

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 17th 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

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

Planner: AC

Terry Barton
Community Planning Department Manager
Planning & Development Services

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 from the date of approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may 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.

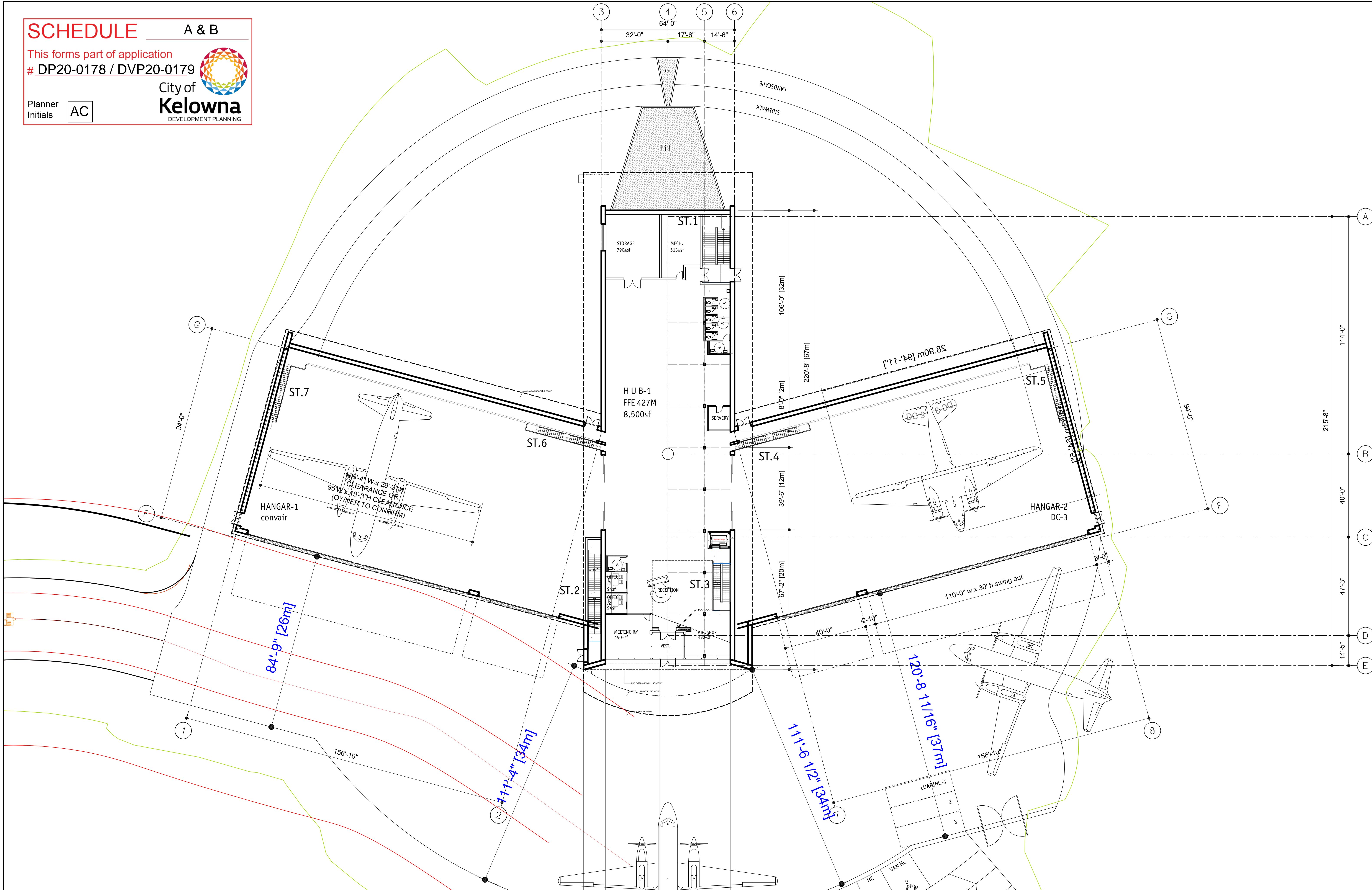
**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

SCHEDULE

A & B

This forms part of application
DP20-0178 / DVP20-0179

Planner
Initials AC



2020-09-10
DP

No.	Date	Revision
1	2020-09-10	DP SUBMISSION

Project Title
KF Aerospace
Centre for Excellence



Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
EMAIL: kel-mal@shaw.ca



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Date	2020-09-10
Job No.	m+m 18-1840
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
LEVEL 1
scale: 20' = 1' 0"

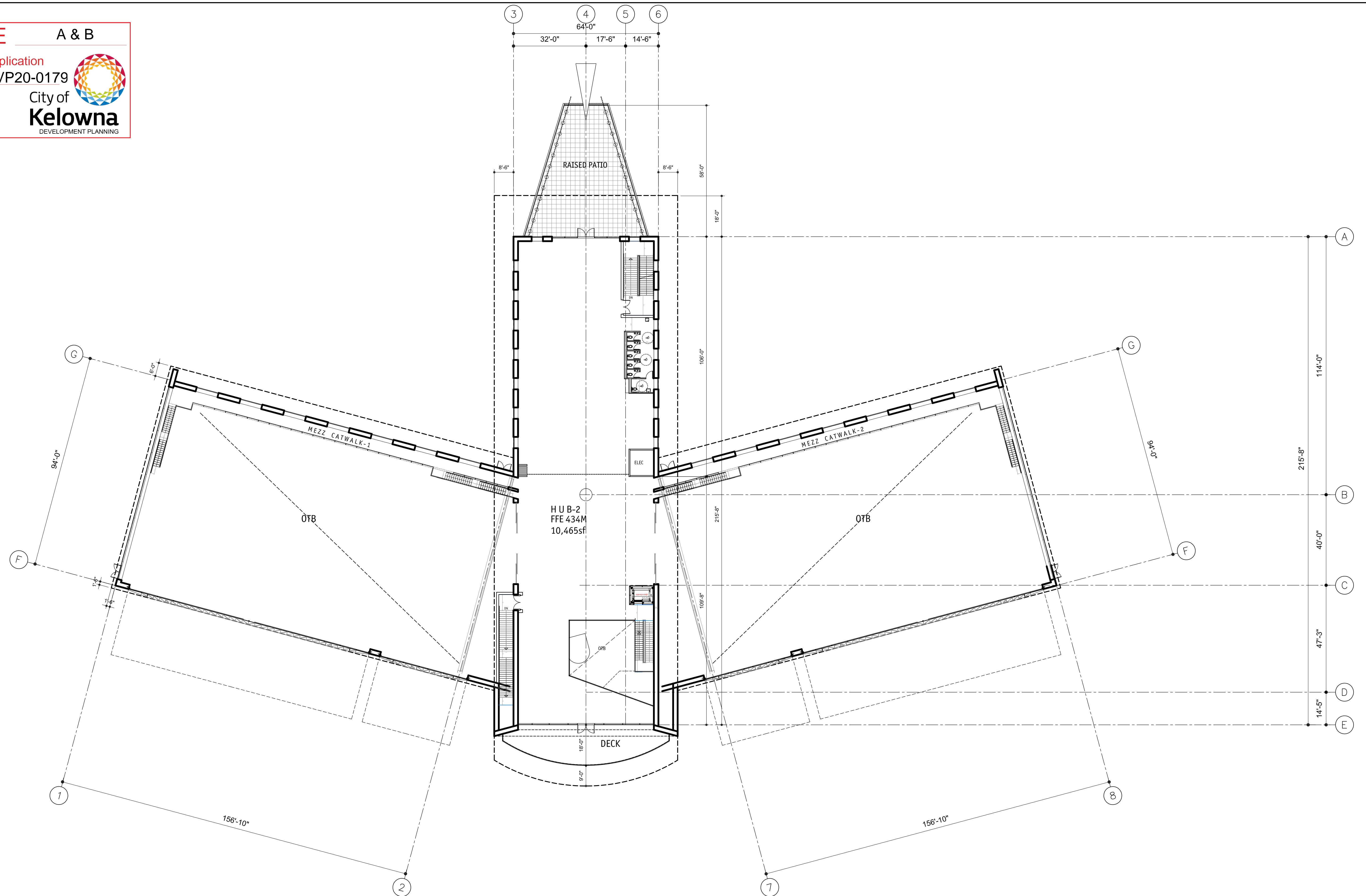
Drawing Number
A3.01
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

