

# Development Permit DP19-0076



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

**2570 and 2580 Enterprise Way**

and legally known as

**Lots 5 and 6, District Lot 125, Osoyoos Division Yale District, Plan KAP69740**

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

**Seven-unit, strata-titled industrial warehouse building with office spaces**

**Subject to the following:**

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule A;
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule B;
3. Landscaping to be provided on the land to be in general accordance with Schedule C;
4. That 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 professional landscaper (Schedule C);
5. That the applicant be required to register a Section 219 Covenant against the two subject Lots, wherein the Owner covenants not to sell one of the Lots without the other being a part of the sale thereof.

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

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

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

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

Date of Decision: **TBD**

Decision By: CITY COUNCIL

Issued Date: **TBD**

Development Permit Area: Comprehensive Development Permit Area

**This permit will not be valid if development has not commenced by **TBD**.**

Existing Zone: I2 – General Industrial

Future Land Use Designation: IND - Industrial

## 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: R.J.S. Holdings Inc., Inc. No. 684324

Applicant: Mark Tofsrud – Hodgson Schilf Evans Architects Inc

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Terry Barton, Development Planning Department Manager

TBD

Date

DRAFT

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DP19-0076		
Planner Initials	BC	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

## 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

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule A;
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule B;
3. Landscaping to be provided on the land to be in general accordance with Schedule C;
4. That 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 professional landscaper (Schedule C);
5. That the applicant be required to register a Section 219 Covenant against the two subject Lots, wherein the Owner covenants not to sell one of the Lots without the other being a part of the sale thereof.

This Development Permit is valid for two (2) years from the date of (Council date if applicable, or Community Planning Department 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 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 **\$164,062.50** OR
- b) An Irrevocable Letter of Credit in the amount of **\$164,062.50**

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.**

<b>ATTACHMENT</b>		<b>A</b>
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# DP19-0076		
Planner Initials	BC	
		<b>City of Kelowna</b> DEVELOPMENT PLANNING

## DEVELOPMENT PERMIT GUIDELINES

### Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Authenticity and Regional Expression</b>			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?		✓	
Does the design provide for a transition between the indoors and outdoors?	✓		
<b>Context</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?	✓		
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?			✓
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
<b>Relationship to the Street</b>			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
<b>Massing and Height</b>			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
<b>Human Scale</b>			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
<b>Exterior Elevations and Materials</b>			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
<b>Public and Private Open Space</b>			
Does public open space promote interaction and movement through the site?			✓
Are public and private open spaces oriented to take advantage of and protect from the elements?			✓
Is there an appropriate transition between public and private open spaces?			✓
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
<b>Site Access</b>			
Is the safe and convenient movement of pedestrians prioritized?			✓
Are alternative and active modes of transportation supported through the site design?			✓
Are identifiable and well-lit pathways provided to front entrances?			✓
Do paved surfaces provide visual interest?		✓	
Is parking located behind or inside buildings, or below grade?		✓	
Are large expanses of parking separated by landscaping or buildings?		✓	
Are vehicle and service accesses from lower order roads or lanes?		✓	
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
<b>Environmental Design and Green Building</b>			
Does the proposal consider solar gain and exposure?			✓
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?			
Are sustainable construction methods and materials used in the project?			✓
Are green building strategies incorporated into the design?			✓
<b>Decks, Balconies, Rooftops and Common Outdoor Amenity Space</b>			
Are decks, balconies or common outdoor amenity spaces provided?			✓
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?			✓
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
<b>Amenities, Ancillary Services and Utilities</b>			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
<b>Landscape Development and Irrigation Water Conservation</b>			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?		✓	
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?	✓		
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?			✓
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?		✓	
Do parking lots have one shade tree per four parking stalls?		✓	
<b>Crime prevention</b>			

