

# CITY OF KELOWNA

## MEMORANDUM

**ATTACHMENT A**

This forms part of application  
# DP19-0067

Planner  
Initials

BC



**Date:** March 11, 2019  
**File No.:** DP19-0067  
**To:** Suburban and Rural Planning (BC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2085 Pier Mac Way Form and Character

Development Engineering Services comments and requirements pertaining to a Development Permit for the form and character of a building for industrial and commercial uses.

### 1. Domestic Water and Fire Protection

The property is located within the Glenmore-Ellison Irrigation District (GEID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with GEID staff for any service improvements and, if necessary, the decommissioning of existing services. Only one water service permitted.

### 2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 150mm-diameter sanitary sewer service off the lane. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost. An inspection manhole is required with an access easement for City crews.

### 3. Storm Drainage

a) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems

b) Provide the following drawings:

- i. A detailed Stormwater Management Plan for this development that is based off the original grading plan of the subdivision; and,
- ii. An Erosion and Sediment Control Plan.

### 4. Development Permit and Site Related Issues

- i. This development application will be limited to a maximum driveway width of 11.0m. Standard drawing SS-C7 must be used.

- ii. Irrigated landscaped boulevard and frontage must conform to bylaw 7900 & 8000.
- iii. If applicable an oil interceptor must be installed to remove oil prior to leaving this property and entering the COK sanitary and/or drainage system.
- iv. Retaining walls (top & bottom), exposed foundations and neighbouring property lines must be clearly labelled on all drawings.

## 5. **Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building/property must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

## 6. **Design and Construction**

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

## 7. **Servicing Agreements for Works and Services**

- a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

## 8. **Other Engineering Comments**

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.

## 9. **Geotechnical Report**

- a) Provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below:

**NOTE:** The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Any items required in other sections of this document.
- (vii) Recommendations for erosion and sedimentation controls for water and wind.
- (viii) Recommendations for roof drains and perimeter drains.
- (ix) Recommendations for construction of detention or infiltration ponds if applicable.

**10. Charges and Fees**

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Engineering and Inspection Fee: 3.5% of offsite construction value (plus GST).

*James Kay*

James Kay, P.Eng.  
Development Engineering Manager

AS

## A

BC



Toburn Cobban Architect is responsible for the architectural information only on these drawings; all structural information to be as per a Professional Structural Engineer registered in the Province of British Columbia.

201-309 West Cordova Street  
Vancouver B.C. V6B 2E5 - 604/685-6210

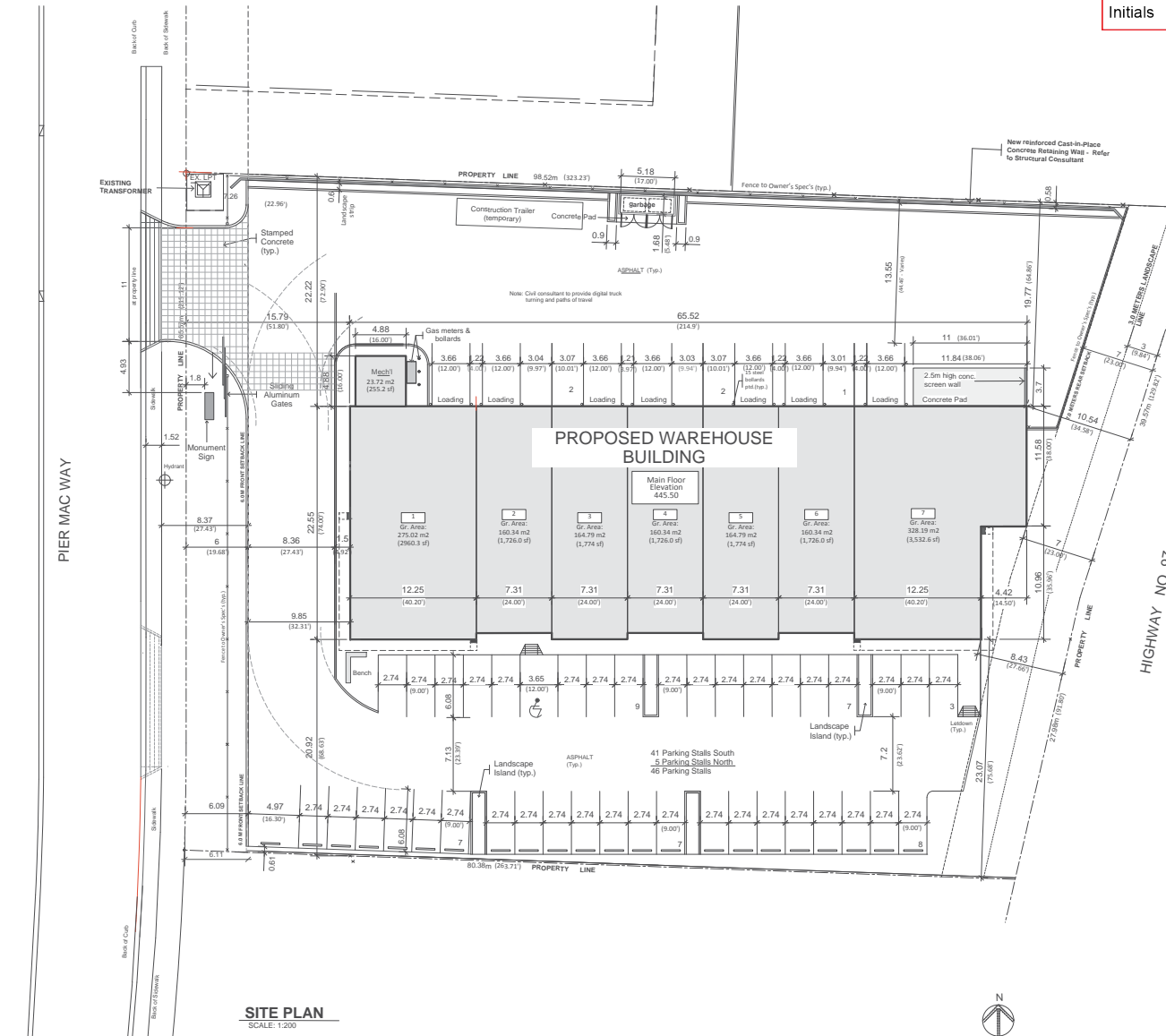
for  
GIBBCO ENTERPRISES INC.

