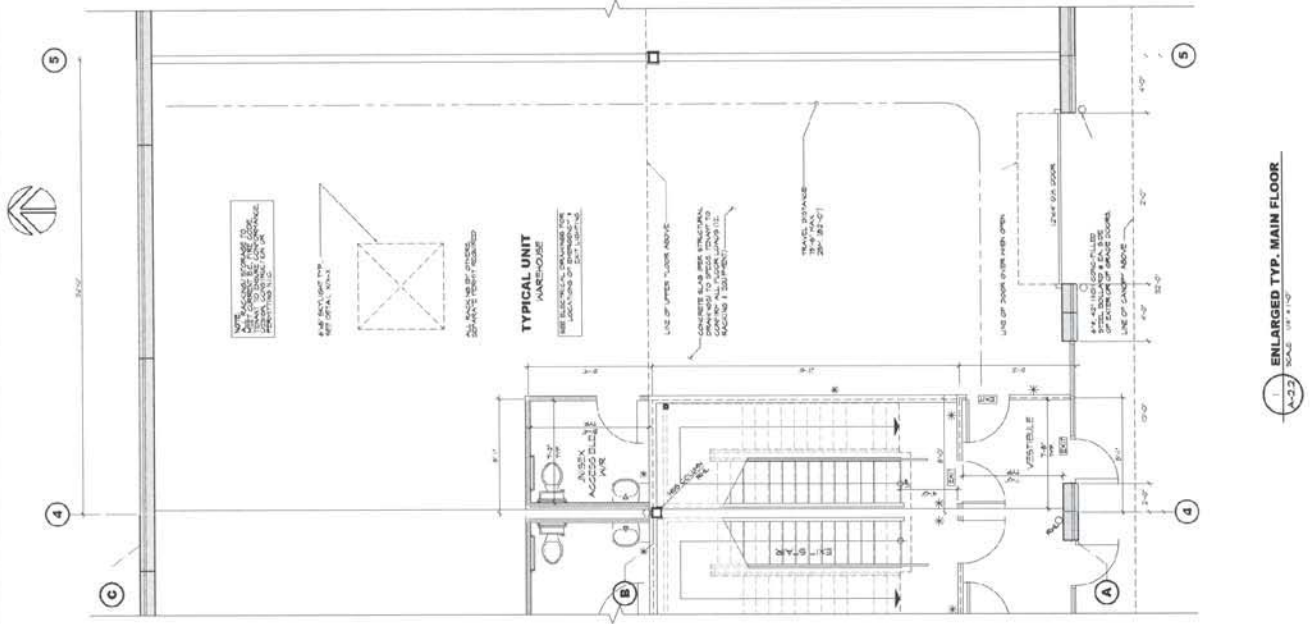
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2	PROJECT ADDRESS	1000 W. UNIVERSITY AVENUE, SUITE 1000, TAMPA, FLORIDA 33606-4000
3	PROJECT NUMBER	1000
4	PROJECT DATE	08/2010
5	PROJECT DESCRIPTION	ASTRIA ACADEMY
6	PROJECT MANAGER	D. FORCE DESIGN GROUP
7	PROJECT ARCHITECT	ARCHITECTURE PANEL, INC.
8	PROJECT ENGINEER	D. FORCE DESIGN GROUP
9	PROJECT CONTRACTOR	ASTRIA ACADEMY
10	PROJECT OWNER	ASTRIA ACADEMY
11	PROJECT SCHEDULE	08/2010 - 08/2010
12	PROJECT STATUS	08/2010
13	PROJECT TYPE	08/2010
14	PROJECT LOCATION	08/2010
15	PROJECT AREA	08/2010
16	PROJECT PERMITS	08/2010
17	PROJECT APPROVALS	08/2010
18	PROJECT COMMENTS	08/2010
19	PROJECT NOTES	08/2010
20	PROJECT CONTACTS	08/2010

**DORION DESIGN**  
 1000 W. UNIVERSITY AVENUE, SUITE 1000  
 TAMPA, FLORIDA 33606-4000  
 PHONE: (813) 289-1111

**ASTRIA PROPERTIES**  
 1000 W. UNIVERSITY AVENUE, SUITE 1000  
 TAMPA, FLORIDA 33606-4000  
 PHONE: (813) 289-1111

**ASTRIA ACADEMY**  
 1000 W. UNIVERSITY AVENUE, SUITE 1000  
 TAMPA, FLORIDA 33606-4000  
 PHONE: (813) 289-1111

DATE	08/2010
REVISED	08/2010
BY	D.FORCE
FOR	ASTRIA ACADEMY
SCALE	1/8" = 1'-0"
SHEET NUMBER	A-2.2
TOTAL SHEETS	5



**SCHEDULE A**  
 This forms part of application  
 # DP23-0079&DVP23-0170  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner: [BC]



**ARCHITECTURE PANELING**  
INDUSTRIAL BUILDINGS  
16001-16002 BAY AVE  
LANGLEY, BC V3A 0A1

**D.FORCE**  
**CONSTRUCTION INC.**  
101-10111 BAYVIEW AVE  
VANCOUVER, BC V2M 4R1

**IN ASSOCIATION WITH**  
**ASTRIA**  
INDUSTRIAL BUILDINGS  
16001-16002 BAY AVE  
LANGLEY, BC V3A 0A1



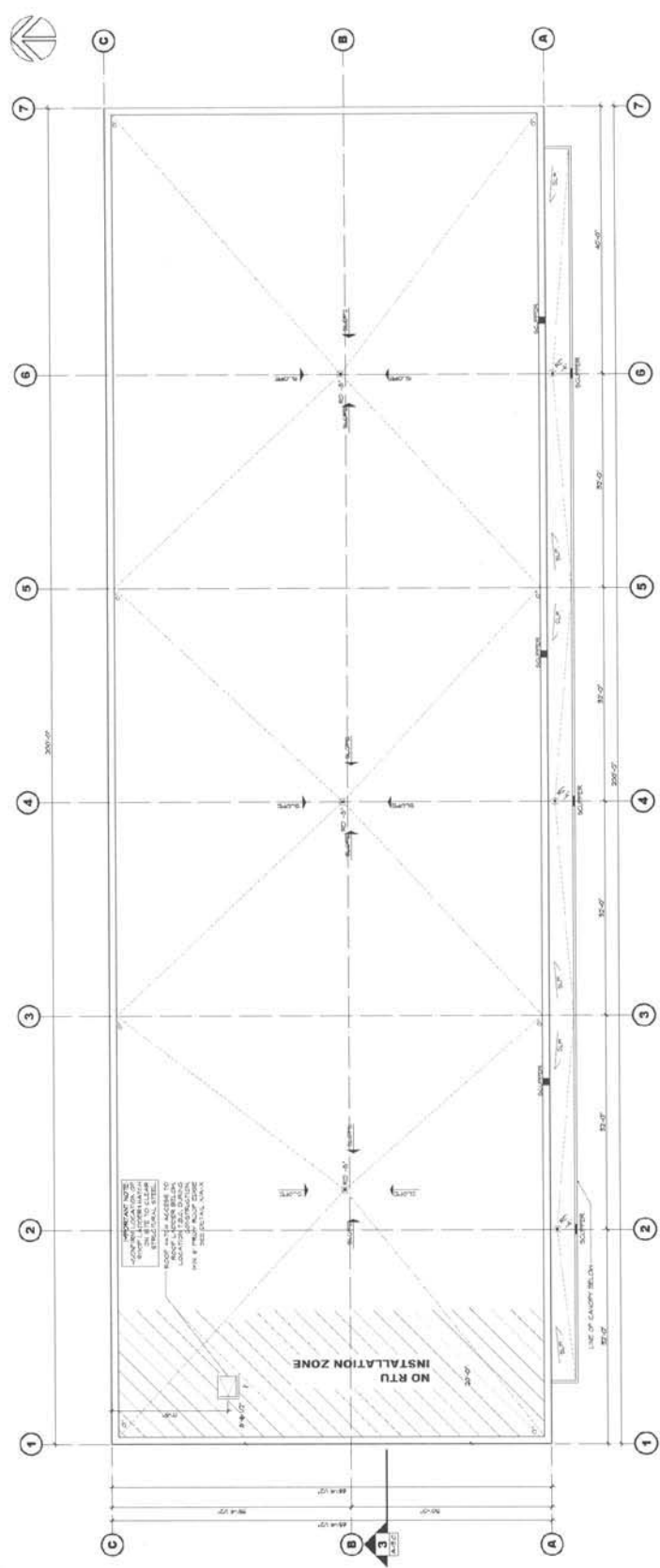
NO.	DATE	DESCRIPTION
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3		
4		
5	APR 21, 2021	REVISED PER COMMENTS
6	JUN 23, 2021	REVISED PER COMMENTS
7	SEP 23, 2021	REVISED PER COMMENTS
8	MAY 15, 2022	REVISED PER COMMENTS
9	FEB 12, 2022	REVISED PER COMMENTS
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22		
23		
24		

**ORION**  
CORPORATION  
16001-16002 BAY AVE  
LANGLEY, BC V3A 0A1  
PHONE: (604) 362 2099

**ASTRIA**  
INDUSTRIAL BUILDINGS  
16001-16002 BAY AVE  
LANGLEY, BC V3A 0A1

**ASTRIA ACADEMY**  
INDUSTRIAL BUILDINGS  
16001-16002 BAY AVE  
LANGLEY, BC V3A 0A1

PROJECT INFORMATION	
PROJECT	INDUSTRIAL BAY
REV	5
A-3-0	

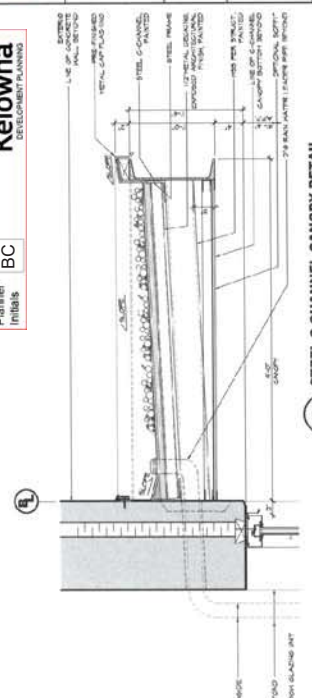
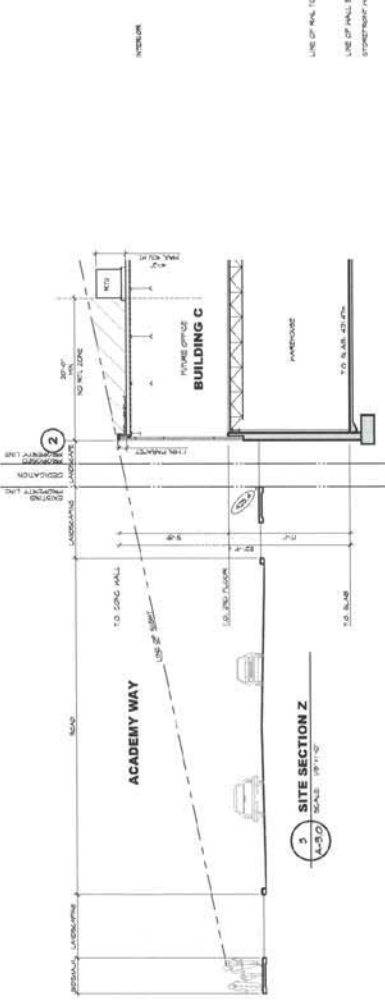


1 ROOF PLAN SCALE: 1/8" = 1'-0"

**ROOF NOTES**

- 1. SEE STRUCTURAL OVERLAP DETAIL FOR STEEL DECK FINISH AND WELDED CONNECTIONS TO CLADDING. CLADDING TO BE INSTALLED AFTER ROOFING COMPLETE.
- 2. ROOFING TO BE INSTALLED TO ENCOMPASS COMPLETELY ALL WELDED JOINTS AND SPREADERS SUPPORTING A JOINT PRIOR TO THE 25' SPAN BEGINS TO BE USED.
- 3. ROOF TO BE COMPLETED WITHIN THE APPLICABLE WIND LOAD RESISTANCE REQUIREMENTS OF ASHRAE 109-2016, WHICH MAY VARY TO THE APPLICABLE WIND SPEED MAP FOR THIS PROJECT.
- 4. ROOF TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-COMBUSTIBLE ROOFING AND CLADDING PER TABLE 901.

**SCHEDULE A**  
This forms part of application # DP23-00798&DVP23-0170  
City of Kelowna  
Development Planning  
Planner Incharge BC





**ARCHITECTURE PANEL INC.**  
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 TEL: (303) 733-4400  
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 WWW.DFORCE.COM



1	FOUNDATION	10/10/20
2	FLOOR SLAB	10/10/20
3	ROOF SLAB	10/10/20
4	MECHANICAL	10/10/20
5	ELECTRICAL	10/10/20
6	PLUMBING	10/10/20
7	INTERIORS	10/10/20
8	EXTERIORS	10/10/20
9	LANDSCAPE	10/10/20
10	ASPHALT DRIVE	10/10/20
11	CONCRETE DRIVE	10/10/20
12	PAVING	10/10/20
13	GRASS	10/10/20
14	WOOD DECK	10/10/20
15	WOOD FENCE	10/10/20
16	WOOD SIGN	10/10/20
17	WOOD SIGN	10/10/20
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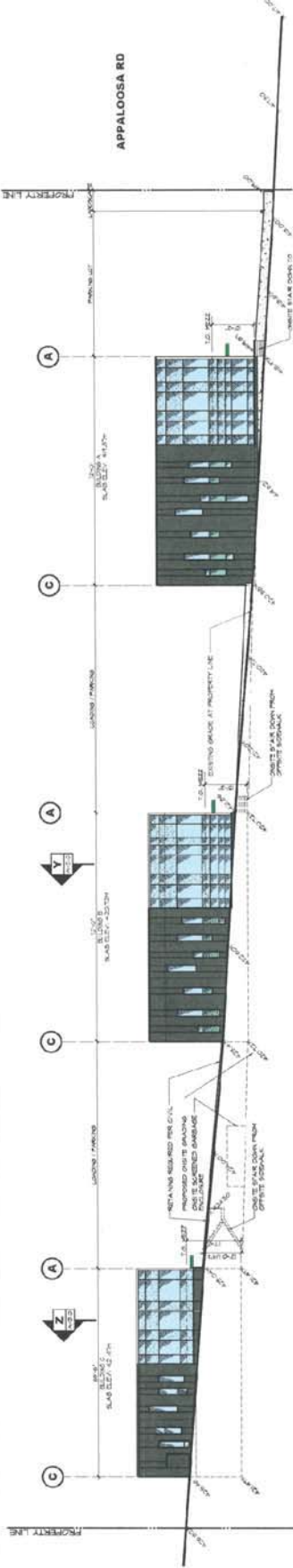
**DORION**  
 CONSTRUCTION  
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 FAX: (303) 733-4401  
 WWW.ASTRIAPROPERTIES.COM

