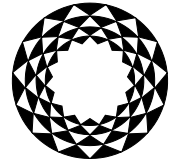


# Development Permit & Development Variance Permit DP20-0215 / DVP20-0216

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DP20-0215/DVP20-0216		
Planner Initials	TC	 City of <b>Kelowna</b> DEVELOPMENT PLANNING



**City of Kelowna**

This permit relates to land in the City of Kelowna municipally known as 2540 Enterprise Way

and legally known as Lot 2 District Lot 125 ODYD Plan KAP69740

and permits the land to be used for the following development: General Industrial Uses

## I2 – General Industrial Zone

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

<u>Date of Council Decision</u>	March 16 <sup>th</sup> , 2021
<u>Decision By:</u>	COUNCIL
<u>Development Permit Area:</u>	Comprehensive Development Permit Area
Existing Zone:	I2 – General Industrial
Future Land Use Designation:	IND – Industrial / PARK – Major Park/Open Space (public)

## **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:	SD 116 Ventures Ltd., Inc.No. 648597
Applicant:	Shane Worman – Worman Commercial

---

Terry Barton  
Development 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

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- Landscaping to be provided on the land be in accordance with Schedule "C"; and
- 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.
- That variance to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

**Section 15.2.5(d): I2 – General Industrial Regulations**

To vary the front yard setback from 7.5m permitted to 4.0m proposed.

**This Development 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 use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$163,656.25**

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:

- 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.**



# 2540 Enterprise Way, Kelowna, BC

## Renovation to Existing Building & New Building



RENOVATED EXISTING BUILDING



NEW BUILDING

### PROPERTY DESCRIPTION

CIVIC: 2540 ENTERPRISE WAY KELLOWNA, BC  
LEGAL: PLAN 69740, LOT 2

### ZONING CALCULATIONS:

CURRENT ZONING: I2 ZONING

### SITE INFORMATION:

GROSS SITE AREA: 130,719 SF (12,144 SM)  
ALLOWABLE SITE COVERAGE: 60% (78,431 SF)  
FAR CALCULATIONS: 1.5 (196,078 SF)

### GROSS FLOOR AREAS:

ALLOWED  
130,719 SF (12,144 SM)  
60% (78,431 SF)  
1.5 (196,078 SF)

### PROPOSED

23,276 SF (EXISTING) + 17,227 SF (NEW) = 31% (40,503 SF)  
AP (63,827 SF)

NAME	LENGTH	WIDTH	AREA
SUITE 1	40'-5"	77'-11"	3152.4 SF
SUITE 2	51'-9"	72'-8"	3758.9 SF
SUITE 3	38'-11"	72'-8"	2824.9 SF
SUITE 4	62'-10"	25'-0"	1561.3 SF
SUITE 6	60'-10"	63'-7"	3460.5 SF
SUITE 4	99'-4"	75'-8"	7470.7 SF
UPPER LEVEL SUITE 5	62'-3"	35'-0"	2187.5 SF
EXISTING BUILDING TOTAL			24082.0 SF

SUITE	NAME	LENGTH	WIDTH	AREA
SUITE 1		61'-8"	91'-11"	5405.9 SF
SUITE 2		82'-1"	39'-10"	3069.9 SF
SUITE 3		39'-10"	56'-0"	2230.7 SF
SUITE 4		39'-10"	56'-0"	2230.7 SF
SUITE 5		39'-10"	56'-0"	2230.7 SF
SUITE 6		39'-10"	56'-0"	2230.7 SF
SUITE 7		39'-10"	49'-10"	1763.4 SF
SUITE 8		39'-10"	49'-10"	1626.3 SF
SUITE 1 UPPER		49'-6"	43'-5"	1414.2 SF
SUITE 2 UPPER		19'-10"	56'-0"	1110.7 SF
SUITE 3 UPPER		49'-6"	43'-5"	454.3 SF
SUITE 4 UPPER		19'-10"	56'-0"	454.3 SF
SUITE 5 UPPER		19'-10"	56'-0"	454.3 SF
SUITE 6 UPPER		19'-10"	56'-0"	454.3 SF
SUITE 7 UPPER		27'-0"	49'-10"	1177.4 SF
SUITE 8 UPPER		19'-10"	56'-0"	1110.7 SF
SUITE 9 UPPER		32'-1"	56'-0"	1811.2 SF
SUITE 10 UPPER				2473.9 SF

