DRAFT Development Permit & Development Variance Permit DP20-0178 / DVP20-0179



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

5800 Lapointe Dr, legally known as Lot 5, District Lot 32, Osoyoos Division Yale District, Plan EPP65593; and

5930 Lapointe Dr, legally known as Lot 4, District Lot 32 and District Lot 120, Osoyoos Division Yale District, Plan EPP65593

and permits the land to be used for a mixed-use development described in Schedule 'A', 'B', and 'C'.

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

Date of Council Decision	November 17 th 2020
Decision By:	COUNCIL
Development Permit Area:	Comprehensive
Existing Zone:	CD12 - Airport
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: City of Kelowna

Planning & Development Services

Applicant: KF Aerospace Centre of Excellence (Paula Quinn, Executive Director)

Planner: AC

Terry Barton Community Planning Department Manager Date

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

- 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"; and
- d) 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 the variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A, B, & C":

Section 18 1.5(b): CD12 - Airport - Development Regulations

e) To vary the maximum height from 12.0m / 3 storeys required to 14.0m / 2 storeys proposed.

This Development Permit and Development Variance Permit is valid for two (2) years <u>from the date of approval</u>, 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 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 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) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$101,426.25** (**\$81,141.00 X 125%**)

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.

5. 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 <u>CURRENT LAND OWNER</u>. Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.

LEVEL 1	AREA (sf)	AREA (sm)	AREA (sm)	PERSON PER SM	TOTAL PERSONS
HUB (non-fixed)	8,500	790		0.95	831
MEETING RM	450	42		0.95	44
RETAIL	490	46		3.7	12
OFFICE-1	94	9		9.3	1
OFFICE-2	94	9		9.3	1
HANGAR-1	15,190		1,411	46.0	31
HANGAR-2	15,190		1,411	46.0	31
	TOTAL	894	2,822		951
LEVEL 2					
HUB (non-fixed)	10,465	972		0.95	1,023

NOTES: 1. OCCUPANT LOADS NOTED ABOVE ARE FOR EXIT WIDTH CALCULATIONS ONLY.

2. BUILDING OCCUPANT LOAD TO BE POSTED AT 400 PERSONS MAXIMUM FOR DAILY OPERATIONS.

WASHROOM COUNT TO BE BASED ON THE POSTED OCCUPANT LOAD.
3. DETAILED OCCUPANT LOADS AND EXITING CALCULATIONS TO BE ADDRESSED IN GHL CODE REPORT.

GROSS FLOOR AREAS

	(sf)	(sm)	(sf)	(sm)
LEVEL 1				
HUB-1			13,875	1,289
HANGAR-1	16,100	1,496		
HANGAR-2	16,100	1,496		
LEVEL 2				
HUB-2			11,920	1,107
TOTAL	32,200	2,991	25,795	2,396

OCCUPANCY	GROUP A2	GROUP F2
ARTICLE	3.2.2.24	3.2.2.75
NO. OF STOREYS	2 STOREY	2 STOREY
NO. OF STREETS FACING	2	2
BUILDING AREAS:	PROPOSED	CODE MAXIMUM
	4,281 sm (LEVEL 1)	9,000 sm (2 STOREY
CONSTRUCTION TYPE	NON-COMBUSTIBLE (HEAVY TIMBER)	NON-COMBUSTIBLE (HEAVY TIMBER)
SPRINKLERED	YES	
ASSEMBLY RATINGS:		
FLOOR	1 HR	1 HR
WALLS / BEARING STRUCTURE	1 HR	1 HR
ROOFS	NO RATING	NO RATING

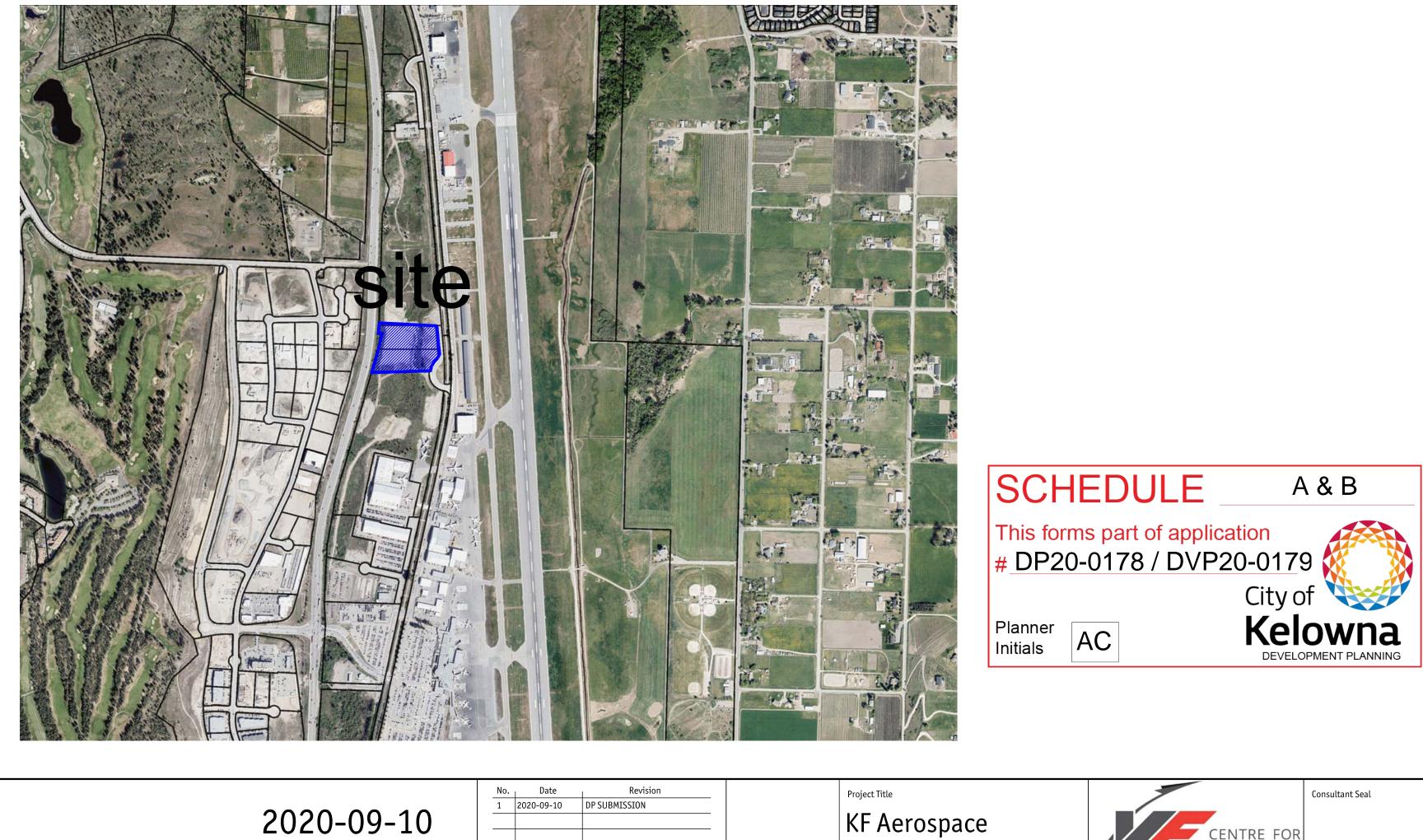
FIRE PROTECTION:

LOCATION OF HYDRANT TO		
SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT)	3.2.5.8.
SPRINKLERED	YES	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

TENANTS / MAJOR OCCUPANCIES		
GROUP A2 TO F2	2 HR	3.1.3.1.
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

DP

REQUIRED FIRE	SEPARATIONS	3.1.3.1.	WASHROC	M FIXTURES	REQUIREME	NTS
TENANTS / MAJOR OCCUPANCI	ES				-	
GROUP A2 TO F2	2 HR	3.1.3.1.		CUPANT LOAD : 400 PERSO		3.7.2.2 A
			REQUIRED	MALE	WC	FEMALE WC
SERVICES ROOMS	1 HR	3.6.2.	176 - 200 EACH SEX	4		8
JANITOR ROOM	Non-Rated Fire Separation					1
	·			WC		LAV
			CO-ED	10		10
BUILDING FIRE	SAFETY		CO-ED ACCESSIBLE	3		3
SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.	┨			
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2	┨└────			
METAL DECK ASSEMBLIES	N/A	3.1.14.2.]			
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.	SPATIAL S	EPARATION:		3.2.3.1.E
ATTIC FIRESTOPS	N/A	3.1.11.		EAST/WEST WALL	NORTH/SOUTH	WALL
MAX. ATTIC AREA	N/A	3.1.11.5.	WALL AREA	Window openings &	± 402sm max	
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.	OPENING AREA	wall construction un-restricted.	0	
CONCEALED FLOOR AREA	N/A	3.1.11.5.	% PROVIDED	Limiting distance	0%	



2	
Y	
	3.2.2.75.(1)
(2 STOREY)	
MBUSTIBLE FIMBER)	
NG	
3.2.4./ 3.2.5.	/ 3.2.6.

EXIT FACILITIES		3.1 TO 3.6
REQUIRED EXITS	2 MIN. PER FLOOR	
	REQUIRED WIDTHS	PROVIDED WIDTHS
	min. 800mm door width as per 3.4.3.2.(A)	
	min. 1100mm stair width as per 3.4.3.2.(A)	
DOORS - LEVEL 1	6.1mm/ person x 951 persons = 5,801 mm MIN.	12 doors @ 3'-0" (914mm) width = 36'-0" (10,973mm)
DOORS - LEVEL 2	6.1mm /person x 1023 persons = 6,240 mm MIN.	8 doors @ 3'-0" (914mm) width = 24'-0" (7,315mm)
STAIR 1: 247 persons max	8.0mm /person x 247 persons = 1,976 mm MIN.	STAIR 1 width: 6'-6" (1,981mm)
STAIR 2: 247 persons max	8.0mm /person x 247 persons = 1,976 mm MIN.	STAIR 2 width: 6'-6" (1,981mm)
EXIT THROUGH LOBBY	N/A	3.4.4.2
PANIC HARDWARE REQ'D	yes	3.4.6.16.(2
EXIT EXPOSURE	ok	3.2.3.13
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	1 HR	3.4.4.1
CORRIDORS	N/A	3.3.2.6.(4)

ACCESSIBILITY R	EQUIREMENTS	3.8.
	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	YES	YES
ACCESSIBLE WASHROOM	YES	YES

	EAST/WEST WALL	NORTH/SOUTH WALL
WALL AREA	Window openings &	± 402sm max
OPENING AREA	wall construction	0
% PROVIDED	un-restricted. Limiting distance	0%
IMITING DISTANCE	exceeds 15.0m or	± 5.9m MIN.
% PERMITTED	building faces a street in accordance with	22%
CONSTRUCTION TYPE	3.2.3.10. (2)	COMBUSTIBLE
CLADDING MATERIAL		NON-COMBUSTIBLE
REQUIRED RATINGS		2 hour min (SEE REPORT)