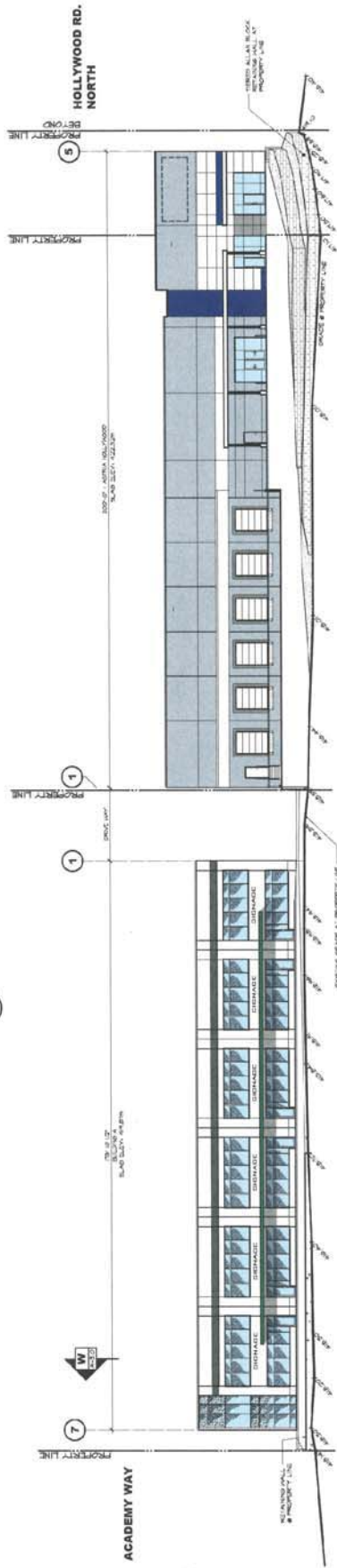
**ASTRIA ACADEMY**  
 10101 W. 14TH AVE. SUITE 100  
 DENVER, CO 80202  
 TEL: (303) 733-4400  
 FAX: (303) 733-4401  
 WWW.ASTRIAACADEMY.COM

**STREET ELEVATION**

DATE	10/10/20
BY	JL
CHECKED	JL
SCALE	AS SHOWN
PROJECT NUMBER	A-1.2
SHEET	6



1 STREET ELEVATION ALONG ACADEMY WAY  
 A-1.2 10/10/20

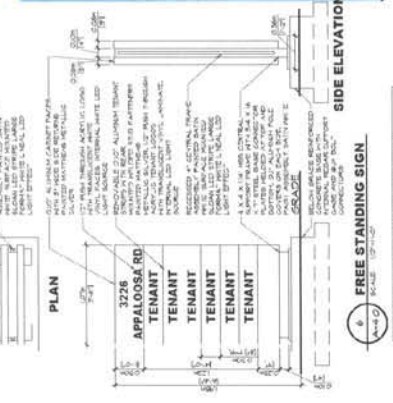
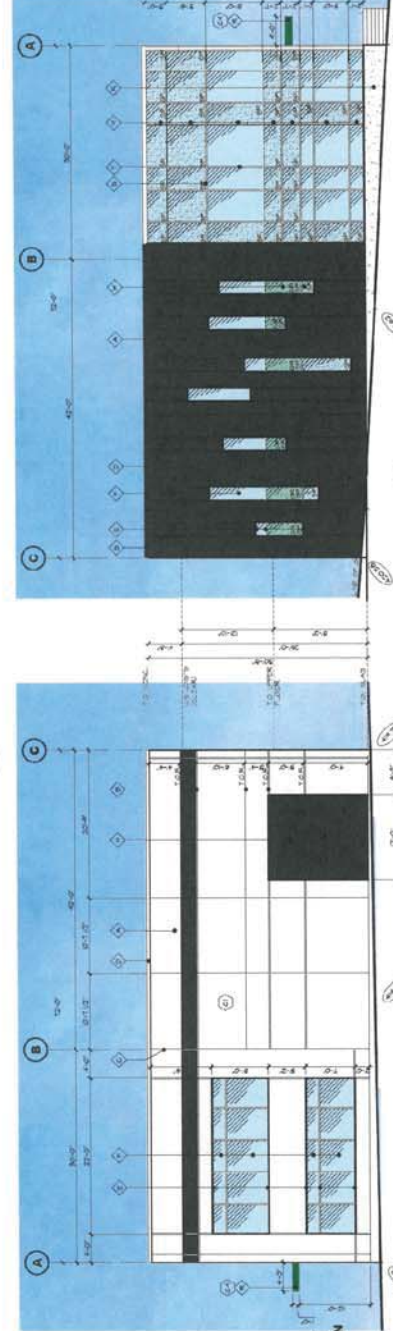
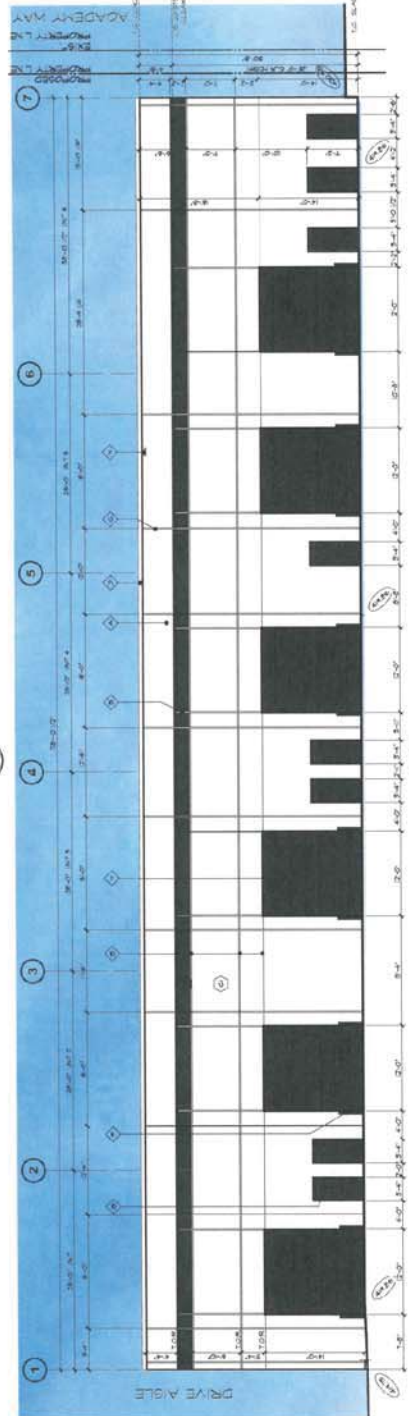
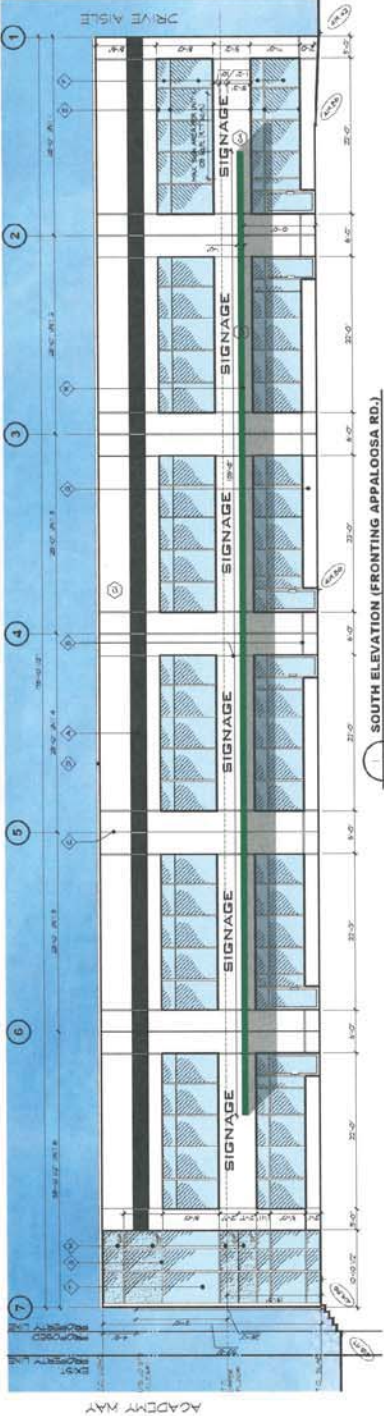


2 STREET ELEVATION ALONG APPALOOSA ROAD  
 A-1.2 10/10/20

**SCHEDULE B**

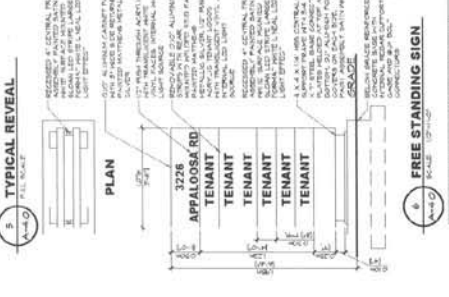
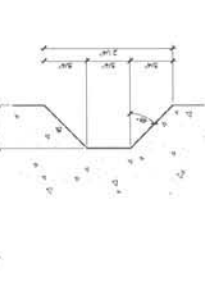
This forms part of application  
 # DP23-0079&DVP23-0170  
 City of  
**Kelowna**  
 DEVELOPMENT PLANNING

Planner Initials **BC**



- MATERIAL LEGEND**
- 1. CONCRETE SLAB ON GRADE - FINISHED
  - 2. REINFORCED CONCRETE - FINISHED
  - 3. PANEL JOINT
  - 4. PRE-FABRICATED METAL CAP FLASHING
  - 5. ALUMINUM THERMALLY-BREAK ALUMINUM
  - 6. EXTERIOR BLIND - CLEAR
  - 7. STEEL - UNPAINTED - FINISHED
  - 8. STEEL - UNPAINTED - FINISHED
  - 9. STEEL - UNPAINTED - FINISHED
  - 10. CONCRETE RETAINING WALL - FINISHED
  - 11. CONCRETE RETAINING WALL - FINISHED
  - 12. CONCRETE RETAINING WALL - FINISHED
  - 13. CONCRETE RETAINING WALL - FINISHED
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  - 19. CONCRETE RETAINING WALL - FINISHED
  - 20. CONCRETE RETAINING WALL - FINISHED

- PROJECT COLOURS**
- 1. PAINT - EXTERIOR
  - 2. PAINT - INTERIOR
  - 3. PAINT - INTERIOR
  - 4. PAINT - INTERIOR
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  - 6. PAINT - INTERIOR
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  - 19. PAINT - INTERIOR
  - 20. PAINT - INTERIOR



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 PHONE: (303) 733-1111  
 FAX: (303) 733-1112  
 WWW.DFORBEARCHITECTURE.COM

**SCHEDULE B**  
 PROJECT: 3226 APPALOOSA RD. UNIT 300  
 CITY: KELOWNA  
 PROJECT NUMBER: 18-001-001  
 DATE: 10/15/2018  
 DRAWING NO.: 18-001-001-010  
 SCALE: AS SHOWN  
 SHEET NO.: 5  
 TOTAL SHEETS: 5

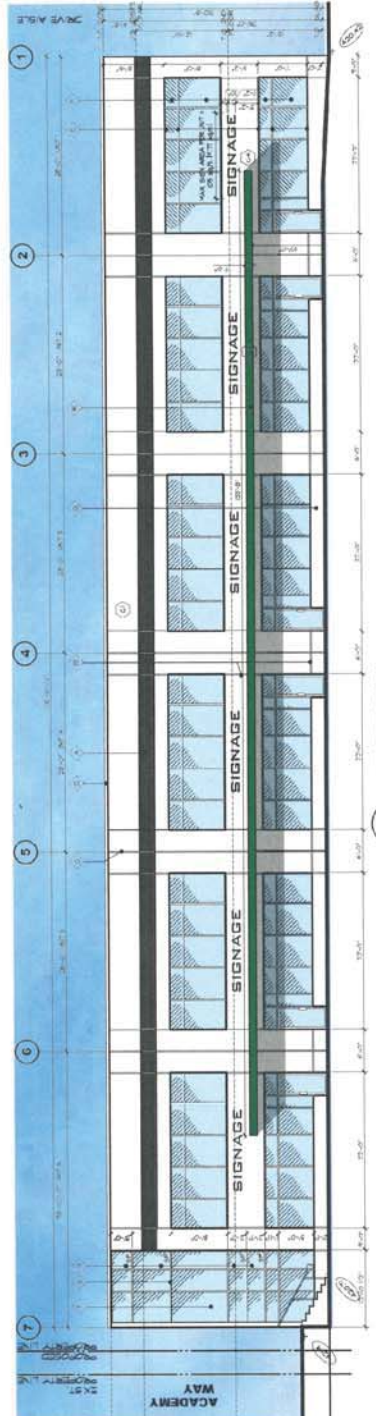
**ORION CONSULTING**  
 UNIT 106 8023 80A AVE  
 LANGLEY BC V7Y 0R2  
 PHONE: (604) 862-2001

**ASTRIA PARTNERIES**  
 UNIT 106 8023 80A AVE  
 LANGLEY BC V7Y 0R2

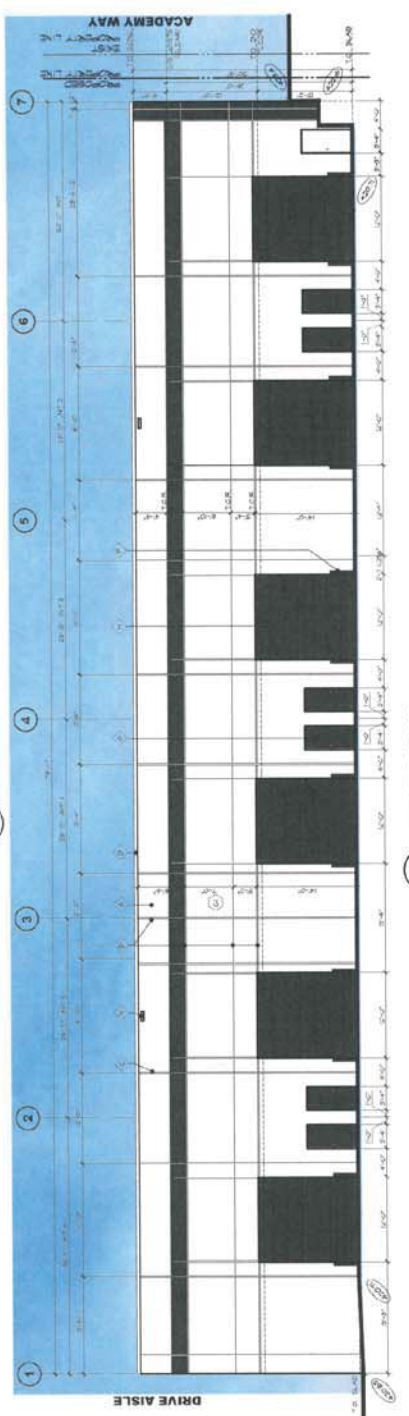
**ASTRIA ACADEMY INDUSTRIAL BUILDINGS**  
 1000 WEST 10TH AVENUE, SUITE 1000  
 DENVER, CO 80202