A & B

DP20-0178 / DVP20-0179



City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

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233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
EMAIL: kel-mai@shaw.ca

m+m a
MEIKLEJOHN ARCHITECTS INC.

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Date	2020-09-10
Job No.	m+m 18-1840
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title	LEVEL 2
---------------	---------

scale: 20' = 1" 0"

Drawing Number

A3.02

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

SCHEDULE

A & B

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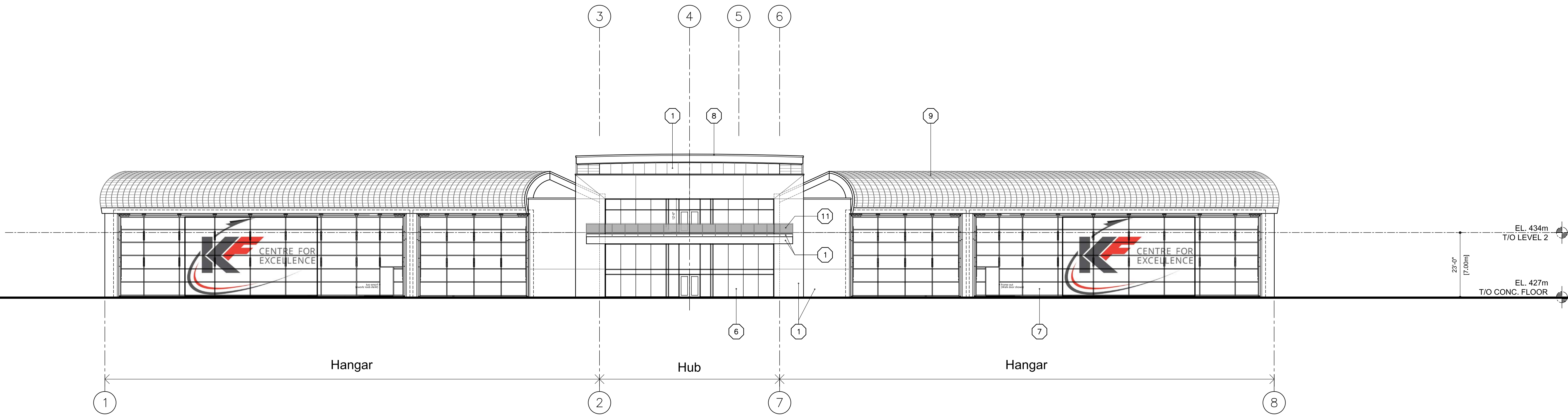
Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING

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



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Date	2020-09-10
Job No.	m+m 18-1840
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
FRONT ENTRY
ELEVATION
scale: 20'=1'0"

Drawing Number
A4.01
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

SCHEDULE

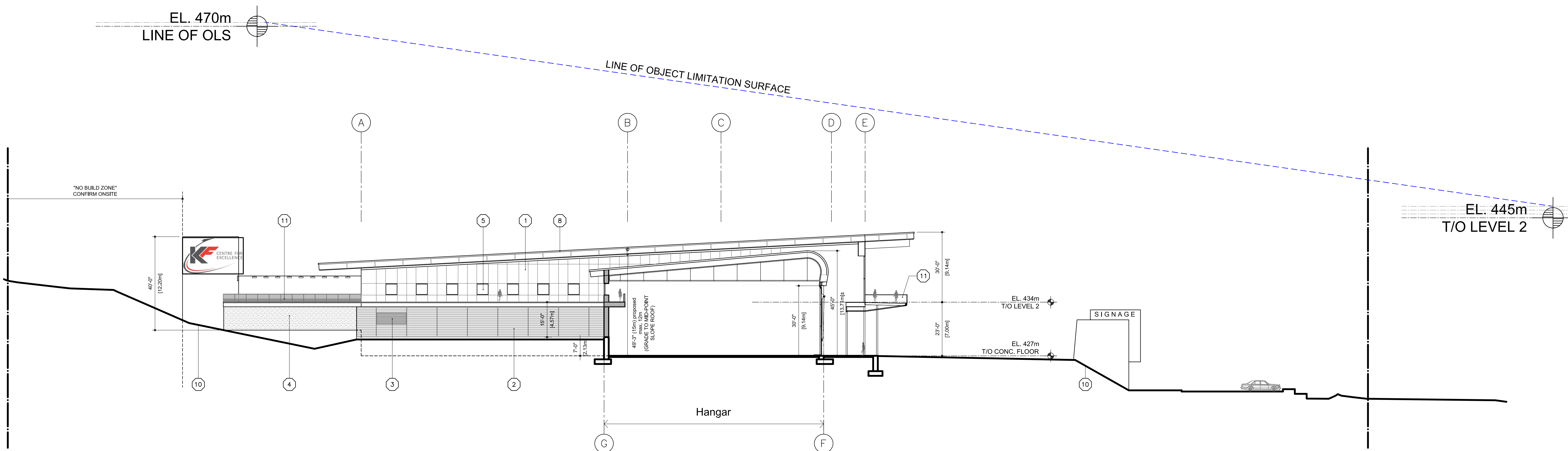
A & B

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Initials AC



NOTE:
SEE A4.01 FOR ELEVATION
KEY NOTE LEGEND



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Date	2020-09-10
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Scale	AS SHOWN
Drawn	SN
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Drawing Title
SIDE SECTIONAL
ELEVATION
scale: 20'=1'0"

