

DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP18-0071
DVP18-0070

Issued To: R 354 ENTERPRISES LTD., INC. NO. BC1114288
Site Address: 2350 Norris Road
Legal Description: Lot 3, Section 2, Township 23, ODYD, Plan EPP67824
Zoning Classification: I2 – General Industrial
Development Permit Area: Comprehensive Development Permit Area - Industrial

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP18-0071 and Development Variance Permit No. DVP18-0070 for Lot 3, Section 2, Township 23, ODYD, Plan EPP67824, located at 2350 Norris Road S, Kelowna, BC be approved 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 form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 15.2.5(e): I2 – General Industrial Development Regulations

To vary the required minimum flanking side yard from 6.0 m permitted to 0.0 m proposed.

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

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of **\$36,781.25** OR
- b) An Irrevocable Letter of Credit in the amount of **\$36,781.25**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. Indemnification

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

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.


5. APPROVALS

Issued and approved by Council on the 26th day of June, 2018.

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

Date

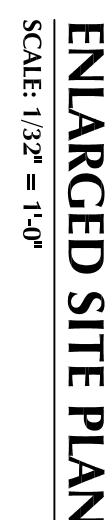
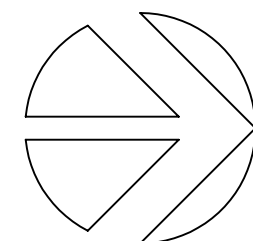
**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or his or her designates**



COMMUNITY PLANNING

11 HUGHS
12 314

TA



H A N S P. N E U M A N N A R C H I T E C T I N C.

☐

No.	DATE	DESCRIPTION
	FEB 23/18	ISSUED FOR DEVELOPMENT PERMIT

CORNERSTONE CONTRACT SERVICES

DRAWING TITLE

SITE PLAN & ZONING ANALYSIS

PROJECT **PROPOSED BUILDING 'H'**
300-340 OLD VERNON RD. KELOWNA, BC

REVISION No. :

DP1

SCHEDULE A

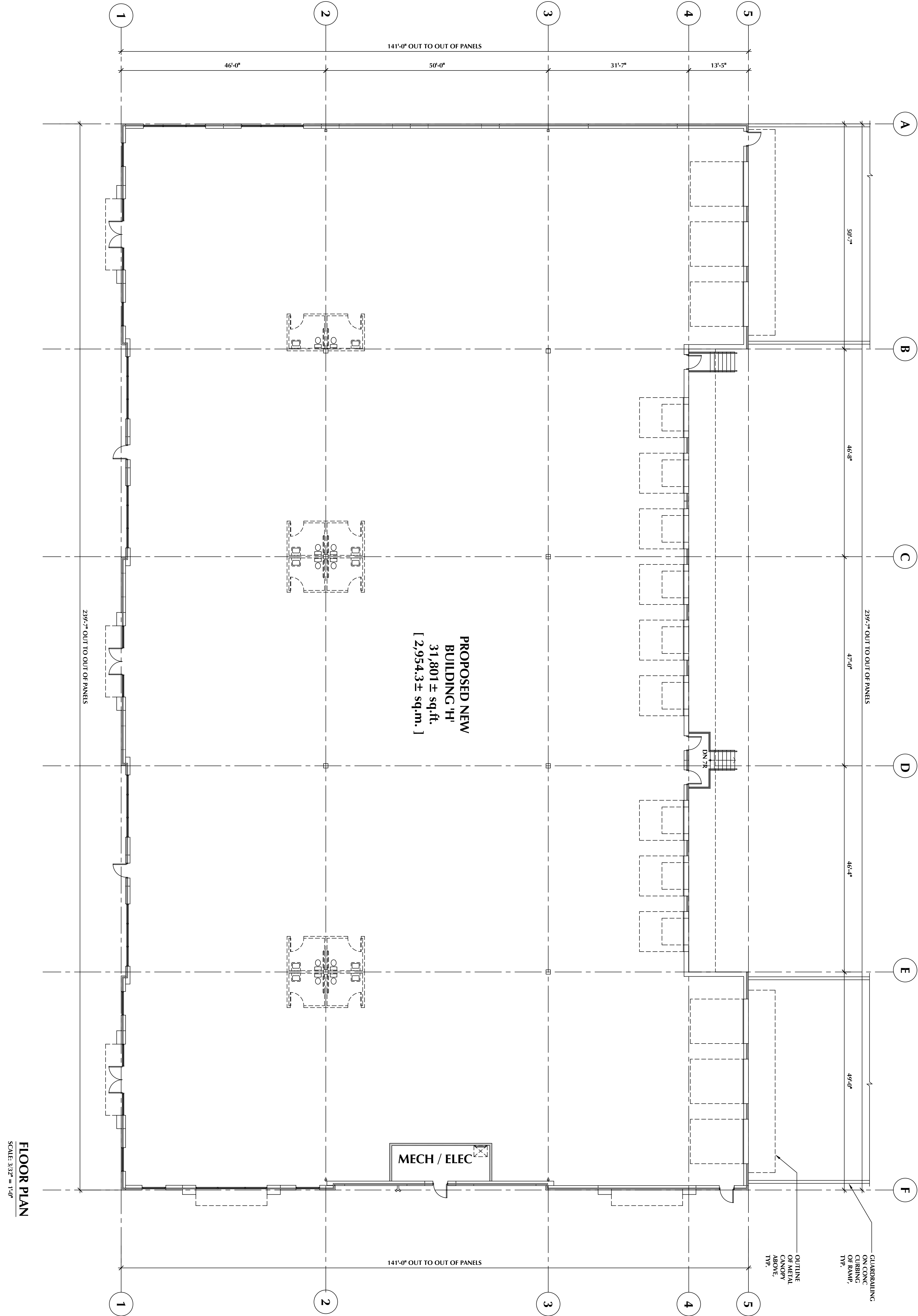
This forms part of application
DP18-0071 DVP18-0070