PID: 030-104-092

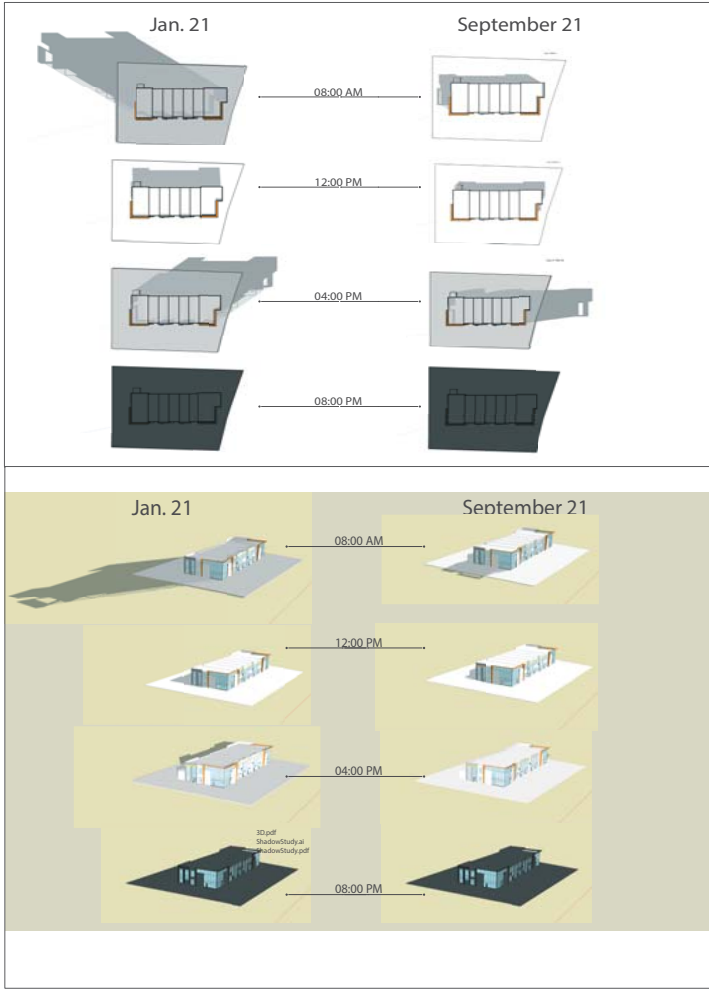
PLAN OF LOT 7, DISTRICT LOT 32 AND  
SECTION 14, TOWNSHIP 23, ODYD, PLAN  
EPP64961.

LEGAL DESCRIPTION:  
PID: 030-104-092  
PLAN OF LOT 7, DISTRICT LOT 32 AND  
SECTION 14 TOWNSHIP 23, ODYD, PLAN  
EPP64061.

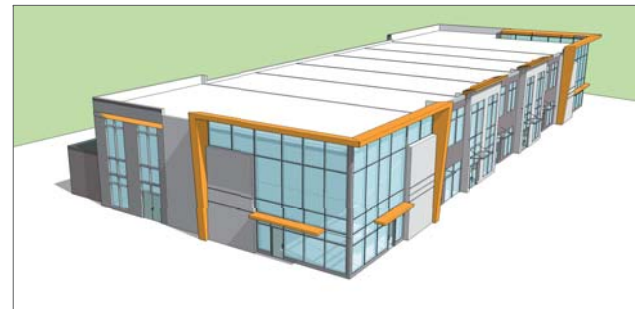
## A.1.0







Shadow Study



Early Sketches

# SCHEDULE B

This forms part of application

# DP19-0067

Planner  
Initials BC



Copyright reserved. This plan and design are, and all those herein, the exclusive property of TOHMM COBBAN Architect and shall not be used without the expressed written permission of TOHMM COBBAN Architect.

