



December 13, 2018

Our File: 1828

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Adam Cseke, Planner

Dear Mr. Cseke

**Re: Development Permit / Development Variance Permit Application for
716 Adams Court**

This development proposal will adhere to the requirements of the I2 zone as described in the City of Kelowna Zoning Bylaw No. 8000.

Project Description

The proposed project is a single-story commercial complex located along Hwy 97 N. in a predominantly commercial and industrial section of town. At present the lot is underutilized with small card lock station and outdoor storage. The property is an excellent piece of real estate fronting the Hwy 97 corridor as well now flanking the new pedestrian trail corridor.

The current zone is I2 and we are not seeking any rezoning as the current zone and surrounding area is well suited for the proposed industrial use that is proposed.

Design Rationale

Lot access is currently off Adams Court with Hwy 97 flanking the north and east side of the property. The Site features an irregularly shaped lot with several easements along the south portion of the property. We have designed a simple shaped footprint that maximize the commercial frontage to Hwy 97. We propose to soften the overall mass of the building by adding the upper windows to allow light into the mezzanine areas. With such close proximity to a major highway, signage becomes very important for the commercial tenants that will occupy the building. The facade has been designed to allow control on where signage is to be placed. We have considered the need for tenant signage on the Hwy side of the building, our overall goal is to maintain a cohesive exterior design that will be uniform and appealing from all sides of the building.

We are proposing exterior materials to include a combination of painted concrete, stone and glass accents. These materials, along with the corresponding rich colour palette and design style will further add to the visual diversity and provide a sophisticated addition to the existing context.

Continued ...



ATTACHMENT A	
This forms part of application # <u>DP19-0048 and DVP19-0049</u>	
Planner Initials	BC
 City of Kelowna COMMUNITY PLANNING	

Design Rationale

We are seeking (1) variance along the east property line. The required side yard setback flanking a street is 6.0m. We are proposing 5.0m due to the location of the property and the grade change along the highway. We feel that the 1.0m variance will have no negative impact with regards to the reduction in landscape and or visual obstructions on the highway. With the subject property being next to the highway in this current location there is a large drainage ditch that is overgrown with vegetation making most of the proposed landscape frontage improvements hard to see. During site planning, the developer has expressed a desire to put more emphasis on the West side of the property with an intent to enhance the look and feel of the interaction between the development and the rail trail.

I trust that you will find our application in good order. Please contact our office if you require any further information.

Kind Regards,

Novation Architecture



***Paul M. Schuster, Architect**
AIBC, CAB, NCARB & MRAI Certified*

(250) 718 - 1302
paul@novationarchitecture.com

A



City of Kelowna
COMMUNITY PLANNING



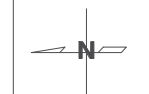
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- | | |
|-------------------------------------|--|
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| <input type="checkbox"/> | A CONTROLLED document. Revisions will be advised. |
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| <input checked="" type="checkbox"/> | Not for Construction. |