### NEW BUILDING TOTAL

GROSS FLOOR AREA (New and existing buildings) 63,827 SF (5,929.7 SM)

MAX. HEIGHT = 14.0M (45.9 FT) ALLOWED  
13.4M (44 FT) PROPOSED

### YARD SETBACKS:

FRONT YARD	7.5M	4.0M	PROPOSED VARIANCE
SIDE YARD	0.0M	5.6M & 18.4M (EXISTING BUILDING)	
SIDE YARD ON A PLANNING STREET - REAR YARD	6.0M	20.9M (NEW BUILDING)	
	6.0M	N/A	
		34.7M	

### PARKING CALCULATIONS:

GENERAL INDUSTRIAL USES: 3,429.7 / 100 x 1 = 35  
INDUSTRIAL ACCESSORY (ADMIN): 2,500 / 100 x 2.5 = 63

### BICYCLE CALCULATIONS:

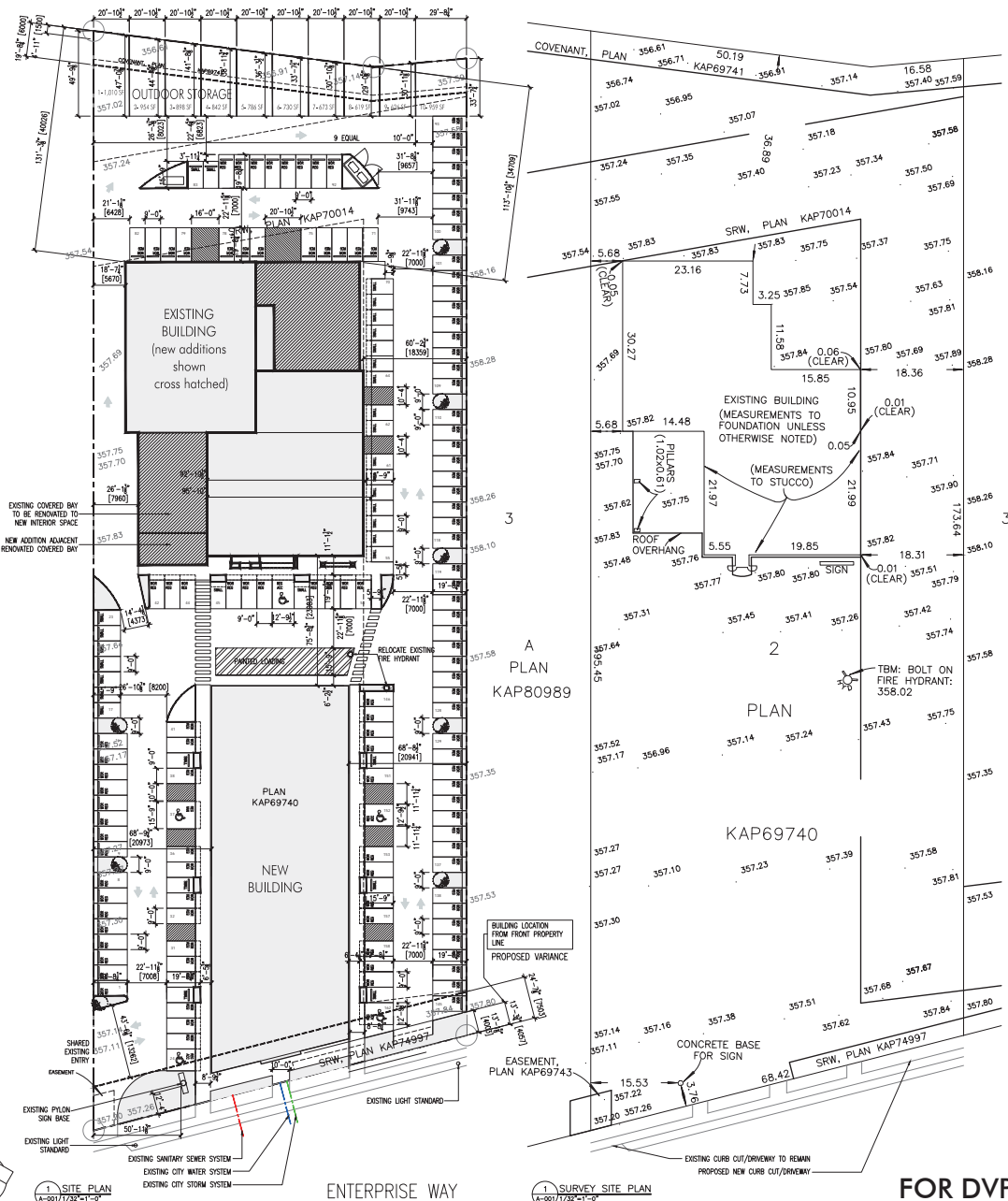
LONG-TERM BICYCLE STORAGE: 5,897.7 / 1000 x 0.5 = 3  
REQUIRED 3  
PROPOSED 3