TOHMM COBBAN  
Architect  
201-309 West Cordova Street  
Vancouver B.C. V6B 2E5 • 604-685-8210

## AIRPORT BUSINESS CENTRE

2085 Pier Mac Way  
Kelowna BC  
for  
GIBCO ENTERPRISES INC.

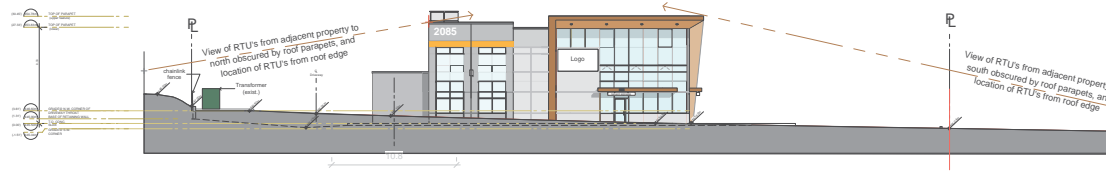
- Apr 26 - Rev'd and Resubmitted for Consultants and Resubmission to the City of Kelowna for a DP
- May 1 - 19 - Rev'd and Resubmitted for Consultants and Resubmission to the City of Kelowna for a DP
- Apr 23 19 - Rev'd and Resubmitted for Consultants and Resubmission to the City of Kelowna for a DP
- Jan 11 19 - Rev'd and Resubmitted for Resubmission to the City of Kelowna for a DP
- Jan 10 19 - Rev'd and Resubmitted for Resubmission to the City of Kelowna for a DP
- Jan 02 19 - Rev'd drawing Resub. Plan, issued to owner & consultants for use and info.
- Dec 20 18 - Rev'd site plan, issued to owner & consultants for use and info.
- Dec 03 18 - Submitted to the City of Kelowna for a Development Permit.
- Oct 28 18 - Rev'd site plan issued for owner & consultants for use and info.
- Oct 26 18 - Rev'd site plan issued for owner review + comment

### Notes:

OWNER/APPLICANT:  
KRISTOFER GIBB  
1-(778) 848-9365  
LEGAL DESCRIPTION:  
PID: 030-104-092  
PLAN OF LOT 7, DISTRICT LOT 32 AND  
SECTION 14 TOWNSHIP 23, COYO, PLAN  
EPP64961.

Project No. 2018-06  
Date Apr. 2018  
Scale as noted

A.1.2



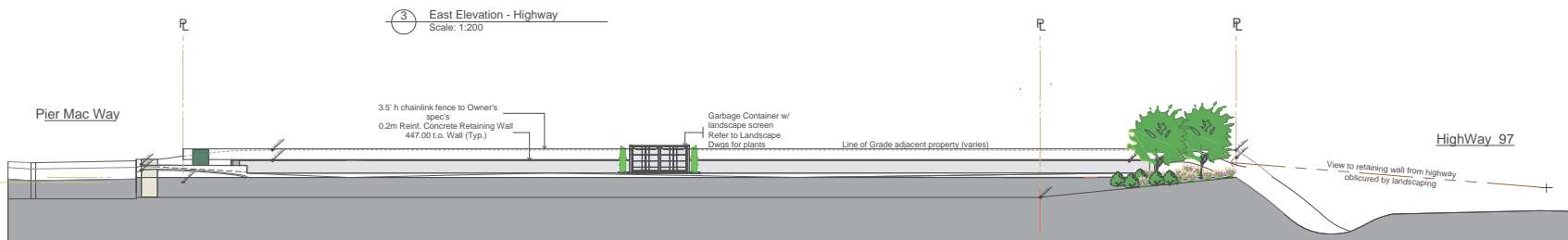
1 West Elevation - Pier Mac Way  
Scale: 1:200



2 South Elevation  
Scale: 1:200



3 East Elevation - Highway  
Scale: 1:200



4 Elevation of Retaining Wall - North Property Line  
Scale: 1:200

# SCHEDULE B

This forms part of application  
# DP19-0067

Planner  
Initials

BC

City of  
**Kelowna**  
COMMUNITY PLANNING



Copyright reserved. This plan and design are, and all rights reserved, the intellectual property of Tohm Cobban Architects and cannot be used without the written consent of Tohm Cobban Architects.

Tohm Cobban Architects is responsible for the architectural design and engineering of this project. All construction is to be in accordance with the British Columbia Building Act and the City of Kelowna's Building Bylaw.