Drawing Number
A4.02
DRAWINGS ARE NOT TO BE SCALED.
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SCHEDULE

A & B

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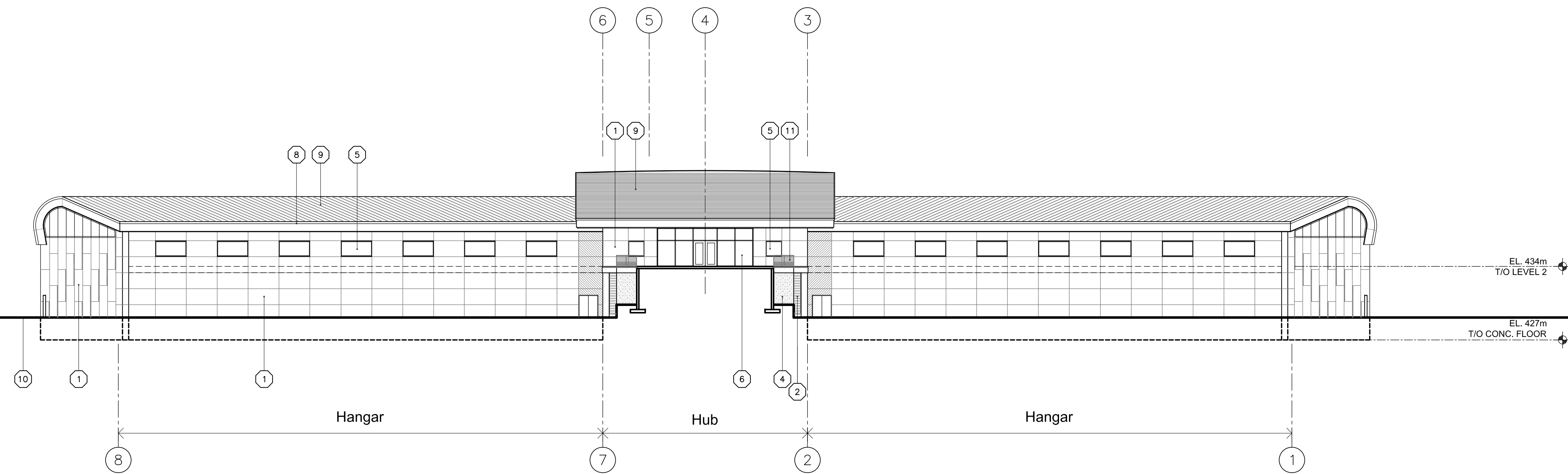
Planner
Initials

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City of
Kelowna

DEVELOPMENT PLANNING

NOTE:
SEE A4.01 FOR ELEVATION
KEY NOTE LEGEND



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Date	2020-09-10
Job No.	m+m 18-1840
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
REAR PATIO
ELEVATION
scale: 20'=1'0"

Drawing Number
A4.03
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB



site

kelowna
airport

ubco

SCHEDULE

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City of

Kelowna

DEVELOPMENT PLANNING





SCHEDULE

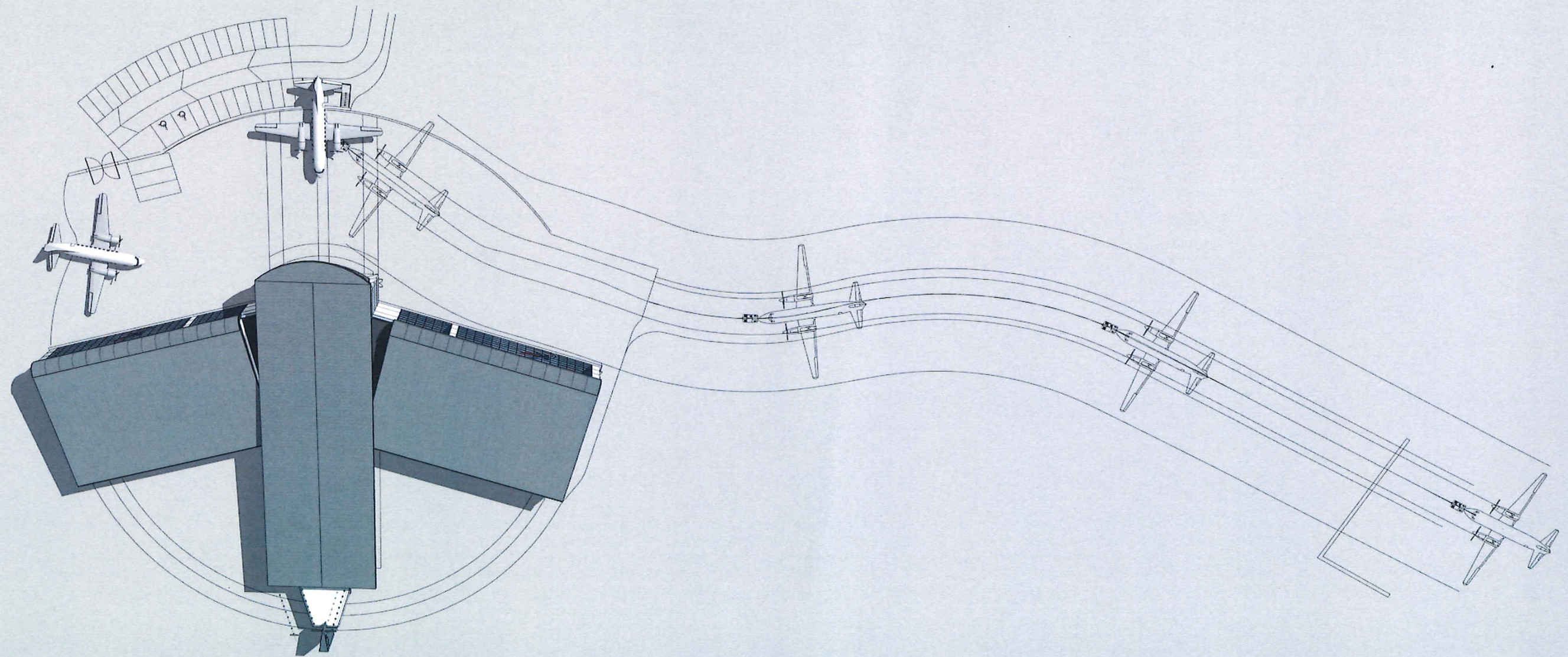
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Initials AC