STALL SIZE	WIE	ЭΤΗ	LENG	TH	HEIGH	ΗT	PARKING RATIO F	ARKING RATIO	KFA			
							required (max)	proposed	ADDRESS	5800 LAPOINTE WAY, KELOWI	NA	
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m	6'-7"	2.0m		28	LEGAL DESCRIPTION	LOT 4 & 5, DL 32 & 120 PLAN E	PP65593	
/IEDIUM SIZE STALL (50% max)	7'-6"	2.3m	15'-9"	4.8m	6'-7"	2.0m			DEVELOPMENT PERMIT AREA	N/A		
	12'-10"	3.9m	19'-8"	6.0m	6'-7"	2.3m		1	EXISTING ZONING	CD-12		
01 - 150 STALLS									PROPOSED ZONING	CD-12		
AN ACCESSIBLE STALL 01 - 150 STALLS	15'-9"	4.8m	19'-8"	6.0m	7'-7"	2.3m		1	EXISTING LEGAL USE	PROPOSED PRINCIPAL USE "/		
ULL PARALLEL STALL	8'-7"	2.6m	23'-0"	7.0m	7'-7"	2.3m			GRADES NUMBER OF BUILDINGS	EXISTING AVERAGE - SLOPIN	G FINISH AVERAGE -	SLOPING
NEDIUM PARALLEL STALL	8'-3"	2.5m	23-0	6.5m	6'-7"	2.3m 2.0m						
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m	-	-	6'-7"	2.0m			CRITERIA FOR	CD-12 AIRPORT		
DRIVE AISLES (2-way wo parking)	19'-8"	6.0m	-	-	6'-7"	2.0m			ALL TYPES OF APPLICATION:	ZONING STANDARD	PROPOSAL	
RIVE AISLES (1-way 60° parking)	18'-1"	5.5m	-	-	6'-7"	2.0m						
DRIVE AISLES (1-way 45° & parallel)	11'-6"	3.5m	-	-	6'-7"	2.0m			SITE AREA (sm)	1,000 sm	Lot 4: 12,284 sm Lot 5: 11,669 sm Total: 23,953 sm	
	0.5		100		0.077				SITE WIDTH (m)	30.0 m	137.4± m	
PARKING	· · · ·	-			2 spaces	•			SITE DEPTH (m)	30.0 m	169.0± m	
	2.5 spa	ces per	100sm G	· ·	essory ac	Í		no of stall	OFF-STREET	78 stalls	30 stalls	
REQUIREMENTS:			<u>ົ</u>		REA (sm		MIN. REQUIRED		PARKING			
		ARS - 1, . 1 HUB			2,991 1,289		2,991 / 100 x 0.5 SPACE					
		. 2 HUB			1,209		1,107/ 100 x 0.5 SPACE		PRIVATE OPEN SPACE	N.A.		
									HEIGHT OF BUILDING (S)/# OF STOREYS	12m / 3 storeys MAX.	±14m / 2 storeys	
							REQUIRED (MIN.)	28 30			DVP-1	
												1
										50% max.	BUILDING FOOTPRINT	4,281sr
									COVERAGE		DRIVEWAY & PARKING	5,923sr
	1								SITE COVERAGE INCLUDING BUILDINGS,			
BICYCLE CA		UL	ΑΤΙ		IS						DRIVEWAY & PARKING TOTAL	10,203s
BICYCLE CA	LC	UL	ΑΤΙ		IS				SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)			
	LC WIE 24"		LENG 72"		IS				SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE	CD-12 AIRPORT	TOTAL	10,203s
BIKE SIZE STALL	WIE	DTH	LENG	TH	IS				SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	ZONING STANDARD	PROPOSAL	10,203s
BIKE SIZE STALL	WIE 24"	OTH 0.6m	LENG	TH					SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE		TOTAL	10,203s
BIKE SIZE STALL	WIE 24" LONG	OTH 0.6m TERM	LENG 72"	TH 1.8m		EA (sm)		no of stall	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES	ZONING STANDARD	TOTAL PROPOSAL 3	10,203s
BIKE SIZE STALL	WIE 24" LONG 0.5 PE	DTH 0.6m TERM R 1,000	LENG 72" sm of G	TH 1.8m	ARI	()			SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES	ZONING STANDARD 3 3 3	TOTAL PROPOSAL 3 3	10,203s
BIKE SIZE STALL	WIE 24" LONG 0.5 PE	OTH 0.6m TERM	LENG 72" sm of G	TH 1.8m	ARI	EA (sm) 611		no of stall	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m)	ZONING STANDARD	TOTAL PROPOSAL 3	10,203s
BIKE SIZE STALL	WIE 24" LONG 0.5 PE	DTH 0.6m TERM R 1,000	LENG 72" sm of G	TH 1.8m	ARI	()	5,611 / 1,000 X 0.5	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m):	ZONING STANDARD 3 3 7.0m 	TOTAL PROPOSAL 3 3	10,203s
BIKE SIZE STALL	WIE 24" LONG 0.5 PE	DTH 0.6m TERM R 1,000	LENG 72" sm of G	TH 1.8m	ARI	()	5,611 / 1,000 X 0.5 REQUIRED		SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m)	ZONING STANDARD 3 3 3	TOTAL TOTAL PROPOSAL 3 3 7.0m	10,203s
BIKE SIZE STALL	WIE 24" LONG 0.5 PE	DTH 0.6m TERM R 1,000	LENG 72" sm of G	TH 1.8m	ARI	()	5,611 / 1,000 X 0.5 REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE)	ZONING STANDARD 3 3 7.0m 3.0m	TOTAL TOTAL PROPOSAL 3 3 7.0m 3.3m	10,203s
BIKE SIZE STALL	WIE 24" LONG 0.5 PE	DTH 0.6m TERM R 1,000	LENG 72" sm of G	TH 1.8m	ARI	()	5,611 / 1,000 X 0.5 REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE)	ZONING STANDARD 3 3 3 7.0m 3.0m N/A	TOTAL TOTAL PROPOSAL 3 3 7.0m 3.3m N/A	10,203s
BIKE SIZE STALL	WIE 24" LONG 0.5 PE (LEVE	DTH 0.6m TERM R 1,000 L 1 & 2 /	LENG 72" sm of G AREA)	TH 1.8m	ARI	()	5,611 / 1,000 X 0.5 REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR)	ZONING STANDARD 3 3 7.0m 3.0m N/A N/A	TOTAL TOTAL PROPOSAL 3 3 7.0m 3.3m N/A N/A	10,203s
BIKE SIZE STALL	WIE 24" LONG 0.5 PE (LEVE	DTH 0.6m TERM R 1,000 L 1 & 2 /	LENG 72" sm of G AREA)	TH 1.8m	ARI	()	5,611 / 1,000 X 0.5 REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT)	ZONING STANDARD 3 3 3 7.0m 3.0m N/A N/A 3.0m 3.0m	TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A 8.1m	10,203s
BIKE SIZE STALL BIKE REQUIREMENTS:	UNG 0.5 PE (LEVE	DTH 0.6m TERM R 1,000 L 1 & 2 /	LENG 72" sm of G AREA)	TH 1.8m FA TON	ARI	()	5,611 / 1,000 X 0.5 REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET	ZONING STANDARD 3 3 3 7.0m 3.0m N/A N/A 3.0m 3.0m	TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A 8.1m	5,923sn 10,203s 42.6%
BIKE SIZE STALL BIKE REQUIREMENTS:	UNG 0.5 PE (LEVE	DTH 0.6m TERM R 1,000 L 1 & 2 / UL DTH	LENG 72" sm of G AREA)	TH 1.8m FA TON	ARI	()	5,611 / 1,000 X 0.5 REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET	ZONING STANDARD 3 3 7.0m 3.0m N/A 3.0m ±15,569 sm max	TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A 8.1m ± 5,611 sm	10,203s
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE	WIE 24" LONG 0.5 PE (LEVE	DTH 0.6m TERM R 1,000 L 1 & 2 / UL DTH DTH	LENG 72" sm of G AREA) AREA 28.0sr	TH 1.8m FA TON	ARI	()	5,611 / 1,000 X 0.5 REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO	ZONING STANDARD 3 3 7.0m 3.0m N/A 3.0m ±15,569 sm max	TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A ± 5,611 sm ± 5,611 sm / 23,953	10,203s
IKE SIZE STALL IKE REQUIREMENTS: OADING SIZE	WIE 24" LONG 0.5 PE (LEVE	DTH 0.6m TERM R 1,000 L 1 & 2 / UL DTH	LENG 72" sm of G AREA) AREA 28.0sr	TH 1.8m FA TON	ARI	611	5,611 / 1,000 X 0.5	3 3 3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m):	ZONING STANDARD 3 3 7.0m 3.0m N/A N/A ±15,569 sm max 0.65 max.	TOTAL PROPOSAL 3 3 7.0m 3.3m N/A N/A \$,611 sm 5,611 sm / 23,953 = 0.23	10,203s
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE	WIE 24" LONG 0.5 PE (LEVE	DTH 0.6m TERM IR 1,000 L 1 & 2 / UL DTH DTH 1,900 sm	LENG 72" sm of G AREA) AREA AREA a GFA	TH 1.8m FA TON	ARI	611 EA (sm)	5,611 / 1,000 X 0.5	3 3 3 3 no of stall	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m): NORTH (SIDE)	ZONING STANDARD 3 3 7.0m 3 7.0m 3.0m N/A 3.0m ±15,569 sm max 0.65 max.	TOTAL PROPOSAL 3 3 7.0m 3.3m N/A N/A ×1m ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m	10,203s
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE	WIE 24" LONG 0.5 PE (LEVE	DTH 0.6m TERM R 1,000 L 1 & 2 / UL DTH DTH	LENG 72" sm of G AREA) AREA AREA a GFA	TH 1.8m FA TON	ARI	611	5,611 / 1,000 X 0.5	3 3 3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE)	ZONING STANDARD 3 3 7.0m 3.0m N/A N/A 3.0m ±15,569 sm max 0.65 max. 4.5m 4.5m	TOTAL PROPOSAL 3 3 7.0m 3.3m N/A N/A N/A \$,611 sm ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m ±5.9m	10,203s
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE	WIE 24" LONG 0.5 PE (LEVE	DTH 0.6m TERM IR 1,000 L 1 & 2 / UL DTH DTH 1,900 sm	LENG 72" sm of G AREA) AREA AREA a GFA	TH 1.8m FA TON	ARI	611 EA (sm)	5,611 / 1,000 X 0.5	3 3 3 3 no of stall 2.9	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) WEST (REAR) HWY 97	ZONING STANDARD 3 3 7.0m 3.0m N/A N/A 3.0m ±15,569 sm max	TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m ±5.9m ±31.0m (to sign structure)	10,203s
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE	WIE 24" LONG 0.5 PE (LEVE	DTH 0.6m TERM IR 1,000 L 1 & 2 / UL DTH DTH 1,900 sm	LENG 72" sm of G AREA) AREA AREA a GFA	TH 1.8m FA TON	ARI	611 EA (sm)	5,611 / 1,000 X 0.5	3 3 3 3 no of stall	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE)	ZONING STANDARD 3 3 7.0m 3.0m N/A N/A 3.0m ±15,569 sm max 0.65 max. 4.5m 4.5m	TOTAL PROPOSAL 3 3 7.0m 3.3m N/A N/A N/A \$,611 sm ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m ±5.9m	10,203s
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE	WIE 24" LONG 0.5 PE (LEVE	DTH 0.6m TERM IR 1,000 L 1 & 2 / UL DTH DTH 1,900 sm	LENG 72" sm of G AREA) AREA AREA a GFA	TH 1.8m FA TON	ARI	611 EA (sm)	5,611 / 1,000 X 0.5	3 3 3 3 3 3 3 3 3 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) WEST (REAR) HWY 97 EAST (FRONT) LAPOINTE WAY	ZONING STANDARD 3 3 7.0m 3.0m N/A N/A 3.0m ±15,569 sm max	TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m ±5.9m ±31.0m (to sign structure)	10,203
BICYCLE CA BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE LOADING REQUIREMENTS:	WIE 24" LONG 0.5 PE (LEVE	DTH 0.6m TERM IR 1,000 L 1 & 2 / UL DTH DTH 1,900 sm	LENG 72" sm of G AREA) AREA AREA a GFA	TH 1.8m FA TON	ARI	611 EA (sm)	5,611 / 1,000 X 0.5	3 3 3 3 3 3 3 3 3 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) WEST (REAR) HWY 97	ZONING STANDARD 3 3 7.0m 3.0m N/A N/A N/A 15,569 sm max 0.65 max. 4.5m 4.5m 4.5m 6.0m	TOTAL PROPOSAL 3 3 7.0m 3.3m N/A N/A N/A \$,611 sm 5,611 sm 5,611 sm 4 5,611 sm 5 4 5 5 5 5 5 5 5 4 5 5 5 5 5 5 1 5 5 5 1 5 1 5 1 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1	10,203s

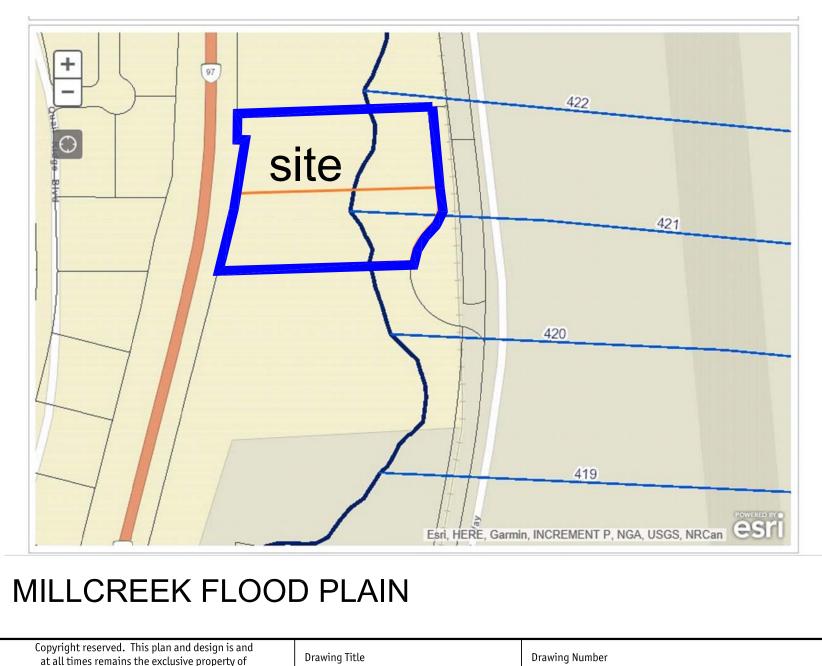
STALL SIZE	WDT	4	LENG	тн	HEIG	нт	PARKING RATIO	PARKING RATIO	KFA			
STALL SIZE		1	LEING	П			required (max)	proposed	ADDRESS	5800 LAPOINTE WAY, KELOWI	ΝΑ	
ULL SIZE STALL	8'-3" 2	.5m	19'-8"	6.0m	6'-7"	2.0m		28	LEGAL DESCRIPTION	LOT 4 & 5, DL 32 & 120 PLAN E		
/EDIUM SIZE STALL (50% max)		.3m	15'-9"	4.8m		2.0m		20		N/A		
		.9m	19'-8"	6.0m		2.3m		1	EXISTING ZONING	CD-12		
01 - 150 STALLS									PROPOSED ZONING	CD-12		
AN ACCESSIBLE STALL	15'-9"	.8m	19'-8"	6.0m	7'-7"	2.3m		1	EXISTING LEGAL USE	PROPOSED PRINCIPAL USE "/	AIRPORT"	
01 - 150 STALLS									GRADES	EXISTING AVERAGE - SLOPIN	G FINISH AVERAGE -	SLOPIN
ULL PARALLEL STALL	8'-7" 2	.6m	23'-0"	7.0m	7'-7"	2.3m			NUMBER OF BUILDINGS	ONE		
IEDIUM PARALLEL STALL	8'-3" 2	.5m	21'-4"	6.5m	6'-7"	2.0m				CD-12 AIRPORT		
RIVE AISLES (2-way 90° pkg)	23'-0"	.0m	-	-	6'-7"	2.0m			CRITERIA FOR			
RIVE AISLES (2-way wo parking)	19'-8" (.0m	-	-	6'-7"	2.0m			ALL TIFES OF AFFLICATION.	ZONING STANDARD	PROPOSAL	
RIVE AISLES (1-way 60° parking)	18'-1" :	.5m	-	-	6'-7"	2.0m				4.000 and	L === 42 40 004 em	
ORIVE AISLES (1-way 45° & parallel)	11'-6" :	.5m	-	-	6'-7"	2.0m			SITE AREA (sm)	1,000 sm	Lot 4: 12,284 sm Lot 5: 11,669 sm	
											Total: 23,953 sm	
									SITE WIDTH (m)	30.0 m	137.4± m	
PARKING	0.5 space	-		-	-	-			SITE DEPTH (m)	30.0 m	169.0± m	
	2.5 space	s per '	100sm G					-	OFF-STREET	78 stalls	30 stalls	
REQUIREMENTS:					AREA (sr	m)	MIN. REQUIRED	no of stall				
	HANGAF		2	_	2,991		2,991 / 100 x 0.5 SPAC		PARKING			
	LEVEL 1			_	1,289		1,289 / 100 x 0.5 SPAC		PRIVATE OPEN SPACE	N.A.		
	LEVEL 2	HUB			1,107		1,107/ 100 x 0.5 SPAC	E 6	4			
									HEIGHT OF BUILDING (S)/# OF STOREYS	12m / 3 storeys MAX.	±14m / 2 storeys	
							REQUIRED (MIN.)	28	4		DVP-1	
							PROVIDED	30				
	1											4 004
										50% max.	BUILDING FOOTPRINT	4,28
									COVERAGE	50% max.	DRIVEWAY & PARKING	
									SITE COVERAGE INCLUDING BUILDINGS,	50% max.	DRIVEWAY & PARKING	5,923
			ΔΤΙ		N.S					50% max.		5,923
BICYCLE CA	LCL		ATI	10	٧S				SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)		DRIVEWAY & PARKING	5,923
BICYCLE CA			ATI leng		NS				SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	50% max. CD-12 AIRPORT	DRIVEWAY & PARKING	5,923
	WIDT		1						SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE	CD-12 AIRPORT	DRIVEWAY & PARKING TOTAL	5,923
	WIDT	1	LENG	тн					SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND		DRIVEWAY & PARKING	5,923
	WIDT	1	LENG	тн					SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE	CD-12 AIRPORT	DRIVEWAY & PARKING TOTAL	5,923
BIKE SIZE STALL	WIDT	1 .6m	LENG	тн		REA (sm)		no of stall	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	CD-12 AIRPORT ZONING STANDARD	DRIVEWAY & PARKING TOTAL PROPOSAL	5,923
BIKE SIZE STALL	WIDT 24" (l .6m .RM	LENG 72"	TH 1.8m		REA (sm)		no of stall	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	CD-12 AIRPORT ZONING STANDARD	DRIVEWAY & PARKING TOTAL PROPOSAL	5,923
BIKE SIZE STALL	WIDT 24" (LONG T	H .6m ERM 1,000	LENG 72" sm of G	TH 1.8m	AF	REA (sm)	5,611 / 1,000 X 0.5	no of stall	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES	CD-12 AIRPORT ZONING STANDARD	DRIVEWAY & PARKING TOTAL PROPOSAL 3	5,923
BIKE SIZE STALL	WIDT 24" LONG T 0.5 PER	H .6m ERM 1,000	LENG 72" sm of G	TH 1.8m	AF	. ,	5,611 / 1,000 X 0.5		SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES	CD-12 AIRPORT ZONING STANDARD 3 3	DRIVEWAY & PARKING TOTAL PROPOSAL 3 3	5,923
BIKE SIZE STALL	WIDT 24" LONG T 0.5 PER	H .6m ERM 1,000	LENG 72" sm of G	TH 1.8m	AF	. ,			SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m)	CD-12 AIRPORT ZONING STANDARD 3 3	DRIVEWAY & PARKING TOTAL PROPOSAL 3 3	5,923
BIKE SIZE STALL	WIDT 24" LONG T 0.5 PER	H .6m ERM 1,000	LENG 72" sm of G	TH 1.8m	AF	. ,	REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m):	CD-12 AIRPORT ZONING STANDARD 3 3 7.0m	DRIVEWAY & PARKING TOTAL PROPOSAL 3 3 7.0m	5,923
BIKE SIZE STALL	WIDT 24" LONG T 0.5 PER	H .6m ERM 1,000	LENG 72" sm of G	TH 1.8m	AF	. ,	REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR)	CD-12 AIRPORT ZONING STANDARD 3 3 7.0m 3.0m N/A N/A N/A	DRIVEWAY & PARKING TOTAL PROPOSAL 3 3 7.0m 3.3m N/A N/A	5,923
BIKE SIZE STALL	WIDT 24" LONG T 0.5 PER	H .6m ERM 1,000	LENG 72" sm of G	TH 1.8m	AF	. ,	REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT)	CD-12 AIRPORT ZONING STANDARD 3 3 7.0m 3.0m N/A N/A 3.0m N/A N/A 3.0m	DRIVEWAY & PARKING TOTAL PROPOSAL 3 3 7.0m 3.3m N/A N/A N/A 8.1m	5,923
BIKE SIZE STALL	WIDT 24" LONG T 0.5 PER (LEVEL	1 .6m .RM 1,000 & 2 /	LENG 72" sm of G AREA)	TH 1.8m FA		5,611	REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR)	CD-12 AIRPORT ZONING STANDARD 3 3 7.0m 3.0m N/A N/A N/A	DRIVEWAY & PARKING TOTAL PROPOSAL 3 3 7.0m 3.3m N/A N/A	5,923
BIKE SIZE STALL	WIDT 24" LONG T 0.5 PER (LEVEL	1 .6m .RM 1,000 & 2 /	LENG 72" sm of G AREA)	TH 1.8m FA		5,611	REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT)	CD-12 AIRPORT ZONING STANDARD 3 3 7.0m 3.0m N/A N/A 3.0m N/A N/A 3.0m	DRIVEWAY & PARKING TOTAL PROPOSAL 3 3 7.0m 3.3m N/A N/A N/A 8.1m	5,923
BIKE SIZE STALL BIKE REQUIREMENTS:	VIDT 24" (LONG T 0.5 PER (LEVEL	1 .6m RM 1,000 & 2 /	LENG 72" sm of G AREA)	TH 1.8m FA		5,611	REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET	CD-12 AIRPORT ZONING STANDARD 3 3 3 7.0m 3.0m N/A N/A 3.0m ±15,569 sm max	DRIVEWAY & PARKING TOTAL PROPOSAL 3 3 3 3.3m N/A N/A 8.1m ± 5,611 sm	5,923
BIKE SIZE STALL	WIDT 24" LONG T 0.5 PER (LEVEL	1 .6m RM 1,000 & 2 /	LENG 72" sm of G AREA) AREA	TH 1.8m FA IO		5,611	REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET	CD-12 AIRPORT ZONING STANDARD 3 3 7.0m 3.0m N/A N/A 3.0m N/A N/A 3.0m	DRIVEWAY & PARKING TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953	5,923
BIKE SIZE STALL BIKE REQUIREMENTS:	VIDT 24" (LONG T 0.5 PER (LEVEL	1 .6m RM 1,000 & 2 /	LENG 72" sm of G AREA)	TH 1.8m FA IO		5,611	REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET	CD-12 AIRPORT ZONING STANDARD 3 3 3 7.0m 3.0m N/A N/A 3.0m ±15,569 sm max	DRIVEWAY & PARKING TOTAL PROPOSAL 3 3 3 3.3m N/A N/A 8.1m ± 5,611 sm	5,923
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE	WIDT 24" LONG T 0.5 PER (LEVEL	1 .6m .RM 1,000 & 2 / JL	LENG 72" sm of G AREA) AREA 28.0sr	TH 1.8m FA IO		5,611	REQUIRED	3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO	CD-12 AIRPORT ZONING STANDARD 3 3 3 7.0m 3.0m N/A N/A 3.0m ±15,569 sm max	DRIVEWAY & PARKING TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953	5,923
BIKE SIZE STALL BIKE REQUIREMENTS:	WIDT 24" LONG T 0.5 PER (LEVEL	1 .6m .RM 1,000 & 2 / JL	LENG 72" sm of G AREA) AREA 28.0sr	TH 1.8m FA IO		5,611	REQUIRED PROVIDED	3 3 3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m):	CD-12 AIRPORT ZONING STANDARD 3 3 7.0m 3.0m 3.0m N/A N/A 3.0m ±15,569 sm max 0.65 max.	DRIVEWAY & PARKING TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23	5,923
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE	WIDT 24" LONG T 0.5 PER (LEVEL	1 .6m 1,000 & 2 / JL 1	LENG 72" sm of G AREA) AREA AREA 28.0sr	TH 1.8m FA IO		5,611	REQUIRED PROVIDED	3 3 3 	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m): NORTH (SIDE)	CD-12 AIRPORT ZONING STANDARD 3 3 7.0m 3 3.0m N/A 3.0m ±15,569 sm max 0.65 max.	DRIVEWAY & PARKING TOTAL PROPOSAL 3 3 7.0m 3.3m N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m	5,923
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE	WIDT 24" LONG T 0.5 PER (LEVEL	1 .6m 1,000 & 2 / JL 1	LENG 72" sm of G AREA) AREA AREA 28.0sr	TH 1.8m FA IO		5,611	REQUIRED PROVIDED	3 3 3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA NET SOUTH (SIDE) BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE)	CD-12 AIRPORT ZONING STANDARD 3 7.0m 3.0m N/A N/A 15,569 sm max 0.65 max.	DRIVEWAY & PARKING TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m ±5.9m	5,923
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE	WIDT 24" LONG T 0.5 PER (LEVEL	1 .6m 1,000 & 2 / JL 1	LENG 72" sm of G AREA) AREA AREA 28.0sr	TH 1.8m FA IO		5,611	REQUIRED PROVIDED 5,611/ 1,900	3 3 3 3 no of stall 2.9	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) HWY 97	CD-12 AIRPORT ZONING STANDARD 3 3 7.0m 3.0m 3.0m N/A N/A 3.0m ±15,569 sm max 0.65 max. 4.5m 4.5m 4.5m	DRIVEWAY & PARKING TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m ±5.9m ±31.0m (to sign structure)	5,923
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE	WIDT 24" LONG T 0.5 PER (LEVEL	1 .6m 1,000 & 2 / JL 1	LENG 72" sm of G AREA) AREA AREA 28.0sr	TH 1.8m FA IO		5,611	REQUIRED PROVIDED 5,611/ 1,900 REQUIRED	3 3 3 3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA NET SOUTH (SIDE) BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE)	CD-12 AIRPORT ZONING STANDARD 3 7.0m 3.0m N/A N/A 15,569 sm max 0.65 max.	DRIVEWAY & PARKING TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m ±5.9m	5,923
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE	WIDT 24" LONG T 0.5 PER (LEVEL	1 .6m 1,000 & 2 / JL 1	LENG 72" sm of G AREA) AREA AREA 28.0sr	TH 1.8m FA IO		5,611	REQUIRED PROVIDED 5,611/ 1,900	3 3 3 3 no of stall 2.9	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) WEST (REAR) HWY 97 EAST (FRONT) LAPOINTE WAY	CD-12 AIRPORT ZONING STANDARD 3 3 7.0m 3.0m 3.0m N/A N/A 15,569 sm max 0.65 max. 4.5m 4.5m 4.5m 6.0m	DRIVEWAY & PARKING TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm 2,611 sm 2,611 sm 2,611 sm 2,611 sm 4,000 costal 2,000 costal 2,	5,923
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE	WIDT 24" LONG T 0.5 PER (LEVEL	1 .6m 1,000 & 2 / JL 1	LENG 72" sm of G AREA) AREA AREA 28.0sr	TH 1.8m FA IO		5,611	REQUIRED PROVIDED 5,611/ 1,900 REQUIRED	3 3 3 3	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%) ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) HWY 97	CD-12 AIRPORT ZONING STANDARD 3 3 7.0m 3.0m 3.0m N/A N/A 3.0m ±15,569 sm max 0.65 max. 4.5m 4.5m 4.5m	DRIVEWAY & PARKING TOTAL PROPOSAL 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m ±5.9m ±31.0m (to sign structure)	