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?		✓	
Are building materials vandalism resistant?		✓	
<b>Universal Accessible Design</b>			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	✓		
Are the site layout, services and amenities easy to understand and navigate?	✓		
<b>Signs</b>			
Do signs contribute to the overall quality and character of the development?	✓		
Is signage design consistent with the appearance and scale of the building?	✓		
Are signs located and scaled to be easily read by pedestrians?	✓		
For culturally significant buildings, is the signage inspired by historical influences?			✓
<b>Lighting</b>			
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?			✓
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			✓

<b>ATTACHMENT</b>		<b>B</b>
This forms part of application		
# DP19-0076		
Planner Initials	BC	 <b>City of Kelowna</b> <small>DEVELOPMENT PLANNING</small>



# SCHEDULE

A & C

This forms part of application  
# DP19-0076

Planner  
Initials BC

City of  
**Kelowna**  
DEVELOPMENT PERMITTING



IMAGE 1 - EXISTING PYLONG SIGN TO REMAIN



IMAGE 2 - EXISTING LANDSCAPE AREA W/ VEHICLE DISPLAY TO REMAIN



IMAGE 3 - EXISTING LANDSCAPE AREA W/ VEHICLE DISPLAY TO REMAIN



IMAGE 4 - EXISTING LANDSCAPE AREA W/ VEHICLE DISPLAY TO REMAIN



IMAGE 5 - EXISTING LANDSCAPE AREA W/ VEHICLE DISPLAY TO REMAIN



IMAGE 6 - EXISTING STREET SCENE LOOKING SOUTH DOWN ENTERPRISE WAY



IMAGE 7 - LOW CONCRETE PLANTER



ENTERPRISE WAY

ENTERPRISE WAY

**SITE PARTICULARS**  
LEGAL DESCRIPTION  
LOT 5 & 6, DISTRICT LOT 103, PLAN KAP6704  
2500 ENTERPRISE WAY, KELOWNA, BC  
SITE AREA  
1,317 AC (114,803 SF)  
ZONING - COMMERCIAL INDUSTRIAL  
MIN. BUILDING HEIGHT  
MIN. FRONT SETBACK  
MIN. SIDE SETBACK  
MIN. REAR SETBACK  
MIN. BUILDING HEIGHT  
MAIN FLOOR GEOMETRIC ELEVATION - TSD  
MAIN FLOOR  
2ND FLOOR  
2ND FLOOR (OUTDOOR)  
ROOF  
SITE COVERAGE: 28%  
PARKING  
PROVIDED REQUIRED AS PER LOCAL ZONING BY-LAW - TABLE 6.1  
AUTOMOTIVE REPAIR SHOPS: 2 PER SERVICE BAY = 30 STALLS  
VEHICLE SALES: 1 PER 1000 GVA = 60 STALLS  
PARKING PROVIDED  
SITE - APPROX 210 STALLS  
ROOF - APPROX 85 STALLS  
OUTDOOR DISPLAY - 100  
TOTAL - APPROX 305 STALLS  
PARKING STALLS ADHERE TO CITY OF KELOWNA ZONING BY-LAW 1900 REQUIREMENTS:  
• FULL SIZE VEHICLE PARKING: 6.0m x 2.5m  
• MEDIUM SIZE VEHICLE: 4.8m x 2.3m  
• COMPACT VEHICLE: 3.6m x 2.3m  
• PERSONS TO DISABILITIES: 0.6m x 3.7m  
BICYCLE PARKING  
• 1 STALL PER 10 EMPLOYEES + 60 EMPLOYEES = 10 + 6 BICYCLE STALLS (CLASS 2)  
• BICYCLE STALLS SHALL BE A MINIMUM OF 0.6m x 1.8m