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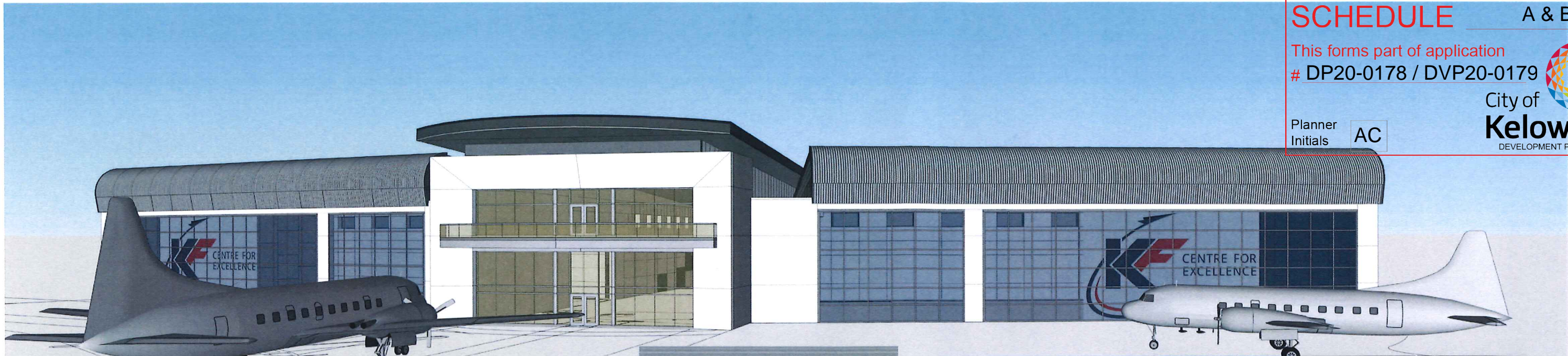
DP20-0178 / DVP20-0179

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Initials

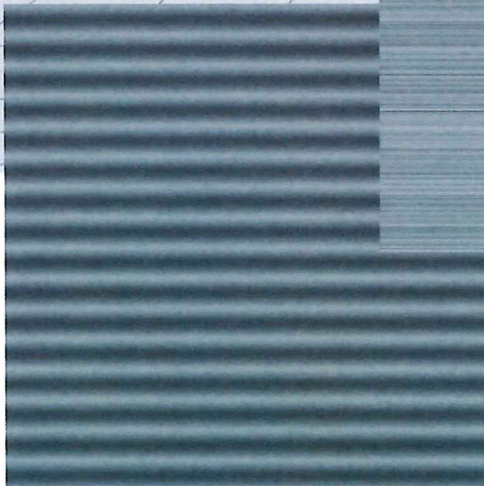
AC

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Kelowna
DEVELOPMENT PLANNING





metal curved roof



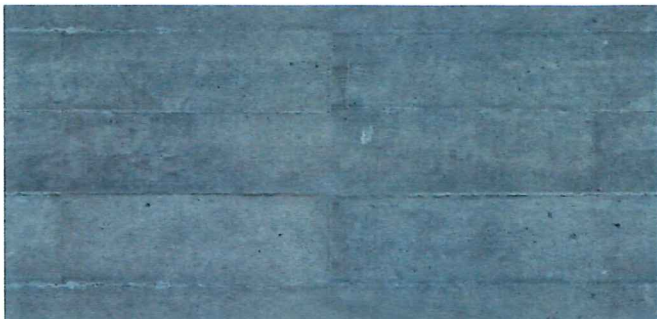
corrugated metal cladding



brushed metal panel



hangar door



board-formed concrete



hangar roof

SCHEDULE

A & B

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DP20-0178 / DVP20-0179

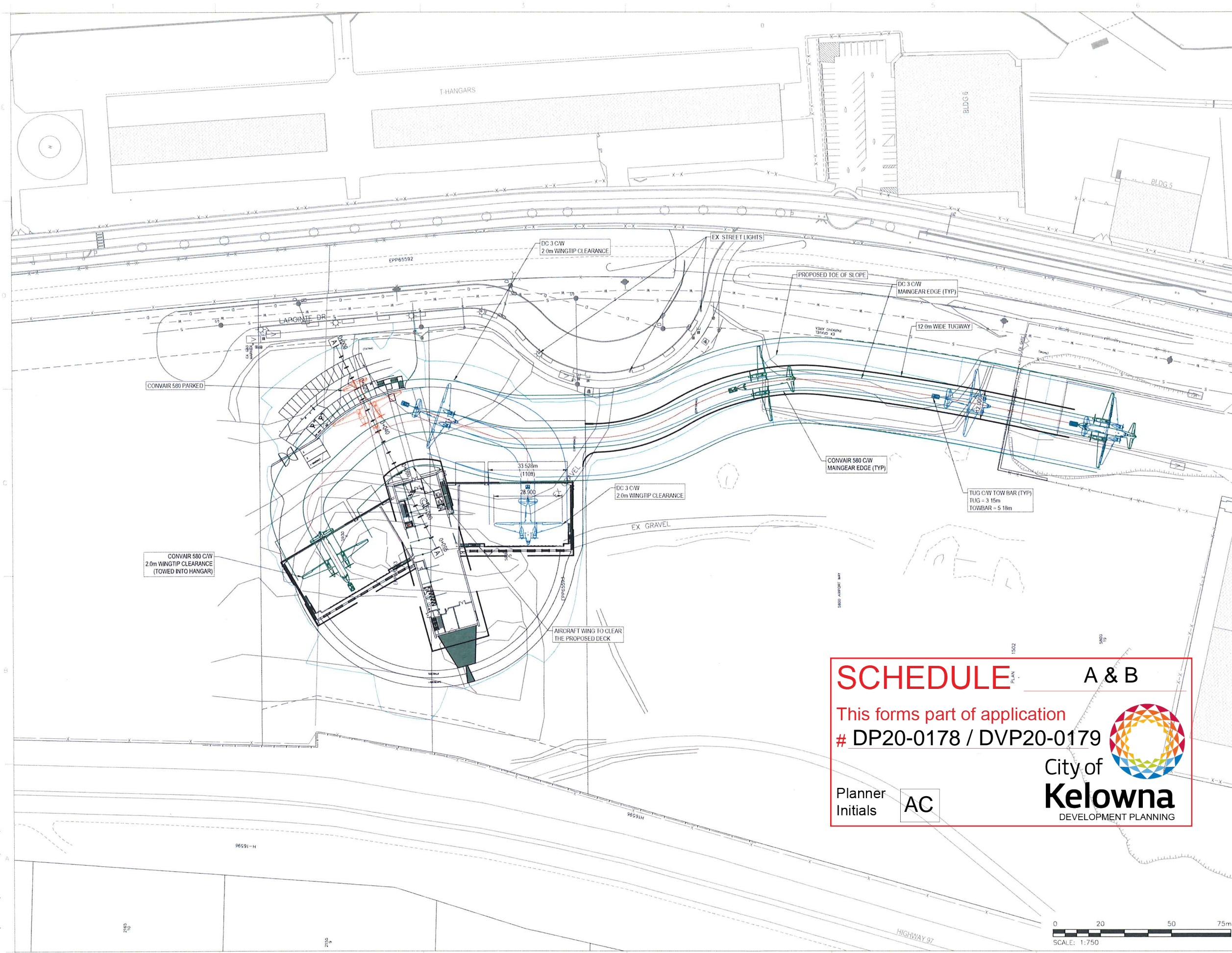
Planner
Initials

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City of
Kelowna
DEVELOPMENT PLANNING