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

TA



FLOOR PLAN
SCALE: 3/32" = 1'-0"



HANS P. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX:(250) 868-0837

DRAFTING CONSULTANT
CORNERSTONE CONTRACT SERVICES

DRAWING TITLE
FLOOR PLAN

PROJECT
PROPOSED NEW BUILDING 'H'
300-340 OLD VERNON RD. KELOWNA, BC

No.	DATE	DESCRIPTION
	FEB 23/18	ISSUED FOR DEVELOPMENT PERMIT

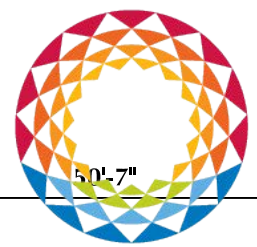
REVISION No. :
DP2

Drawing No.
CHECKED: HPN
DRAWN: SAW
DATE: JAN 2018
SCALE: 3/32" = 1'-0"

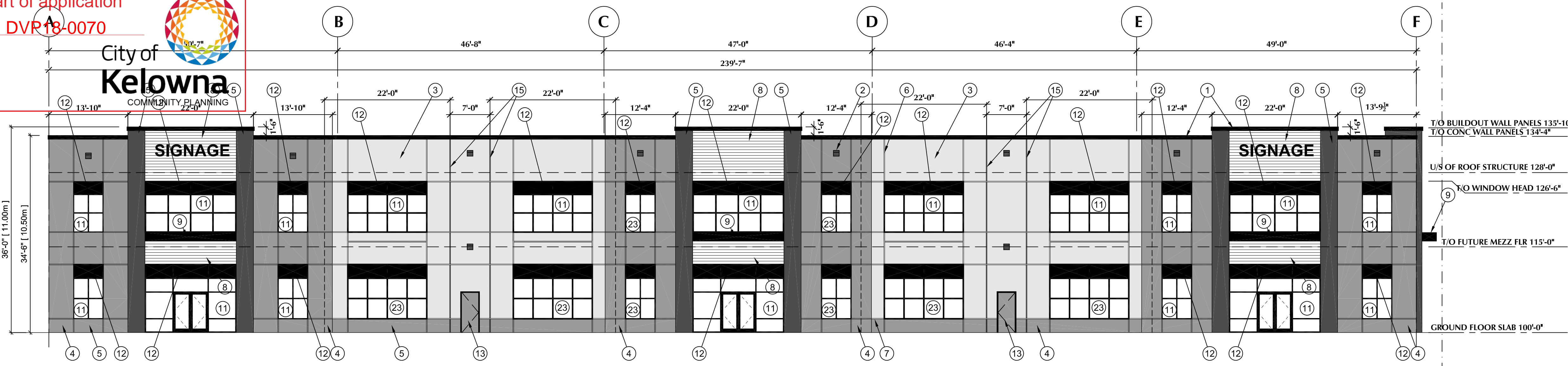
SCHEDULE B

This forms part of application