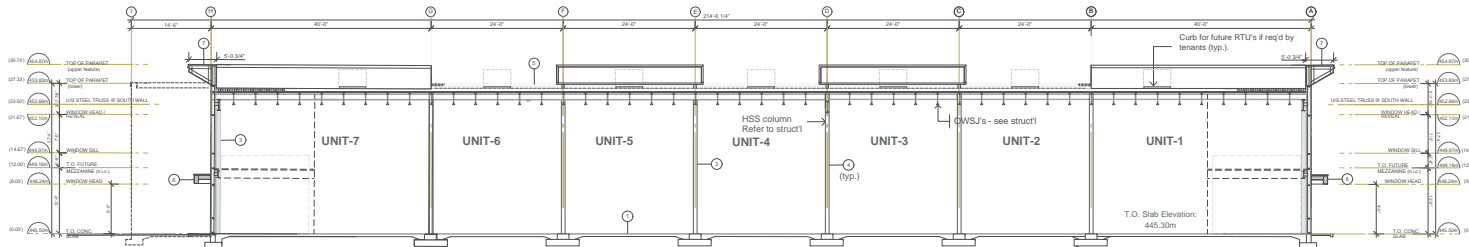
TOHMM COBBAN  
Architect

201-309 West Cordova Street  
Vancouver B.C. V6B 2E5 - 604-685-6210

## AIRPORT BUSINESS CENTRE

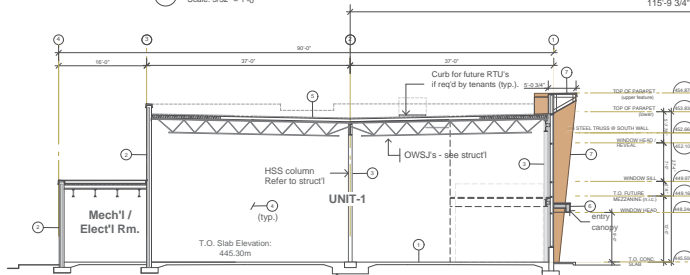
2085 Pier Max Way  
Kelowna BC

for  
GIBCO ENTERPRISES INC.

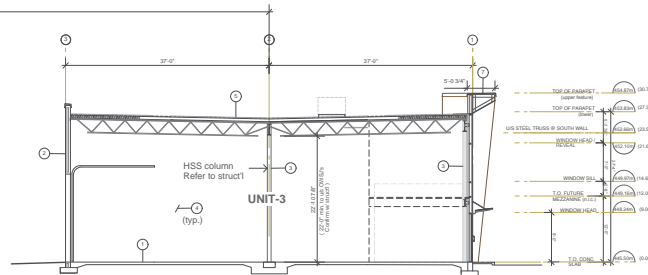


1 Longitudinal Section  
Scale: 3/32" = 1'-0"

Size and location of all reinf. pre-cast concrete panels, footings, floor slabs, steel columns and beams to be confirmed w/ struct!



2 Cross Section  
Scale: 3/32" = 1'-0"



3 Cross Section  
Scale: 3/32" = 1'-0"

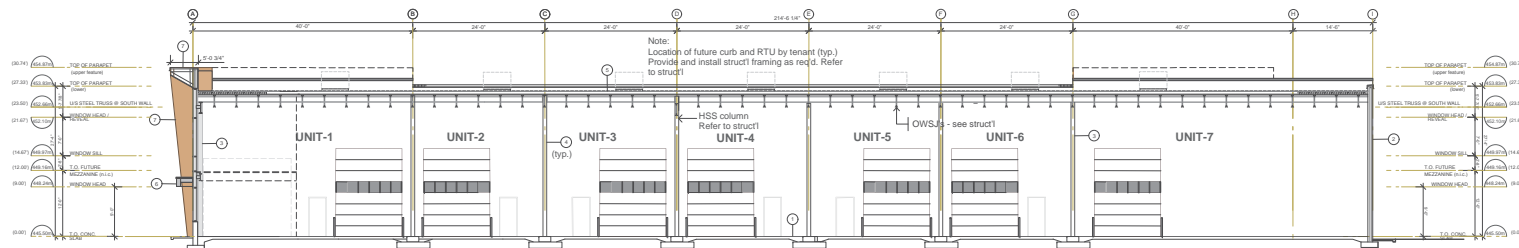
### Materials Legend:

- Reinforced concrete slab
- Pre-cast concrete panel w/ rigid insulation
- HSS column - see structural
- 1.0 hr fir Demising wall
- Roofing membrane on protection board on polyisocyanurate rigid insulation on steel decking on OWS's (see structural)
- Purlin Metal Entry Canopy w/ "Longboard" fascia and soffit, steel stud framing connected to curtain wall
- Corner Feature Surround - steel stud framing and Longboard finish

- ▲ May 01 '19 - Final and Resub for Consultants and submission to the City of Kelowna for a DP
- ▲ Apr 03 '19 - Final and Resub for Consultants and submission to the City of Kelowna for a DP
- ▲ Jan 11 '19 - Please provide the address to the City of Kelowna for a DP
- ▲ Jan 10 '19 - Resub to the City of Kelowna for a Development Permit
- ▲ Dec 03 '18 - Sub to the City of Kelowna for a Development Permit
- ▲ Nov 05 '18 - Issued for owner review
- ▲ Oct 26 '18 - Issued for check out, owner review

### Notes:

OWNER/APPLICANT:  
GIBCO ENTERPRISES  
1-778-948-9365  
LEGAL DESCRIPTION:  
PD: 050-104-002  
PLAN OF LOT 1 DISTRICT LOT 30 AND SECTION 14 TOWNSHIP 23, COYO, PLAN EPP4461



4 Longitudinal Section  
Scale: 3/32" = 1'-0"

Size and location of all reinf. pre-cast concrete panels, footings, floor slabs, steel columns and beams to be confirmed w/ struct!

Project No. | 2018-06  
Date | Apr. 2018  
Scale | as noted

A4.1



# SCHEDULE

B

This forms part of application  
# DP19-0067

Planner Initials BC



Copyright reserved. This plan and design are, and all rights reserved, the intellectual property of Tishman Cobban Architects and Tishman Cobban Architects Inc. No part of this plan may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without prior written permission from Tishman Cobban Architects.