NOT FOR CONSTRUCTION



project no. 1828

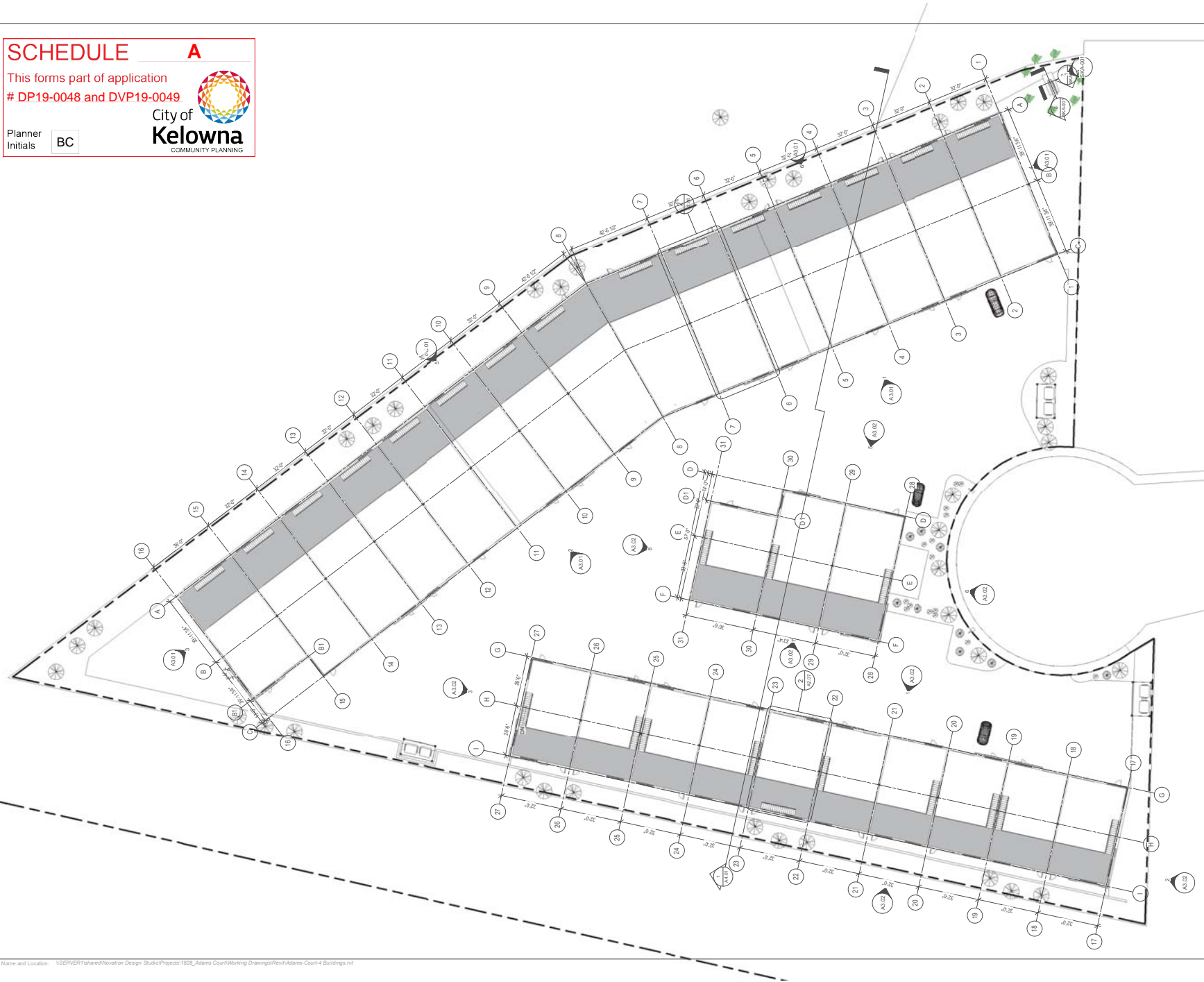
drawing no. A1.01

plotted 2019-05-27 4:59:13 PM

SCHEDULE A

This forms part of application
DP19-0048 and DVP19-0049

Planner
Initials BC



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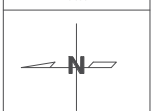
2019-05-27
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20190527 RE-ASSEMBLED FOR OP
No. Date Description
Revisions



project title
Adams Court Business Park
716 ADAMS COURT
KELOWNA, BC
project no. 1828

drawing title
MEZZANINE FLOOR

designed PS
drawn PS
checked PS

drawing no.
A2.02
2019-05-27 4:03:28 PM

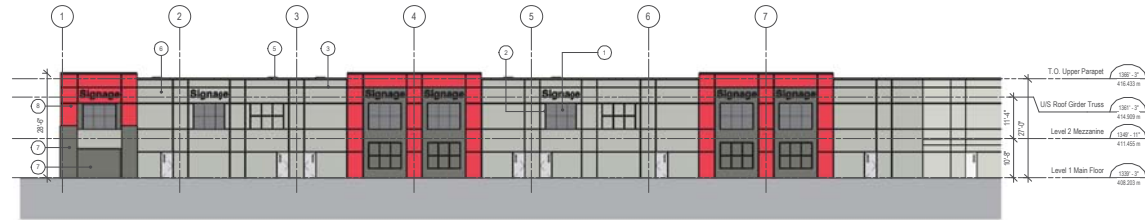
SCHEDULE

B

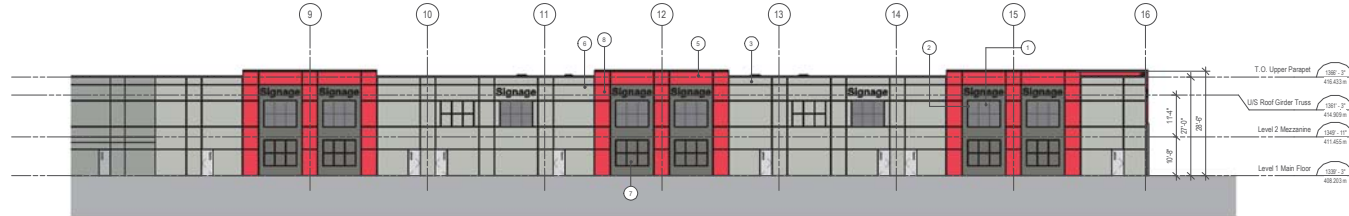
This forms part of application
DP19-0048 and DVP19-0049