### DRAWING LIST:

- ARCHITECTURAL:  
A-001 PROJECT INFORMATION  
A-101 EXISTING BUILDING - ENTRY LEVEL  
A-102 EXISTING BUILDING - SECOND LEVEL  
A-110 NEW BUILDING - ENTRY LEVEL  
A-111 NEW BUILDING - UPPER LEVEL  
A-112 NEW BUILDING - SECOND LEVEL  
A-200 EXISTING BUILDING - ELEVATIONS  
A-210 NEW BUILDING - ELEVATIONS  
A-211 NEW BUILDING - ELEVATIONS  
A-310 NEW BUILDING - SECTION  
A-310 EXISTING BUILDING - COLOUR STUDIES  
A-RENDER 1 NEW BUILDING - COLOUR STUDIES  
A-RENDER 2

### LANDSCAPING

- L1 LANDSCAPING LAYOUT  
L2 LANDSCAPING LAYOUT



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Revision No., Date and Description  
11.28.20 - FOR DP  
12.02.20 - FOR DP  
12.03.20 - FOR DP  
02.11.21 - ADDENDUM NO. 1

Plot Date 11-Feb-21 Drawing No. A-001

PROJECT 2540 ENTERPRISE WAY

DRAWING TITLE PROJECT INFORMATION EXISTING

## SCHEDULE

A

This forms part of application  
# DP20-0215/DVP20-0216



Planner Initials TC

City of Kelowna  
DEVELOPMENT PLANNING

FOR DVP

# SCHEDULE

A

This forms part of application

# DP20-0215/DVP20-0216

Planner  
Initials TC

City of  
**Kelowna**  
DEVELOPMENT PLANNING



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**Revision No., Date and Description**  
11.14.20 - FOR CLIENT REVIEW  
11.28.20 - FOR DP  
12.02.20 - FOR DP  
12.03.20 - FOR DP

**Plot Date** 3-Dec-20 **Drawing No.** A-100

**PROJECT** 2340 ENTERPRISE WAY

**DRAWING TITLE** EXISTING BUILDING - ENTRY LEVEL



FOR DP



1 EXISTING BUILDING - ENTRY LEVEL PLAN  
POTENTIAL SUITE

# SCHEDULE

A

This forms part of application

# DP20-0215/DVP20-0216

Planner  
Initials

TC

City of  
**Kelowna**  
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**Revision No., Date and Description**