STALL SIZE		ЭТΗ	LENG	ТΗ	HEIGH	т	PARKING RATIO P	ARKING RATIO	KFA			
							required (max)	proposed	ADDRESS	5800 LAPOINTE WAY, KELOW	NA	
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m	6'-7"	2.0m		28	LEGAL DESCRIPTION	LOT 4 & 5, DL 32 & 120 PLAN E	PP65593	
IEDIUM SIZE STALL (50% max)	7'-6"	2.3m	15'-9"	4.8m	6'-7"	2.0m			DEVELOPMENT PERMIT AREA	N/A		
ACCESSIBLE STALL	12'-10"	3.9m	19'-8"	6.0m	6'-7"	2.3m		1	EXISTING ZONING	CD-12		
01 - 150 STALLS									PROPOSED ZONING	CD-12		
AN ACCESSIBLE STALL	15'-9"	4.8m	19'-8"	6.0m	7'-7"	2 . 3m		1	EXISTING LEGAL USE	PROPOSED PRINCIPAL USE "	AIRPORT"	
101 - 150 STALLS									GRADES	EXISTING AVERAGE - SLOPIN	G FINISH AVERAGE -	SLOPING
FULL PARALLEL STALL	8'-7"	2.6m	23'-0"	7.0m	7'-7"	2.3m			NUMBER OF BUILDINGS	ONE		
MEDIUM PARALLEL STALL	8'-3"	2.5m	21'-4"	6.5m	6'-7"	2.0m			CRITERIA FOR	CD-12 AIRPORT		
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m	-	-	6'-7"	2.0m			ALL TYPES OF APPLICATION:			
DRIVE AISLES (2-way wo parking)		6.0m	-	-	6'-7"	2.0m				ZONING STANDARD	PROPOSAL	
DRIVE AISLES (1-way 60° parking		5.5m	-	-	6'-7"	2.0m			SITE AREA (sm)	1,000 sm	Lot 4: 12,284 sm	
RIVE AISLES (1-way 45° & parall	lel) 11'-6"	3.5m	-	-	6'-7"	2.0m					Lot 5: 11,669 sm	
											Total: 23,953 sm	
			400 -		0				SITE WIDTH (m)	30.0 m	137.4± m	
PARKING	· ·			•	2 spaces				SITE DEPTH (m)	30.0 m	169.0± m	
	-	ices per	100sm G	`	essory ac	ŕ			OFF-STREET	78 stalls	30 stalls	
REQUIREMENTS					REA (sm		MIN. REQUIRED	no of stall				
		ARS - 1,	2		2,991		2,991 / 100 x 0.5 SPACE		PARKING			
		1 HUB			,289		1,289 / 100 x 0.5 SPACE		PRIVATE OPEN SPACE	N.A.		
		2 HUB		1	,107		1,107/ 100 x 0.5 SPACE	6				
							REQUIRED (MIN.)		HEIGHT OF BUILDING (S)/# OF STOREYS	12m / 3 storeys MAX.	±14m / 2 storeys	
								28			DVP-1	
							PROVIDED	30				
									COVERAGE	50% max.	BUILDING FOOTPRINT	4,281sm
											DRIVEWAY & PARKING	5,923sm
									SITE COVERAGE INCLUDING BUILDINGS,			
BICYCLE C			ΔΤΙ		21				DRIVEWAYS AND PARKING (%)		TOTAL	10,203sm
			XII									42.6%
								I				
BIKE SIZE STALL	WI	отн	LENG	ТН					ADDITIONAL REQUIREMENTS FOR	CD-12 AIRPORT		
BIKE SIZE STALL	WII 24"	OTH 0.6m	LENG 72"	TH 1.8m					COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE		DDODOSAL	
BIKE SIZE STALL				-					COMMERCIAL, INDUSTRIAL AND	CD-12 AIRPORT ZONING STANDARD	PROPOSAL	
				-					COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE		PROPOSAL 3	
	24"			-	ARE	A (sm)		no of stall	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	ZONING STANDARD		
	24"	0.6m TERM		1.8m	ARE	A (sm)	I	no of stall	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	ZONING STANDARD		
	24" LONG 0.5 PE	0.6m TERM	72" sm of G	1.8m		A (sm)		no of stall	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES	ZONING STANDARD	3	
	24" LONG 0.5 PE	0.6m TERM ER 1,000	72" sm of G	1.8m		. ,			COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES	ZONING STANDARD 3 3 3	3 3 3	
	24" LONG 0.5 PE	0.6m TERM ER 1,000	72" sm of G	1.8m		. ,	5,611 / 1,000 X 0.5		COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m)	ZONING STANDARD 3 3 3	3 3 3	
	24" LONG 0.5 PE	0.6m TERM ER 1,000	72" sm of G	1.8m		. ,	5,611 / 1,000 X 0.5	3	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m):	ZONING STANDARD 3 3 7.0m	3 3 7.0m	
	24" LONG 0.5 PE	0.6m TERM ER 1,000	72" sm of G	1.8m		. ,	5,611 / 1,000 X 0.5	3	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR)	ZONING STANDARD 3 3 7.0m 3.0m	3 3 7.0m 3.3m	
	24" LONG 0.5 PE	0.6m TERM ER 1,000	72" sm of G	1.8m		. ,	5,611 / 1,000 X 0.5	3	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE)	ZONING STANDARD 3 3 7.0m 3.0m N/A	3 3 7.0m 3.3m N/A	
BIKE REQUIREMENTS:	24" LONG 0.5 PE (LEVE	0.6m TERM ER 1,000	72" sm of G AREA)	1.8m	5,1	. ,	5,611 / 1,000 X 0.5	3	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR)	ZONING STANDARD 3 3 7.0m 3.0m N/A N/A	3 3 7.0m 3.3m N/A N/A	
BIKE REQUIREMENTS:	24" LONG 0.5 PE (LEVE	0.6m TERM ER 1,000	72" sm of G AREA)	1.8m	5,1	. ,	5,611 / 1,000 X 0.5	3	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT)	ZONING STANDARD 3 3 3 7.0m 3.0m N/A N/A 3.0m 3.0m	3 3 7.0m 3.3m N/A N/A 8.1m	
BIKE REQUIREMENTS:	24" LONG 0.5 PE (LEVE	0.6m TERM ER 1,000	72" sm of G AREA)	1.8m	5,1	. ,	5,611 / 1,000 X 0.5	3	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT)	ZONING STANDARD 3 3 7.0m 3.0m N/A 3.0m ±15,569 sm max	3 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm	
BIKE REQUIREMENTS:	LONG 0.5 PE (LEVE	0.6m TERM ER 1,000	72" sm of G AREA)	FA	5,1	. ,	5,611 / 1,000 X 0.5	3	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET	ZONING STANDARD 3 3 3 7.0m 3.0m N/A N/A 3.0m 3.0m	3 3 7.0m 3.3m N/A N/A 8.1m	
BIKE REQUIREMENTS:	24" LONG 0.5 PE (LEVE	0.6m TERM R 1,000 L 1 & 2 /	sm of G AREA)	FA	5,1	. ,	5,611 / 1,000 X 0.5	3	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET	ZONING STANDARD 3 3 7.0m 3.0m N/A 3.0m ±15,569 sm max	3 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm	
BIKE REQUIREMENTS:	24" LONG 0.5 PE (LEVE	0.6m TERM ER 1,000 EL 1 & 2 /	72" sm of G AREA) AREA AREA	FA	5,1	. ,	5,611 / 1,000 X 0.5	3	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET	ZONING STANDARD 3 3 7.0m 3.0m N/A 3.0m ±15,569 sm max	3 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953	
BIKE REQUIREMENTS:	24" LONG 0.5 PE (LEVE	0.6m TERM ER 1,000 EL 1 & 2 /	72" sm of G AREA) AREA AREA 28.0sr	FA	5,1	. ,	5,611 / 1,000 X 0.5	3	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET	ZONING STANDARD 3 3 7.0m 3.0m N/A 3.0m ±15,569 sm max	3 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953	
BIKE REQUIREMENTS:	24" LONG 0.5 PE (LEVE	0.6m TERM R 1,000 L 1 & 2 /	72" sm of G AREA) AREA AREA 28.0sr	FA	NS	. ,	5,611 / 1,000 X 0.5	3	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO	ZONING STANDARD 3 3 7.0m 3.0m N/A 3.0m ±15,569 sm max	3 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953	
BIKE REQUIREMENTS:	24" LONG 0.5 PE (LEVE	0.6m TERM R 1,000 L 1 & 2 /	sm of G AREA) AREA AREA 28.0sr	FA	5, NS	i11	5,611 / 1,000 X 0.5	3 3 3	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m):	ZONING STANDARD 3 3 7.0m 3.0m N/A N/A 3.0m ±15,569 sm max 0.65 max.	3 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23	
BIKE REQUIREMENTS:	24" LONG 0.5 PE (LEVE	0.6m TERM R 1,000 L 1 & 2 / DTH Dm 1,900 sm	sm of G AREA) AREA AREA 28.0sr	FA	5, NS	A (sm)	5,611 / 1,000 X 0.5	3 3 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA NET BUILDING (S) SETBACKS (m): NORTH (SIDE)	ZONING STANDARD 3 3 7.0m 3.0m N/A N/A 3.0m ±15,569 sm max 0.65 max.	3 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m	
BIKE REQUIREMENTS:	24" LONG 0.5 PE (LEVE	0.6m TERM R 1,000 L 1 & 2 / DTH Dm 1,900 sm	sm of G AREA) AREA AREA 28.0sr	FA	5, NS	A (sm)	5,611 / 1,000 X 0.5	3 3 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE)	ZONING STANDARD 3 3 7.0m 3.0m 3.0m N/A 3.0m ±15,569 sm max 0.65 max. 4.5m 4.5m	3 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m ±5.9m	
BIKE REQUIREMENTS:	24" LONG 0.5 PE (LEVE	0.6m TERM R 1,000 L 1 & 2 / DTH Dm 1,900 sm	sm of G AREA) AREA AREA 28.0sr	FA	5, NS	A (sm)	5,611 / 1,000 X 0.5	3 3 3 3 mo of stall 2.9	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA NET BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) WEST (REAR) HWY 97	ZONING STANDARD 3 3 7.0m 3.0m 3.0m N/A N/A 3.0m ±15,569 sm max 0.65 max. 4.5m 4.5m 4.5m	3 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m ±5.9m ±31.0m (to sign structure)	
BIKE REQUIREMENTS:	24" LONG 0.5 PE (LEVE	0.6m TERM R 1,000 L 1 & 2 / DTH Dm 1,900 sm	sm of G AREA) AREA AREA 28.0sr	FA	5, NS	A (sm)	5,611 / 1,000 X 0.5 3 REQUIRED 3 PROVIDED 3 7 5,611/ 1,900 4 REQUIRED 1	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3.0	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES NUMBER OF LOADING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA NET BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) WEST (REAR) HWY 97	ZONING STANDARD 3 3 7.0m 3.0m 3.0m N/A N/A 3.0m ±15,569 sm max 0.65 max. 4.5m 4.5m 4.5m	3 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m ±5.9m ±31.0m (to sign structure)	
BIKE SIZE STALL BIKE REQUIREMENTS: LOADING SIZE LOADING REQUIREMENTS:	24" LONG 0.5 PE (LEVE	0.6m TERM R 1,000 L 1 & 2 / DTH Dm 1,900 sm	sm of G AREA) AREA AREA 28.0sr	FA	5, NS	A (sm)	5,611 / 1,000 X 0.5 3 REQUIRED 3 PROVIDED 3 7 5,611/ 1,900 4 REQUIRED 1	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3.0	COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: NUMBER OF BICYCLE PARKING SPACES DRIVE AISLE WIDTH (m) LANDSCAPE BUFFER (m): NORTH (SIDE) SOUTH (SIDE) WEST (REAR) EAST (FRONT) FLOOR AREA NET FLOOR AREA RATIO BUILDING (S) SETBACKS (m): NORTH (SIDE) SOUTH (SIDE) SOUTH (SIDE) WEST (REAR) HWY 97 EAST (FRONT) LAPOINTE WAY	ZONING STANDARD 3 3 7.0m 3.0m 3.0m N/A N/A 3.0m ±15,569 sm max 0.65 max. 4.5m 4.5m 4.5m 6.0m	3 3 7.0m 3.3m N/A N/A N/A 8.1m ± 5,611 sm 5,611 sm / 23,953 = 0.23 ±9.1m ±5.9m ±31.0m (to sign structure) ±19.2m (to staircase)	