Planner
Initials

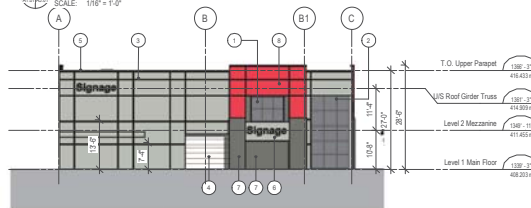
BC



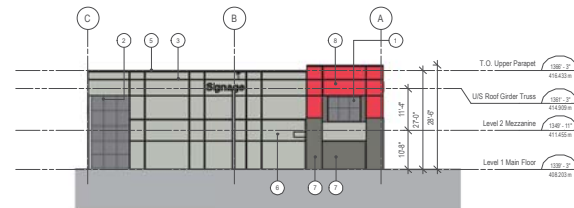
6 BLDG 1 HWY 97 ELEVATION
SCALE: 1/16" = 1'-0"



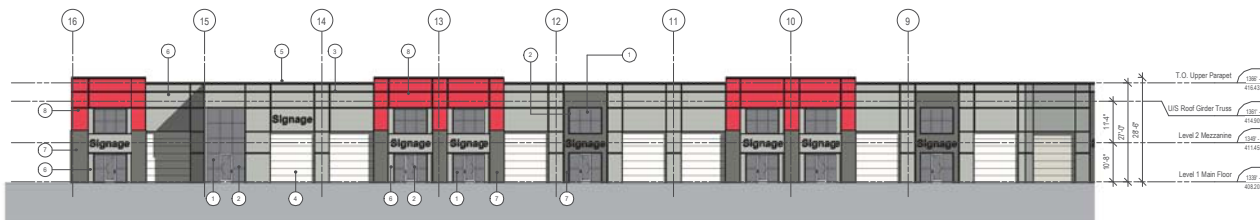
5 BLDG 1 HWY 97 ELEVATION 2
SCALE: 1/16" = 1'-0"



3 BLDG 1 NORTH ELEVATION AT TRAIL
SCALE: 1/16" = 1'-0"



4 BLDG 1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BLDG 1 INTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



1 BLDG 1 INTERIOR ELEVATION 2
SCALE: 1/16" = 1'-0"

- 1- CLEAR GLASS
- 2- CLEAR ANODIZED STOREFRONT SYSTEM
- 3- REVEALS IN CONCRETE PANELS
- 4- INSULATED OVERHEAD SECTIONAL DOOR
- 5- BLACK CAP FLASHING
- 6- PAINTED CONCRETE PANELS - LIGHT COLOR (REFER TO MATERIAL BOARD)
- 7- PAINTED CONCRETE PANELS - DARK COLOR (REFER TO MATERIAL BOARD)
- 8- PAINTED CONCRETE PANELS - RED COLOR (REFER TO MATERIAL BOARD)
- 9- STONE VENEER ONTO CONCRETE PANELS

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No.	Date	Description
1	20190527	RE-DESIGNED FOR CP
2	20191214	DESIGNED FOR CP

Revisions



302 - 2337 LECKIE ROAD
KELOWNA - BC V1X 6
Y2

project title
Adams Court Business Park

716 ADAMS COURT
KELOWNA, BC

project no. 1828

drawing title
EXTERIOR ELEVATIONS

designed	PS	scale	1/16" = 1'-0"
drawn	PS		
checked	PS		
drawing no.			

A3.01

sheet 2019-05-27 4:39:46 PM

SCHEDULE B

This forms part of application
DP19-0048 and DVP19-0049

Planner Initials BC



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No.	Date	Description	Revisions
2	2019/02/	RE-DESIGNED FOR CP	
1	2019/12/14	ISSUED FOR CP	