**BUILDING A ELEVATIONS**

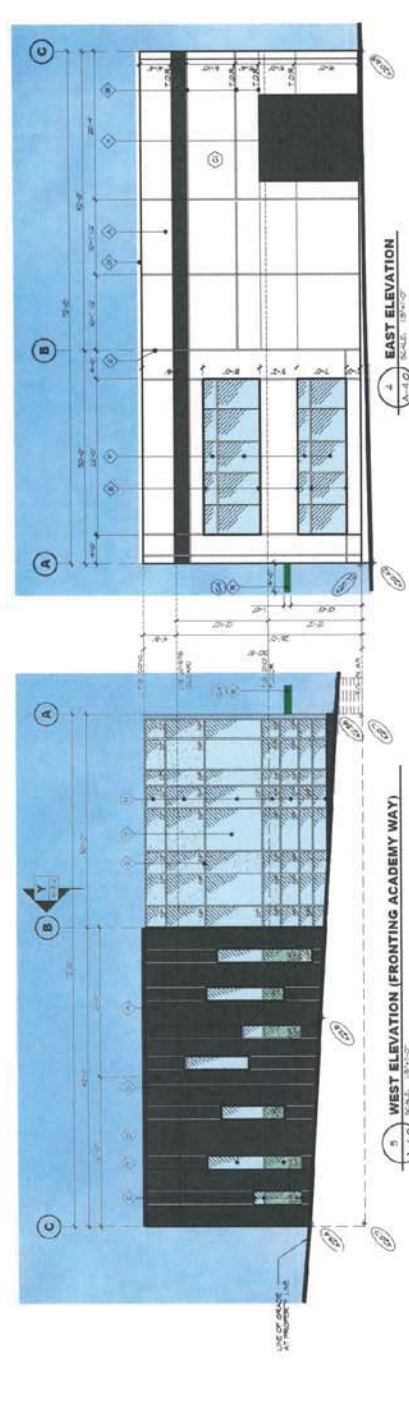
**A-4.0**



**SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"



**NORTH ELEVATION**  
 SCALE: 1/8"=1'-0"

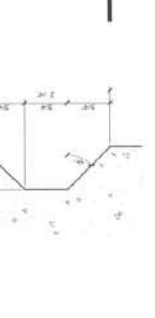
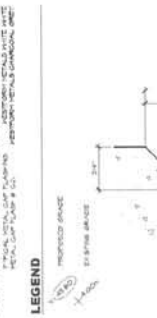


**WEST ELEVATION (FRONTING ACADEMY WAY)**  
 SCALE: 1/8"=1'-0"

**EAST ELEVATION**  
 SCALE: 1/8"=1'-0"

- MATERIAL LEGEND**
- 1. CONCRETE TYPICAL WALL TYPE - PAINTED
  - 2. REINFORCED CONCRETE - PAINTED
  - 3. PAINTED
  - 4. PRE-FINISHED METAL LAP FLASHING
  - 5. STAINLESS STEEL - CLEAR ANODIZED ALUMINUM
  - 6. STEEL HARDWARES - PAINTED
  - 7. STEEL SECTION HARDWARES - PAINTED
  - 8. CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYPE
  - 9. ASPHALT
  - 10. ASPHALT
  - 11. STEEL SHELLING - PAINTED
  - 12. ALUMINUM STAINLESS STEEL - PAINTED
  - 13. STEEL CHANNEL CANTILEVER - PAINTED
  - 14. GREEN PAINT - PAINTED
  - 15. GREEN PAINT - CLEAR

- PROJECT COLOURS**
- 1. MAIN FIELDS COLOURS
  - 2. FIELD ACENT COLOURS
  - 3. FIELD ACENT COLOURS
  - 4. CANOPY ACENT COLOURS
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**SCHEDULE B**

This forms part of application  
 # DP23-0079&DVP23-0170

City of Kelowna  
 DEVELOPMENT PLANNING

Planner Initials: [BC]



# MATERIAL & COLOUR BOARD

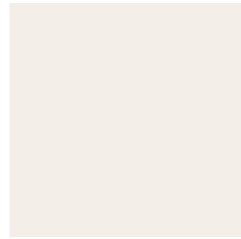
PROJECT  
INDUSTRIAL BUILDINGS FOR  
**ASTRIA**  
PROPERTIES  
ACADEMY

PROJECT MANAGERS / CONTRACTORS:  
**ORION**  
CONSTRUCTION  
ORION CONSTRUCTION  
UNIT 105 19923 80A AVE  
LANGLEY, BC V3Y 0E2  
PHONE: (604) 362-2994

CIVIC ADDRESS: 3226 APPALOOSA RD, KELOWNA, BC  
LEGAL ADDRESS: LOT 15, SECTION 2, TOWNSHIP 23, OSOYOOS  
DIVISION YALE DISTRICT, PLAN KAP18861

**D.FORCE DESIGN INC.**  
IN ASSOCIATION WITH  
ARCHITECTURE PANEL  
OF THE BRITISH COLUMBIA  
ASSOCIATION OF ARCHITECTS  
2000 BURNHAMTHORPE RD. UNIT 200  
VICTORIA, BC V8N 2L9  
TEL: (250) 363-2222

MAIN FIELD COLOUR  
ARCADE WHITE (SW 7100)



ACCENT COLOUR  
ROCK BOTTOM (SW 7062)



ACCENT COLOUR  
MORNING FOG (SW 6255)



CANOPY ACCENT COLOUR  
LUCKY GREEN (SW 6926)



TYPICAL METAL CAP FLASHING  
WESTFORM METALS  
WHITE WHITE



METAL CAP FLASHING @ C2 PANELS  
WESTFORM METALS  
CHARCOAL GREY



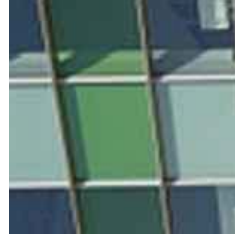
TYPICAL GLASS:  
CLEAR



TYPICAL SPANDREL GLASS:  
LIGHT GREY REFLECTIVE



TYPICAL SPANDREL GLASS:  
GREEN REFLECTIVE



ALUMINIUM STOREFRONT MULLIONS  
CLEAR ANODIZED ALUMINIUM



ROOFING MATERIAL  
GRAVEL BALLAST



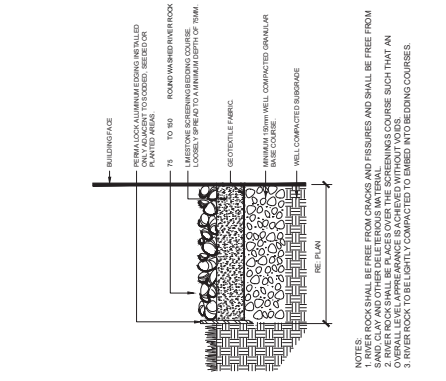
**SCHEDULE B**  
This forms part of application  
# DP23-0079&DVP23-0170  
City of Kelowna  
PLANNING DEPARTMENT  
Planner Initials BC



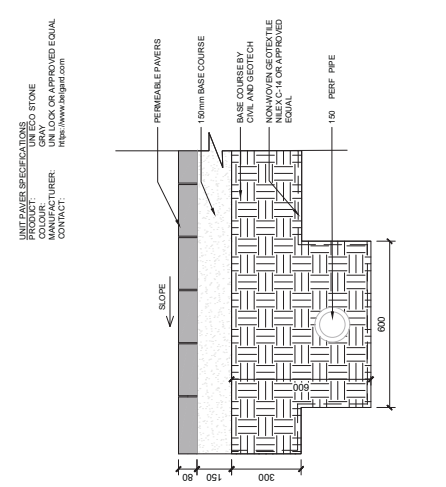




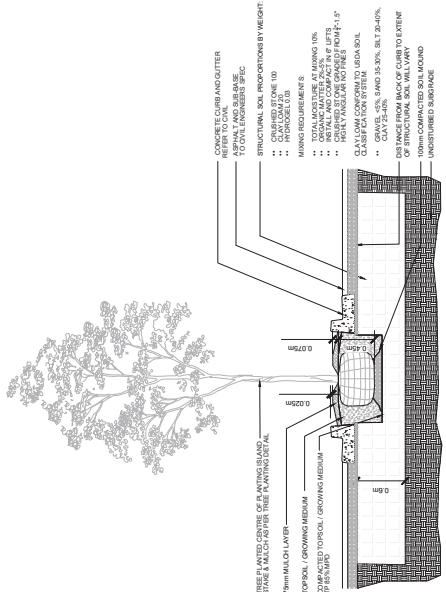
**MANUFACTURER, LINE  
 MODEL NUMBER: H-572  
 COLOUR: ORION BLUE  
 QUANTITY: 3**



**1.30 1** STRUCTURAL SOIL  
 CONCRETE CURB AND GUTTER  
 REFERS TO LOCAL  
 TO CIVIL ENGINEERS SPEC  
 STRUCTURAL SOIL PROPORTIONS BY WEIGHT:  
 • CHANGED TO ONE 100  
 • HYDROXIDE 0.8  
 MAKING REQUIREMENTS:  
 • 1. 100mm COMPACTED SOIL MOUND  
 • 2. 100mm COMPACTED SOIL MOUND  
 • 3. 100mm COMPACTED SOIL MOUND  
 UNDISTURBED SUBGRADE



**1.10 2** PERMEABLE PAVERS  
 UNIT PAVES SPECIFICATIONS  
 UN ECO STONE  
 UN LOCK OR APPROVED EQUAL  
 MANUFACTURER:  
 CONTACT: <http://www.beigard.com>



**1.10 3** GRAVEL  
 SINGLE STRAIGHT LEADER REQUIRED - DO NOT CUT  
 CONDUCTIVE LEADERS  
 2. 25mm ROUND PRESSURE TREATED PIPES SET  
 ALONG STAKES PARALLEL WITH ADJACENT SIDEWALKS &  
 SPACES  
 STAKES NOT TO DAMAGE EXISTING FOOTCOTTS  
 TREE GUARD - TO BE ADJUSTED AS NECESSARY  
 100mm HIGH TEMPORARY WATERING SOIL  
 25mm HIGH TEMPORARY WATERING SOIL  
 100mm COMPACTED SOIL MOUND  
 UNDISTURBED SUBGRADE

**1.10 4** BIKE RACK  
 N.T.S.

NO.	DATE (YYYY)	DESCRIPTION	REVISIONS & REVISIONS
1	2019/05	ISSUED FOR PERM	
2	2019/05	ISSUED FOR COORDINATION	
3	2019/05	ISSUED FOR PERM	
4	2019/05	ISSUED FOR PERM	
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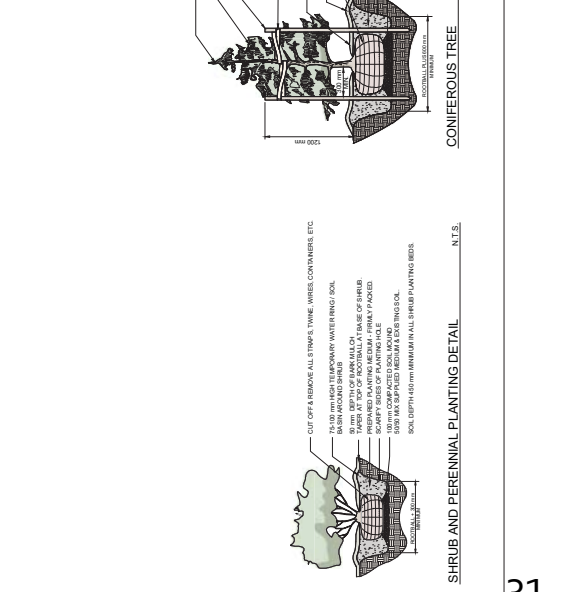
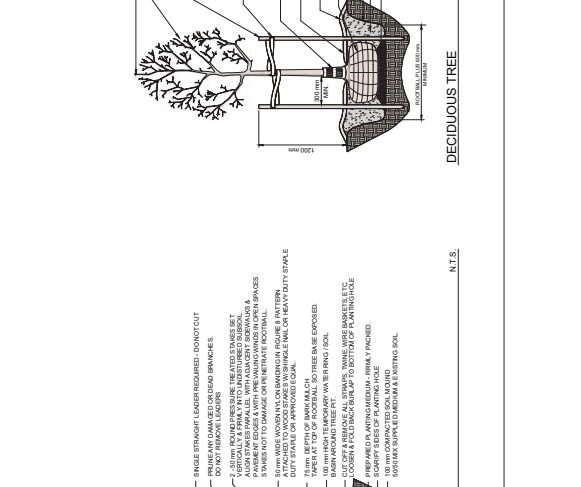
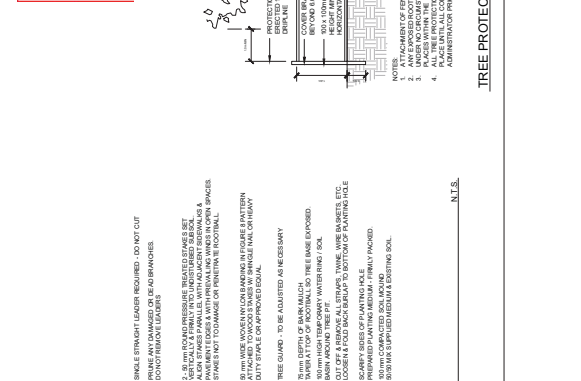
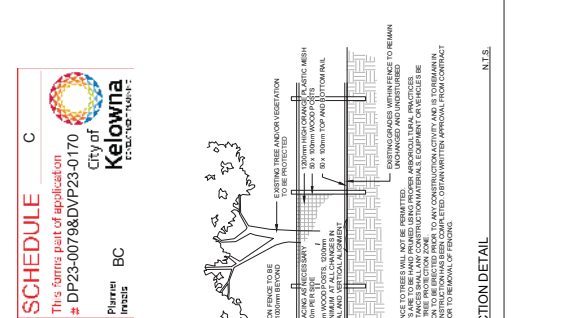


**SCHEDULE C**  
 This forms part of application  
 # DP23-00798DVP23-0170  
 Kelowna  
 British Columbia



**1.10 5** SHRUB AND PERENNIAL PLANTING DETAIL  
 N.T.S.

PROJECT NAME	PROJECT ADDRESS	DATE	SCALE	PROJECT NO.	DRAWING NO.
ASTRIA ACADEMY INDUSTRIAL BUILDINGS	3228 APPALOSA ROAD KELOWNA, BC		AS NOTED		
PROJECT NO.	23008L				
DRAWING NO.					