DP18-0071 DVR18-0070

Planner Initials TA

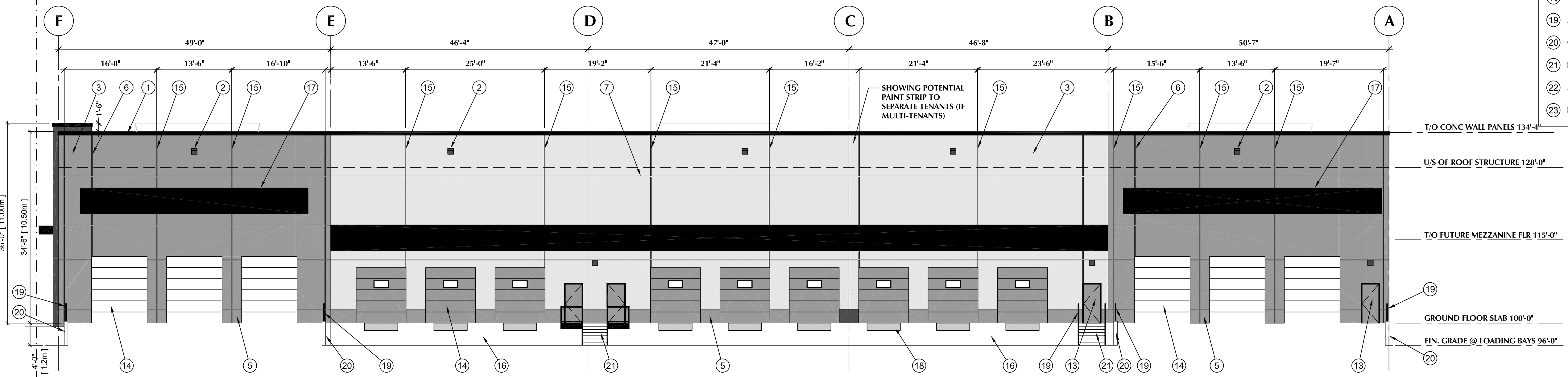


City of Kelowna
COMMUNITY PLANNING



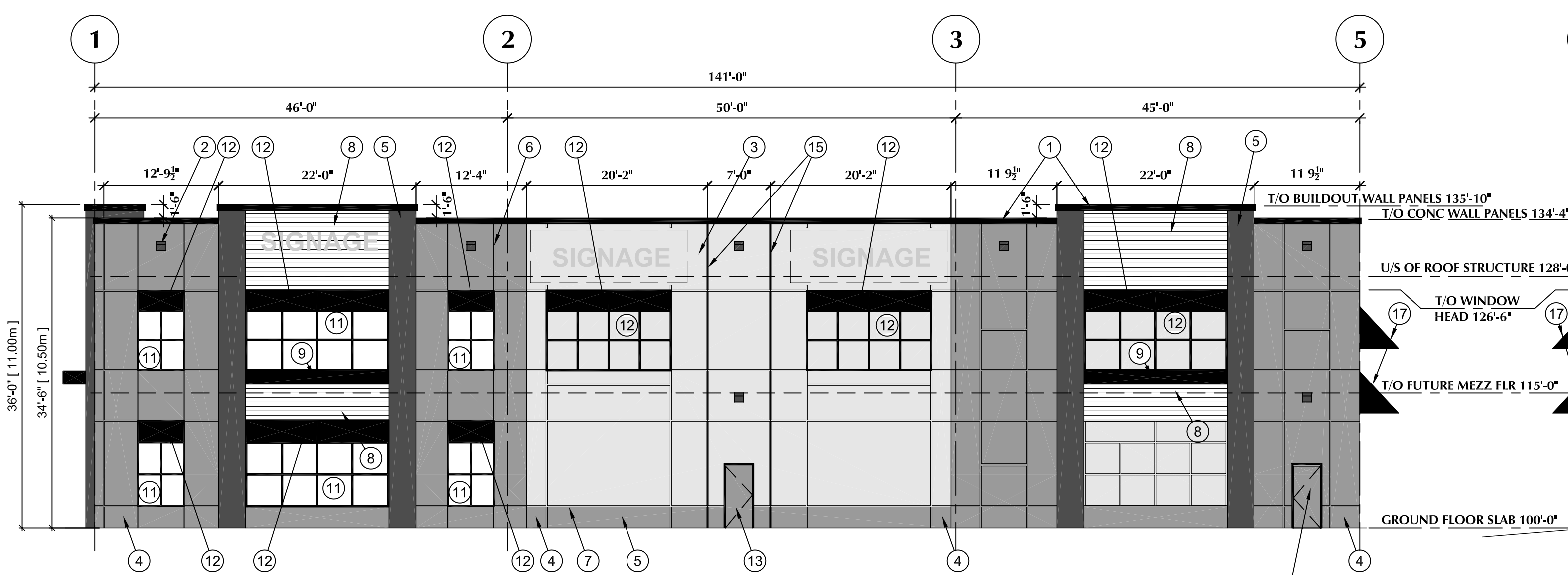
SOUTH (FRONT) ELEVATION BUILDING 'H'

SCALE: 3/32" = 1'-0"



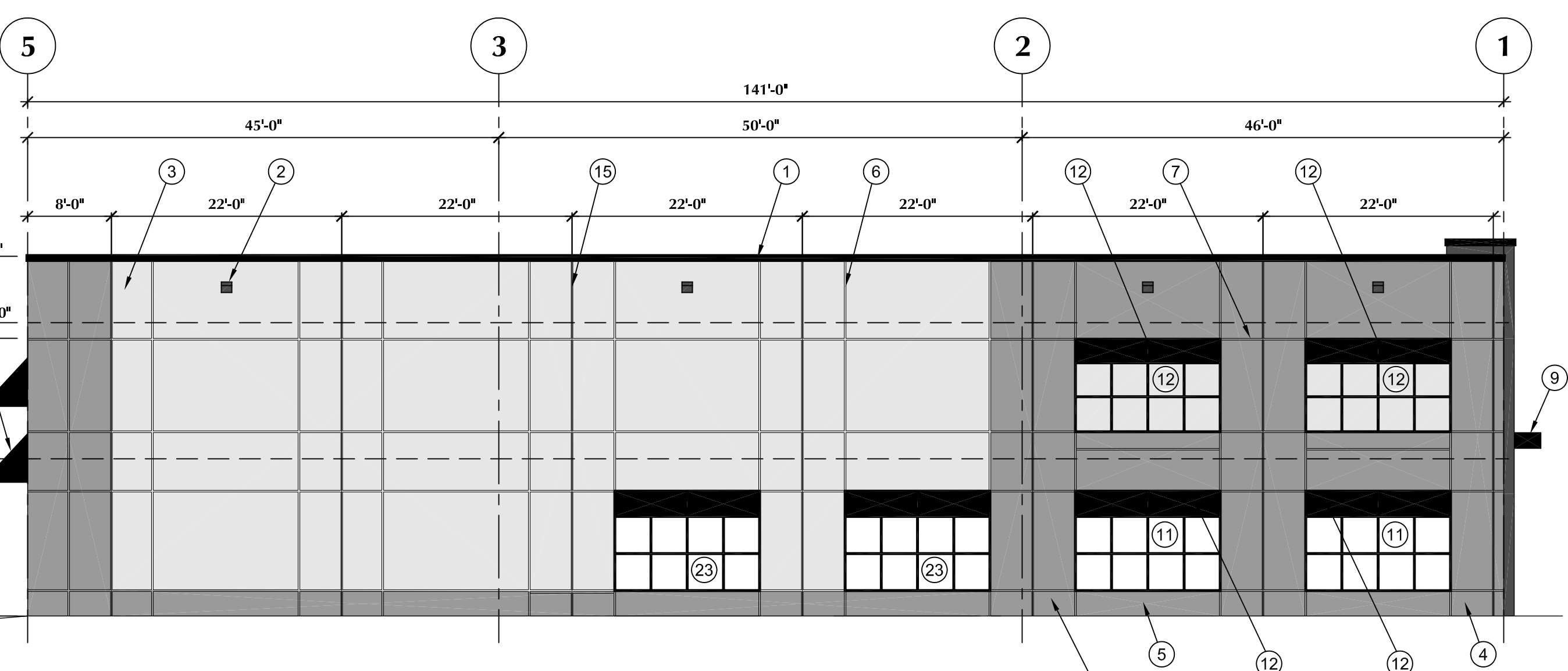
NORTH (REAR) ELEVATION BUILDING 'H'