302 - 2337 LECKIE ROAD
KELOWNA, BC V1X 6 Y2

project title
Adams Court Business Park

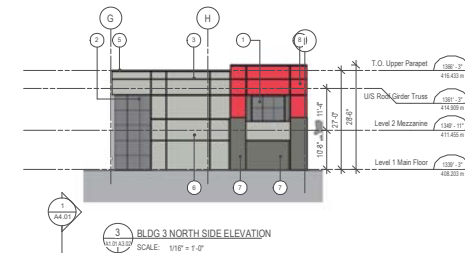
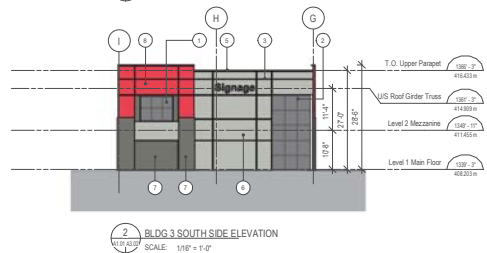
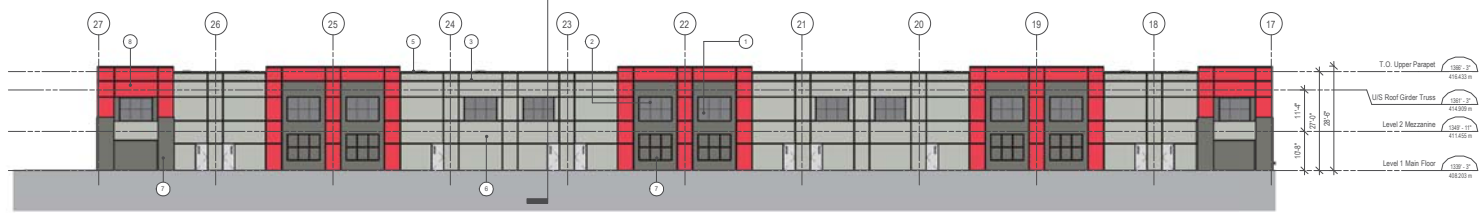
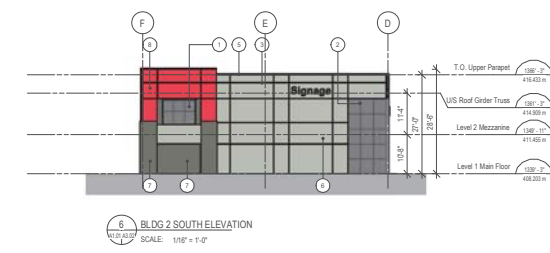
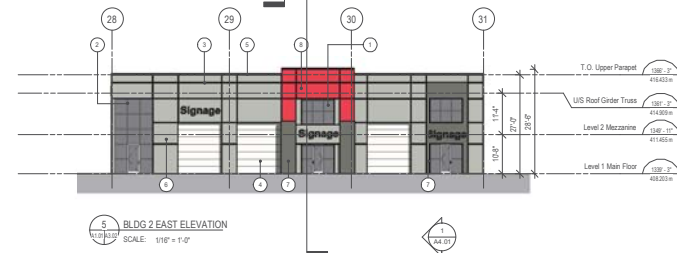
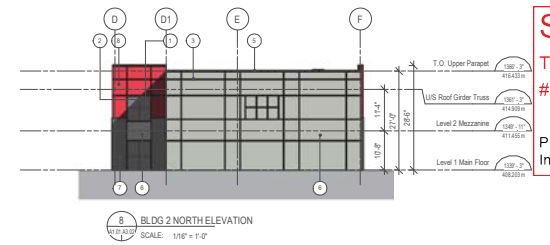
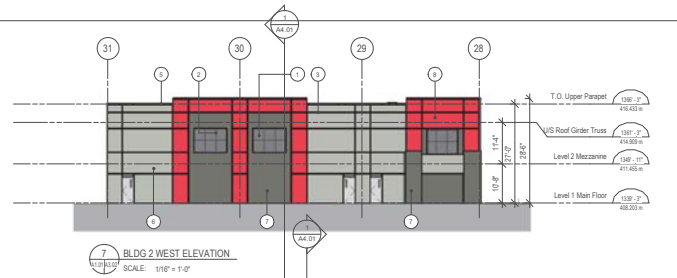
716 ADAMS COURT
KELOWNA, BC

project no. 1828

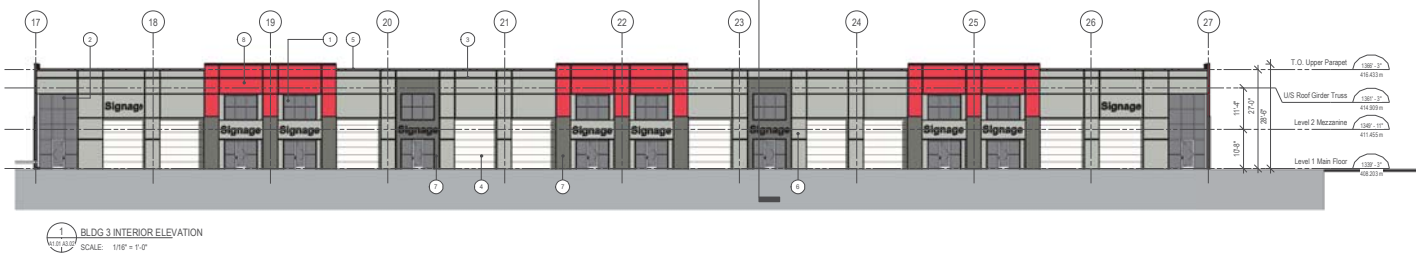
drawing title
EXTERIOR ELEVATIONS

designed	PS	scale	1/16" = 1'-0"
drawn	PS		
checked	PS		

drawing no.
A3.02
2019-05-27 4:05:05 PM



- 1- CLEAR GLASS
- 2- CLEAR ANODIZED STOREFRONT SYSTEM
- 3- REVEALS IN CONCRETE PANELS
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SCHEDULE