PLOT DATE: 2020/09/10 AT 07:48:44 PLOTTED BY: RUONISKI MIKE
FILE: C:\PROJECTS\AIRP03534-01\DESIGN\AIRP03534-01 KF CENTRE C1.0 - SITE.DWG



PRIME CONSULTANT

TETRA TECH

CONSULTANT


0	2020/09/10	ISSUED FOR REVIEW
REV.	DATE	ISSUED FOR/REVISION:

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

DRAFT

PERMIT

AEROSPACE

PROJECT NAME

KF AEROSPACE
CENTRE FOR EXCELLENCE
KELOWNA INTERNATIONAL AIRPORT

SHEET TITLE

SITE PLAN

DSG BY:	D.Q.	APV BY:	D.Q.
DWN BY:	M.R.	PRJ NO.	TRN.AIRP03534-01
CKD BY:	D.Q.	DWG FILE	C1.0 - SITE.dwg
SHEET NO.	C1.0	REV.	0

ANSI-D (34x22in) 50mm

SCHEDULE

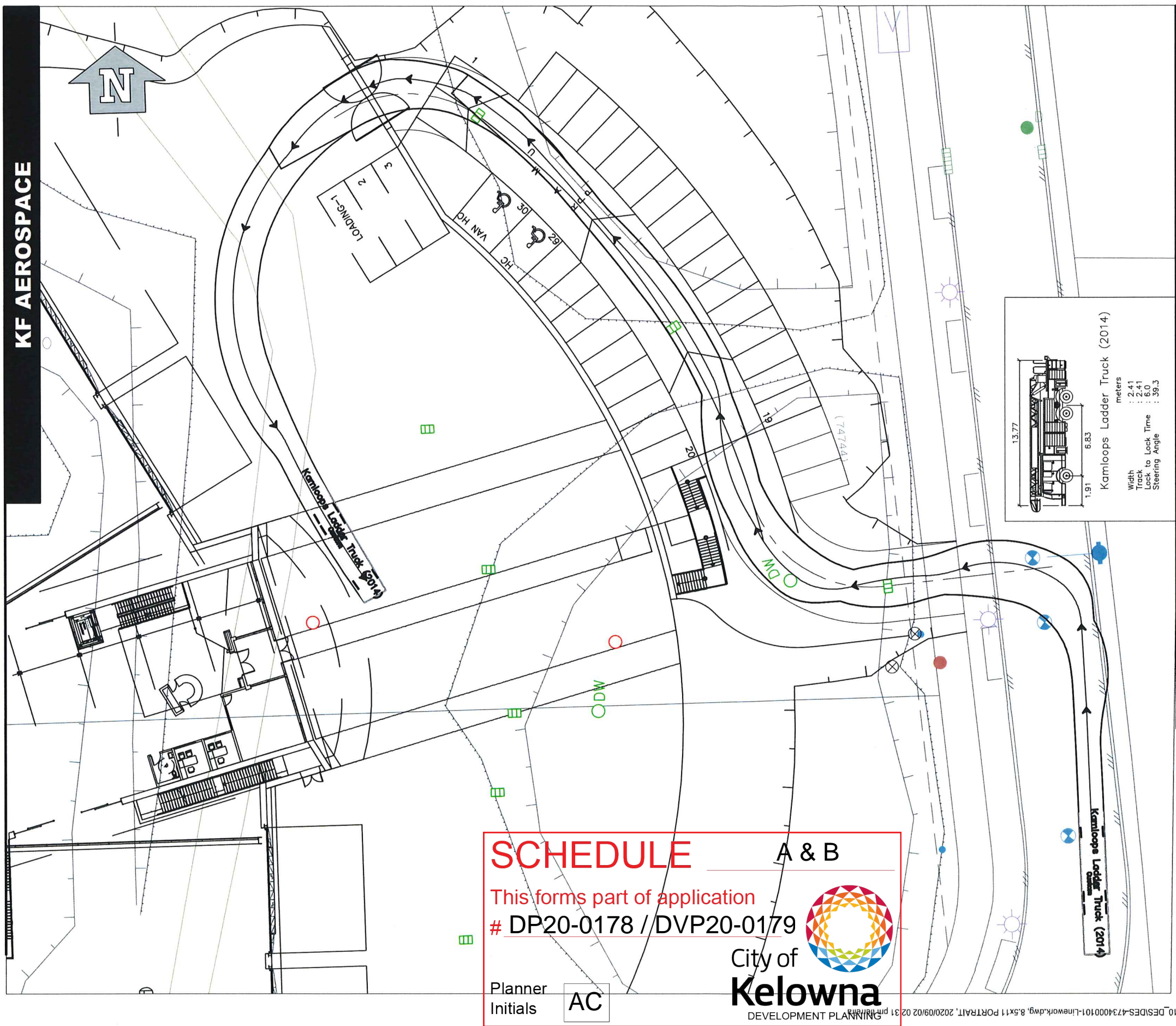
A & B

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DP20-0178 / DVP20-0179

Planner Initials AC

City of Kelowna

DEVELOPMENT PLANNING



KF AEROSPACE

SCHEDULE A & B

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Planner Initials **AC**

City of **Kelowna**

DEVELOPMENT PLANNING

Kamloops Ladder Truck (2014)

Width : 2.41 meters
Track : 2.41
Lock to Lock Time : 6.0
Steering Angle : 39.3

13.77
1.91
6.83

URBAN SYSTEMS

ISSUED FOR INFORMATION
SEPTEMBER 2020
urbansystems.ca

Client/Project	
KF AEROSPACE CENTRE FOR EXCELLENCE	
Revision Date	Figure
2020-09-02	
Title	
TURNING MOVEMENT LADDER FIRE TRUCK	