TOHMM COBBAN  
Architect  
201-300 West Cordova Street  
Vancouver B.C. V6B 2S5 - 604-685-6210

## AIRPORT BUSINESS CENTRE

2085 Pier Mac Way  
Kelowna BC  
for  
GIBCO ENTERPRISES INC.

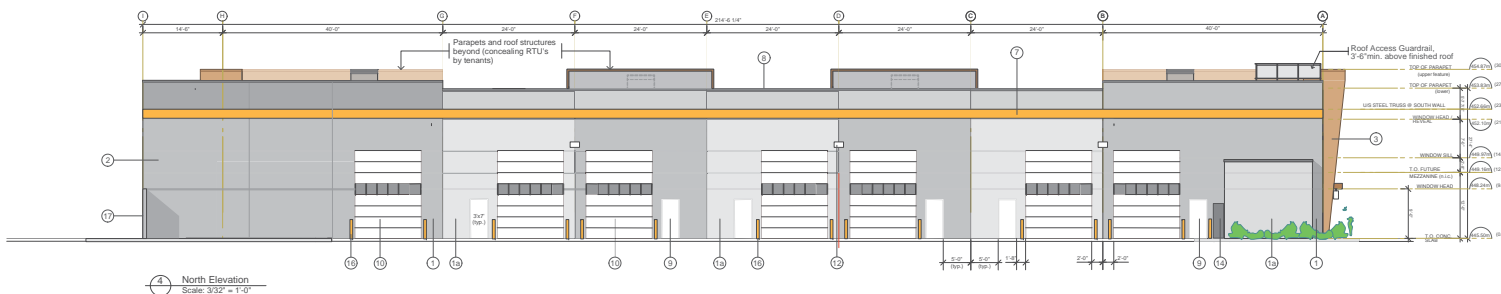
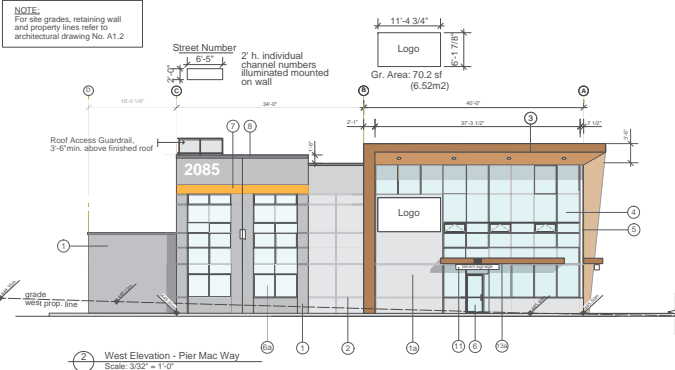
### MATERIALS LEGEND - Elevations

- PRE-CAST CONCRETE PANEL  
- Field colour: to match Cloverdale Paint 0038 - "Santor"
- PRE-CAST CONCRETE FEATURE PANEL  
- Field colour: to match Cloverdale Paint 0038 - "Place of Dust"  
NOTE: Project / Tenant Signage on Pier Mac and Highway 97 elevations to Owner's specs and subject to Kelowna approval
- REVEAL IN PRE-CAST CONCRETE PANEL
- CORNER SUNSHADE FEATURE SURROUND - Pre finished Longboard on steel framing anchored to pre-cast concrete panels. Provide Longboard soffits built to match Neuge Chaulage Longboard Cherry and Black panels or to Owner's specs
- FEATURE ALUMINUM FRAME / GLAZED CURTAIN WALL  
- Clear anodized aluminum frame or low E double glazing
- ALUMINUM BREAKHARP / COLUMN  
- To match clear anodized aluminum frame
- NEW GLAZED ANODIZED ALUMINUM DOORS AND FRAMES
- NEW DOUBLE GLAZED ANODIZED ALUMINUM CURTAIN WALL - low E double glazing
- NEW CONTINUOUS PAINTED STRIP AND REVEALS CONFIGURATION  
- COLOUR: to match Cloverdale Paint #0570 "Orange You Happy?"
- PREHANGING METAL FLASHING  
- To match Cloverdale Paint #0543 "Capstan Name" or "Veneer 8.0.3" (at upper panels)
- METAL DOOR AND FRAME  
- Frame: to match Cloverdale Paint 0038 - "Place of Dust"  
- Doors: to match Cloverdale Paint 0038 - "Place of Dust"  
- To match Cloverdale Paint + TDS Veneer
- GLASS METAL DOOR AND FRAME - 12' x 16'
- FLUSH MOUNTED LIGHT
- WALL MOUNTED UPDOWN WALL WASH LIGHT
- TENANT SIGNAGE (WOOD) TO TENANT'S SPEC'S BOLTED TO CONC. PANELS
- CORNER TENANT CANOPIES  
- Glazing on pre-cast concrete  
- Anchored to pre-cast concrete  
- CORNER TENANT CANOPIES - SIM. TO #3
- GAS METERS  
- Add 15-16" conc filled steel bollards, pat. to match PRE  
- 1.5 M high horizontal metal slat screen
- RTU METAL SCREENS (TDS)  
- 6" dia 3/4" h. STEEL BOLLARDS  
- COLOUR: to match Cloverdale Paint #0570 "Orange You Happy?"
- High concrete screen wall  
- COLOUR: to match Cloverdale Paint #0538 "Santor"