B

This forms part of application
DP19-0048 and DVP19-0049

Planner Initials BC



City of
Kelowna
COMMUNITY PLANNING

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No.	Date	Description
2	20190527	RE ISSUED FOR CP
1	20191214	ISSUED FOR CP



302 - 2337 LECKIE ROAD
 KELOWNA - BC V1Y 6Y2

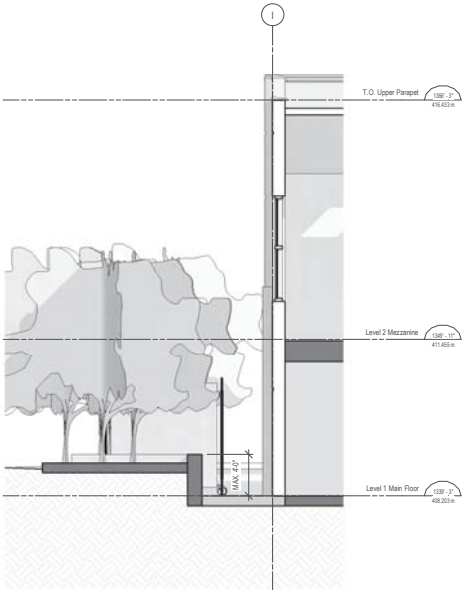
project title
 Adams Court Business Park

716 ADAMS COURT
 KELOWNA, BC

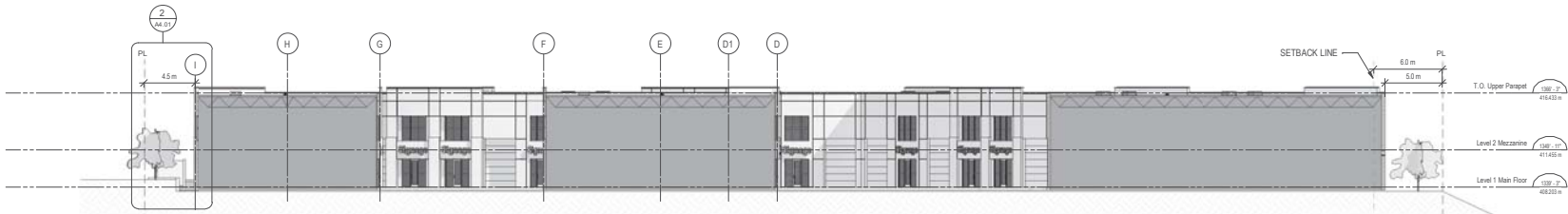
project no. 1828

drawing title
 SITE SECTIONS

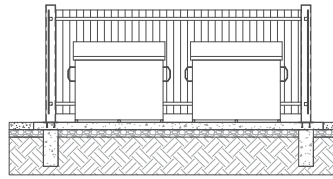
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drawn	PS		
checked	PS		
drawing no.	A4.01		
dated	2019-05-27 3:00:04 PM		



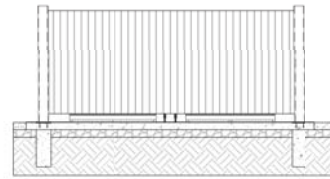
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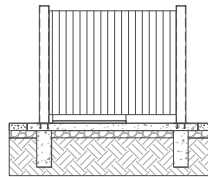
1 SITE SECTION
 SCALE: 1/16" = 1'-0"



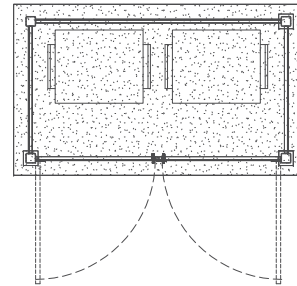
7 Section 2
SCAL 1/4" = 1'-0"
E:



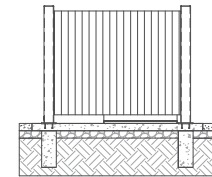
3 North
SCAL 1/4" = 1'-0"
E:



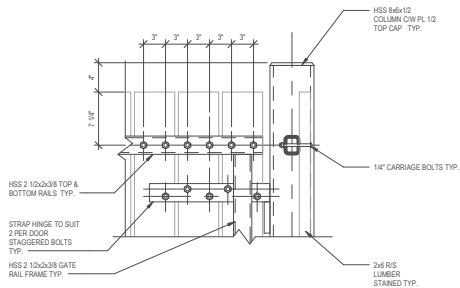
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E:



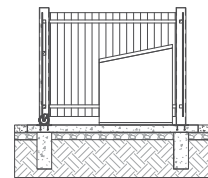
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E:



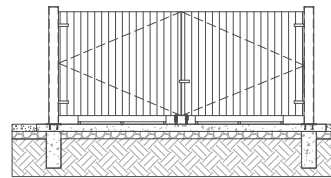
2 East
SCAL 1/4" = 1'-0"
E:



8 RAIL BOLTING
SCAL 1 1/2" = 1'-0"
E:



6 Section 1
SCAL 1/4" = 1'-0"
E:



4 South
SCAL 1/4" = 1'-0"
E:

SCHEDULE B

This forms part of application
DP19-0048 and DVP19-0049

Planner
Initials BC



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NOT FOR CONSTRUCTION

No.	Date	Description
1	20190823	ISSUED FOR DP
Revisions		



302 - 2237 LECKIE ROAD
KELOWNA, B.C. V1X 6Y5

project title:
GALE ROAD

Gale Road Kelowna, British Columbia

project no. 1611

drawing title:
GARBAGE ENCLOSURE
PLANS SECTIONS &
DETAILS

designed:	DMD	scale:	As indicated
drawn:	DMD		
checked:	PS		
drawing no.:			

A8.05

printout 2019-08-23 7:47:21 PM

November 20, 2018

Project: 716 Adams Court, Kelowna BC

Architect: Paul M. Schuster (250) 718 – 1302
paul@novationarchitecture.com

Designer: Mandy Bickert (250) 863 – 0891
mandy@novationarchitecture.com

Contractor: N/A

SCHEDULE

B

This forms part of application
DP19-0048 and DVP19-0049


Planner Initials

BC



City of
Kelowna
COMMUNITY PLANNING

Exterior Colours & Products

Description	Location	Product Name	Product Number	Sample
Painted Concrete	See Drawings	Kendall Charcoal Benjamin Moore	HC-166 Benjamin Moore	
Painted Concrete	See Drawings	Coventry Gray Benjamin Moore	HC-169 Benjamin Moore	
Painted Concrete	See Drawings	Caliente Benjamin Moore	AF-290 Benjamin Moore	
Stone Veneer Supplier: 	See Drawings	Black Pearl LedgeStone Veneer	N/A	



LEGEND:

	DECIDUOUS TREES
	CONIFEROUS TREES
	PROPERTY LINE
	CHAIN LINK FENCE
	GRAVEL MULCH
	ORNAMENTAL GRASSES / PERENNIALS PLANTING BED w/ GRAVEL MULCH
	RIPARIAN NATIVE SHRUBS
	NATIVE SHRUBS
	RIPARIAN NATIVE SEED MIX
	NATIVE SEED MIX
	BIKE RACK (CAPACITY 24)

GENERAL NOTES:

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.

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (HxWd.)
Deciduous Trees					
4	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Green Ash	2cm Cal	B&B	9.0m x 7.0m
4	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Green Ash	4cm Cal	B&B	9.0m x 7.0m
4	<i>Fraxinus pennsylvanica</i> 'Summit'	Summit Green Ash	6cm Cal	B&B	9.0m x 7.0m
3	<i>Prunus virginiana</i>	Chokecherry	2cm Cal	B&B	8.0m x 5.0m
3	<i>Prunus virginiana</i>	Chokecherry	4cm Cal	B&B	8.0m x 5.0m
Conifer Trees					
6	<i>Pinus ponderosa</i>	Ponderosa Pine	2.5m ht.	B&B	25.0m x 9.0m
7	<i>Thuja plicata</i>	Western Red Cedar	2.5m ht.	B&B	30.0m x 10.0m
Ornamental Grasses					
75	<i>Pennisetum orientale</i> 'Karley Rose'	Karley Rose Fountain Grass	#01	Potted	1.0m x 1.0m
Ornamental Perennials					
85	<i>Echinacea purpurea</i> 'Magnus'	Magnus Coneflower	#01	Potted	0.9m x 0.6m
75	<i>Nipeta x faassoni</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.9m x 0.9m
85	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Coneflower	#01	Potted	0.6m x 0.6m
Riparian Native Shrubs					
10	<i>Lonicera involucrata</i>	Black Twinberry	#01	Potted	2.0m x 2.0m
15	<i>Salixitchensis</i>	Sika Willow	#01	Potted	1.5m x 1.5m
15	<i>Spiraea douglasii</i>	Hardhack	#01	Potted	1.5m x 1.5m
15	<i>Symphoricarpos albus</i>	Snowberry	#01	Potted	1.5m x 1.5m
15	<i>Typha latifolia</i>	Cattail	#01	Potted	1.5m x 1.5m
Native Shrubs					
10	<i>Cornus stolonifera</i>	Red-Osier Dogwood	#01	Potted	3.0m x 2.0m
10	<i>Rosa woodsii</i>	Prairie Rose	#01	Potted	1.5m x 1.5m
10	<i>Spiraea douglasii</i>	Hardhack	#01	Potted	1.5m x 1.5m
10	<i>Symphoricarpos albus</i>	Snowberry	#01	Potted	1.5m x 1.5m