4734.0001.01

SCHEDULE

This forms part of application

DP20-0178 / DVP20-0179

A & B

Planner Initials

AC



City of
Kelowna
DEVELOPMENT PLANNING

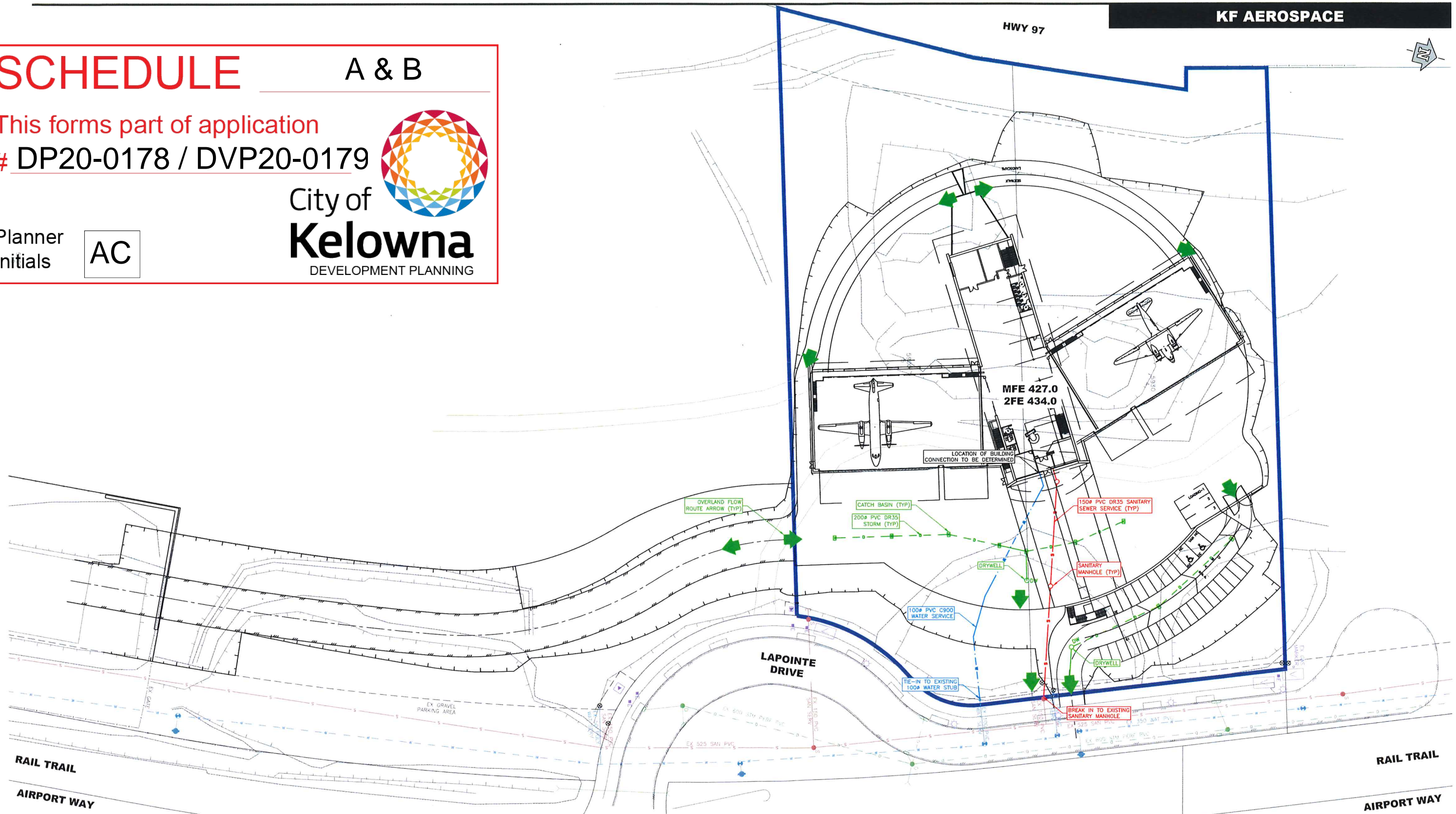
This forms part of application



City of Kelowna
DEVELOPMENT PLANNING

Planner
Initials

AC



ISSUED FOR
INFORMATION
SEPTEMBER 2020
urbansystems.ca

A horizontal scale bar with three segments. The first segment is labeled '0', the second '10', and the third '20'. Below the bar, there are three small rectangular boxes, each containing a number: '1', '500', and '1000'.

Client/Project	
KF AEROSPACE CENTRE FOR EXCELLENCE	
Revision Date	Figure
2020-09-02	
4734.0001.01	Title
SITE SERVICING DRAFT PLAN	

SCHEDULE

A & B

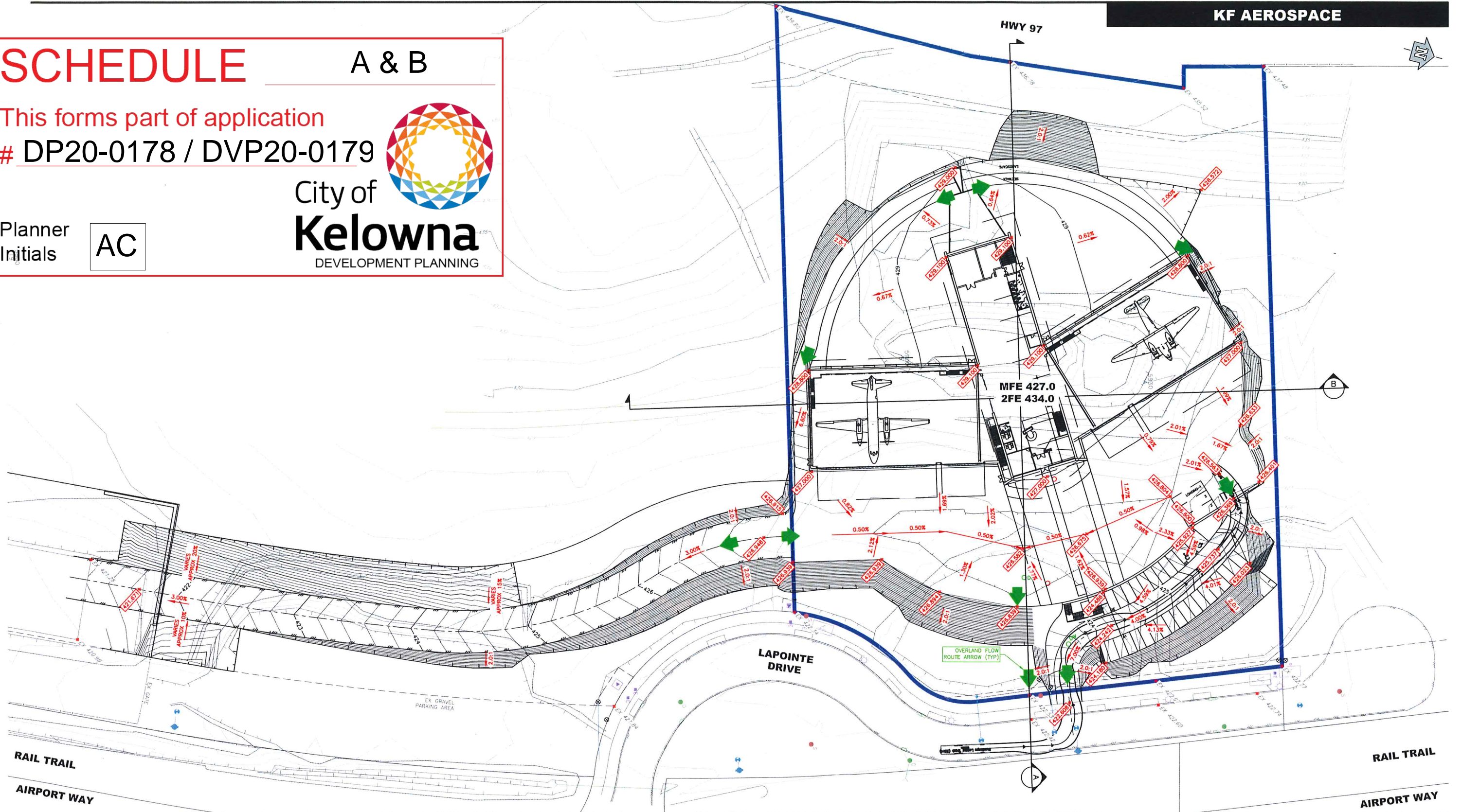
This forms part of application

DP20-0178 / DVP20-0179

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Initials

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City of
Kelowna
DEVELOPMENT PLANNING