spaces)						
ory activities)						
A (sm)	MIN. REQUIRED	no of stall				
91	2,991 / 100 x 0.5 SPACE	15				
39	1,289 / 100 x 0.5 SPACE	7				
)7	1,107/ 100 x 0.5 SPACE	6				
	REQUIRED (MIN.)	28				
	PROVIDED	30				



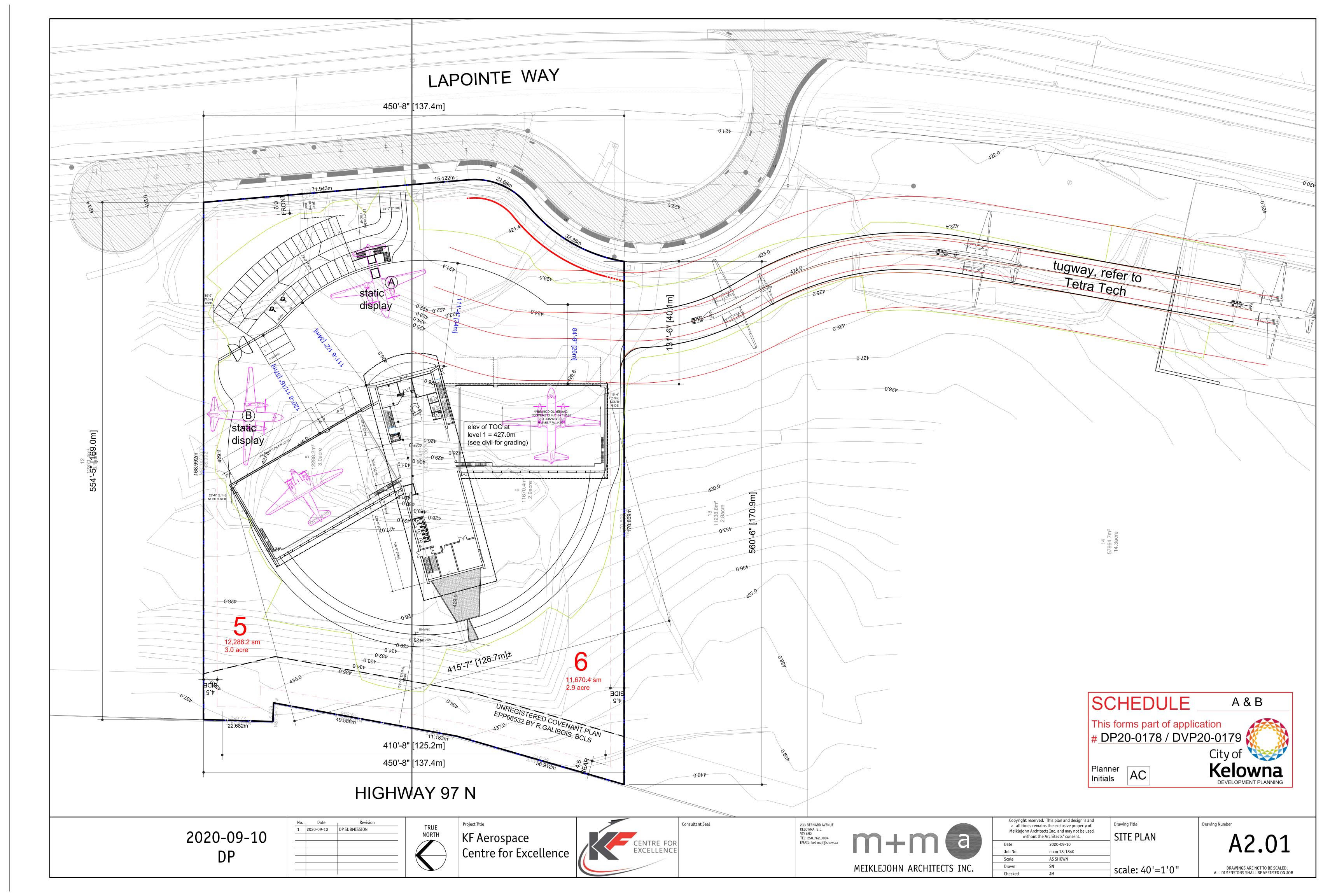
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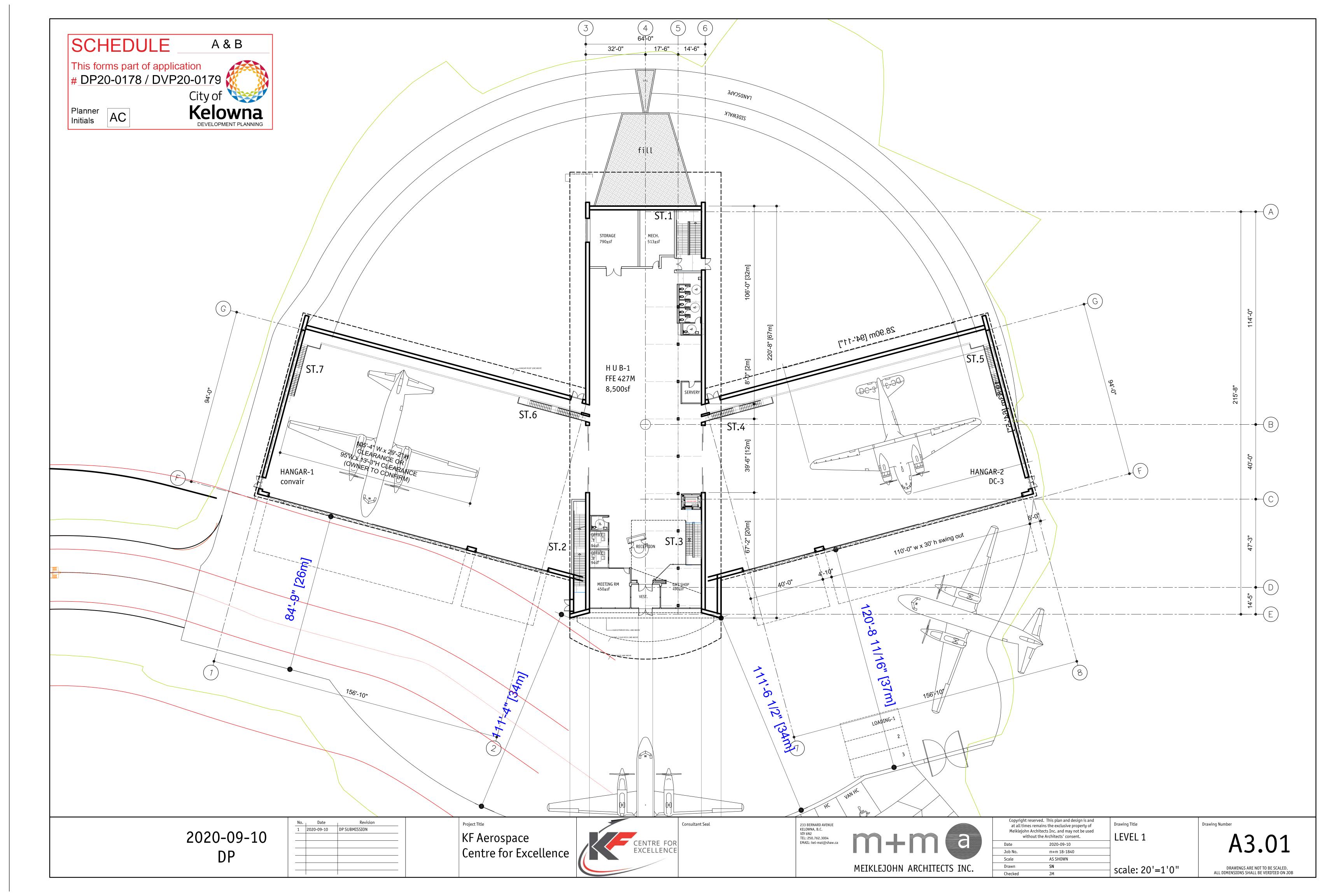
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Drawing Title ZONING & CODE SUMMARY

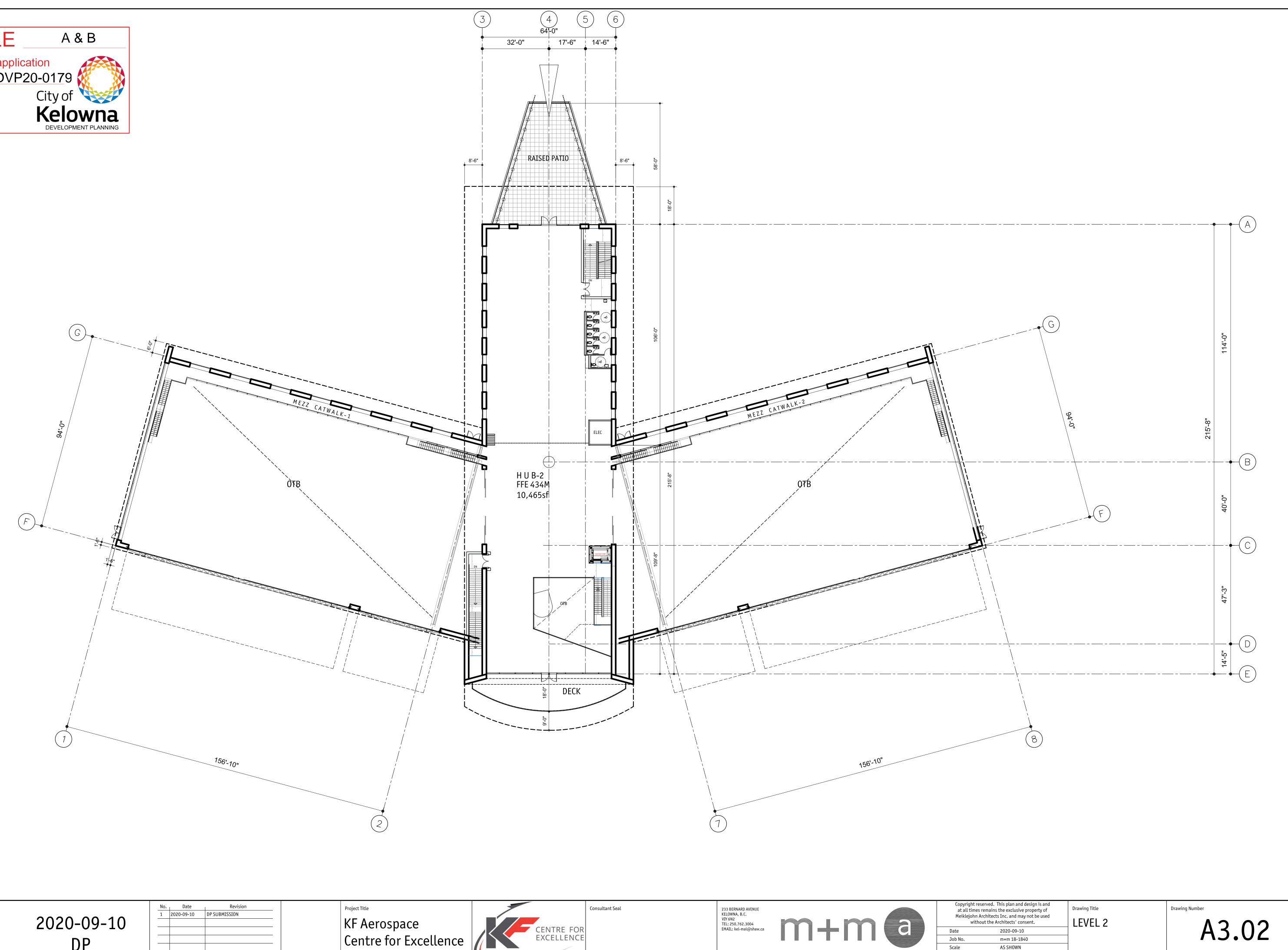
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DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB



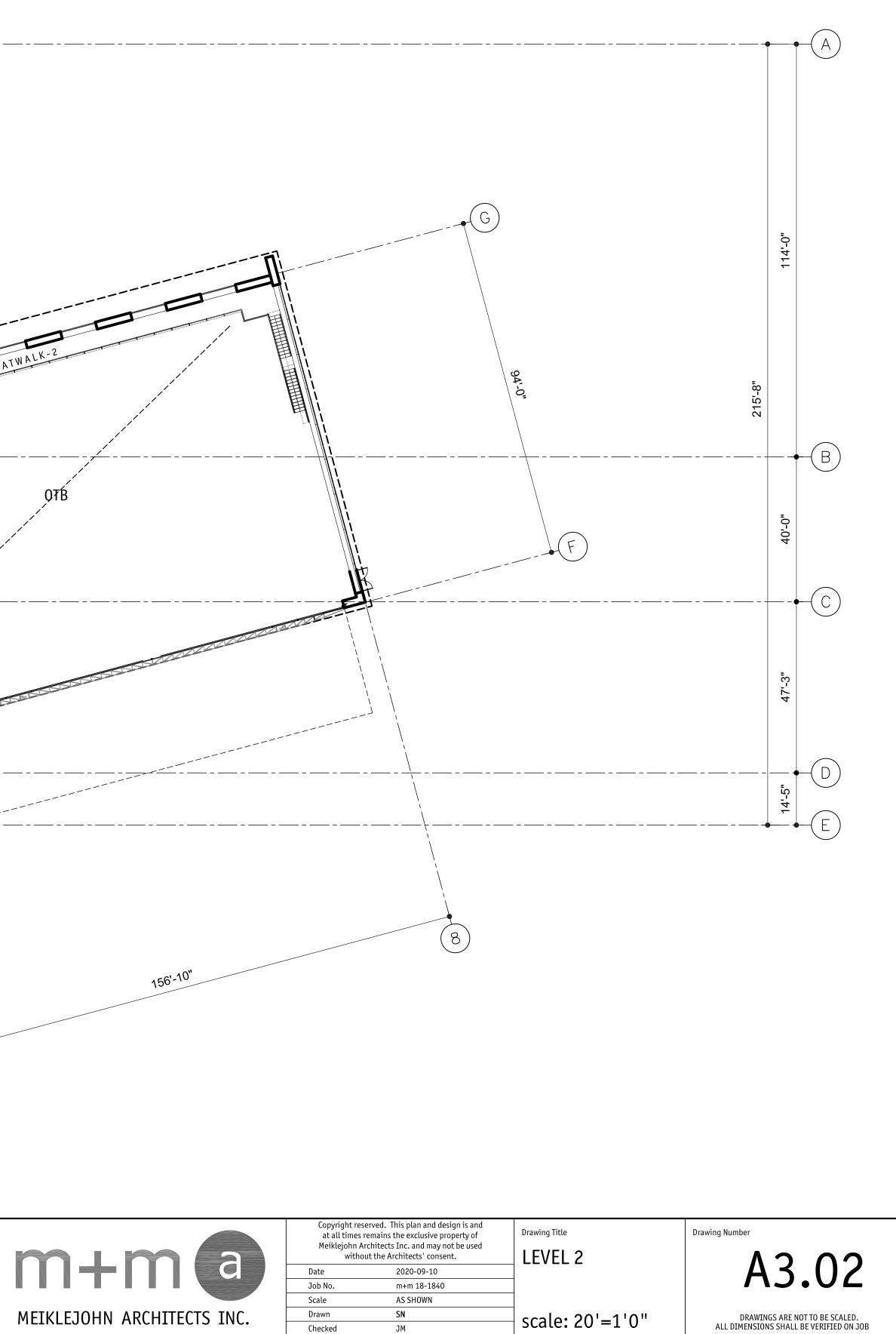


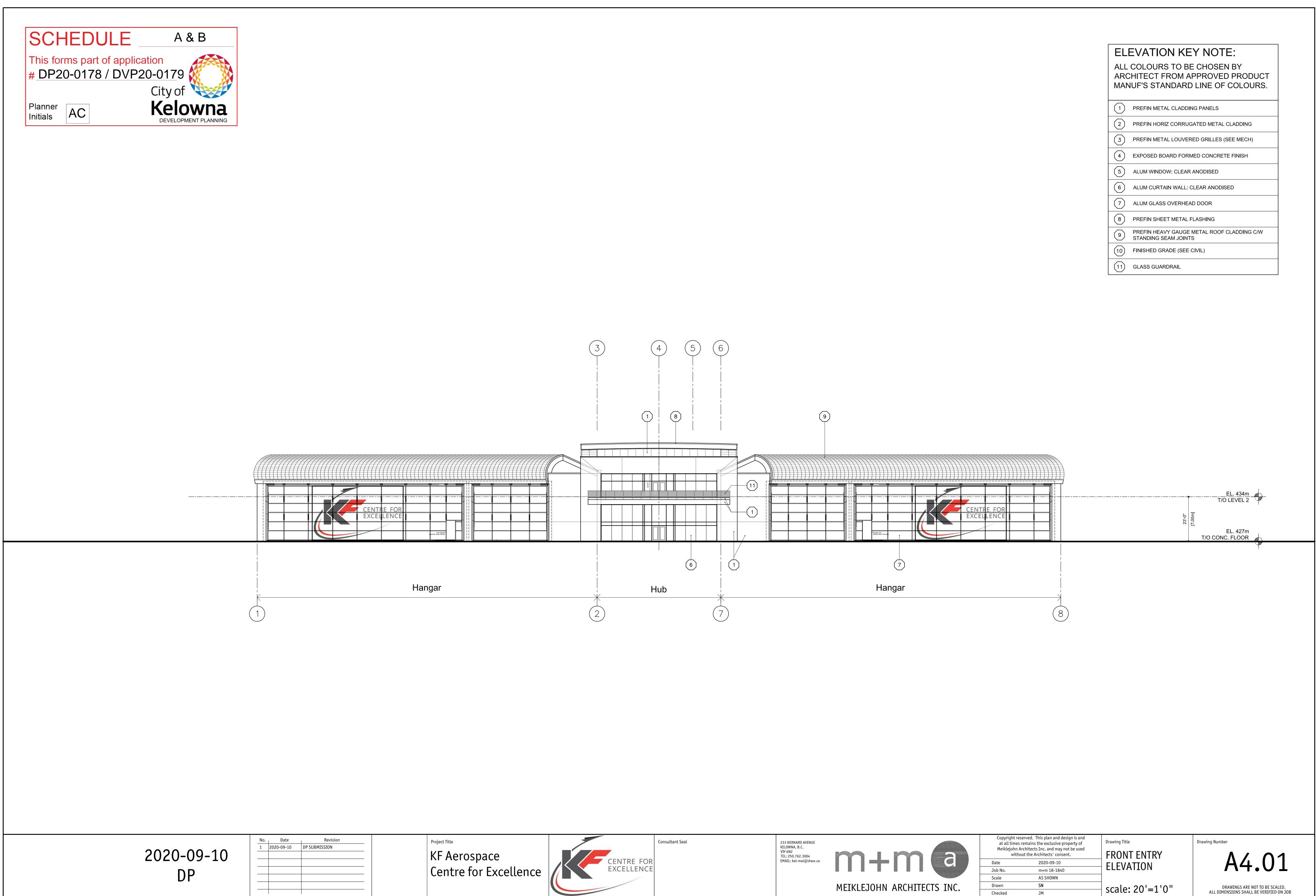




2020-09-10 DP	No. 1	Date 2020-09-10	Revision DP SUBMISSION		^{Projec} KF Ce
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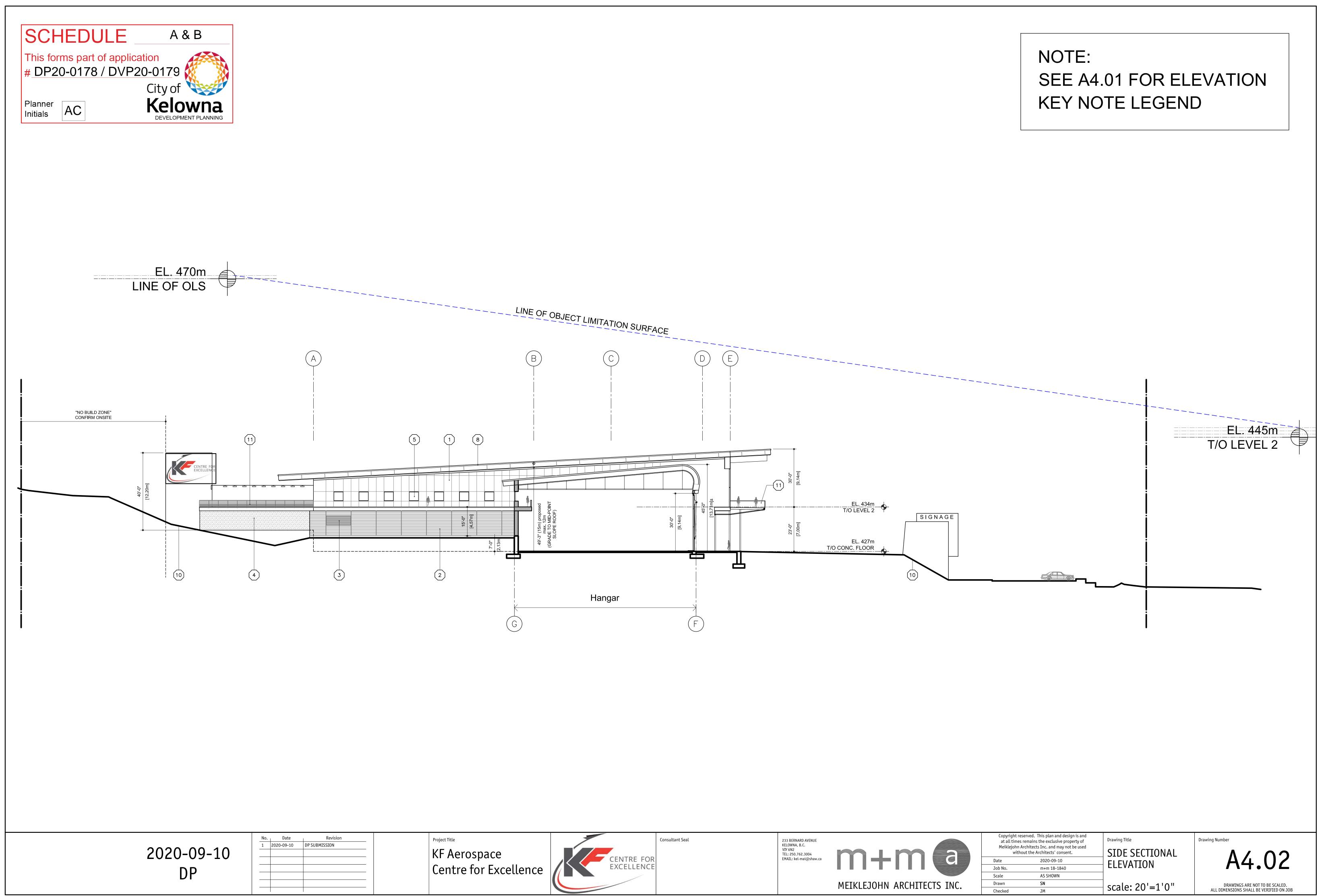