**1.10 6** TREE PROTECTION DETAIL  
 N.T.S.



**KOP Planning**  
 1000 EAST AVENUE, SUITE 200  
 VANCOUVER, BC V6C 1G9  
 TEL: 604.681.1234 FAX: 604.681.1235  
 WWW.KOPPLANNING.COM

- LEGEND**
- CONCRETE WALK
  - ASPHALT
  - PLANTING MEDIUM
  - MINIMUM 50mm ASPHALT FOR TOPSOIL AND SOD TO CITY OF KELOWNA STANDARDS
  - GRAVEL
  - PERMEABLE PAVERS
  - STRUCTURAL SOIL
  - RETAINING WALL IN AREA 1 ONLY
  - BIKE RACK
  - PROPERTY LINE
  - ROAD DEDICATION LINE
  - EXISTING TREE TO BE RETAINED
  - EXISTING TREE TO BE REMOVED
  - ISOLATED FORECROP
  - ISOLATED FOR COORDINATION
  - ISOLATED FOR ASSEMBLAGE
  - ISOLATED FOR COORDINATION
  - ISOLATED FOR ASSEMBLAGE
  - ISOLATED FOR COORDINATION
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  - ISOLATED FOR ASSEMBLAGE



**ASTRIA ACADEMY INDUSTRIAL BUILDINGS**

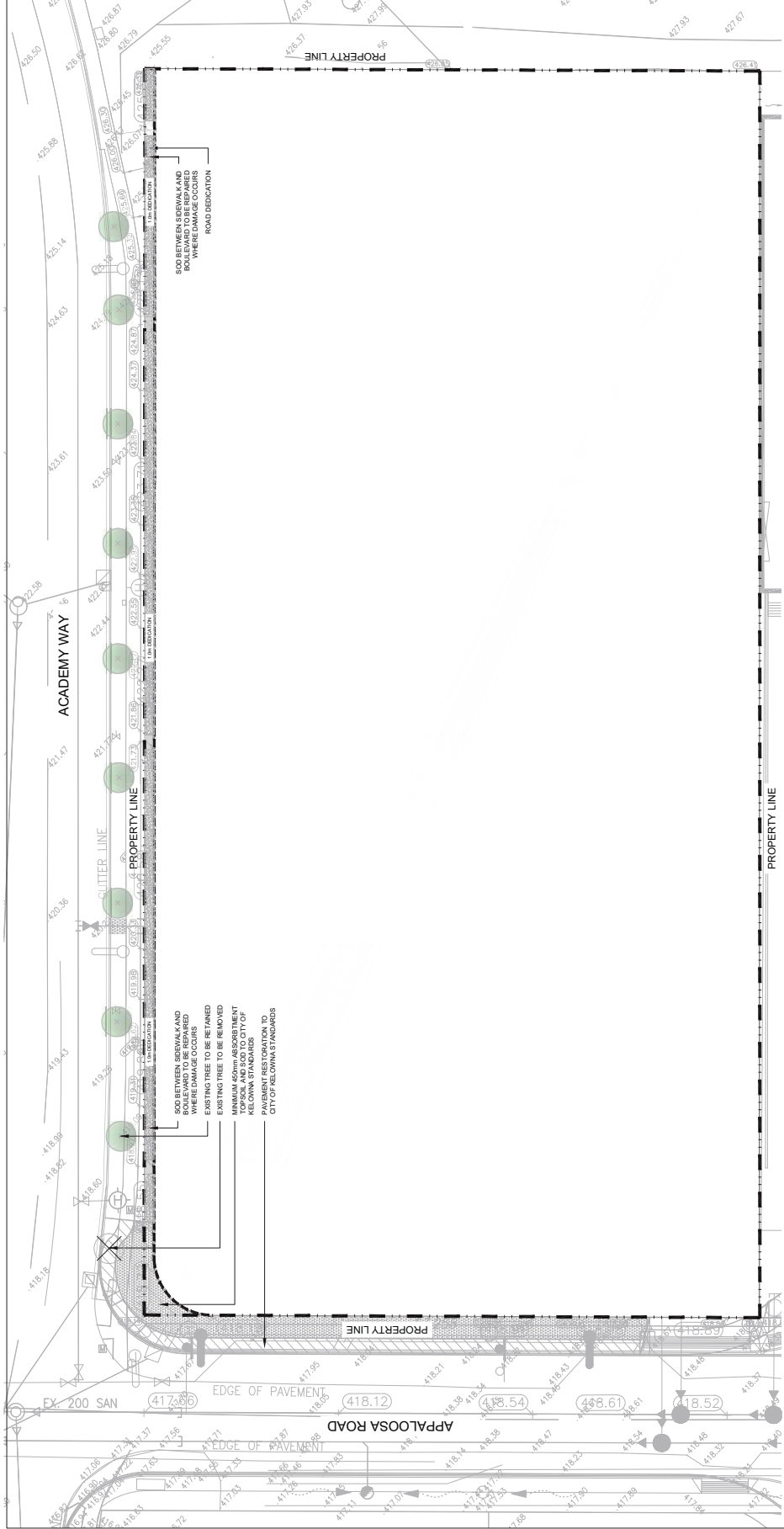
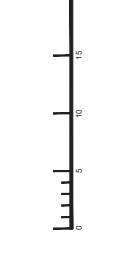
3228 APPALOOSA ROAD  
KELOWNA, BC

OFFSITE PLAN

SCALE: 1:200  
 DRAWN: N/A  
 CHECKED: JT  
 PROJECT NO: 20096L  
 DRAWING NO: L3

THIS DRAWING IS THE PROPERTY OF KOP PLANNING INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREON. KOP PLANNING INC. IS NOT RESPONSIBLE FOR ANY OTHER USES OF THIS DRAWING.

**SCHEDULE C**  
 This forms part of application # DP23-0079&DP23-0170  
 Project BC  
 City of Kelowna  
 COMMUNITY PLAN





PROJECT NAME  
**ASTRIA ACADEMY INDUSTRIAL BUILDINGS**

PROJECT ADDRESS  
 3228 APPALOOSA ROAD  
 KELOWNA, BC

IRRIGATION PLAN

SCALE: 1"=30'

DRAWN: NA

CHECKED: JT

PROJECT NO: 200904

DRAWING NO: L4



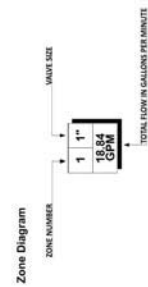
**SCHEDULE C**

This forms part of application # DP23-00788DVP23-0170

Project: BC  
 Plans: IR05

Quantity	Symbol	Description	Pressure	Flow	Radius
1	1 1/2"	Rain Bird 1804	30 psf	0.79 gpm	10 R
4	2"	Rain Bird 1794 - 1804	30 psf	1.3 gpm	12 R
4	2"	Rain Bird 1804	30 psf	1.3 gpm	12 R
4	4"	Rain Bird 1825	30 psf	0.49 gpm	15 R
4	4"	Rain Bird 1825	30 psf	0.49 gpm	15 R
4	4"	Rain Bird 1825	30 psf	0.49 gpm	15 R
4	4"	Rain Bird 1825	30 psf	0.49 gpm	15 R
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4	4"	Rain Bird 1825	30 psf	0.49 gpm	15 R
4	4"	Rain Bird 1825	30 psf	0.49 gpm	15 R
4	4"	Rain Bird 1825	30 psf	0.49 gpm	15 R
4	4"	Rain Bird 1825	30 psf	0.49 gpm	15 R

- IRRIGATION NOTES:**
- SYSTEM TO BE INSTALLED AS PER IASAC STANDARDS
  - ALL SPRAY HEADS IN PLANTER AREAS TO BE BANNING 3/16" POPUPS SET TO HEIGHT SUITABLE FOR PLANT MATERIAL
  - SPRAY HEADS IN PLANTER AREAS TO BE BANNING 3/16" POPUPS SET TO HEIGHT SUITABLE FOR PLANT MATERIAL
  - DRIP TUBING TO BE SPACED AT 36" ON CENTER
  - WATER AND ELECTRICAL CONDUIT RUNS OUTS TO LANDSCAPE AREA BY OTHERS
  - BACKFLOW / P/W INSTALLED BY OTHERS
  - PIPING SHOWN OUTSIDE OF LANDSCAPE AREA IS SCHEMATIC. CONTRACTOR TO ENSURE ALL PIPING IS LOCATED WITHIN LANDSCAPE AREAS
  - CONTROLLER TO BE BANNING CIP-M3 C/W WIRELESS RAIN SENSOR. CONTROLLER TO BE LOCATED IN MECHANICAL ROOM



### LANDSCAPE PROPOSAL OF COSTS

**Astria Academy**  
3226 Appaloosa Road Kelowna, BC  
British Columbia

NO.	ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
<b>Supplied and Installed with 1 year warranty</b>					
<b>Softscape</b>					
1.0	Deciduous trees 60mm cal.	19	each	\$350.00	\$6,650.00
2.0	Coniferous trees 3.5m & 4.5m ht.	6	each	\$400.00	\$2,400.00
3.0	Shrubs #3 pot	152	each	\$30.00	\$4,560.00
4.0	Shrubs #5 pot	135	each	\$30.00	\$4,050.00
5.0	Shrubs #2 pot	12	each	\$50.00	\$600.00
6.0	Perennials, Grasses, Groundcovers Potted	309	each	\$15.00	\$4,635.00
				Plant Sub-total	\$22,895.00
7.0	Permeable Pavers	15	sq.m	\$35.00	\$525.00
7.0	Composted Bark Mulch	51	cub.m.	\$30.00	\$1,530.00
8.0	450mm topsoil	230	cub.m.	\$30.00	\$6,900.00
9.0	200mm topsoil	22	cub.m.	\$18.00	\$396.00
10.0	Structural Soil	103	cub.m.	\$130.00	\$13,390.00
11.0	Gravel	137	cub.m.	\$30.00	\$4,110.00
<b>Site Furniture</b>					
12.0	Single Bike Rack	1	each	\$400.00	\$400.00

**LANDSCAPE PROPOSED TOTAL \$50,146.00**



**FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES**

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

<b>SECTION 6.0: RETAIL, COMMERCIAL AND INDUSTRIAL</b>						
<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>6.1 General Guidelines</b>						
<b>6.1.1 Relationship to the Street</b>	N/A	1	2	3	4	5
a. Orient the long side of each building to be parallel to the public street.					✓	
b. Locate entries to be visible and directly accessible from the public street.					✓	
c. For buildings fronting highways, entries can be located away from the street, as long as there is a direct pedestrian connection to the site.	✓					
d. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.					✓	
<b>6.1.2 Site Planning and Landscaping</b>	N/A	1	2	3	4	5
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.						✓
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.						✓
c. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)					✓	
d. Distribute trees and landscaping throughout the site in order to: <ul style="list-style-type: none"> <li>• Soften property edges facing the street;</li> <li>• Define internal roads, pedestrian routes, and open spaces;</li> <li>• Create pleasant pedestrian conditions;</li> <li>• Screen parking, loading, service, and utility areas;</li> <li>• Manage stormwater on-site; and</li> <li>• Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls;</li> </ul>					✓	
e. Provide on-site bio-retention facilities (e.g. bioswales, rain gardens) to collect, store and filter stormwater from parking areas.	✓					
f. Use permeable materials such as paving blocks or permeable concrete in parking areas to maximize rainwater infiltration.	✓					
g. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> <li>• Parking areas to building entrances;</li> <li>• Main building entrances to public sidewalks (where applicable);</li> <li>• Main building entrances to transit stopes (where applicable);</li> <li>• Between buildings on adjacent lots.</li> </ul>						✓

h. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level.					✓	
i. Base new development on an internal circulation pattern that allows logical movement throughout the site and that will accommodate, and not preclude, intensification over time.						✓
<b>6.1.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.	✓					
b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.	✓					
c. The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street.					✓	
d. Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.						✓
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.						✓
f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: <ul style="list-style-type: none"> <li>• Integrating these facilities into the footprint of the building; or</li> <li>• Screening using fencing, walls, and/or landscaping</li> </ul>						✓
g. Provide areas for temporary snow storage that do not conflict with site circulation, landscaping, and access to utility boxes. For example, by providing access via a lane away from public view.					✓	
<b>6.1.4 Building Articulation, Features, and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience					✓	
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.					✓	
c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall).						✓
d. Design signage as an integral element of the building's façade and to be compatible in scale and design with the design, color and material of the building.					✓	
e. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.	✓					
f. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.	✓					

g. Provide shielded, down lighting to provide security and ambient lighting while minimizing light pollution and spill over lighting into adjacent properties.					✓	
h. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.					✓	
i. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.	✓					
j. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						✓
<b>6.4 Industrial and Service Commercial</b>						
<b>6.4.1 Relationship to the Street</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Design primary entries to be clearly visible and accessible from the street.						✓
b. Site the building's primary façade parallel to the street and close to the minimum setback to establish a defined street edge.					✓	
c. Include glazing, as a major component of street facing facades.						✓
d. Maintain and enhance street edge definition by preserving or incorporating street trees.					✓	
e. Locate the office, reception, or sales component of the building closer to the street than the plant or warehouse component.					✓	
f. Do not locate service doors (e.g., an overhead loading door) facing the street.						✓
<b>6.4.2 Site Planning and Landscaping</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Pedestrian pathways should provide clear sight lines and connect the building to outdoor amenity spaces.						✓
b. Consider providing landscaped green roofs to manage runoff, add visual appeal, improve energy efficiency, reduce heat island effect, and provide amenity value.	✓					
<b>6.4.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. The preferred location for main parking areas is at the rear and/or side of the building.					✓	
b. Avoid locating large parking areas between the building and street. A single loaded row of visitor parking and passenger drop-off areas may be located between the building and the street.						✓
c. Where parking areas are visible from the street, screen it using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.						✓
d. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.						✓
e. Locate outdoor storage areas within rear yards and/or interior side yards and screened from street view.					✓	
<b>6.4.4 Building Articulation, Features and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Avoid facing unarticulated facades to the street and use projections, recesses, plantings, awnings, color and texture to reduce the visual size of any unglazed walls.						✓

b. Use different exterior materials to distinguish between the plant/warehouse component of a building from the office/sales component.					✓	
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5.1.5 Publicly Accessible and Private Open Spaces	N/A	1	2	3	4	5
<b>Public Art</b>						
a. Where applicable, integrate public art on-site to generate interest and activity and reflect the unique natural, Indigenous, or human history of Kelowna.						✓
b. Provide adequate building setbacks and space to accommodate the pedestrian view and experience of public art installations.						✓
c. Site artwork at key pedestrian spaces such as courtyards, mid-block connections, lanes, and plazas.					✓	





ASTRIA PROPERTIES | 3226 APPALOOSA ROAD, KELOWNA BC  
MURAL CONCEPT

**ATTACHMENT C**  
This forms part of application  
# DP23-0079/DVP/23-0170  
City of Kelowna  
DEVELOPMENT PLANNING  
Planner Initials BC

# JOMAE

Liz & Dylan Ranney

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(Dylan) 250-801-1583 (Liz) 250-862-6468



# PROPOSED SURFACE MATERIAL

## POWDER COATED ALUMINIUM BLADE FENCE



Powder-coated 4' vertical, aluminium blade fence



Visual Mock-up of proposed painted area. Fronts of the batons would be painted.  
 Not an actual rendering of what the final artwork will look like.

## DESIGN PROCESS

Our design process is very collaborative. We work closely with our clients to visualize and bring to life complimentary designs that uplift the building and surroundings. Our artwork is designed to create welcoming spaces that enrich the property, and reflect positively on the businesses within the development.

Our typical design process is straight-forward. We begin by creating an inspiration board that is collaboratively edited to include ideas that align with the project, and weed out ideas that do not. From there, we create 2 workable artwork drafts that we can edit and refine until it becomes the final design that you love.

The finalized artwork will be exactly as it appears in our digital drafts, and we will paint it on-site once the fence has been installed and surface prepped for painting.

## INSTALLATION

Our proposed mural design will be painted directly onto the front of the aluminium fence after preparing the surface for painting (sanding and priming).

- We require the aluminum surface to be sanded dull, and then we will prime it with **Kilz 3 Premium Exterior Primer** (water-based primer-sealer-stain blocker with excellent adhesion that provides mildew resistant coating, and is suitable for a variety of surfaces and textures.)
- We use **Aura Exterior Latex Paint** from Benjamin Moore (lifespan of 20+ years), paired with an optional top coating of **Benjamin Moore Corotech Aliphatic Urethane** (which has the potential to extend the mural's lifespan up to 50 years).

Aliphatic Urethane provides UV Resistance, and is a good product to use as a protective top-coat. It can withstand pressure washing and the use of solvents to remove graffiti/vandalism without damaging the artwork underneath. It will also protect the artwork from sprinklers used in surrounding landscaping.

## PROJECT TIMELINE

3 DAY PREP | 20 DAY MURAL INSTALL | 2 DAY ALIPHATIC | 1-2 DAY WRAP-UP

### TOTAL PROJECT DURATION: ESTIMATED 27 BUSINESS DAYS

EXACT DATES TO BE COORDINATED WITH PROJECT LIAISONS

- **STEP 1:** Site visit to confirm access (water, electrical, and all other project logistics). 50% project deposit is required at a minimum 2 weeks prior to beginning work.
- **STEP 2:** Wall preparation begins, estimated 2-3 days. Sanding and priming. If possible, we ask that the surface is pre-sanded prior to our arrival.
- **STEP 3:** Mural installation, estimated 10 business days per 60' section. We will use a projection to outline the design over the first 2 nights, mural painting for the following days.
- **STEP 4:** Once painting is completed, optional aliphatic urethane coating can be applied. Ideal application time is early morning before the fence gets too hot (zero precipitation or wind). This process is entirely dependant on the weather, which may result in additional days of security (See page 7). Product dry to touch in around 4 hours, full cure in 12-24 hours.
- **STEP 5:** Project completion, material clean up, project overview with site liaison, invoice remaining project payment.