KF AEROSPACE

HWY 97

MFE 427.0
2FE 434.0

LAPOINTE
DRIVE

RAIL TRAIL

AIRPORT WAY

RAIL TRAIL

AIRPORT WAY

URBAN
SYSTEMS

ISSUED FOR
INFORMATION
SEPTEMBER 2020
urbansystems.ca



Client/Project	
KF AEROSPACE CENTRE FOR EXCELLENCE	
Revision Date	Figure
2020-09-02	
4734.0001.01	Title
FINISHED GRADING SITE PLAN	



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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 & Shirley-mai@shaw.ca

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.

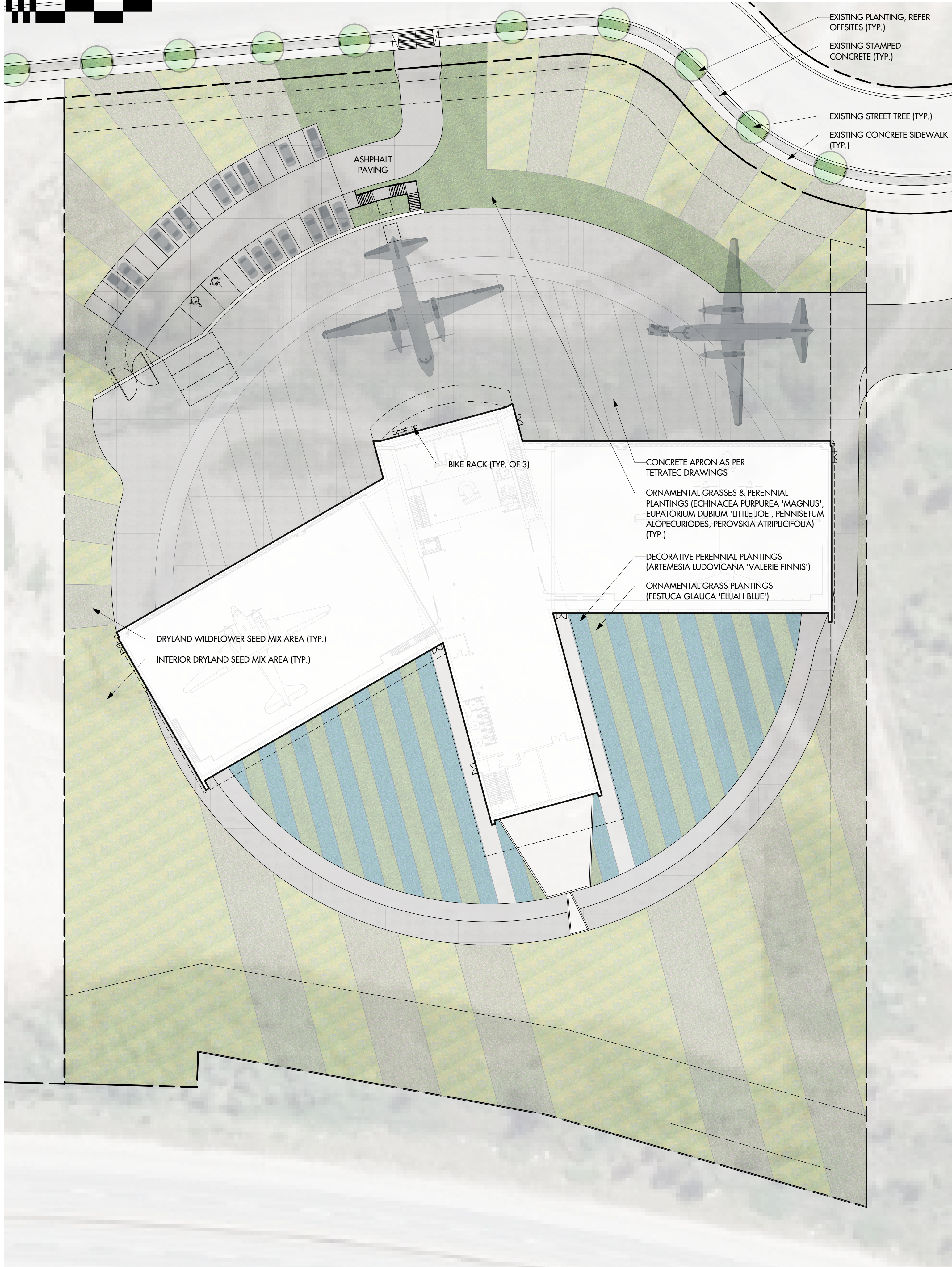
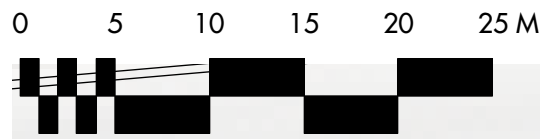
You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

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

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

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



SCHEDULE

C

This forms part of application
DP20-0178 / DVP20-0179

Planner
Initials AC

City of Kelowna

DEVELOPMENT PLANNING



NOTES

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 SYSTEM.
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 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 DRYLAND SEED AREAS:

INTERIOR DRYLAND SEED MIXTURE	BY WEIGHT	WILDFLOWER SEED MIXTURE	BY WEIGHT
CRESTED WHEATGRASS	40%	SILKY LUPINE	30%
TALL WHEATGRASS	25%	BALSAM ROOT	30%
SLENDER WHEATGRASS	20%	BROWN EYED SUSAN	35%
HARD FESCUE	15%		

HYDROSEEDING APPLICATION RATE (DRYLAND SEED AREA)
NATIVE SEED INTERIOR DRYLAND SEED MIXTURE 75KG/HECTARE
WILDFLOWER SEED MIXTURE 1KG/HECTARE
FERTILIZER 18-18-18-2 50%
SULPHUR COATED UREA 300KG/HECTARE
MULCH CANFOR ECOFIBRE PLUS TAC 2,800KG/HECTARE
TACKIFIER GUAR 3% OF MIX