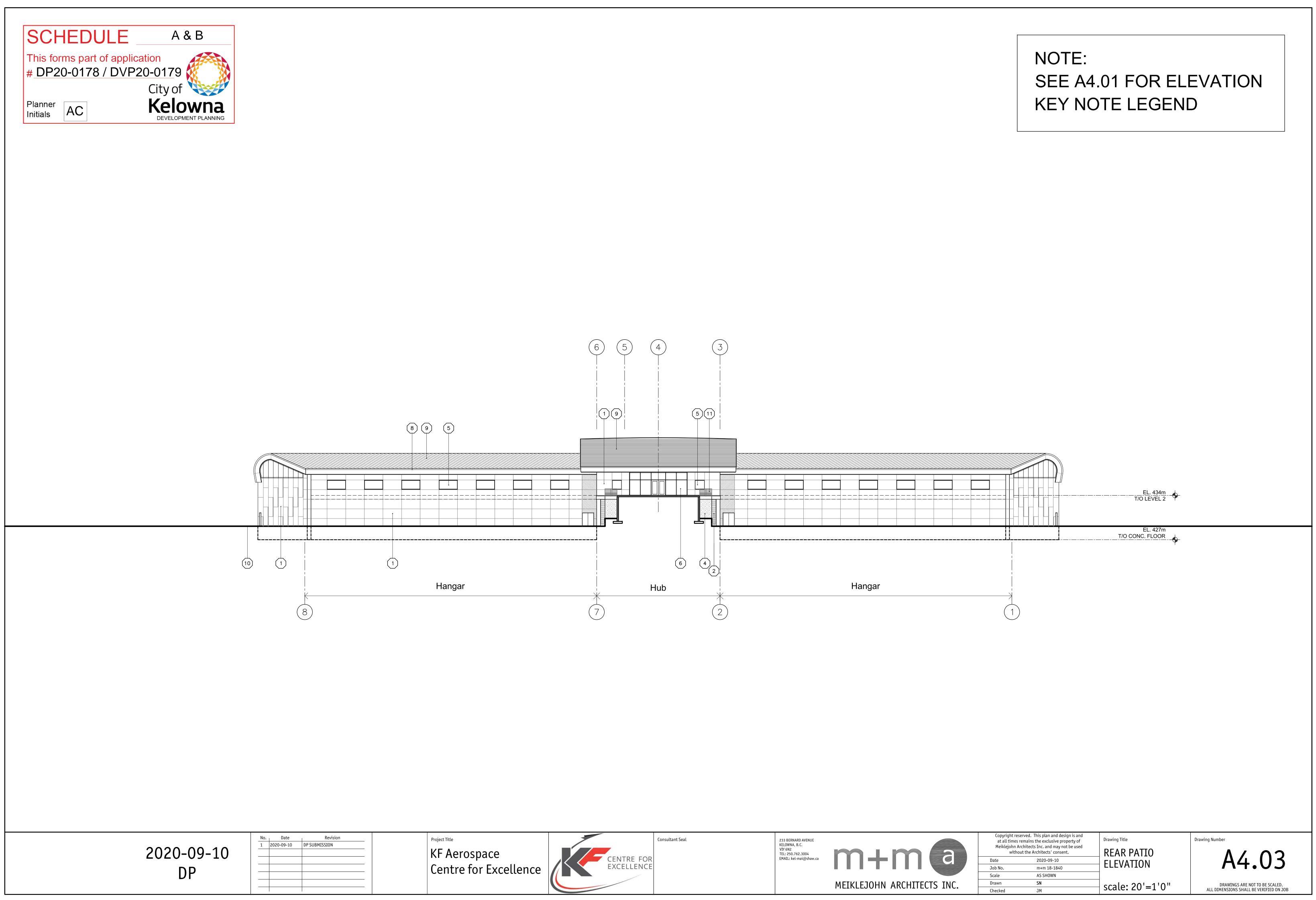


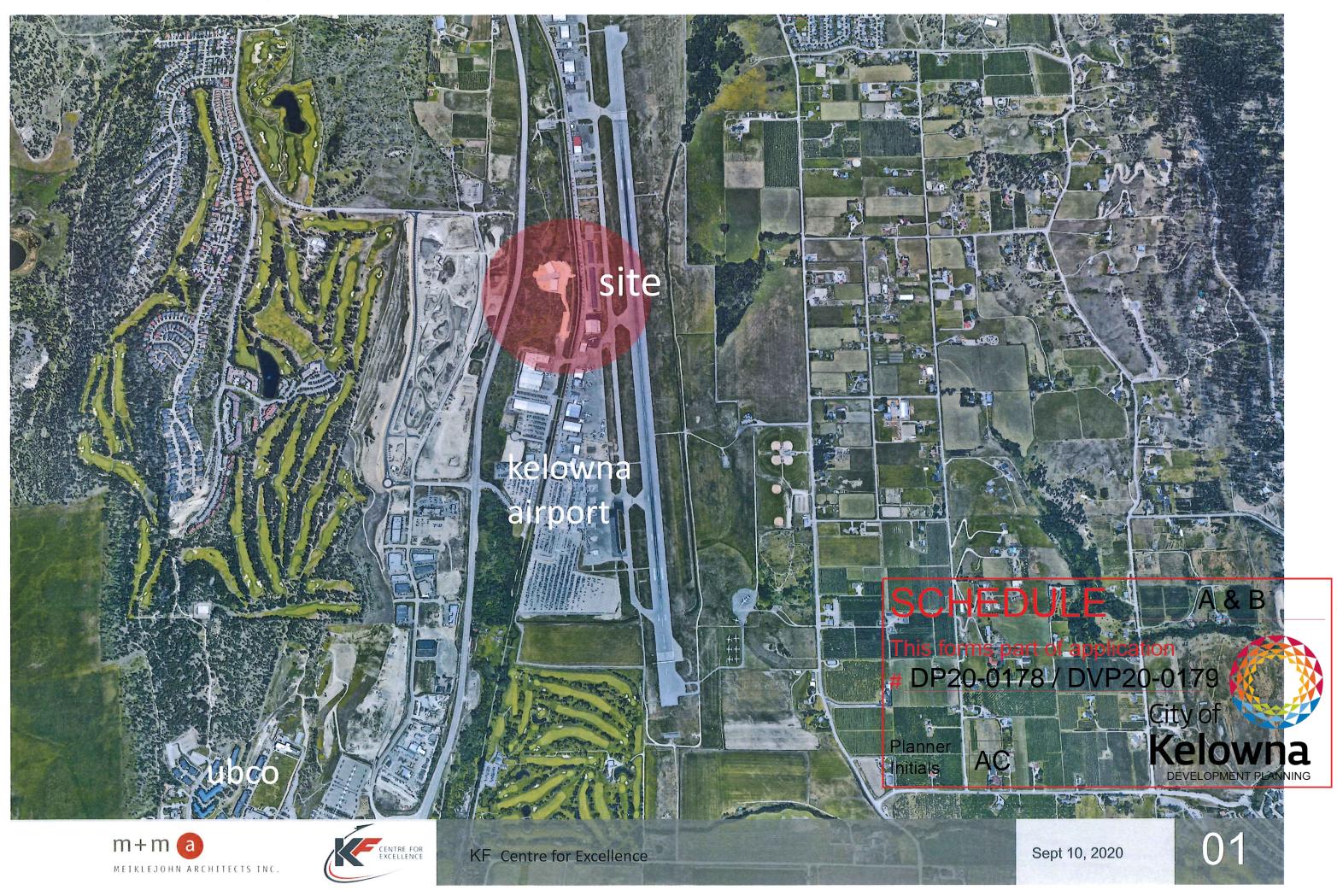


ELEVATION KEY NOTE: ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUF'S STANDARD LINE OF COLOURS.					
1 PREFIN METAL CLADDING PANELS					
2 PREFIN HORIZ CORRUGATED METAL CLADDING					
3 PREFIN METAL LOUVERED GRILLES (SEE MECH)					
4 EXPOSED BOARD FORMED CONCRETE FINISH					
5 ALUM WINDOW: CLEAR ANODISED					
6 ALUM CURTAIN WALL: CLEAR ANODISED					
7 ALUM GLASS OVERHEAD DOOR					
8 PREFIN SHEET METAL FLASHING					
9 PREFIN HEAVY GAUGE METAL ROOF CLADDING C/W STANDING SEAM JOINTS					
10 FINISHED GRADE (SEE CIVIL)					
(11) GLASS GUARDRAIL					

Meiklejohn	s remains the exclusive property of Architects Inc. and may not be used Jout the Architects' consent.	FRONT ENTRY	
Date	2020-09-10		
Job No.	m+m 18-1840		
Scale	AS SHOWN		
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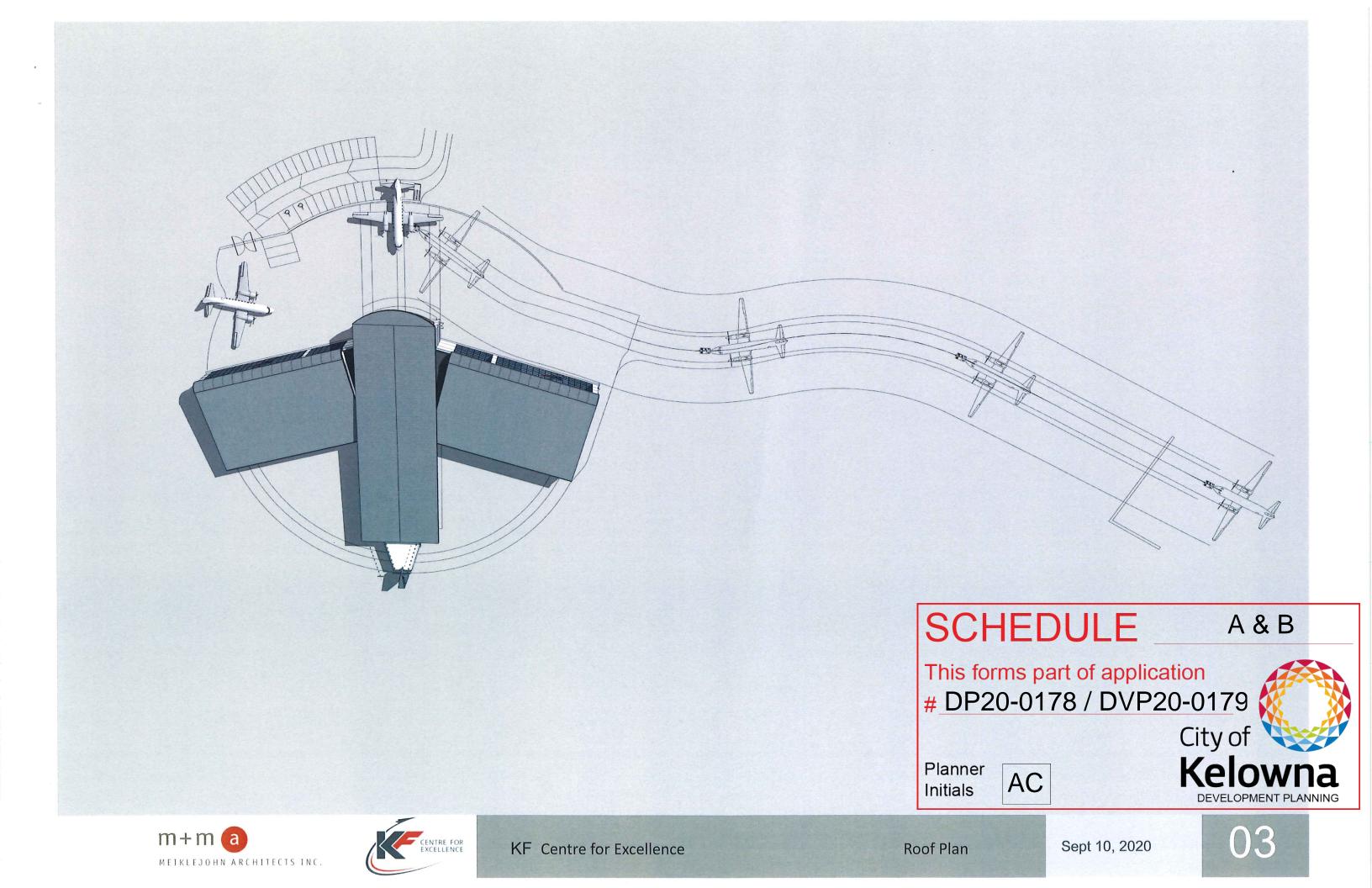
