## SECURITY & MAINTENANCE

Between the completion of the artwork and the application of the Urethane, we may require security/supervision for the artwork. If the mural is vandalized during any portion of the urethane coating, the artwork will be permanently damaged. Urethane application will need to occur during the coolest part of the day, and will be dry to the touch 2 hours after applied (12-24 hours for full cure). We have experience with this product, having applied it on a number of our previous mural projects.

**NOTE:** We suggest the creation of a maintenance plan for cleaning/graffiti removal, including incident reports for property manager. This will help track the maintenance that occurs, and determine if the Urethane coating needs to be re-applied. The suggested re-application of the Aliphatic Urethane is every 10 years.

# LOGISTICS

## MATERIALS | REQUIREMENTS | ACCESS

- **Benjamin Moore Aura Exterior Latex Paint** in our chosen colour palette, and all other pertinent materials (rollers, brushes, tape, etc.).
- Wall priming materials & tools: **Pre-sanded fence surface, Kilz 3 Premium Primer.**
- Moduloc fencing if necessary. Alternatively, we will use delineator posts with caution tape around our work area.
- Un-restricted access to the site, as well as no access interruptions, or other ground disturbing construction occurring in the immediate area that might kick-up dust or dirt.
- We require all landscaping in the area to be completed **AFTER** painting has been completed.
- Access to electrical outlet for power cords.
- Access to water and bathroom for cleaning brushes etc.
- **OPTIONAL** Anti-graffiti coating: One application of **Corotech Aliphatic Urethane** from Benjamin Moore is our product of choice (Product specifications attached at the end of this PDF).

**NOTE:** We have WCB, MEWP Certification, and we both have our PPE certification and equipment.



# PORTFOLIO EXAMPLES



**IRONMAN CANADA** Vinyl Mural, 2022. (Rotary Park, Penticton, BC)



**BANK OF MONTREAL** Painted Mural, 2022. (North Vancouver, B.C.)

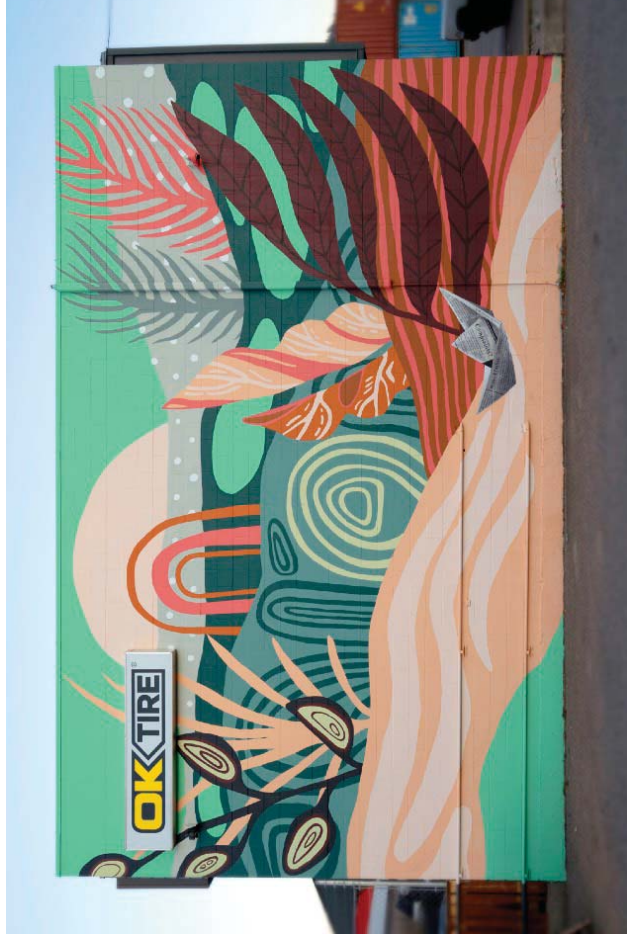


**WESTMINSTER, Mission Group** Painted Mural, Anti-graffiti coating, 2023. (Westminster Ave, Penticton BC.)

**ATTACHMENT C**  
 This forms part of application  
 # DP23-0079/DVP23-0170  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner  
 Initials BC



**METRO COMMUNITY** Painted Mural, Anti-graffiti coating, 2020. (Coronation Ave, Kelowna, BC.)



**OK TIRE** Painted Mural, Anti-graffiti coating, 2020. (Gray Road, Kelowna, BC.)

[WEBSITE](#)

[VIEW MORE PORTFOLIO HERE](#)



City of  
Kelowna

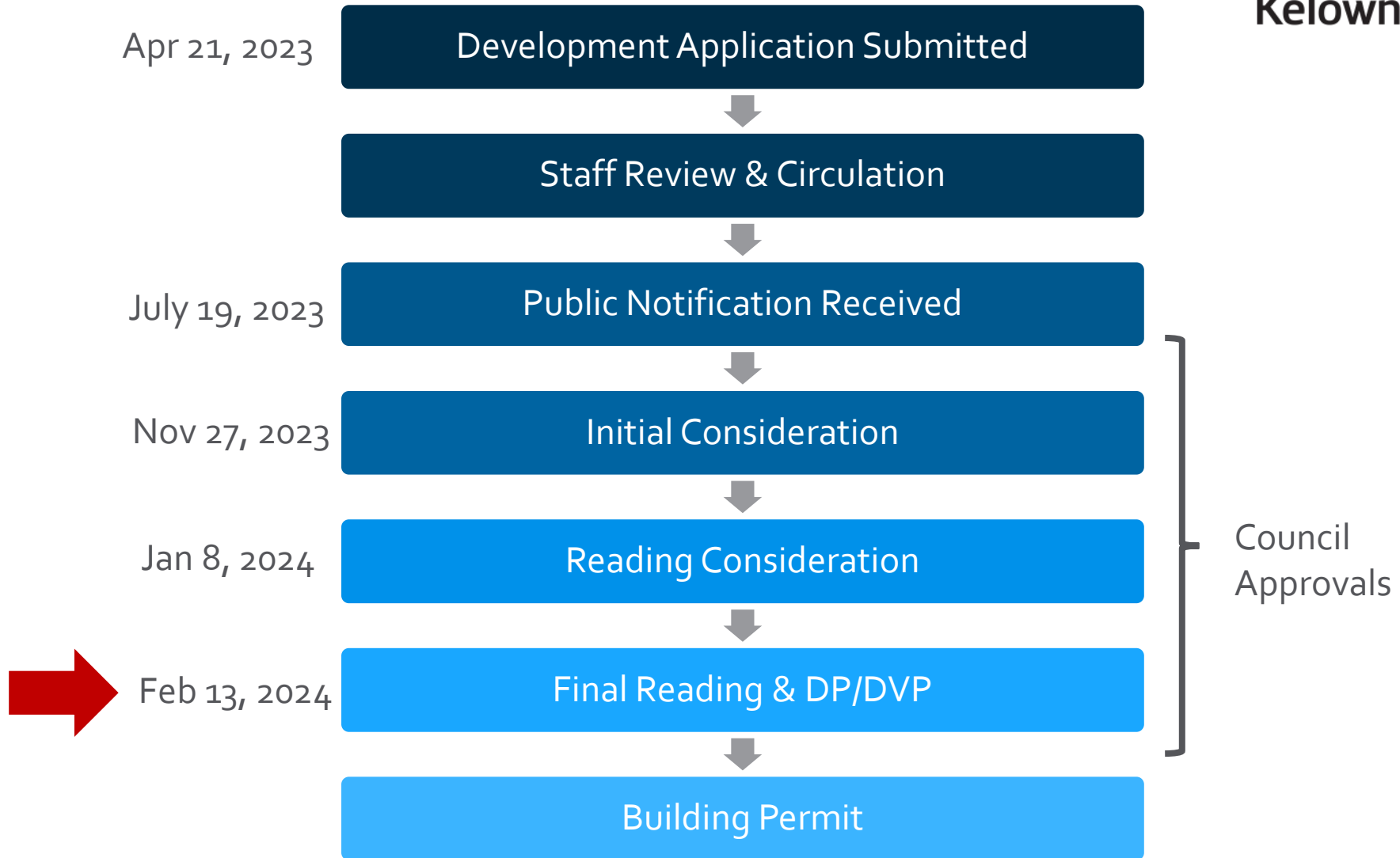
# DP23-0079 and DVP23-0170 3226 Appaloosa Rd

Development Permit and Development Variance Permit

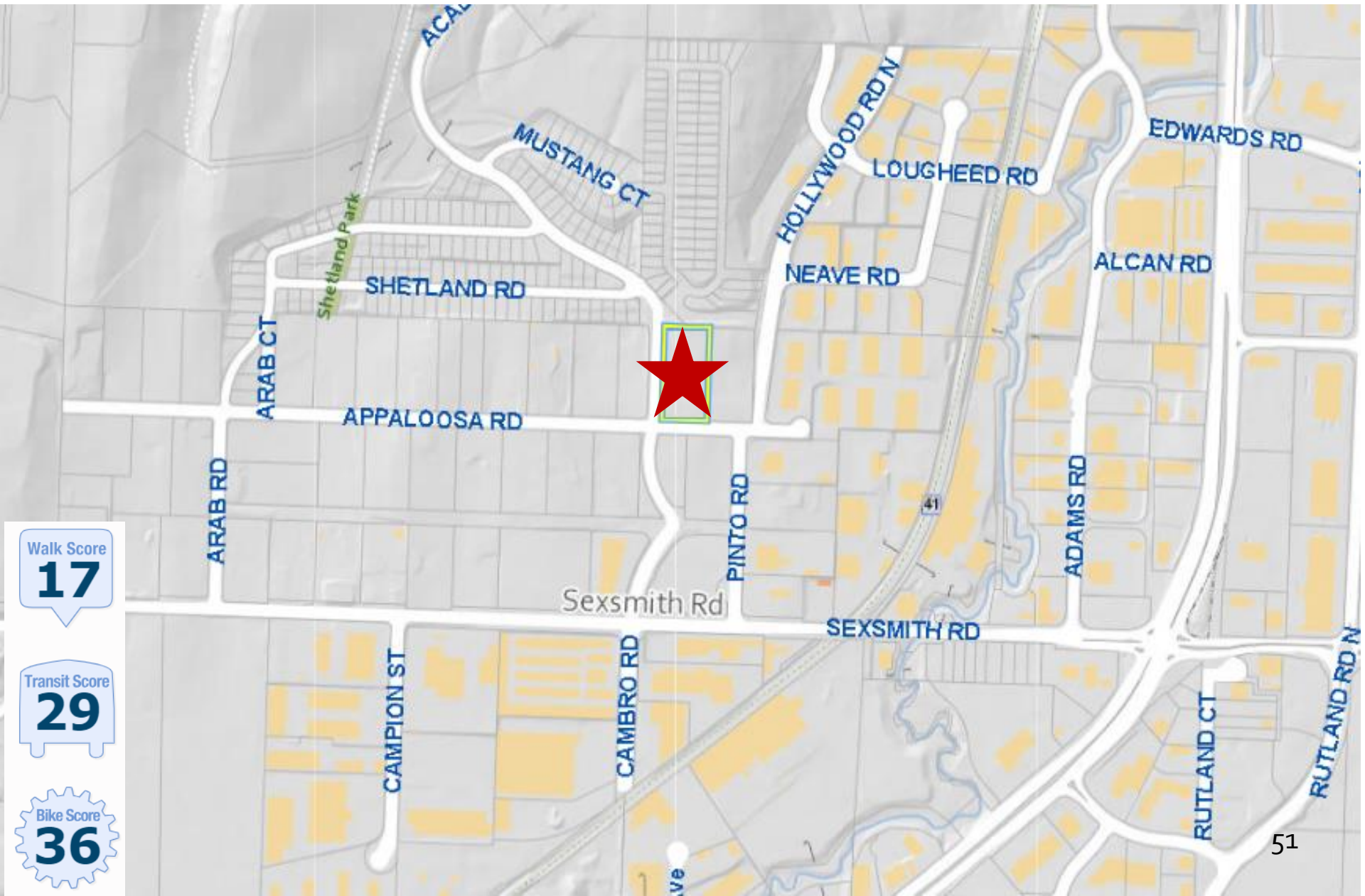
# Purpose

- ▶ To issue a Development Permit for the form and character of three new industrial buildings and a Development Variance Permit for the minimum flanking side yard setback.