SCALE: 3/32" = 1'-0"



EAST (NORRIS RD) ELEVATION BUILDING 'H'

SCALE: 3/32" = 1'-0"



WEST (INTERIOR SIDE) ELEVATION BUILDING 'H'

SCALE: 3/32" = 1'-0"

EXTERIOR FINISH LEGEND

- 1 METAL FLASHING (BLACK)
- 2 DECORATIVE WALL PACK LIGHT FIXTURE (TYPICAL)
- 3 PAINTED ARCHITECTURAL CONCRETE FINISH COLOUR TO MATCH SW7658 'GREY CLOUDS'
- 4 PAINTED ARCHITECTURAL CONCRETE FINISH COLOUR (TBD)
- 5 PAINTED ARCHITECTURAL CONCRETE FINISH COLOUR TO MATCH BM HC-166 'KENDALL CHARCOAL'
- 6 VERTICAL REVEALS (TYPICAL)
- 7 HORIZONTAL REVEALS (TYPICAL)
- 8 GALVALUME METAL CLADDING
- 9 METAL CLAD STEEL CANOPY FRAME (BLACK)
- 11 ALUMINUM WINDOW FRAME WITH CLEAR GLAZING (BLACK ANODIZED)
- 12 ALUMINUM WINDOW FRAME WITH SPANDREL GLAZING (BLACK ANODIZED)
- 13 PRESSED STEEL INSULATED MAN DOOR PAINT TO MATCH BASE LINE OF BUILDING COLOUR (TBD)
- 14 OVERHEAD SECTIONAL DOOR (WHITE)
- 15 CONCRETE PANEL SEAM (TYPICAL)
- 16 EXPOSED CONCRETE BELOW SLAB
- 17 PAINTED METAL AWNING (BLACK)
- 18 DOCK LEVELER
- 19 METAL GUARD/HAND RAILINGS (BLACK)
- 20 CAST-IN-PLACE CONCRETE RETAINING WALL
- 21 PRE-FABRICATED STEEL STAIRS (BLACK)
- 22 METAL CLADDING (BLACK)
- 23 FUTURE WINDOW

HANSP. NEUMAN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH
KELOWNA, BC
V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0837

No.	DATE	DESCRIPTION
	FEB 28/18	ISSUED FOR DEVELOPMENT PERMIT

DRAFTING CONSULTANT	PROJECT
CORNERSTONE CONTRACT SERVICES	PROPOSED NEW BUILDING 'H'
DRAWING TITLE	300-340 OLD VERNON RD. KELOWNA, BC
ELEVATIONS	

SCALE: 3/32" = 1'-0"	
JAN 2018	
DRAWN: SAW	
CHECKED: HPN	
Drawing No.	