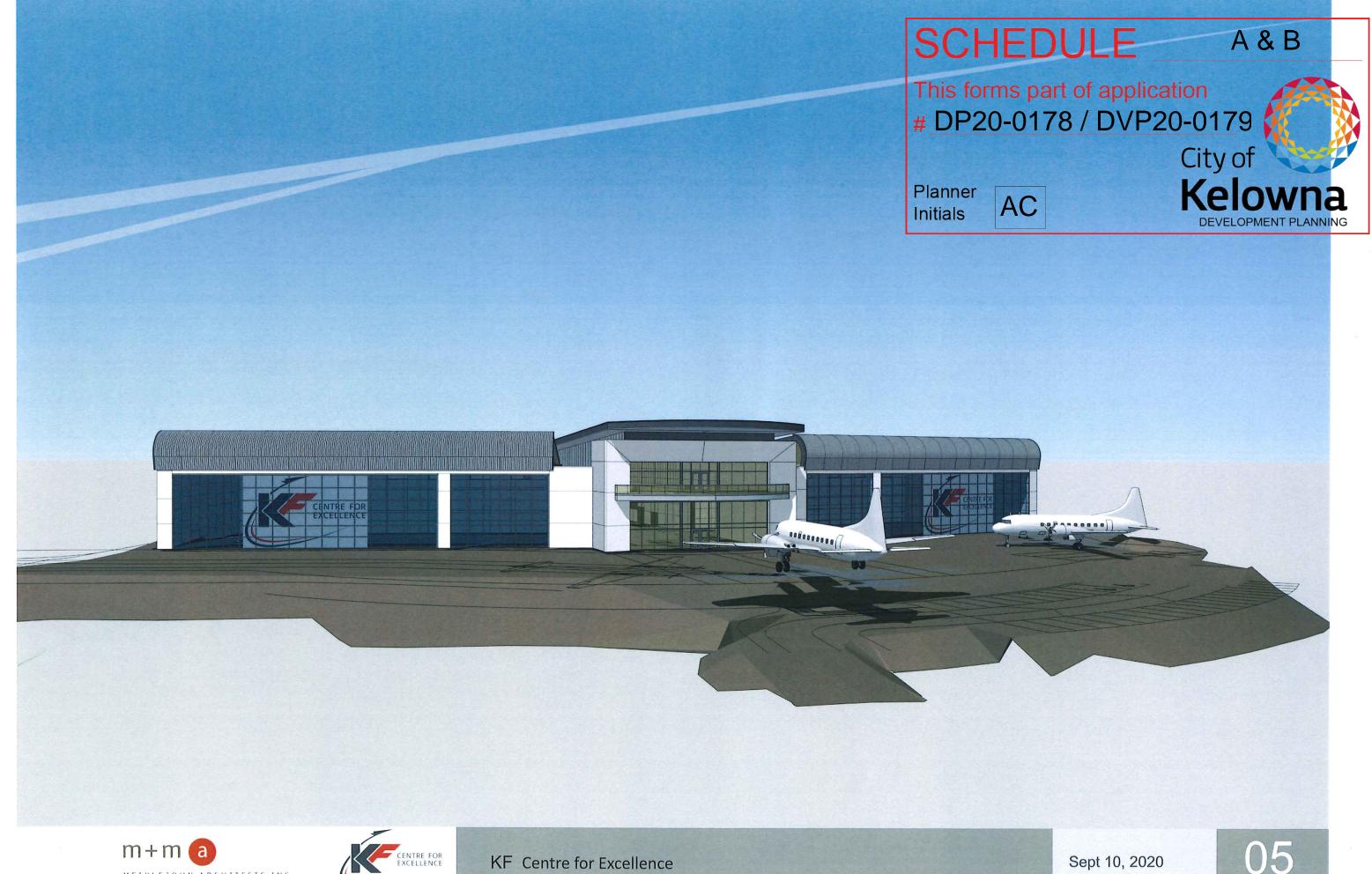


KF Centre for Excellence

material board



Sept 10, 2020

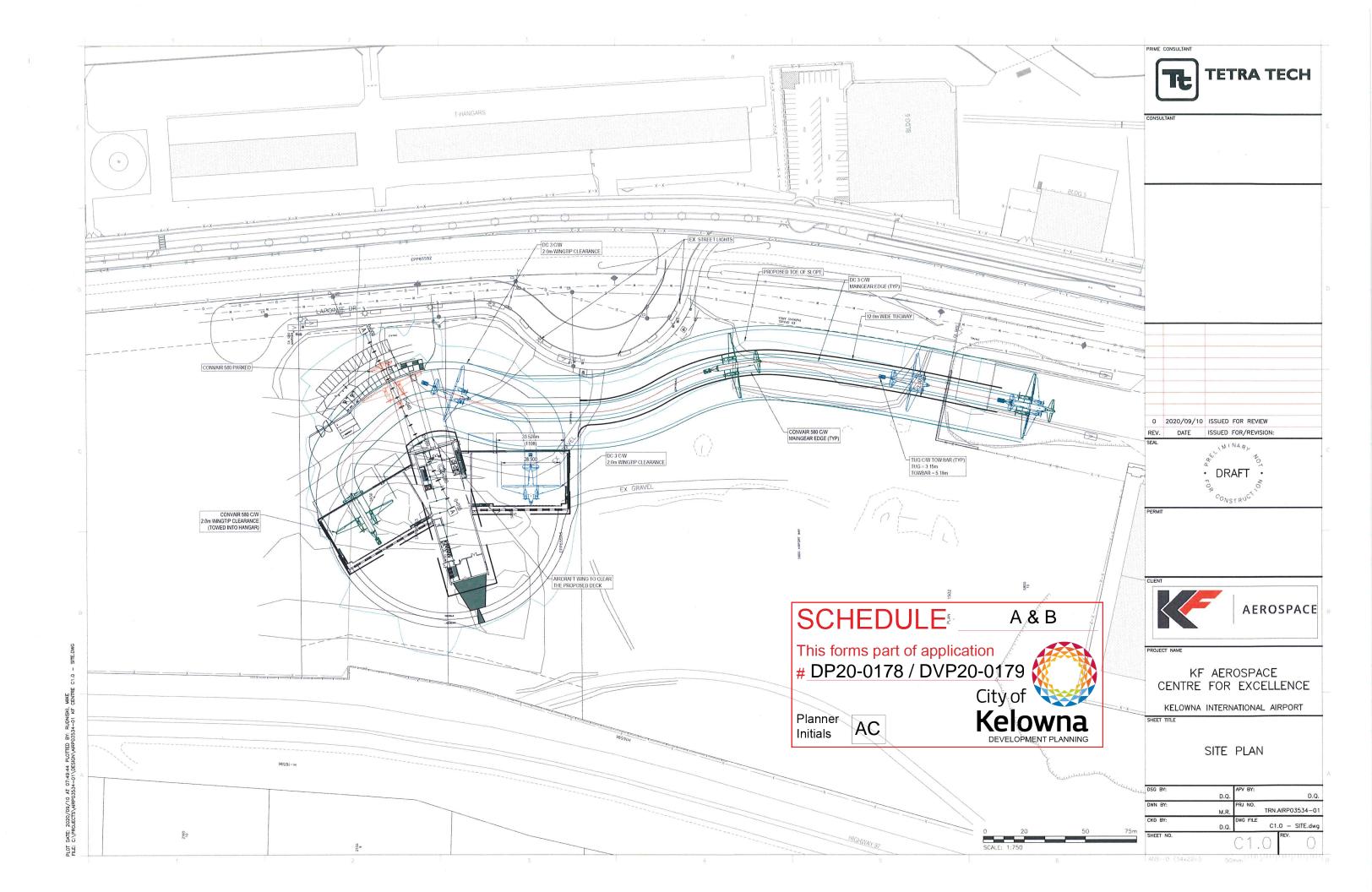


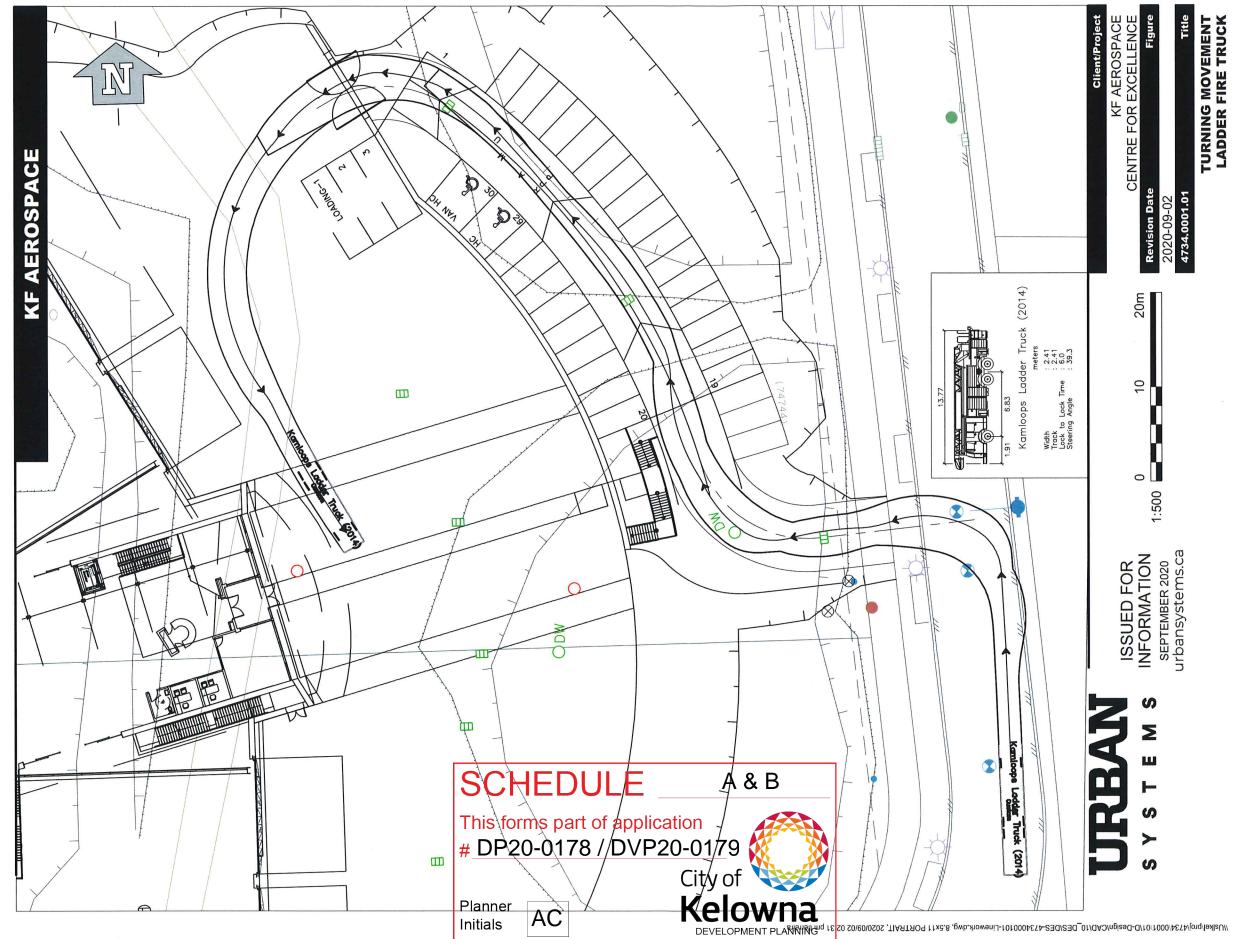




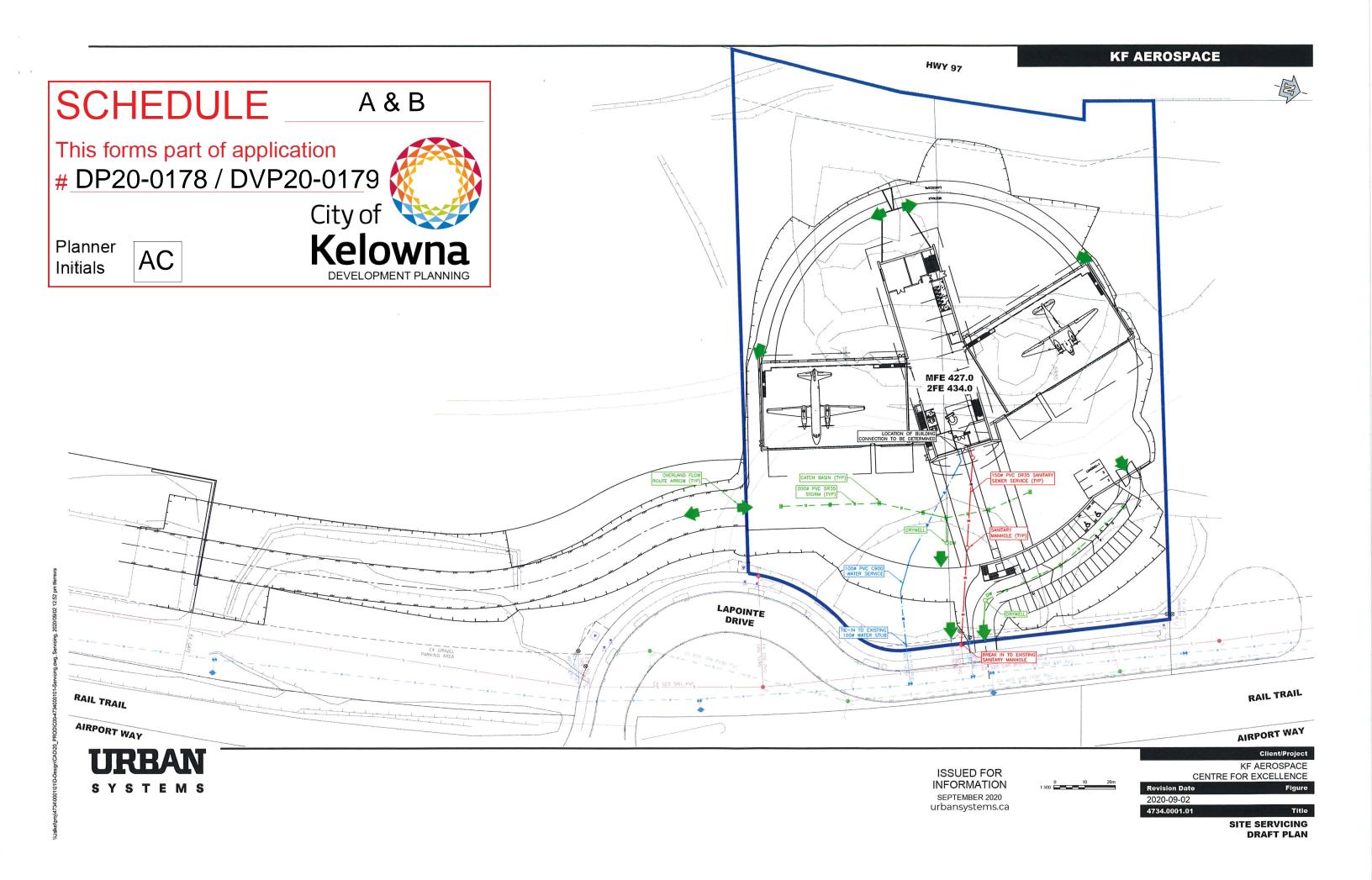
KF Centre for Excellence

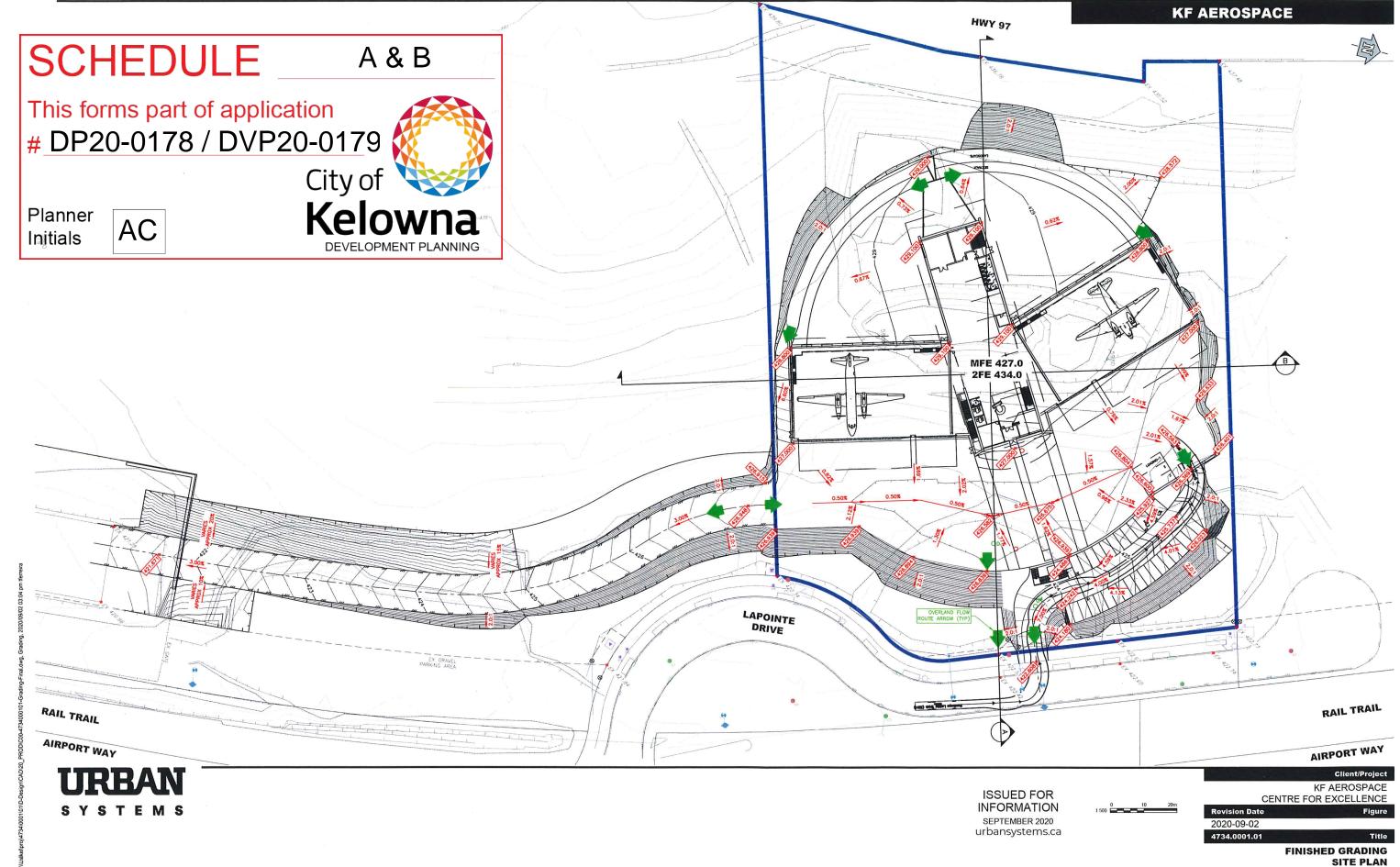
Sept 10, 2020





	Client/Project KF AEROSPACE CENTRE FOR EXCELLENCE Revision Date Tigure 2020-09-02 4734.0001.01 Title TURNING MOVEMENT
Kamloops Ladder Truck (2014) Width 2.41 Track Lock Time 2.41 Lock to Lock Time 39.3 Steering Angle 39.3	10 20m
	ISSUED FOR INFORMATION SEPTEMBER 2020 urbansystems.ca
Kamloope Ladder Truck (2014)	S Y S T E M S







Wednesday, October 14, 2020

KF Aerospace Center for Excellence C/o Meiklejohn Architects Incorporated 233 Bernard Avenue Kelowna BC V1Y 6N2 Attn: Jim Meiklejohn & Shirley Ng Tel: (250) 762-3004 Email: jim-mai@shaw.ca & <u>Shirley-mai@shaw.ca</u>

Re: KF Aerospace Center for Excellence- Preliminary Cost Estimate for Bonding

Dear Jim:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the KF Aerospace Center for Excellence conceptual landscape plan dated 20.10.14;

• Landscape Improvements: 12,672 square metres (136,400 square feet) = \$81,141.00

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

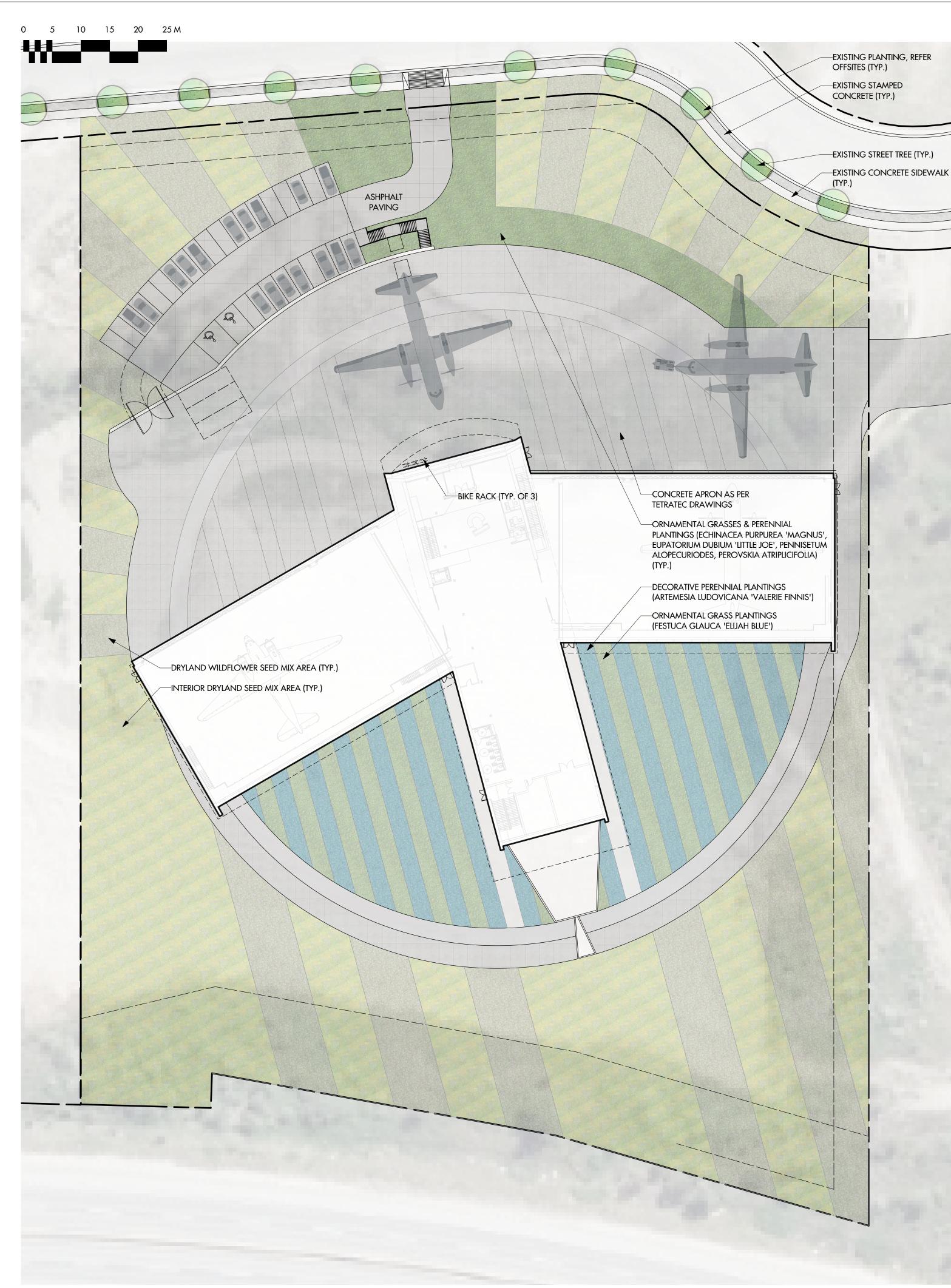
You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

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



303-590 KLO Road, Kelowna, BC, V1Y 7S2P 250.868.9270 outlanddesign.ca











NOTES

SYSTEM.