# Development Process



# Context Map

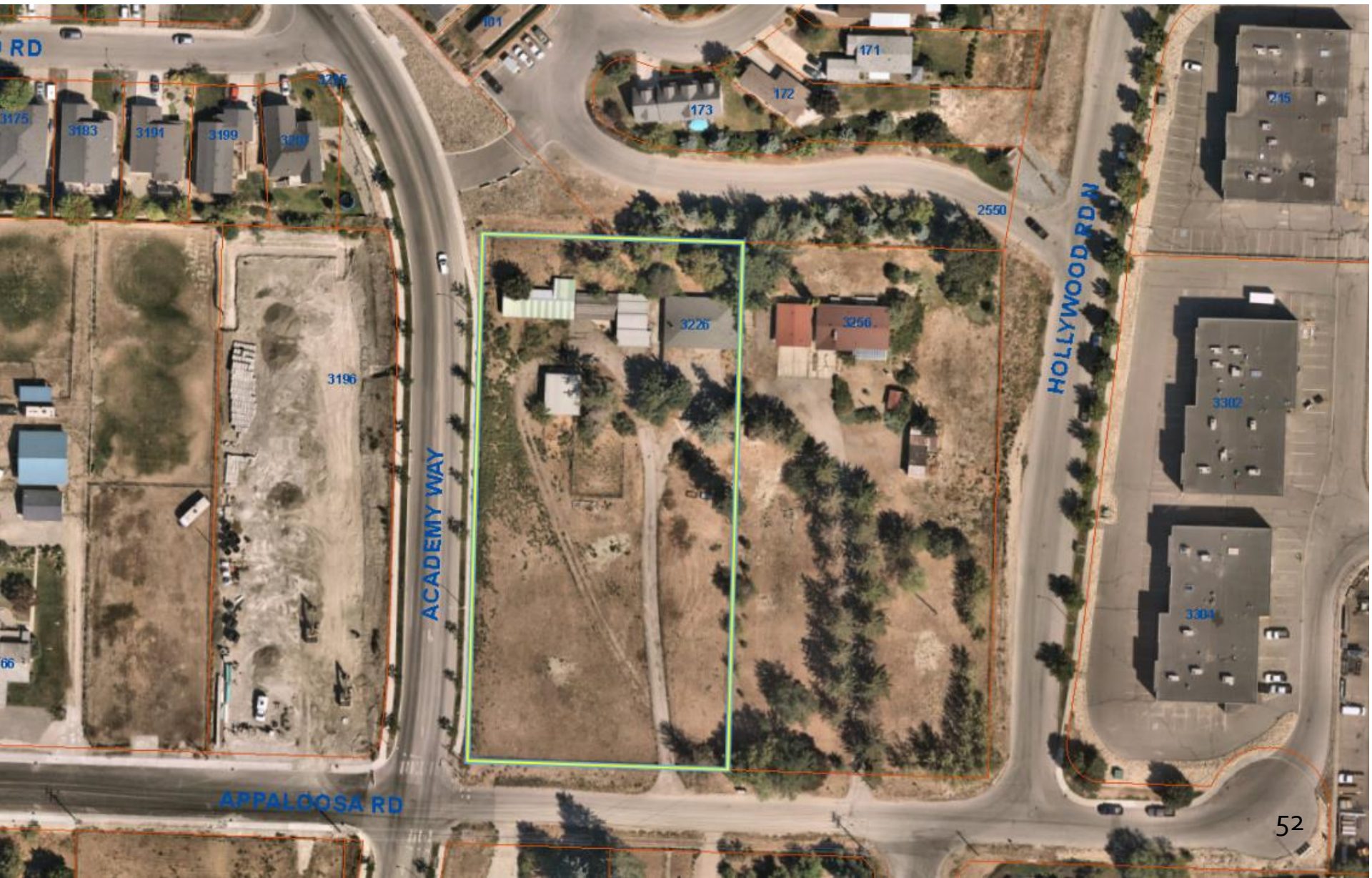


Walk Score  
**17**

Transit Score  
**29**

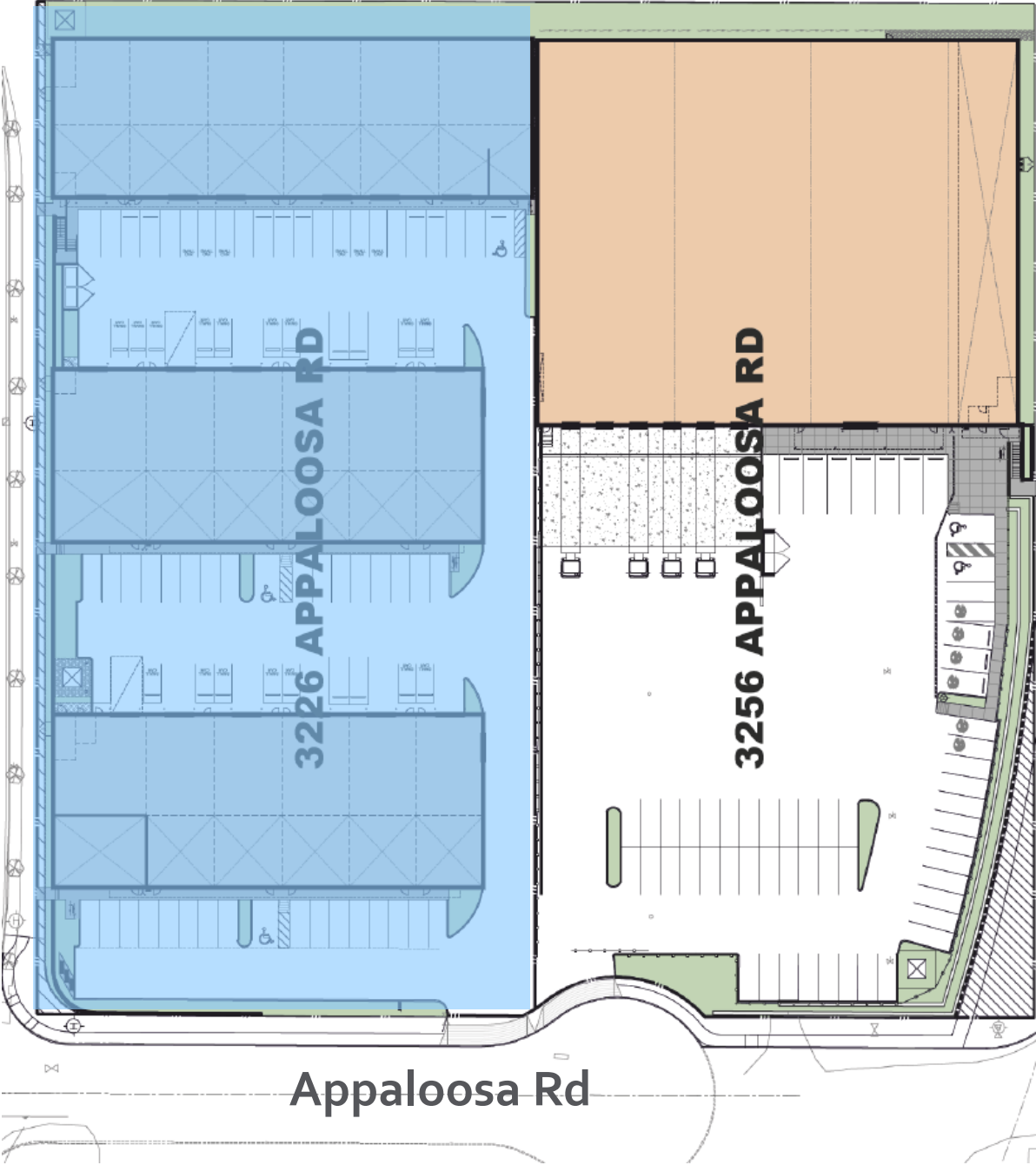
Bike Score  
**36**

# Subject Property Map



# Site Plan

Academy Way



Hollywood Rd N

Appaloosa Rd

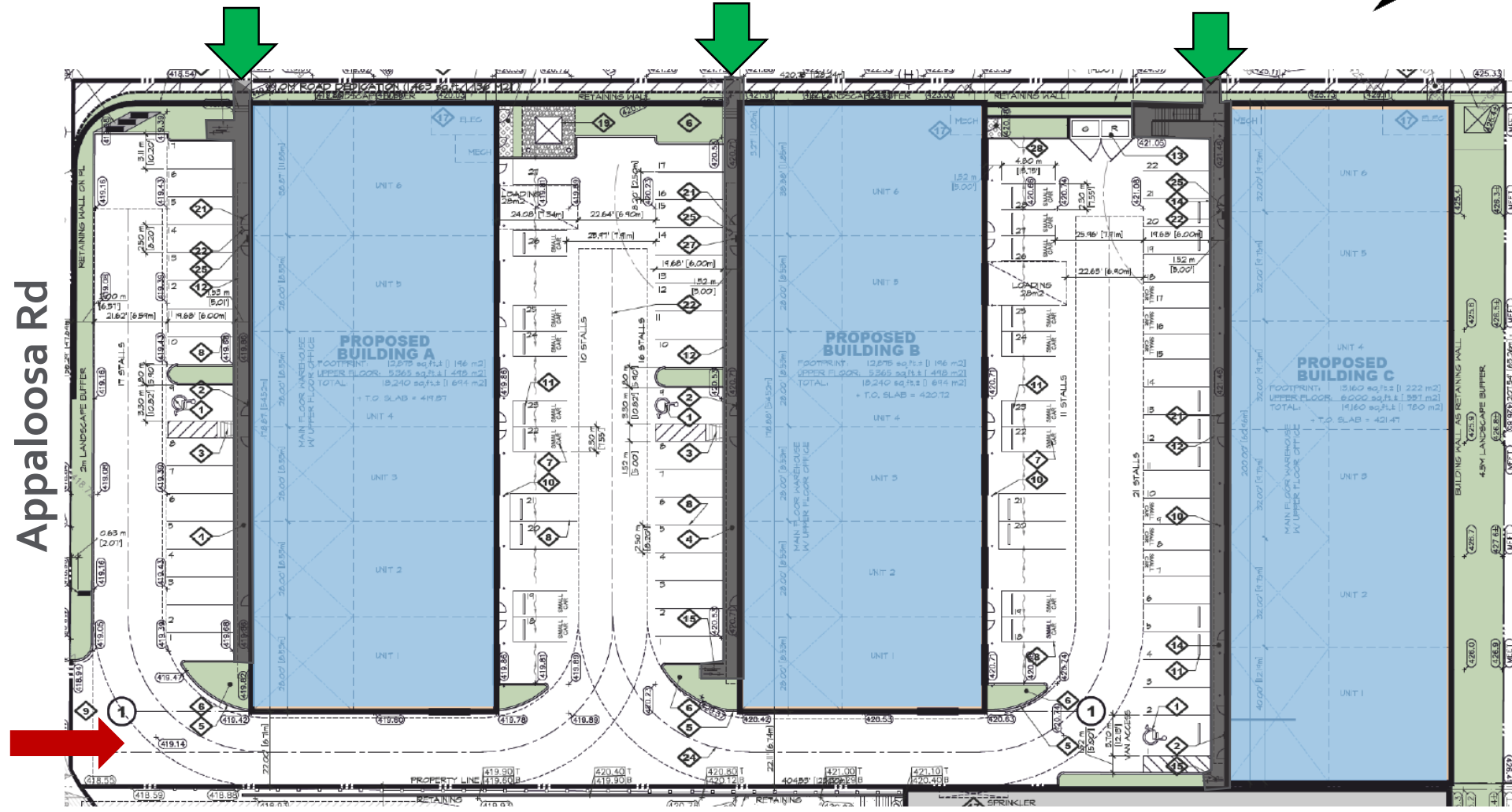
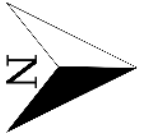
# Technical Details

- ▶ Development Permit for new industrial buildings
  - ▶ Three new buildings
  - ▶ 18 total units - mezzanine
  - ▶ 9.6m in height
  - ▶ 77 parking stalls
  - ▶ 3 loading stalls
  - ▶ 25 trees



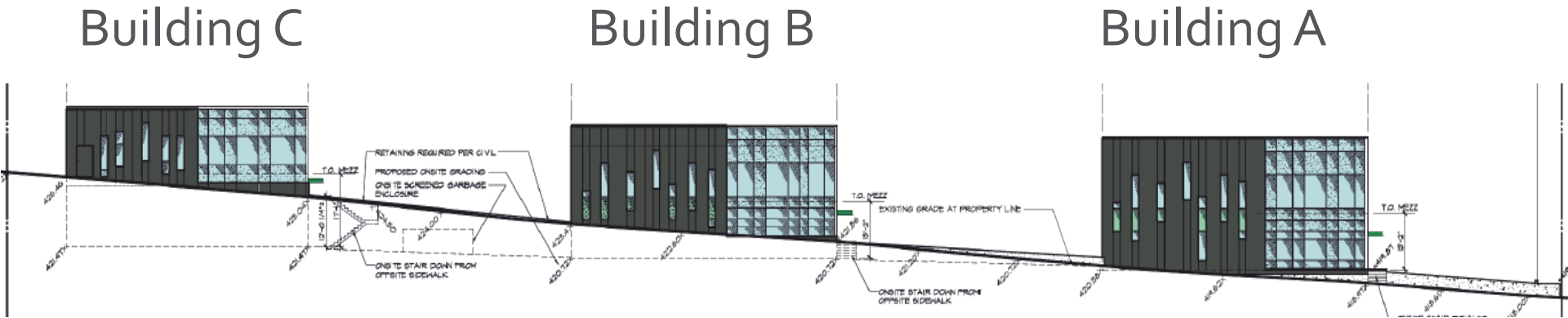
# Site Plan

Academy Way



# Elevations

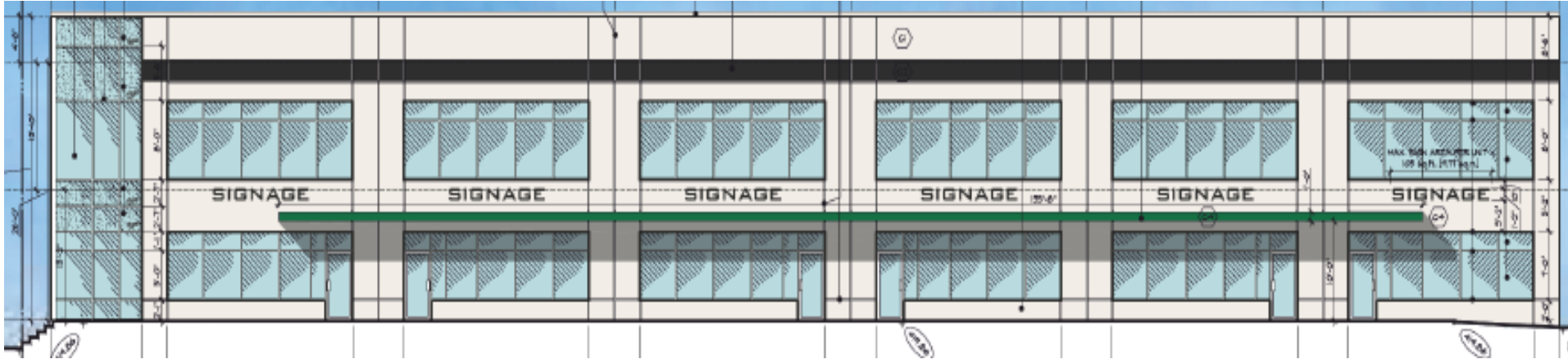
Overall street elevation of the three buildings from Academy Way