11.14.20	- FOR CLIENT REVIEW
12.02.20	- FOR DP
12.03.20	- FOR DP

**Plot Date**  
3-Dec-20

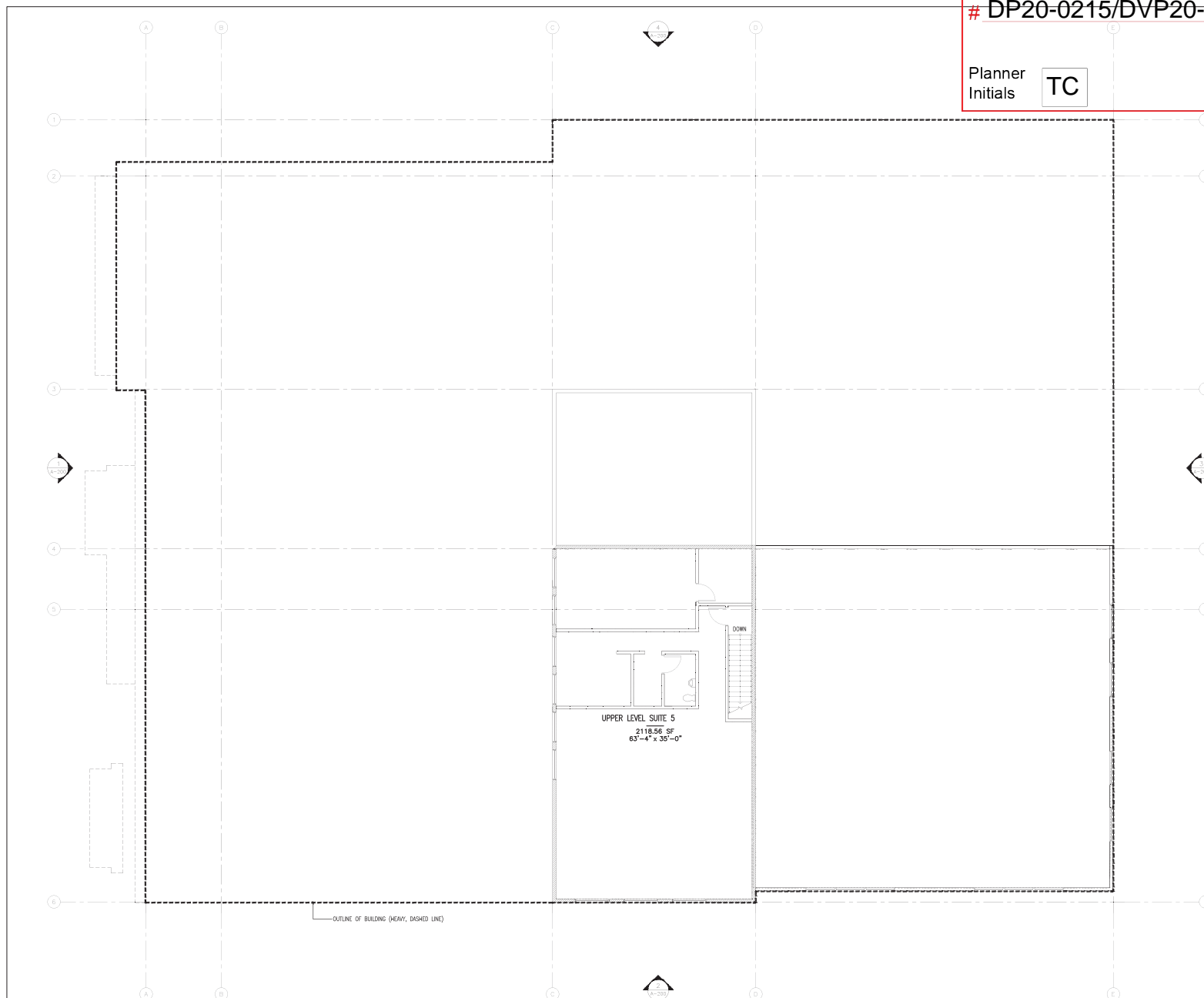
**Drawing No.**  
A-101

**PROJECT**  
2340 ENTERPRISE WAY

**DRAWING TITLE**  
EXISTING BUILDING - SECOND LEVEL

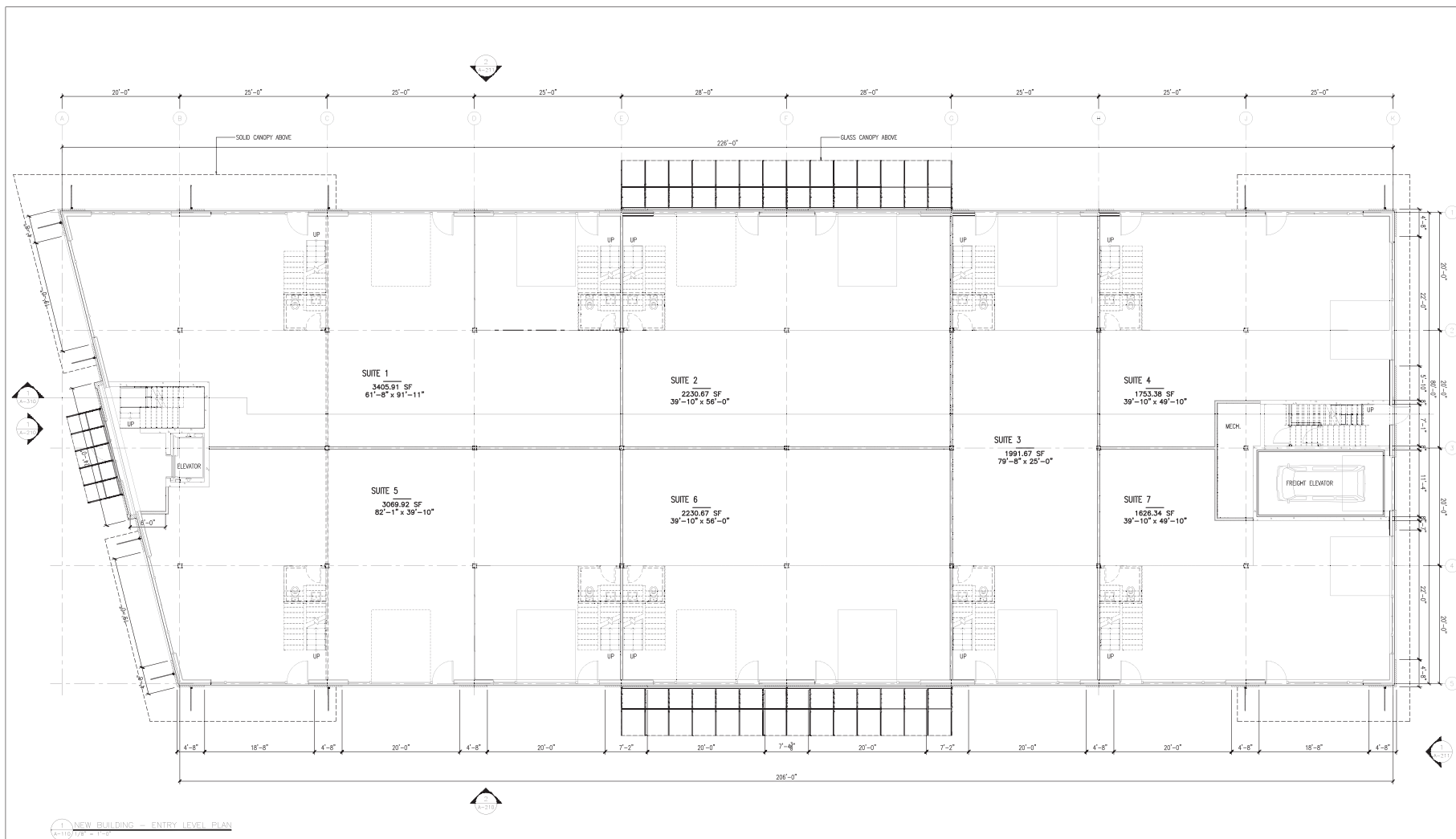


FOR DP