SURFACES FLUSH.

6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

7. HYDROSEEDING DRYI INTERIOR DRYLAND SEE CRESTED WHEATGRASS TALL WHEATGRASS SLENDER WHEATGRASS HARD FESCUE

HYDROSEEDING APPLIC NATIVE SEED INTERIOR WILDFLC FERTILIZER

SULPHUR

MULCH CANFOR TACKIFIER

THE PRECEDING HYDRO DRAWING. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

PLANT LIST

BOTANICAL NAME

SHRUBS, PERENNIALS, O ARTEMESIA LUDOVICAN ECHINACEA PURPUREA EUPATORIUM DUBIUM 'I FESTUCA GLAUCA 'ELIJA PENNISETUM ALOPECU PEROVSKIA ATRIPLICIFO

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm DOUGLAS RED FIR 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.

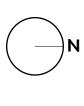
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD

	AREAS: BY WEIGHT	WILDFLOWER SEED MIX			
iS	40%	SILKY LUPINE	30%		
	25%	BALSAM ROOT	30%		
SS	20%	BROWN EYED SUSAN	35%		
	1 <i>5</i> %				
CATION RATE	(DRYLAND SEE	D AREAL			
	•	75KG/HECTARE			
		•			
OWER SEED MIXTURE		•			
18-18-18-2,		50%			
IR COATED UR	EA	300kg/hectare			
R ECOFIBRE PLUS TAC		2,800KG/HECTARE			
GUAR		3% OF MIX			
OSEEDING MI	XTURE IS TO BE	APPLIED TO THE DRYLAN	d seed area as shown on the		

	COMMON NAME	QTY	SIZE/SPACING & REMARKS
GRASSES & GROUNDCO	OVERS		
NA 'VALERIE FINNIS'	WHITE SAGE	1107	PLUGS / 1.0M O.C. SPACING
A 'MAGNUS'	MAGNUS CONEFLOWER	192	PLUGS / 1.5M O.C. SPACING
'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	192	PLUGS / 1.5M O.C. SPACING
IAH BLUE'	BLUE FESCUE	1107	PLUGS / 1.0M O.C. SPACING
JRIODES	FOUNTAIN GRASS	436	PLUGS / 1.0M O.C. SPACING
DLIA	RUSSIAN SAGE	192	PLUGS / 1.5M O.C. SPACING



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PROJECT TITLE

KF AEROSPACE CENTER FOR EXCELLENCE 5800 & 5930 LAPOINTE DRIVE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSL	ISSUED FOR / REVISION					
1	20.09.10	Review				
2	20.10.14	Review				
3						
4						
5						

PROJECT NO	20-058
DESIGN BY	FB
DRAWN BY	WC
CHECKED BY	FB
DATE	OCT. 14, 2020
SCALE	1:400
PAGE SIZE	24"x36"

SEAL

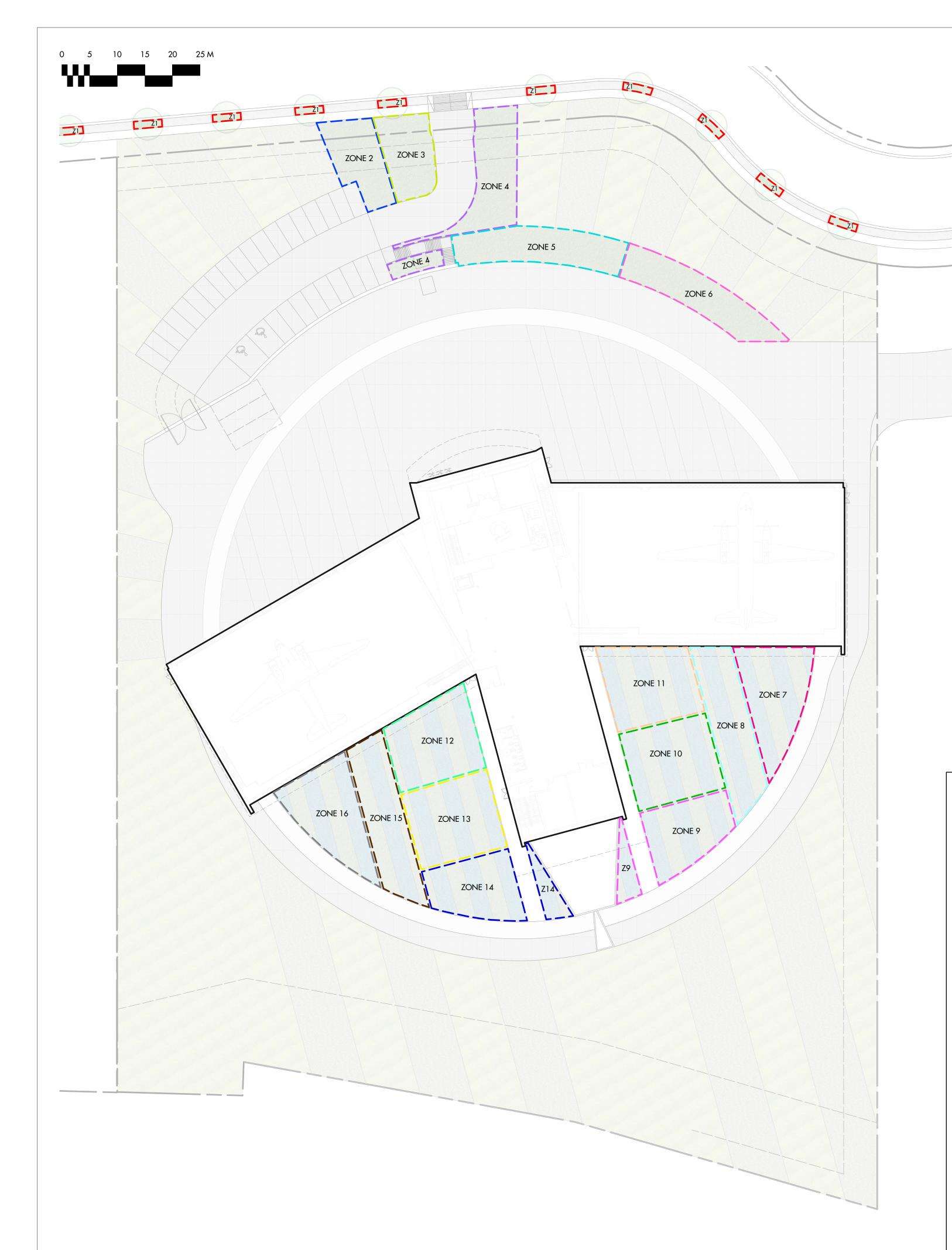


DRAWING NUMBER



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IRRIGATION LEGEND

IRRIGAI	ION LEGEND		
[]	ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 80 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, FULLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 27 cu.m.	[]]]	ZONE #9: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 227 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 76 cu.m.
[]]]	ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 141 sq.m. MICROCLIMATE: SOUTH EXPOSURE, FULL SUN ESTIMATED ANNUAL WATER USE: 47 cu.m.	[]]]	ZONE #10: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 240 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 80 cu.m.
[]]]	ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 138 sq.m. MICROCLIMATE: SOUTH EXPOSURE, FULL SUN ESTIMATED ANNUAL WATER USE: 46 cu.m.	[]]]	ZONE #11: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 236 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 79 cu.m.
[]]]	ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 228 sq.m. MICROCLIMATE: SOUTH EXPOSURE, FULL SUN ESTIMATED ANNUAL WATER USE: 76 cu.m.	[]]]	ZONE #12: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 236 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 79 cu.m.
[]]]	ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 198 sq.m. MICROCLIMATE: SOUTH EXPOSURE, FULL SUN ESTIMATED ANNUAL WATER USE: 66 cu.m.	[]]]	ZONE #13: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 240 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 80 cu.m.
[]]]	ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 197 sq.m. MICROCLIMATE: SOUTH EXPOSURE, FULL SUN ESTIMATED ANNUAL WATER USE: 66 cu.m.	[]]]	ZONE #14: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 227 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 76 cu.m.
[]]]	ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 222 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 74 cu.m.	[]	ZONE #15: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 225 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 75 cu.m.
:==:	ZONE #8: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 225 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 75 cu.m.	г — — ¬ L J	ZONE #16: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 222 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 74 cu.m.

SCHEDULE C This forms part of application # # DP20-0178 / DVP20-0179 City of City of City of Planner AC



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WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 12,274 cu.m. / year ESTIMATED LANDSCAPE WATER USE (WU) = 1,094 cu.m. / year WATER BALANCE = 6,270 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

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.



PROJECT TITLE

KF AEROSPACE CENTER FOR EXCELLENCE 5800 & 5930 LAPOINTE DRIVE

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION			
1	20.09.10	Review	
2	20.10.14	Review	
3			
4			
5			

PROJECT NO	20-058
DESIGN BY	FB
DRAWN BY	NG/WC
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SEAL



DRAWING NUMBER



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KFAerospace Centre for Excellence Project



Council Report – Development Permit

August 2020

We have been busy collecting and gathering information for the project on the new proposed site at YLW. Completing the design and construction of the KFA Centre for Excellence project is important for Barry Lapointe, KF Aerospace and other associated Local and British Columbia stakeholders.

The KF Aerospace Centre for Excellence Project:

- Creates a legacy for Barry Lapointe and a celebration of his personal and company accomplishments
 - The story, interpretive boards, permanent and varied displays to be housed in the Centre will *author the history and promote the narrative* of Barry and his company
- Provides a window into KF Aerospace Ltd and the industry for individuals considering careers and business seeking opportunities in the aviation industry
 - The physical building and the interactive programs that will be developed and administered by Centre staff will further expand the reach of the company into the community, local businesses, and schools and promote the aviation industry
- Demonstrates community and regional leadership by investing in a destination facility for the Okanagan
 - Opening a multi-purpose facility at a nominal cost for public events will provide longterm benefit and value to the Okanagan. It will clearly illustrate Barry's generosity and vision and further elevate the company's image and importance to the Province.
- Enhances YLW's stature as the pre-eminent interior airport through investment and development
 - Building a facility at YLW at a time of short term uncertainty and long-term concern for air travel industry across Canada will bolster YLW and have positive effects on how prospects for the airport, region and industry are viewed by government, business, investor and individual stakeholders.

Expands cross industry reach with primary construction of value-added wood products

 The agreement has provided funds to cover several incremental activities that have allowed the project design team to explore valued and innovative solutions to incorporate mass timber wood products into the proposed building. Completing the building and fulfilling the agreement will provide exceptional value to the project and long-term benefits to the BC and Canadian forest industries.



- Additionally, fulfilling the GC Wood agreement will open an opportunity for a comprehensive multi-faceted case study of the project and an ability to amplify key KFA Centre for Excellence messages across North America
- Challenges yet supports several important BC industries by demanding innovate solutions for the building. Industries including architectural design and engineering, construction, forest, and value-added wood products
 - The innovative wood solutions currently under evaluation for the project will create several design options not generally considered for the form, size, and occupancy classes of the KFA Centre for Excellence project.
 - The wood materials, components, complementary products, and processes presently being considered for the building will lead to more cost-effective construction methodologies and higher-performing structures that will utilize BC produced, engineered, and fabricated wood products. These applications and solutions will be shared across North America.

BUDGET:

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Considering the change of location and positioning of the building were going to be altered, we felt it prudent to obtain a new Class D construction quote. The quote faired well on the previous budget received early 2019. Present estimate from Sawchuk Construction :

Class D Budget breaks down as follows:Tug way (cut, fill, pavement section and Asphalt)\$629,163Site Grading (Cut, fill, structural platform)\$2,291,886Structure (complete)\$20,353,993Site improvements (parking, fencing, Aprons, Signage)\$1,532,933Landscaping (11,130 m²)\$1,220,438Total\$26,028,413



CITY OF KELOWNA

MEMORANDUM

Date: September 24, 2020

File No.: DP20-0178

To: Urban planning Management (AF)

From: Development Engineer Manager (JK)

Subject: 5800 & 5930 Lapointe Dr

Form & Character

This memo contains the Development Engineering Branch comments and requirements regarding this Development Permit application for the Form & Character of an aerospace building with a height variance from 12m permitted to 14m.

The Development Engineering Branch has no requirements at this time related to the Form & Character DP. However, the following items will be required at the time of Building Permit.

1. <u>GENERAL</u>

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).
- c. There is a possibility of a high-water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system
- d. The subject lots are within the Mill Creek Flood Plain. The flood construction level for 5800 Lapointe Dr is 420m and for 5930 Lapointe Dr is 421m. The geotechnical report to be submitted for this development is to address this flood construction level in the context of the Mill Creek Flood Plain Bylaw No. 10248.
- e. It is important to note that all future utility crossings along the Okanagan Rail Trail are to be planned at existing crossings. If a proposed utility crossing cannot be accommodated at an existing crossing, it must be designed per current rail crossing design guidelines and best practices (to be determined). Additionally, all work within the Okanagan Rail Trail requires approval from the Okanagan Rail Trail Committee.

2. DOMESTIC WATER AND FIRE PROTECTION

a. The subject lots are within the Glenmore-Ellison Irrigation District (GEID) water supply area. The Developer is required to make satisfactory arrangements with GEID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.



- b. The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by GEID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- c. Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. No. 7900. Provide water flow calculations for this development to confirm bylaw conformance. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

3. SANITARY SEWER SYSTEM

- a. Our records indicate that both properties are currently serviced with a 200mmdiameter sanitary sewer service. 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 per lot. If required, the applicant will arrange for the removal and disconnection of the existing service(s) and the installation of new larger service(s) at the applicants' cost. An inspection manhole is required with an access easement for City crews.
- b. The existing service connections are to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7.

4. STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL

- a. The Applicant must engage a Consulting Civil Engineer to provide a storm water management plan for this site. 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. The site's stormwater management plan must conform with updated section 3 of Schedule 4 of the Subdivision, Development & Servicing Bylaw No. 7900.
- b. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. ROAD IMPROVEMENTS

a. Existing driveway letdowns will be required to be used and no additional accesses will be permitted.



- b. Landscaped boulevards, complete with underground irrigation, are required.
- c. No additional streetscape improvements are required to the existing frontage of the subject lots.

6. POWER AND TELECOMMUNICATION SERVICES

a. All proposed service connections are to be installed underground. 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.

7. <u>GEOTECHNICAL STUDY</u>

- a. Provide a 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 reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division 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. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
 - vii. Any items required in other sections of this document.

8. 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 (refer to 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 Works & Utilities 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.

9. 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.

10. CHARGES, FEES, AND SECURITIES

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

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James Kay, P.Eng. Development Engineering Manager

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CITY OF KELOWNA

MEMORANDUM

Date: September 24, 2020

File No.: DVP20-0179

To: Urban Planning Management (KB)

From: Development Engineer Manager (JK)

Subject: 5800 & 5930 Lapointe Dr



Height from 12m to 14m

This memo contains the Development Engineering Branch comments and requirements regarding this Development Variance Permit application to vary the building height from 4 12.0 m permitted to 14.0 m proposed.

The Development Engineering Branch has no additional comments related to the request for a variance in height. All other Development Engineering Branch comments are included in memo DP20-0178.

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James Kay, P.Eng. Development Engineering Manager

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