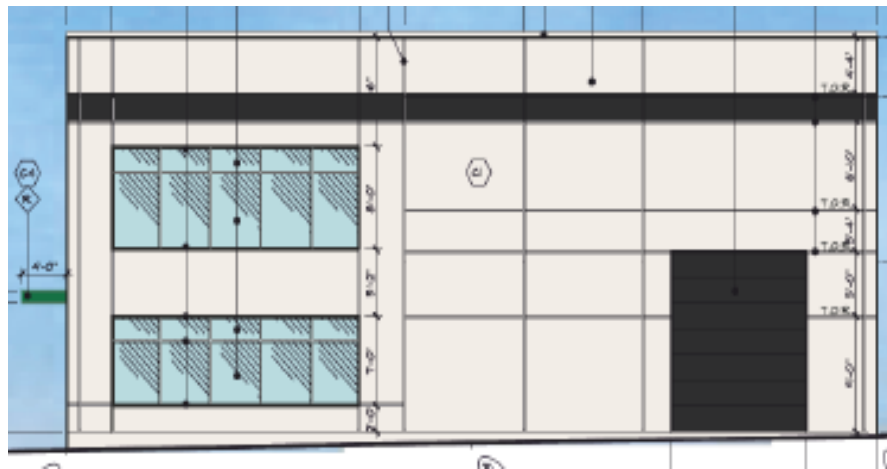
Academy Way

# Elevations – Building A

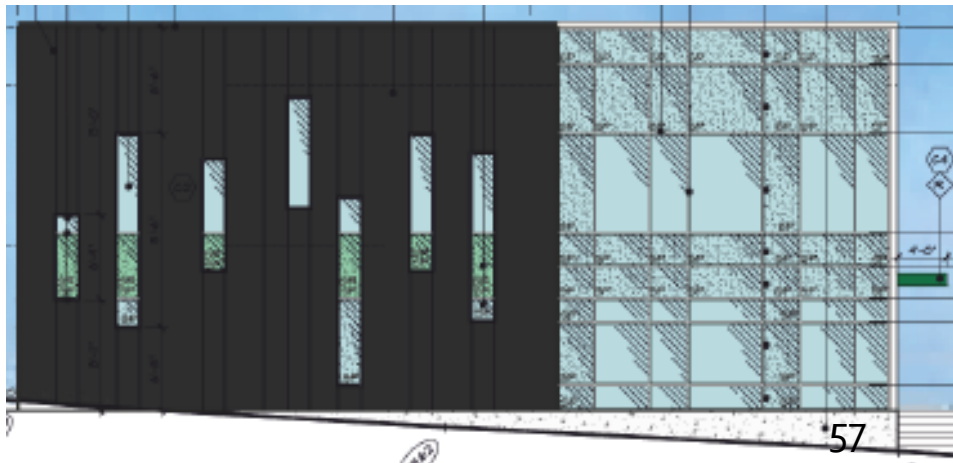
South – Fronting Appaloosa Rd



East – Drive Aisle



West – Fronting Academy Way

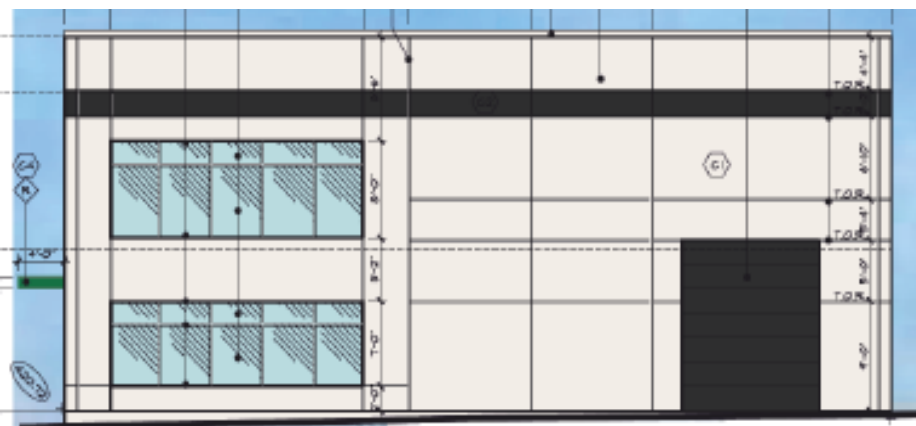


# Elevations – Building B

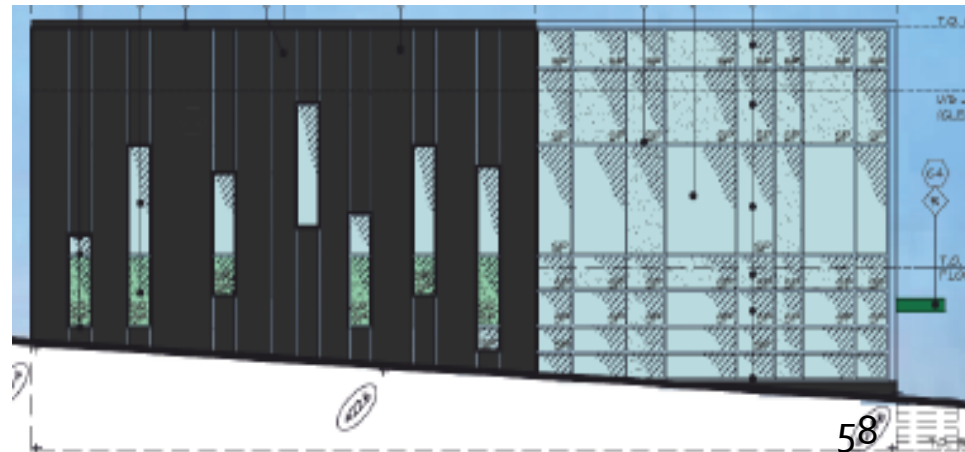
## South – Within the Site



## East – Drive Aisle



## West – Fronting Academy Way

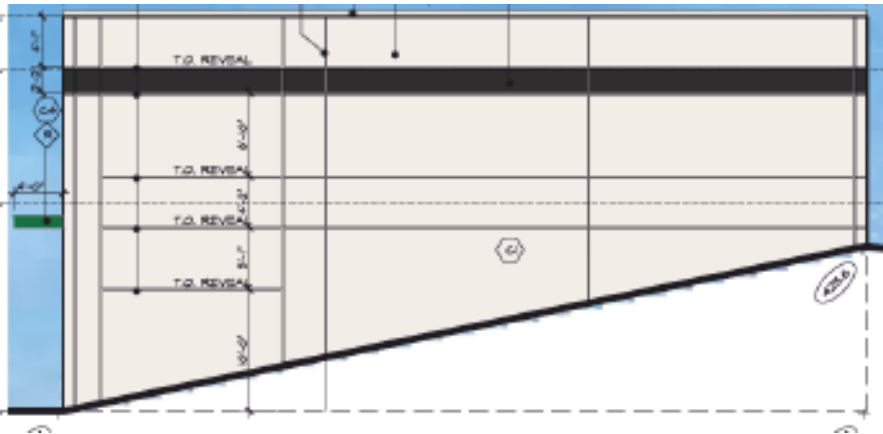


# Elevations – Building C

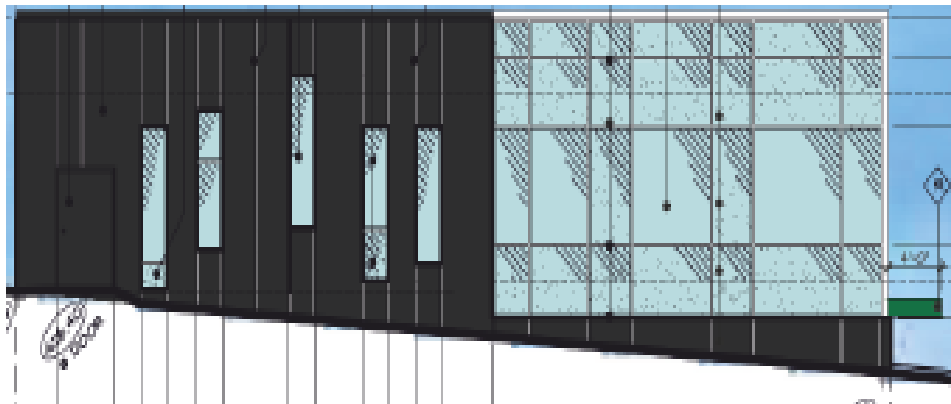
South – Within the Site



East – Drive Aisle

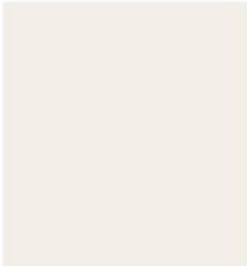


West – Fronting Academy Way



# Materials

MAIN FIELD COLOUR  
ARCADE WHITE (SW 7100)



ACCENT COLOUR  
ROCK BOTTOM (SW 7082)



ACCENT COLOUR  
MORNING FOG (SW 8255)



CANOPY ACCENT COLOUR  
LUCKY GREEN (SW 6928)



TYPICAL METAL CAP FLASHING  
WESTFORM METALS  
WHITE WHITE



METAL CAP FLASHING @ C2 PANELS  
WESTFORM METALS  
CHARCOAL GREY



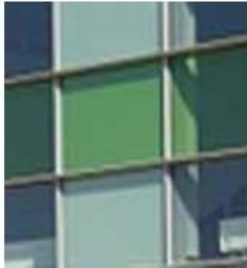
TYPICAL GLASS:  
CLEAR



TYPICAL SPANDREL GLASS:  
LIGHT GREY REFLECTIVE



TYPICAL SPANDREL GLASS:  
GREEN REFLECTIVE



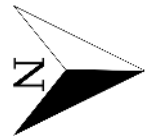
ALUMINUM STOREFRONT MULLIONS  
CLEAR ANODIZED ALUMINUM



ROOFING MATERIAL  
GRAVEL BALLAST

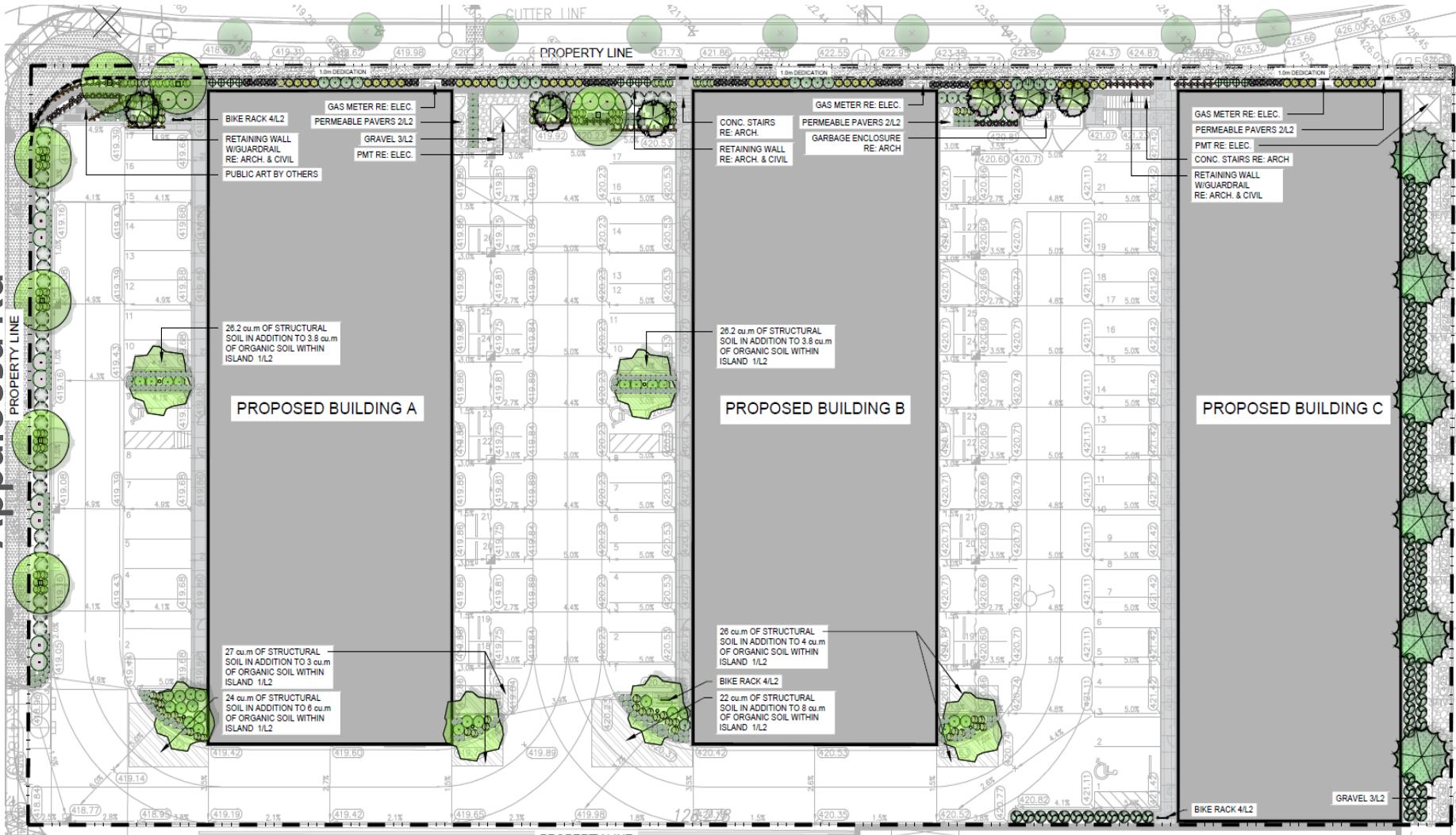


# Landscape Plan



## Academy Way

Appaloosa Rd

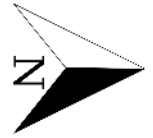


# Variance

- ▶ To vary the minimum flanking side yard setback from 2.0m required to 1.0m proposed

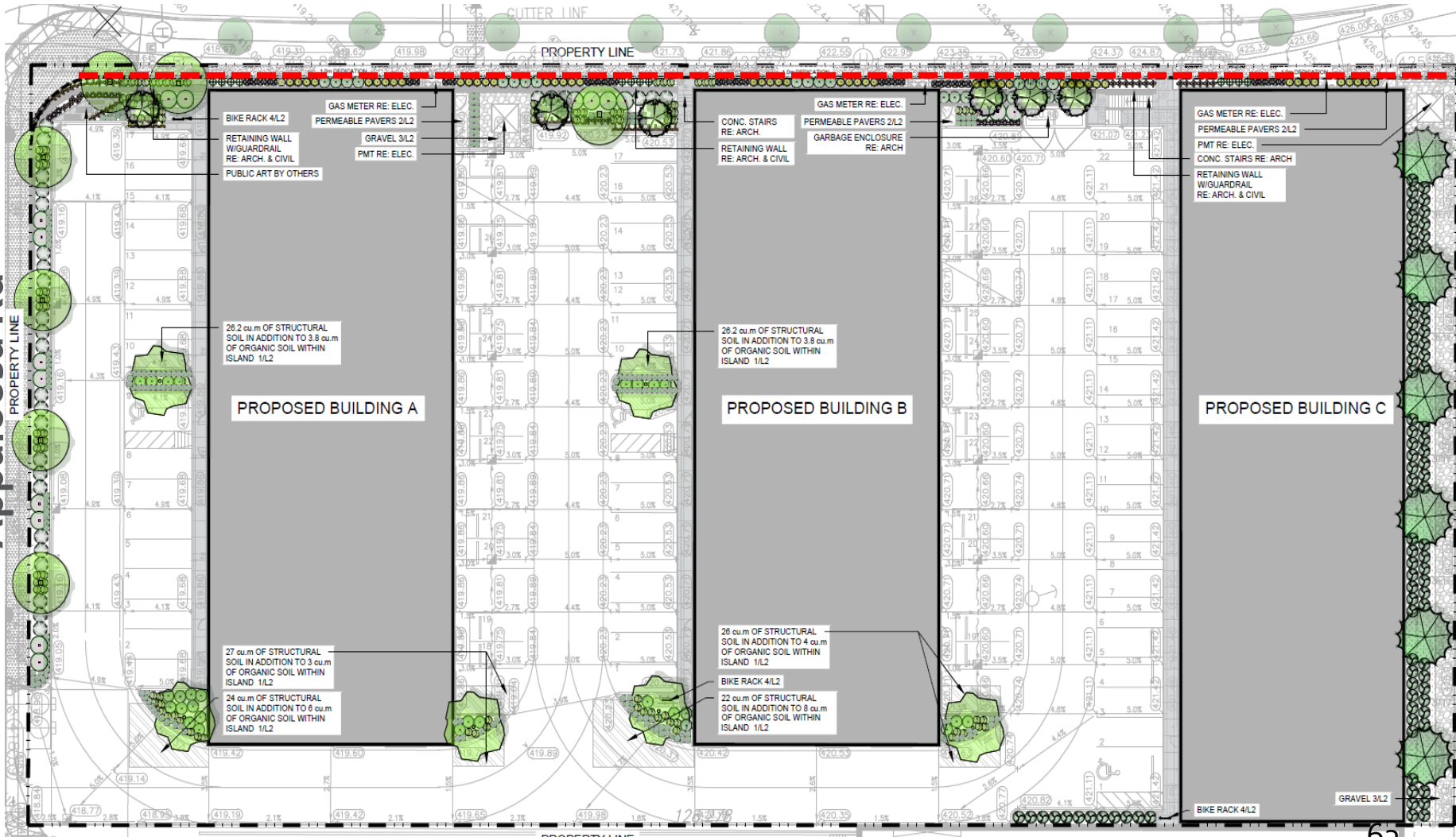


# Flanking Side Yard Setback

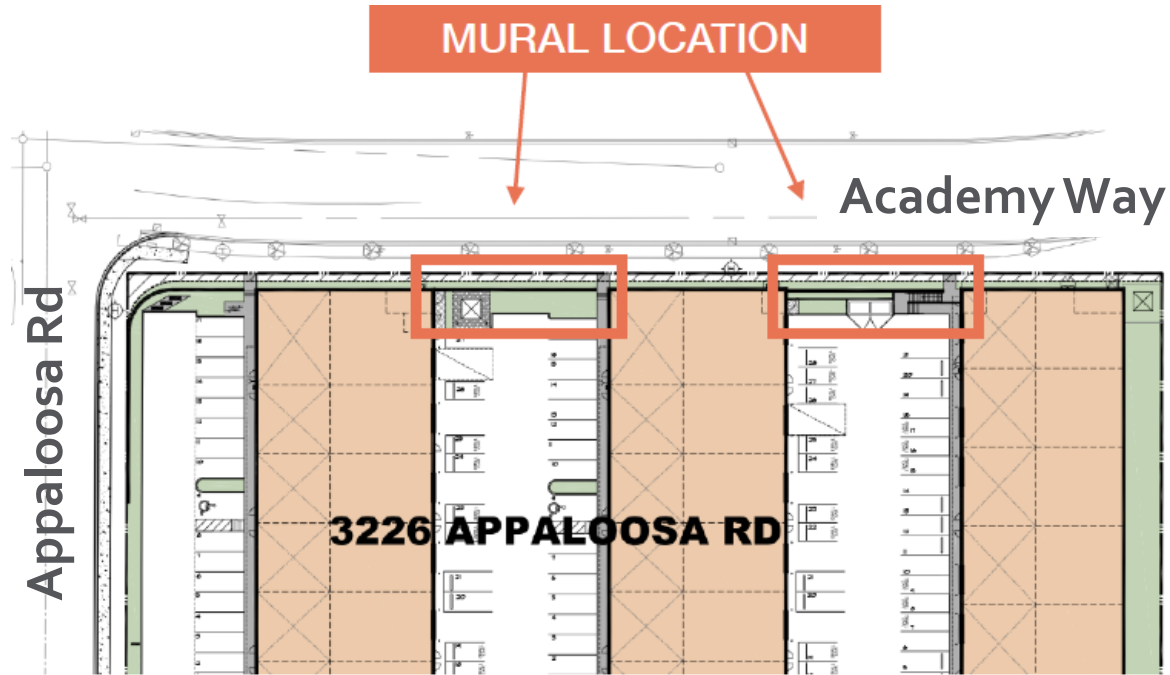
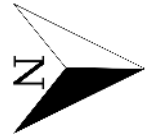