DP3	
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REVISION No. :	
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SCHEDULE

This forms part of application

#

Planner
Initials



NEW 2.4m CHAIN LINK FENCE

CONC. RAMP DN

CONC. RAMP DN

PROPOSED
BUILDING "H"

EXISTING TREES TO
BE RETAINED (TYP)

EXISTING SOD BOULEVARD

PROPOSED 1.2m
WALKWAY

MIXED GRASSES /
PERENNIALS PLANTING

FEATURE BOULDERS

PROPOSED 1.2m
WALKWAY

(01) *Acer rubrum* 'Red Rocket'

PROPOSED 2.0m WALKWAY

EXISTING ROCK WALL

ELECTRICAL TRANSFORMER

EXISTING SIDEWALK

EXISTING SOD BOULEVARD

SCHEDULE

C

This forms part of application

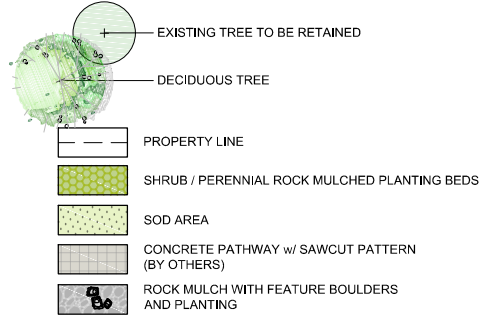
DP18-0071 DVP18-0070

Planner
Initials

TA



SITE PLAN LEGEND:



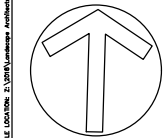
LANDSCAPE DEVELOPMENT DATA:

- 1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- 2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
- 3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
- 4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
- 5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- 6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
Trees Deciduous				
<i>Acer rubrum</i> 'Red Rocket'	Red Rocket Maple	6cm Cal	B&B	9.0m x 3.0m
Grasses / Perennials				
<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.9m x 0.9m
<i>Pennisetum orientale</i> 'Karley Rose'	Oriental Fountain Grass	#01	Potted	0.9m x 1.0m
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Coneflower	#01	Potted	0.75m x 0.6m
<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Sedum	#01	Potted	0.75m x 0.75m

REPRESENTATIVE IMAGES:



NO.	DATE (MM/DD/YY)	REVISION
01	02/08/2018	ISSUE FOR DEVELOPMENT PERMIT

PROJECT:
BUILDING "H" NORRIS ROAD SOUTH
CLIENT:
CALLAHAN PROPERTY GROUP



579 LAWRENCE AVE. KELOWNA, B.C. V1Y 6L8
PHONE: 250-469-9757 WWW.ECORA.CA

DESIGN: BD
DRAWN: JMS
CHECKED: BD
DATE: 02/08/18
SCALE: 1:500

SITE PLAN

LDP-1

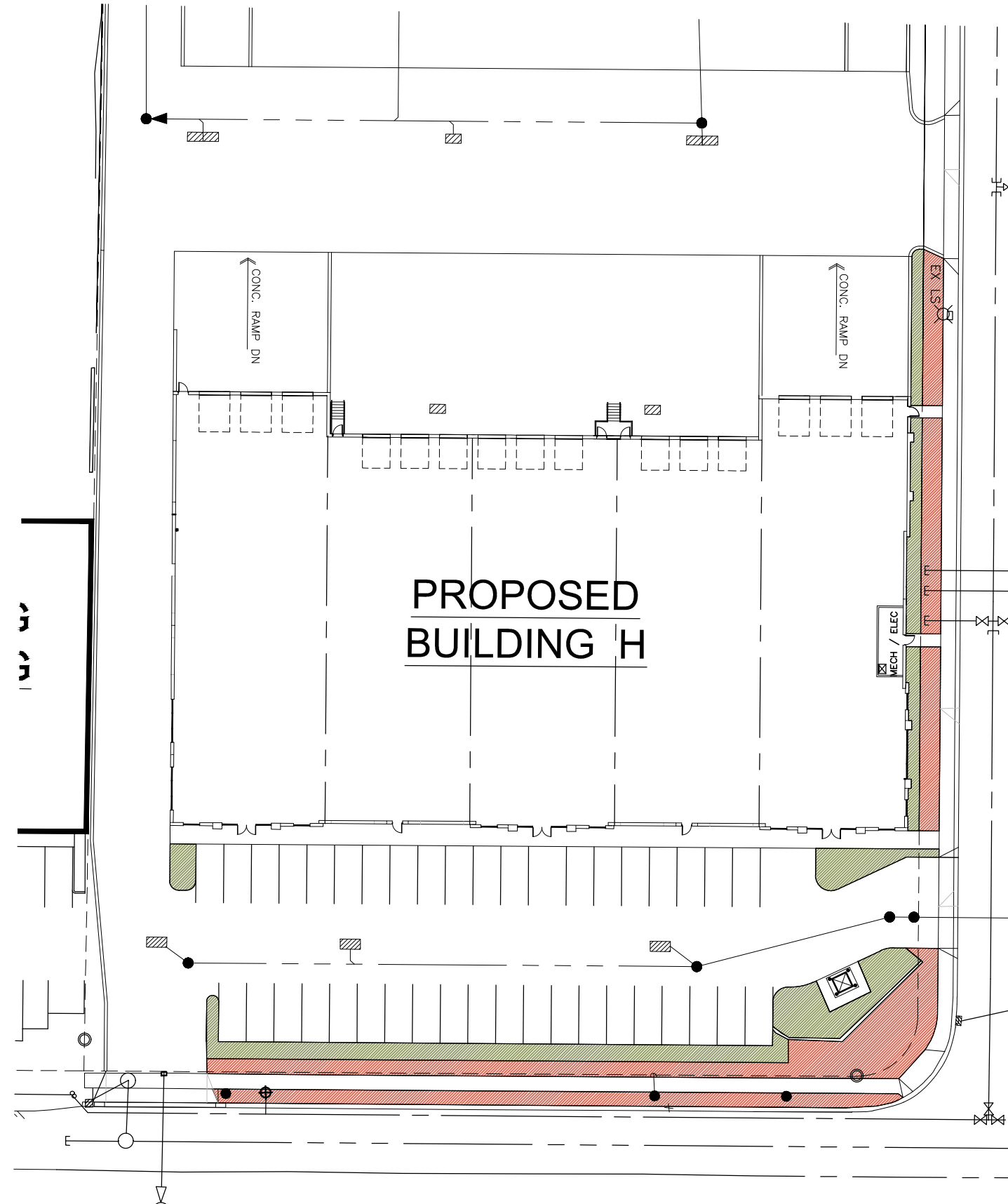
Project No. LA-18-057-CPL



Planner
Initials **TA**

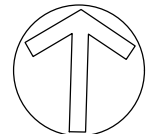
HYDROZONE LEGEND

- LOW WATER REQUIREMENTS
GRASSES / PERENNIALS / ROCK MULCH
(255.0m.sq.)
- HIGH WATER REQUIREMENTS
SOD AREA
(390.0m.sq.)



PROPOSED
BUILDING H

FILE LOCATION: Z:\2018\Kelowna\Architecture\2018\LA-057-05\LA-057-05.dwg
PLOT DATE: 02/08/2018
PLOT TIME: 10:20:00 AM
PLOT BY: JMS



NO.	DATE (MM/DD/YY)	REVISION
01	02/08/2018	ISSUE FOR DEVELOPMENT PERMIT

PROJECT:
BUILDING "H" NORRIS ROAD SOUTH

CLIENT:
CALLAHAN PROPERTY GROUP

SEAL



579 LAWRENCE AVE. KELOWNA, B.C. V1Y 6L8
PHONE: 250-469-9757 WWW.ECORA.CA

DESIGN: BD
DRAWN: JMS
CHECKED: BD
DATE: 02/08/18
SCALE: 1:500

HYDROZONE PLAN
LDP-2
Project No. LA-18-057-CPL