Seed Weight	BOTANICAL NAME	COMMON NAME
20%	<i>Agrostis exarata</i>	Spike Bentgrass
20%	<i>Deschampsia cespitosa</i>	Tufted Hairgrass
20%	<i>Elymus glaucus</i>	Blue Wildrye
20%	<i>Pascopyrum smithii</i>	Western Wheatgrass
20%	<i>Poa palustris</i>	Fowl Bluegrass

Seed Weight	BOTANICAL NAME	COMMON NAME
40%	<i>Pseudoroegneria spicata</i>	Bluebunch wheatgrass
20%	<i>Festuca campestris</i>	Rough Fescue
10%	<i>Festuca idahoensis</i>	Idaho Fescue
10%	<i>Balsamorhiza sagittata</i>	Arrowleaf Balsamroot
10%	<i>Achillea millefolium</i>	Common Yarrow
10%	<i>Gaillardia aristata</i>	Blanket Flower

SCHEDULE C

This forms part of application
DP19-0048 and DVP19-0049

Planner
Initials BC



SEAL

NO.	DATE (MM/DD/YYYY)	REVISION
1	05/10/19	RE-ISSUED FOR DEVELOPMENT PERMIT
0	12/14/18	ISSUED FOR DEVELOPMENT PERMIT

DESIGN: BD
DRAWN: GM
CHKD: BD
DATE: 11/05/18
SCALE: 1/750

SITE PLAN

LDP-1

Project No. LK-18-554-PEI



HYDROZONE LEGEND:

- LOW WATER REQUIREMENTS
GRASSES / PERENNIALS / SEEDING
- MEDIUM WATER REQUIREMENTS
SHRUBS

SCHEDULE C

This forms part of application
DP19-0048 and DVP19-0049

Planner
Initials BC



SEAL

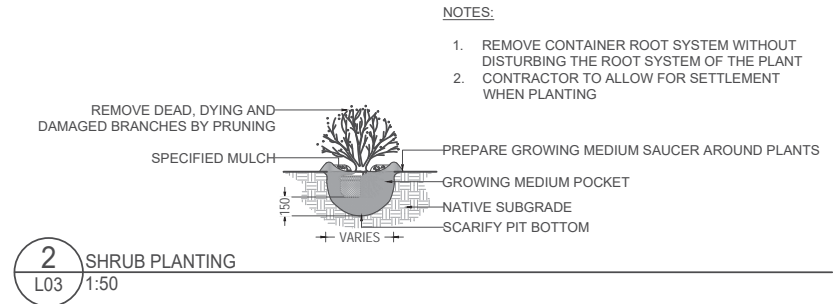
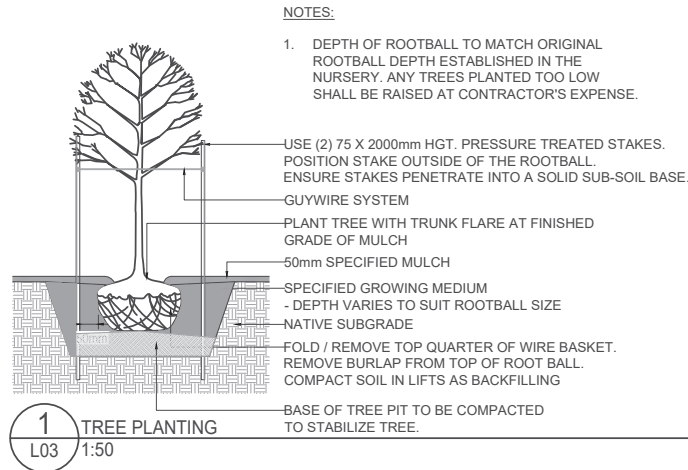
NO.	DATE (MM/DD/YYYY)	REVISION
1	05/10/19	RE-ISSUED FOR DEVELOPMENT PERMIT
0	12/14/18	ISSUED FOR DEVELOPMENT PERMIT