- May 01 '19 - Field and Reveal for Concrete and Reveal for a GP
- Apr 03 '19 - Field and Reveal for Concrete and Reveal for a GP
- Jan 11 '19 - Reveal for a GP
- Jan 10 '19 - Reveal for a GP
- Dec 03 '18 - Submit to the City of Kelowna for a Development Permit
- Nov 05 '18 - Issued for owner review
- Oct 26 '18 - Issued for check set, owner review

### Notes:

OWNER/APPLICANT:  
GIBCO ENTERPRISES  
1-778-946-0065  
LEGAL DESCRIPTION:  
PD - 050-104-002  
PLAN OF LOT 1 DISTRICT LOT 32 AND SECTION 14 TOWNSHIP 23, COYO, PLAN EPP4461



Project No. 2018-06  
Date Apr. 2018  
Scale as noted

A5.1

# Percentage of Glazing Calculations to Public Thoroughfares

## 1. West Elevation facing Pier Mac Way:

Total Wall Area - 450.88m<sup>2</sup> (4853.22 sf)  
Total Glazed Area - 197.59m<sup>2</sup> (2126.89 sf)

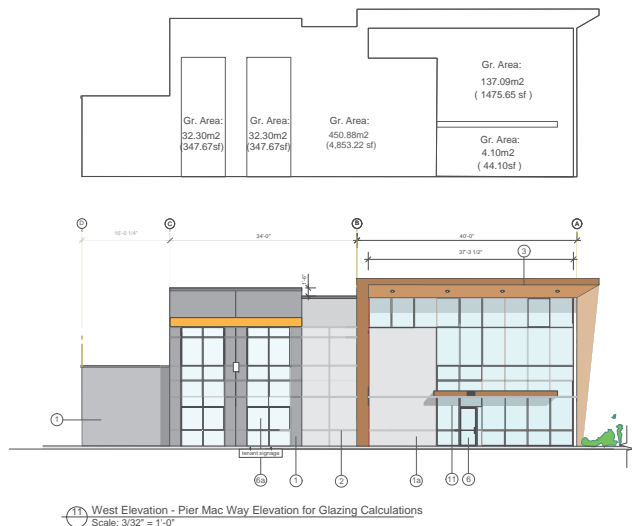
Percentage of Glazing/Total Wall: - 197.59m<sup>2</sup>/450.88m<sup>2</sup> - 43.8%

- corner curtainwall - 137.09m<sup>2</sup> (1475.65 sf)  
- glazing panel #1 - 32.30m<sup>2</sup> (347.67 sf)  
- glazing panel #2 - 32.30m<sup>2</sup> (347.67 sf)  
minus entry canopy - 4.10m<sup>2</sup> (- 44.10 sf)

Total Glazed Area - 197.59m<sup>2</sup> (2126.89 sf)

## 2. East Elevation facing Highway 97:

Percentage is greater as the Mechanical Room Area is deleted from Total Wall Area for this elevation.

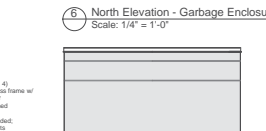
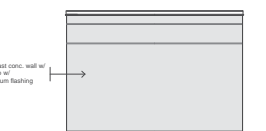
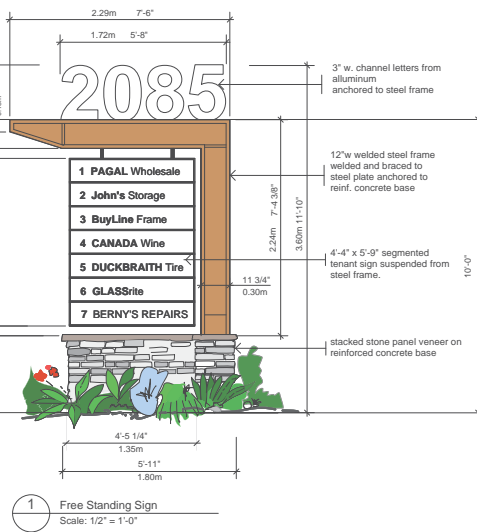
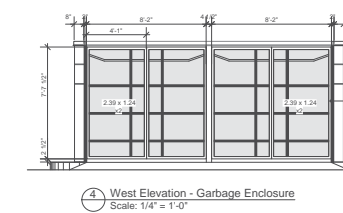
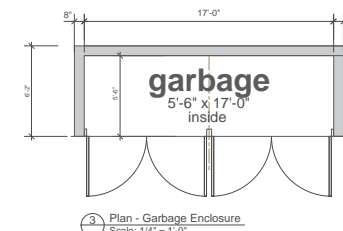
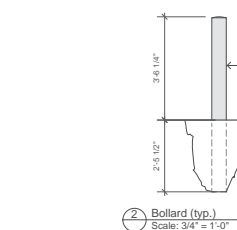
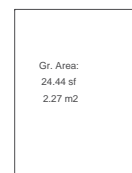
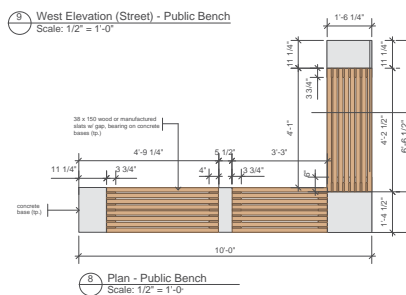
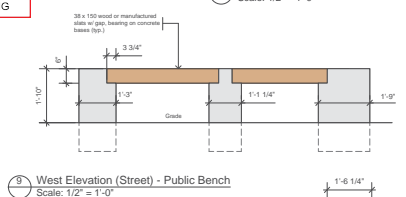
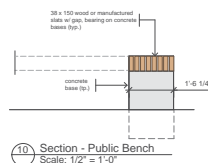