## Academy Way

Appaloosa Rd



# Public Art Piece - Mural



# Public Art Piece – Mural Concept



Example of an Existing Mural by the artist:  
OK Tire on Gray Road, Kelowna



# OCP Design Guidelines

- ▶ Articulating the façade facing the road through a variation of colour, plantings, and glazing;
- ▶ Provide direct and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances;
- ▶ Where parking areas are visible from the street, screen them with tree planting, berming, low walls, decorative fencing and/or hedging.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit and Development Variance Permit as it:
  - ▶ Meets OCP Design Guidelines
    - ▶ Materials, glazing, landscaping
    - ▶ On- and off-site pedestrian connectivity
  - ▶ Variance is minor
    - ▶ Not impact overall landscape requirements
    - ▶ Voluntary public artwork

# Rendering – Southwest



# ASTRIA

ACADEMY

# Project

## Details

Astria Academy is a 55,000 square foot light industrial strata development located on two prime acres in Reid's Corner of Kelowna.

The rezoning application was submitted in March 2023 and has progressed smoothly through the review process.

Our building permit applications have been submitted and reviewed and construction is anticipated to commence in early April.

The project includes excellent features, including:

- Attractive architectural design
- 1 x EV rough-in per unit
- Skylights in each units
- Large, 12' x 14' overhead doors
- Front park, rear load configurations

This is Astria's first project in Kelowna and one that we are very excited about.



**Warehouse**  
55,000 Sq.ft



**Parking Stalls**  
77



**Grade Doors**  
19



**Mezzanine**  
30%



# Project

Location



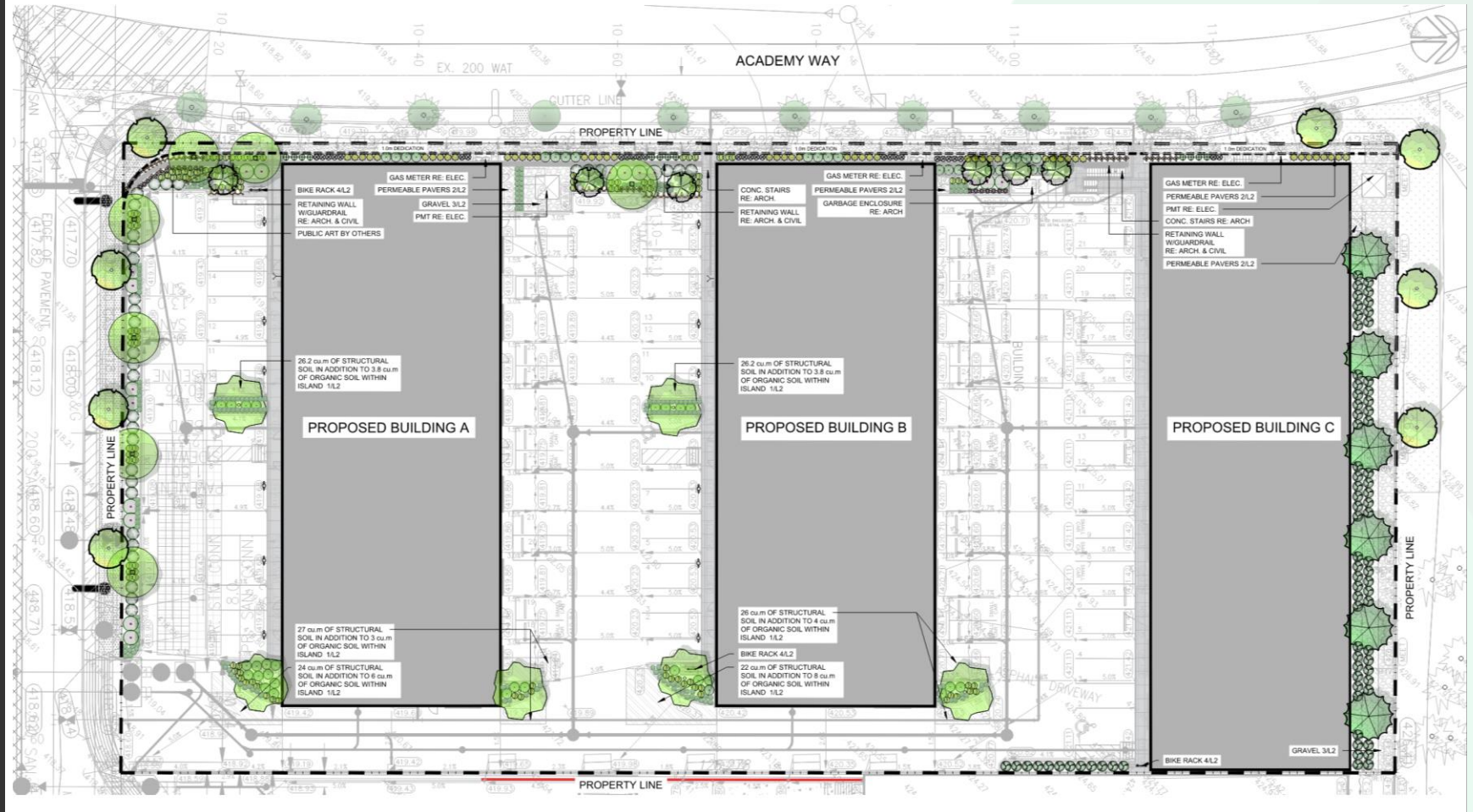
# Variance

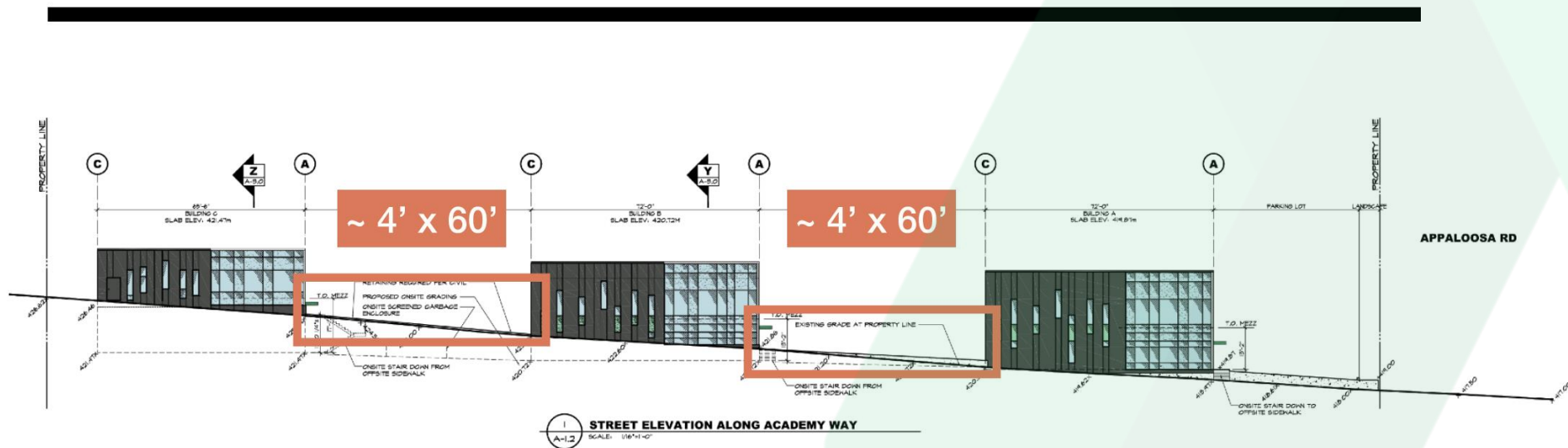
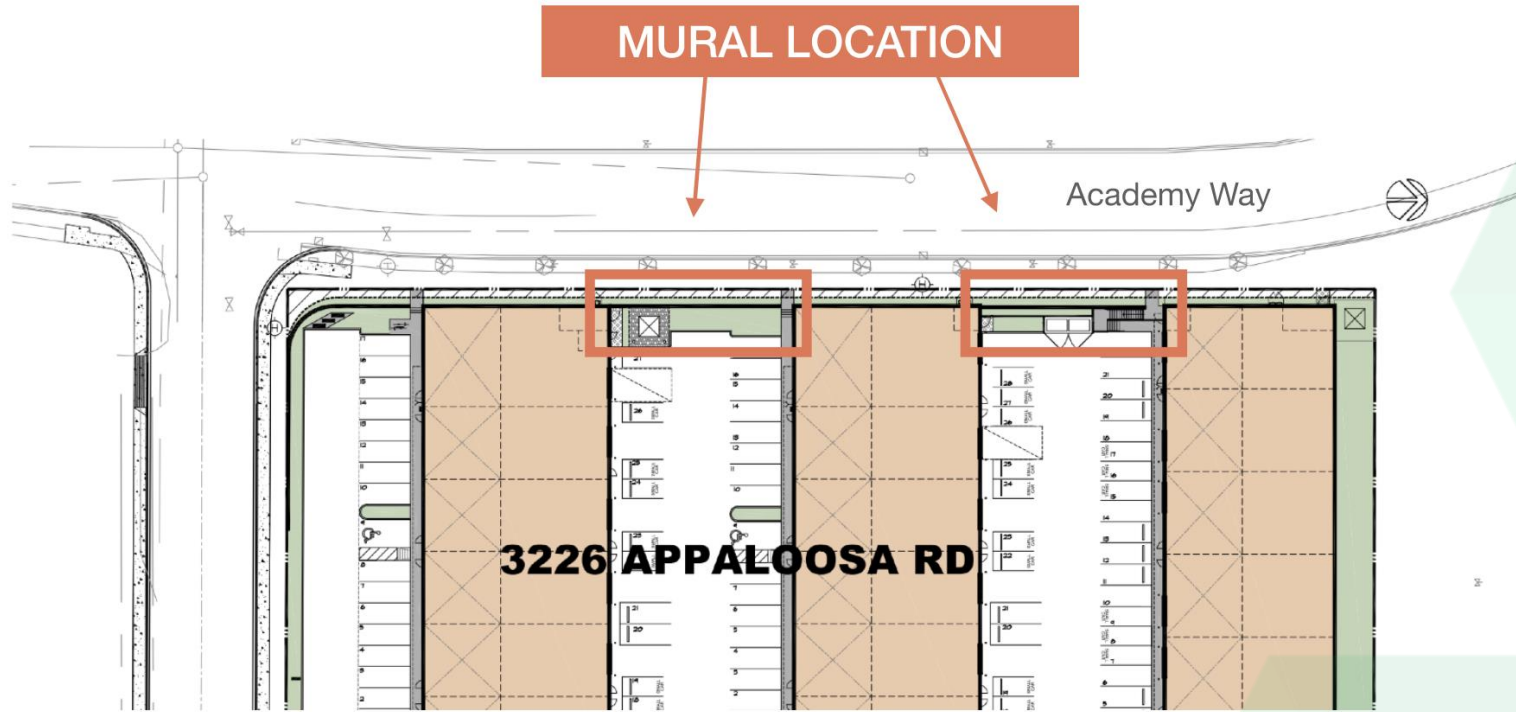
## Request

A variance to the side setback on Academy Way is requested to accommodate a 1 metre road dedication. The proposed setback will reduce the landscape buffer from 2 metres to 1 metre.

The following reasons are provided in support of the variance:

- The proposed buildings are of an attractive industrial design with significant glazing features presenting to Academy Way.
- The variance will ensure a strong street presence, drawing pedestrian attention to the project.
- Academy Way is a fully built-out road and the dedicated area will be landscaped boulevard.
- The public realm will be enhanced by two public art pieces designed and installed by Jomae, a local Kelowna artist.
- The artist is currently working on the concept. The art will be installed near the end of construction, once landscaping has been completed.
- The value of the public art piece is \$50,000. More details on the public art are on the following pages.





# PROPOSED SURFACE MATERIAL

## POWDER COATED ALUMINIUM BLADE FENCE



Powder-coated 4' vertical, aluminium blade fence



Visual Mock-up of proposed painted area. Fronts of the batons would be painted.  
Not an actual rendering of what the final artwork will look like.

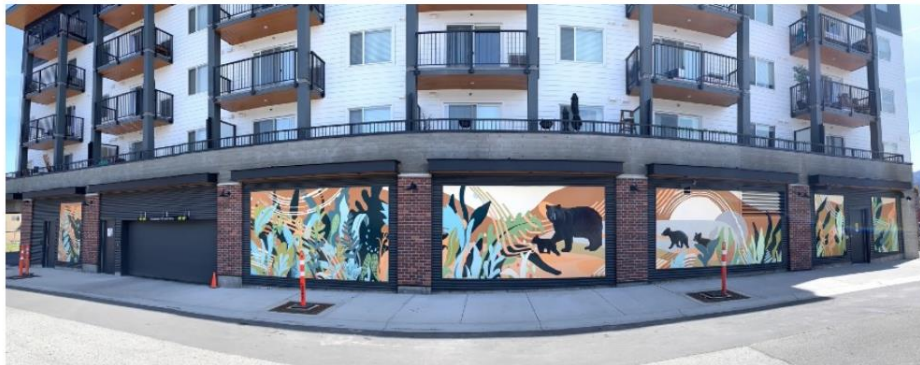
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[WEBSITE](#)

<https://www.heyjomae.com/>

# ASTRIA

ACADEMY