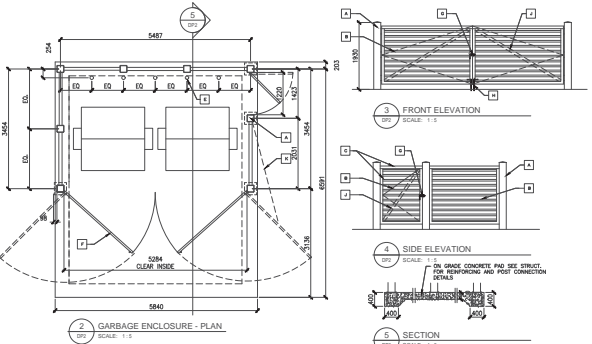
SYMBOL	DESCRIPTION
[Symbol]	MAIN DOOR
[Symbol]	OVERHEAD DOOR
[Symbol]	EXTENT OF CONCRETE SIDEWALK/APRON
[Symbol]	LANDSCAPING
[Symbol]	LANDSCAPE GRAVEL
[Symbol]	EXISTING NEW LIGHT POLE
[Symbol]	EXISTING LANDSCAPING TO REMAIN
[Symbol]	EXISTING CONCRETE DRIVEWAY
[Symbol]	PROPERTY LINE
[Symbol]	SETBACK LINE 1
[Symbol]	EXTENTS OF NEW LANDSCAPING
[Symbol]	SYMBOL INDICATES DIRECTION OF ARCHITECTURAL RENDERING REFER TO DRAWINGS OFF & DVS
[Symbol]	SYMBOL INDICATES DIRECTION OF SITE NAME

1	A	B
KEYNOTE LEGEND		
THIS SHEET ONLY		
		DESCRIPTION
1		EXISTING PYLON SIGN W/ CONCRETE BASE TO REMAIN - SEE IMAGE 1
2		EXISTING TRANSFORMER TO REMAIN
3		EXISTING ELECTRICAL WALK TO REMAIN
4		EXISTING STAMPED CONCRETE VEHICLE DISPLAY AREA TO REMAIN
5		EXISTING LANDSCAPE PROPOSED TO REMAIN - REFER TO IMAGES
6		EXISTING LANDSCAPE ROCK SURFACES TO REMAIN
7		CONCRETE APRON
8		EXISTING CURB CROSSING/ SITE ENTRANCE TO REMAIN
9		NEW SITE APRON, HEAVY DUTY WHERE REQUIRED
10		LINE OF FENCE ABOVE
11		NEW GARBAGE/ RECYCLING ENCLOSURE
12		LINE OF CONCRETE/ DUNE ABOVE
13		BICYCLE PARKING MARK FOR 6 BICYCLES (CLASS 2)
14		NEW LOW LIVING SHRUBS WITHIN NEW CONCRETE CURB (LAND C/W RECYCLED ROCK TO MATCH SITE STANDARDS)
15		LOW CONCRETE PLANTERS WITH LOW LIVING SHRUBS (SEE IMAGE 7 FOR DESIGN INTENT)
16		EXTENTS OF NEW LANDSCAPING CONSISTING OF LOW LIVING SHRUBS, PLANTS, TREES & RECYCLED ROCK

NOTE 1: ALL NEW LANDSCAPING MUST FOLLOW AND ADHERE TO BRITISH COLUMBIA LANDSCAPE STANDARDS  
NOTE 2: REFER TO LANDSCAPE COST ESTIMATE FOR QUANTITIES AND SPECIES LIST FOR PROPOSED LANDSCAPE MATERIALS

KEYNOTE LEGEND	
GARBAGE ENCLOSURE	
A	200X200MM HST COLUMN W/200X200MM BRCE PLATE C/W 4" x 18mm DIA 100mm LONG HST QUICK BOLTS
B	HORIZONTAL PANELS COMING PROFILE (ALUMINUM OR PIANO)
C	250X75 RECESSED JOIST - PIANO
D	4"X6" BOLLARDS
E	PROVIDE HEAVY DUTY BALL-BEARING TYPE GATE HINGES. PROVIDE LOCKABLE CLASP FOR EACH PAIR OF GATE LEAVES. PROVIDE ONE STOP FOR EACH GATE LEAF. PROVIDE ADJUSTABLE CROSS-BRACING FOR EACH GATE LEAF. PROVIDE STEEL C/W AND HOOK BOLTS TO ANCHOR SIZE TO DIRT.
F	ONE HEAVY DUTY 12MM DIA "TUNNEL BOLT" LATCH
G	CONCRETE BRANCH
H	CHAIN RIV. ASSEMBLY
I	CHAIN RIV. ASSEMBLY
J	CROSS BRACING
K	CHASSIS BR. / ADJUSTMENT
* REFER TO STRUCTURAL SPECIFICATIONS FOR CONCRETE PAD REINFORCING AND DETAIL. * WELDER / FINELAYERS / STEELERS / BOLLARDS TO BE PAINTED	

1. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE PAD REINFORCING AND TIE-INS.  
2. COLUMNS/PANELS/SITES/BOLLARDS TO BE PAINTED



HODGSON SWIFT EVANS ARCHITECTS INC.  
100-1100 10th Ave S  
Kelowna, BC V1Y 9V6  
hse.ca

Mercedes-Benz

19-0-0	LANDSCAPE DELIVERY	NO	17
19-0-0	DESIGN FOR REVIEW	NO	17
19-0-0	DEVELOPMENT PERMIT	NO	17
REV 11-04-20	REVISION / DRAWING ISSUE	OWNER REVIEW	

FORMA STAMP

SEA

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PROJECT

KELOWNA MERCEDES

2570 & 2800 ENTERPRISE WAY, KELOWNA

DRAWING TITLE

SITE PLAN

PROJECT NO.

18013

REVISION DATE

2019-06-10

DATE

AS NOTED

DRAWING NO.

A101

REGION







FERMAT'S THEOREM

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PROJECT \_\_\_\_\_

KELOWNA MERCEDES

DRAWING TITLE
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## CONCEPT RENDERINGS

PROJECT NO.	ISSUED DATE 2019-01-31
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DRAWING NO. <div style="font-size: 2em; text-align: center;">DP7</div>	REVISION
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## SCHEDULE B

This forms part of application

# DP19-0076

Planner Initials BC

City of Kelowna  
DEVELOPMENT PLANNING







**KDT Enterprises**

3318 Shayler Rd  
Kelowna BC V1V2R1  
(250) 717-7125  
kdtlandscape99@gmail.com  
kdtenterprises.ca  
GST/HST Registration No.:  
845222165RP0001



## ESTIMATE

**ADDRESS**

Kelowna Mercedes Benz  
2580 Enterprise Way  
Kelowna British Columbia  
V1X 7X5

**ESTIMATE # 1027****DATE 26/06/2019**

ACTIVITY	QTY	RATE	TAX	AMOUNT
<b>Landscape Construction</b> Supply and Install commercial irrigation system, point of connection, clock, valves, drip system for garden beds, spray zones for turf areas Supply and Install turf soils Supply and Install natures gold garden soils for planting beds Supply and Install trees and shrubs listed on drawing  (8) Japanese Lilic B&B (68) Stella Daylillys 1-gal (77) Blue Oat Grass 1-gal (55) Chinese Fountain Grass 1-gal (90) Dwarf English Lavander 1-gal (45) Gold Stream Cone Flower 1-gal (37) Berberis Royal Burgundy 3-gal (65) Boxwoods 3-gal Supply and Install aluminum edging fro garden beds Supply and Install landscape fabric for garden beds supply and Install cobble mulch for garden beds	1	0.00	GST	0.00

<b>SCHEDULE</b>	<b>C</b>
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ACTIVITY	QTY	RATE	TAX	AMOUNT
Protect existing trees with snow fencing so they don't get damaged during construction				
<b>Sales</b>			GST	125,000.00
<hr/>				
		SUBTOTAL		125,000.00
		GST @ 5%		6,250.00
		TOTAL		<b>\$131,250.00</b>

TAX SUMMARY

	RATE	TAX	NET
GST @ 5%		6,250.00	125,000.00

Accepted By

Accepted Date

SCHEDULE

C

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Planner Initials

BC

City of Kelowna

DEVELOPMENT PLANNING