# SCHEDULE B

This forms part of application  
# DP19-0067

Planner Initials **BC**

City of  
**Kelowna**  
COMMUNITY PLANNING



Glazing (2.39 x 1.24 x 4) - welded steel tube box frame w/ 20 ga. sheet metal w/ bottom backing finished to owners specs. Hardware to be provided, handles and floor bolts











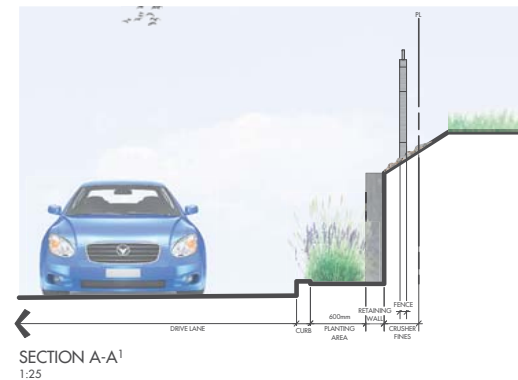


## PLANT LIST

| BOTANICAL NAME                            | COMMON NAME                      | QTY | SIZE/SPACING & REMARKS         |
|---|----------------------------------|-----|--------------------------------|
| <b>TREES</b>                              |                                  |     |                                |
| GLEDITSIA TRIACANTHOS 'SKYLINE'           | SKYLINE HONEYLOCUST              | 4   | 6cm CAL.                       |
| LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'      | WORPLESDON SWEETGUM              | 3   | 6cm CAL.                       |
| PNUS FLEXILIS 'CESARINI'                  | BLUE LAMBER FINE                 | 2   | 2.0m HT.                       |
| SYRINGA RETICULATA 'IVORY SILK'           | IVORY SILK TREE LILAC            | 4   | 6cm CAL.                       |
| TILIA CORDATA 'CHANCOLE'                  | CHANCELLOR LINDEN                | 5   | 6cm CAL.                       |
| <b>SHRUBS</b>                             |                                  |     |                                |
| BERBERIS THUNBERGII 'GENTRY'              | ROYAL BURGUNDY BARBERY           | 48  | #01 CONT. / 1.0M O.C. SPACING  |
| CORNUS ALBA 'BAIHALO'                     | IVORY HALO DOGWOOD               | 48  | #01 CONT. / 1.0M O.C. SPACING  |
| EUCHYRIUM ALATIS 'COMPACTA'               | DWARF WINGED BURNING BUSH        | 15  | #01 CONT. / 1.8M O.C. SPACING  |
| HYDRANGEA PANICULATA 'JAN'                | LITTLE LIME HYDRANGEA            | 21  | #01 CONT. / 1.5M O.C. SPACING  |
| PHILADELPHUS LEWISII 'WATERLION'          | WATERLION MOCKORANGE             | 15  | #01 CONT. / 1.8M O.C. SPACING  |
| PHYSCARRUS ORULIFOLUS 'MINIDA'            | COPPERTINA NINEBARK              | 12  | #01 CONT. / 2.0M O.C. SPACING  |
| PICEA ABIES 'INDIGNORNS'                  | WEST SPRUCE                      | 21  | #01 CONT. / 1.5M O.C. SPACING  |
| PICEA SYLVESTRIS 'GLAUCOA NAANA'          | DWARF WHITE SCOTCH PINE          | 12  | #01 CONT. / 2.0M O.C. SPACING  |
| RHUS ARNICA 'ORO LOW'                     | GOLD LOW FRAGRANT SUMAC          | 12  | #01 CONT. / 2.0M O.C. SPACING  |
| ROSA 'MOOREN FREGLOW'                     | MOOREN FREGLOW ROSE              | 47  | #01 CONT. / 1.0M O.C. SPACING  |
| SALIX PURPUREA 'NAANA'                    | DWARF ARCTIC WILLOW              | 21  | #01 CONT. / 1.5M O.C. SPACING  |
| SYRINGA MEYERI 'PAUBIN'                   | DWARF KOREA LILAC                | 21  | #01 CONT. / 1.5M O.C. SPACING  |
| <b>PERENNIALS &amp; GRASSES</b>           |                                  |     |                                |
| ACHILLEA 'GOLD PLATE'                     | GOLD PLATE YARROW                | 63  | #01 CONT. / 0.75M O.C. SPACING |
| ASTER FRIKARTI 'MONCH'                    | PEIKART'S ASTER                  | 63  | #01 CONT. / 0.75M O.C. SPACING |
| CAULOMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 35  | #01 CONT. / 1.0M O.C. SPACING  |
| HEMIBODALIS 'RUBY STELLA'                 | RUBY STELLA DANIEL               | 63  | #01 CONT. / 0.75M O.C. SPACING |
| LAVANDULA ANGUSTIFOLIA 'HIDCOTE'          | HIDCOTE ENGLISH LAVENDER         | 63  | #01 CONT. / 0.75M O.C. SPACING |
| ASCANTHUS SINENSIS 'HURON SUNRISE'        | HURON SUNRISE MAIDEN GRASS       | 35  | #01 CONT. / 1.0M O.C. SPACING  |
| PANICUM VIRGATUM 'HEAVY METAL'            | HEAVY METAL SWITCH GRASS         | 24  | #01 CONT. / 1.2M O.C. SPACING  |
| PENNISETUM ALOPECUROIDES                  | FOUNTAIN GRASS                   | 35  | #01 CONT. / 1.0M O.C. SPACING  |
| PEROVSKIA ATRIPLICIFOLIA                  | RUSSIAN SAGE                     | 24  | #01 CONT. / 1.2M O.C. SPACING  |
| RUDBECKIA FULGIDA 'GOLDSTURM'             | GOLDSTURM CONIFLOWER             | 63  | #01 CONT. / 0.75M O.C. SPACING |
| SALVIA NEMOROSA 'MAY NIGHT'               | MAY NIGHT MEADOW SAGE            | 63  | #01 CONT. / 0.75M O.C. SPACING |

## NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CITY OF KELLOWNA 7900 & 8000, AS WELL AS CANADIAN NURSERY LANDSCAPE ASSOCIATION STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm DOUGLAS RED FIR MULCH OR ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.



PROJECT TITLE

2085 PIER MAC WAY

Kelowna, BC

DRAWING TITLE

CONCEPTUAL  
LANDSCAPE PLAN

ISSUED FOR / REVISION

|   |          |                                |
|---|----------|--------------------------------|
| 1 | 18.05.24 | Review                         |
| 2 | 18.05.30 | Development Permit             |
| 3 | 18.11.21 | Development Permit             |
| 4 | 19.01.10 | Revised for Development Permit |
| 5 | 19.04.29 | Revised for Development Permit |

PROJECT NO. 18.036

DESIGN BY: FB

DRAWN BY: TNS

CHECKED BY: FB

DATE: JUN. 26, 2019

SCALE: 1:200

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY  
Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, copied, or modified without permission.

# SCHEDULE C

This forms part of application

# DP19-0067

Planner  
Initials

BC

City of  
**Kelowna**  
COMMUNITY PLANNING



**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

303 - 590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
www.outlanddesign.ca



PIER MAC WAY

BUILDING

## IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 53 sq.m.  
MICROCLIMATE: SOUTH WEST, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 76 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 76 sq.m.  
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 109 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 226 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 126 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 224 sq.m.  
MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 120 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 145 sq.m.  
MICROCLIMATE: SOUTH EAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 81 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 179 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING  
ESTIMATED ANNUAL WATER USE: 99 cu.m.
- ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 194 sq.m.  
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 108 cu.m.

## IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

## WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WLB) = 1097 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 722 cu.m. / year  
WATER BALANCE = 375 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



PROJECT TITLE

**2085 PIER MAC WAY**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/  
IRRIGATION PLAN**

ISSUED FOR / REVISION

|   |          |                                |
|---|----------|--------------------------------|
| 1 | 18.05.24 | Review                         |
| 2 | 18.05.30 | Development Permit             |
| 3 | 18.11.21 | Development Permit             |
| 4 | 19.07.05 | Revised for Development Permit |
| 5 | 19.08.29 | Revised for Development Permit |

PROJECT NO: 18.036

DESIGN BY: TB

DRAWN BY: TNS

CHECKED BY: TB

DATE: APR. 26, 2019

SCALE: 1:200

SEAL



DRAWING NUMBER

**L2/2**

ISSUED FOR REVIEW ONLY

Copyright Reserved: This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, copied, or modified without permission.



**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

|  |           |
|--|-----------|
| <b>ATTACHMENT C</b>                                  |           |
| This forms part of application<br># <b>DP19-0067</b> |           |
| Planner<br>Initials                                  | <b>BC</b> |
| City of<br><b>Kelowna</b><br>COMMUNITY PLANNING      |           |

Monday, April 29, 2019

**Gibbco Enterprises**

4481 190<sup>th</sup> Street  
Surrey BC V3Z 1B2  
C/o Kristofer Gibb, President  
Via email to: gibbcoenterprises@gmail.com

**Re: Warehouse Building, 2085 Pier Mac Way, Kelowna BC – Preliminary Cost Estimate for Bonding**

Dear Kristofer:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 2085 Pier Mac Way conceptual landscape plan dated 19.04.29;

- 1,097 square metres (11,808 square feet) of improvements = \$69,137.25

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA  
*as per*  
Outland Design Landscape Architecture