DESIGN: BD
DRAWN: GM
CHKD: BD
DATE: 11/05/18
SCALE: 1:750

HYDROZONE PLAN

LDP-2

Project No. LK-18-554-PEI



SCHEDULE C

This forms part of application
DP19-0048 and **DVP19-0049**

Planner
Initials

BC

SEAL

DESIGN: BD
DRAWN: GM
CHKD: BD
DATE: 11/05/18
SCALE: AS SHOWN
NO.
DATE (MM/DD/YYYY)
REVISION
1 05/10/19 RE-ISSUED FOR DEVELOPMENT PERMIT
0 12/14/18 ISSUED FOR DEVELOPMENT PERMIT

DETAILS

LDP-2

Project No. LK-18-554-PEI

716 Adam's Court

5/16/2019

ESTIMATE OF PROBABLE COSTS - Reference: LDP 1

Description of work	Unit	Estimated Amount	Estimated Value	Total Value
PHASE 1				
1.0 Landscape On-Site				
1.1 Deciduous Trees (20mm Cal.)	ea.	3	\$250.00	\$750.00
1.2 Deciduous Trees (40mm Cal.)	ea.	3	\$450.00	\$1,350.00
1.3 Deciduous Trees (60mm Cal.)	ea.	4	\$650.00	\$2,600.00
1.4 Conifer Trees (2.5m Ht.)	ea.	5	\$450.00	\$2,250.00
1.5 Seeding	m ²	620	\$2.50	\$1,550.00
1.6 Planting	ea.	150	\$15.00	\$2,250.00
1.7 Imported growing medium for seeding (50mm depth)	m ³	31	\$65.00	\$2,015.00
1.8 Imported growing medium for planting beds (300mm depth)	m ³	57	\$65.00	\$3,705.00
1.9 Imported growing medium for trees (1cu.m. per tree)	m ³	15	\$65.00	\$975.00
1.10 Rock Mulch Dressing (50mm depth)	m ²	482	\$10.00	\$4,820.00
1.11 High efficiency irrigation system	m ²	190	\$18.00	\$3,420.00
1.12 Bike Rack	ea.	3	\$800.00	\$2,400.00
1.13 1.8m Ht. Chain Link Fence	lm	48	\$100.00	\$4,800.00
PHASE 1 SUBTOTAL				\$32,885.00
PHASE 2				
1.0 Landscape On-Site				
1.1 Deciduous Trees (20mm Cal.)	ea.	2	\$250.00	\$500.00
1.2 Deciduous Trees (40mm Cal.)	ea.	2	\$450.00	\$900.00
1.3 Conifer Trees (2.5m Ht.)	ea.	3	\$450.00	\$1,350.00
1.4 Seeding	m ²	506	\$2.50	\$1,265.00
1.5 Planting	ea.	185	\$15.00	\$2,775.00
1.6 Imported growing medium for seeding (50mm depth)	m ³	25	\$65.00	\$1,625.00
1.7 Imported growing medium for planting beds (300mm depth)	m ³	68	\$65.00	\$4,420.00
1.8 Imported growing medium for trees (1cu.m. per tree)	m ³	7	\$65.00	\$455.00
1.9 Rock Mulch Dressing (50mm depth)	m ²	150	\$10.00	\$1,500.00
1.10 High efficiency irrigation system	m ²	230	\$18.00	\$4,140.00
PHASE 2 SUBTOTAL				\$18,930.00

PHASE 3					
1.0	Landscape On-Site				
1.1	Deciduous Trees (20mm Cal.)	ea.	2	\$250.00	\$500.00
1.2	Deciduous Trees (40mm Cal.)	ea.	2	\$450.00	\$900.00
1.3	Conifer Trees (2.5m Ht.)	ea.	5	\$450.00	\$2,250.00
1.4	Seeding	m ²	282	\$2.50	\$705.00
1.5	Planting	ea.	95	\$15.00	\$1,425.00
1.6	Imported growing medium for seeding (50mm depth)	m ³	15	\$65.00	\$975.00
1.7	Imported growing medium for planting beds (300mm depth)	m ³	40	\$65.00	\$2,600.00
1.8	Imported growing medium for trees (1cu.m. per tree)	m ³	9	\$65.00	\$585.00
1.9	Rock Mulch Dressing (50mm depth)	m ²	80	\$10.00	\$800.00
1.10	High efficiency irrigation system	m ²	125	\$18.00	\$2,250.00
PHASE 3 SUBTOTAL					\$12,990.00
TOTAL					\$64,805.00
10% Contingency					\$6,480.50
ESTIMATED TOTAL LANDSCAPE BUDGET					\$71,285.50

This is an estimate and not a guaranteed amount, and is to be used for bonding purposes only.
Costing is based on 2018 contractor pricing and is subject to change.