THE PRECEDING HYDROSEEDING MIXTURE IS TO BE APPLIED TO THE DRYLAND SEED AREA AS SHOWN ON THE DRAWING. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

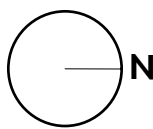
PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
SHRUBS, PERENNIALS, GRASSES & GROUNDCOVERS			
ARTEMESIA LUDOVICANA 'VALERIE FINNIS'	WHITE SAGE	1107	PLUGS /1.0M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	192	PLUGS /1.5M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	192	PLUGS /1.5M O.C. SPACING
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1107	PLUGS /1.0M O.C. SPACING
PENNISETUM ALOPECURIODES	FOUNTAIN GRASS	436	PLUGS /1.0M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	192	PLUGS /1.5M O.C. SPACING



OUTLAND DESIGN LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

KF AEROSPACE CENTER FOR EXCELLENCE

5800 & 5930 LAPOINTE DRIVE
Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

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

PROJECT NO.	20058
DESIGN BY	FB
DRAWN BY	WC
CHECKED BY	FB
DATE	OCT. 14, 2020
SCALE	1:400
PAGE SIZE	24"x36"

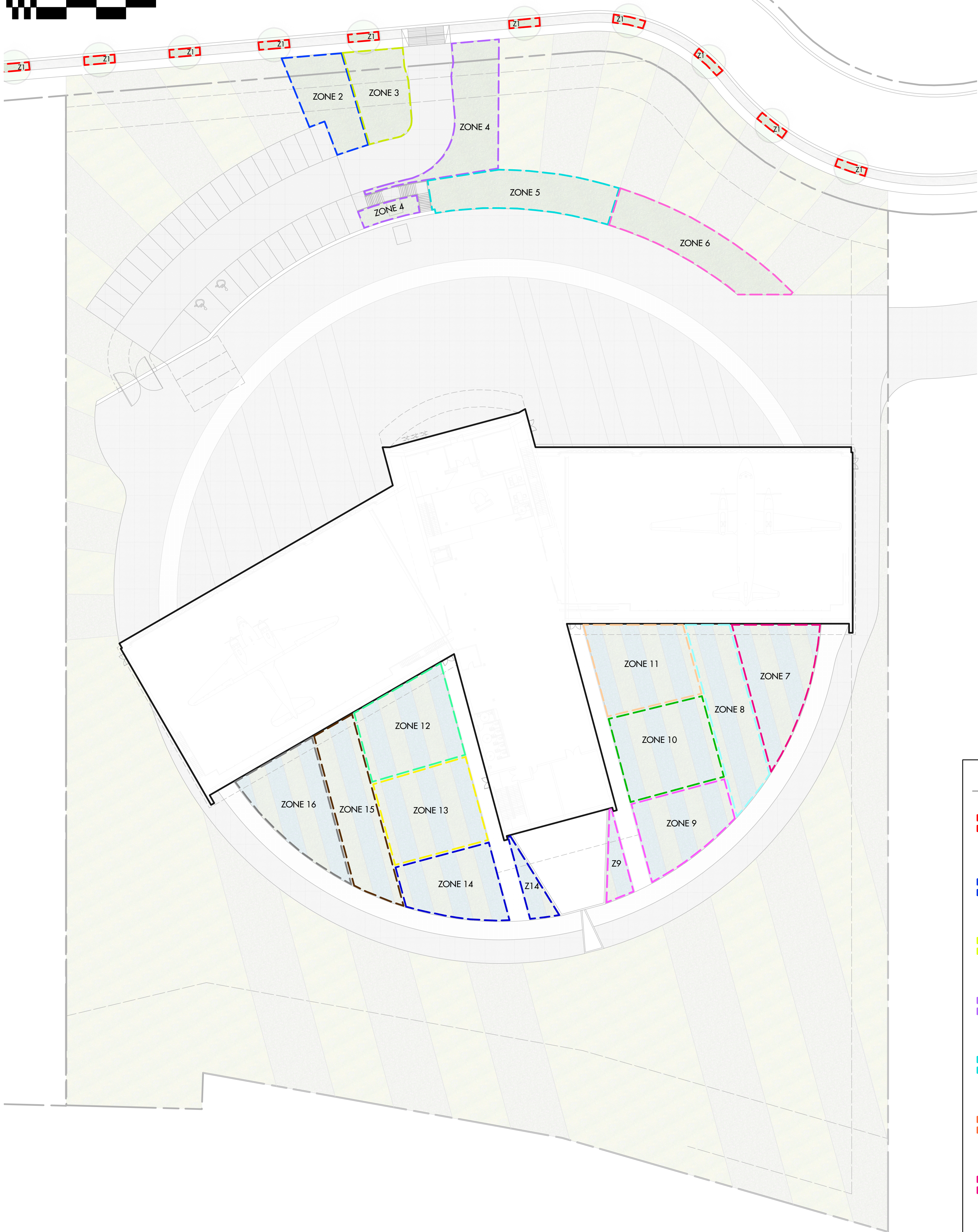
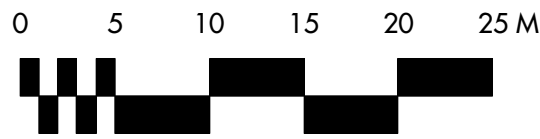
SEAL



DRAWING NUMBER

L1/2

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SCHEDULE

This forms part of application

DP20-0178 / DVP20-0179

Planner Initials AC

C

City of Kelowna

DEVELOPMENT PLANNING

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 71 / 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.

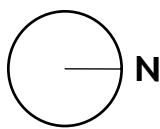
IRRIGATION LEGEND

- 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 #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 #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 #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 #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 #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 #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 #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.
- 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 #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 #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 #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 #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 #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 #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 #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.



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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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.	20058
DESIGN BY	FB
DRAWN BY	NG/WVC
CHECKED BY	FB
DATE	OCT. 14, 2020
SCALE	1:400
PAGE SIZE	24"x36"

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
 - o 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
 - o 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
 - o Opening a multi-purpose facility at a nominal cost for public events will provide long-term 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
 - o 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

- o 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:

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)	\$629,163
Site Grading (Cut, fill, structural platform)	\$2,291,886
Structure (complete)	\$20,353,993
Site improvements (parking, fencing, Aprons, Signage)	\$1,532,933
Landscaping (11,130 m ²)	\$1,220,438
Total	<u>\$26,028,413</u>

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. GENERAL

- 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 200mm-diameter 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. GEOTECHNICAL STUDY

- 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).

James Kay

James Kay, P.Eng.
Development Engineering Manager

SK

CITY OF KELOWNA

MEMORANDUM

Date: September 24, 2020

File No.: DVP20-0179

To: Urban Planning Management (KB)

From: Development Engineer Manager (JK)

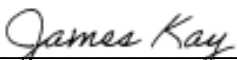
Subject: 5800 & 5930 Lapointe Dr

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.



James Kay, P.Eng.
Development Engineering Manager

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