1. EXISTING BUILDING - SECOND LEVEL PLAN

POTENTIAL SUITE



# SCHEDULE

A

This forms part of application  
# DP20-0215/DVP20-0216

Planner  
Initials TC

City of  
**Kelowna**  
DEVELOPMENT PLANNING



FOR DP

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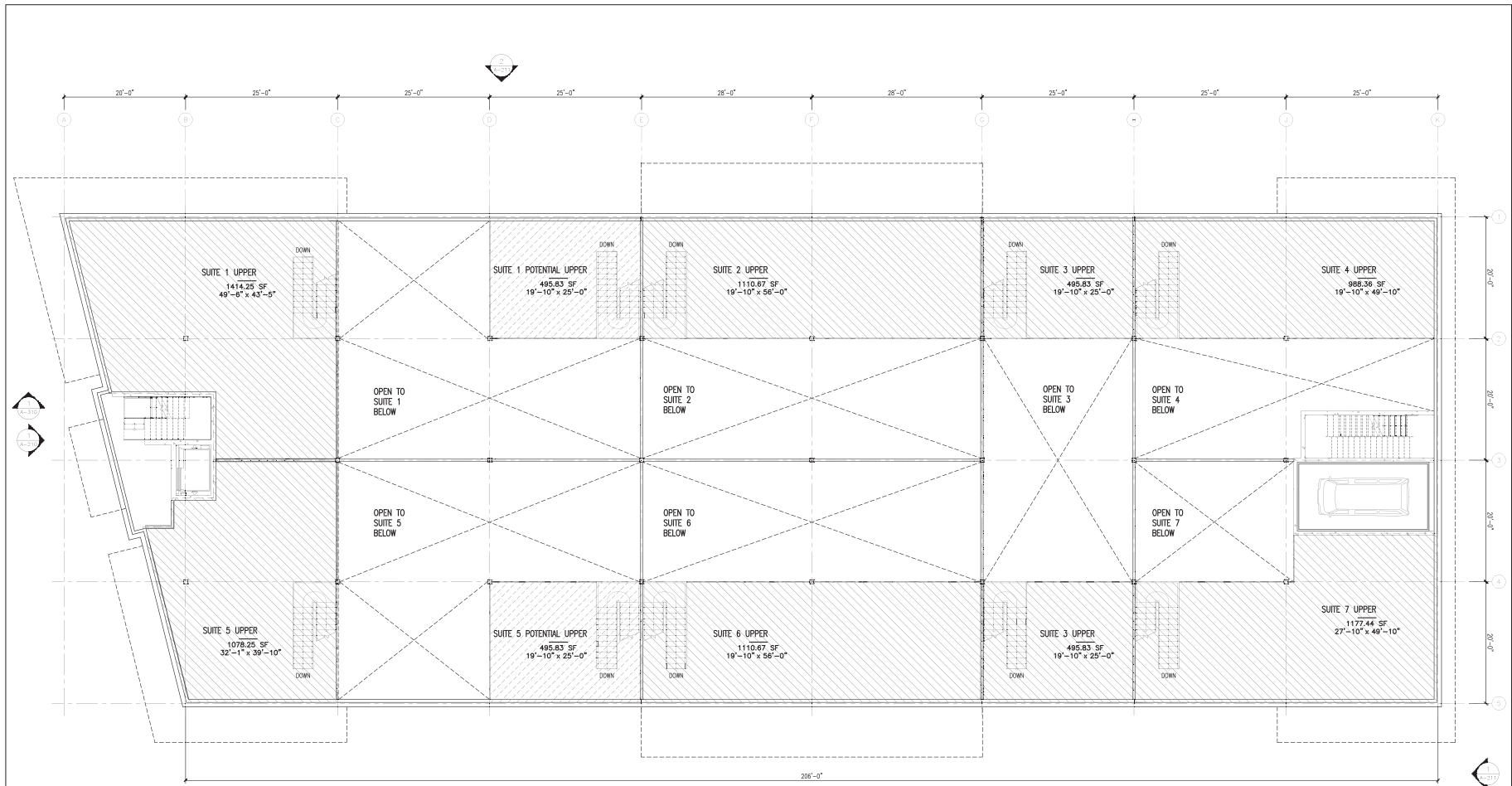
**Revision No., Date and Description**  
11.12.20 - FOR CLIENT REVIEW  
11.28.20 - FOR DP  
12.02.20 - FOR DP  
12.03.20 - FOR DP

**Plot Date**  
3-Dec-20  
**Drawing No.**  
A-1110

**PROJECT**  
2340 ENTERPRISE WAY

**DRAWING TITLE**  
NEW BUILDING - ENTRY LEVEL  
FLOOR PLAN





# SCHEDULE

A

This forms part of application

# DP20-0215/DVP20-0216

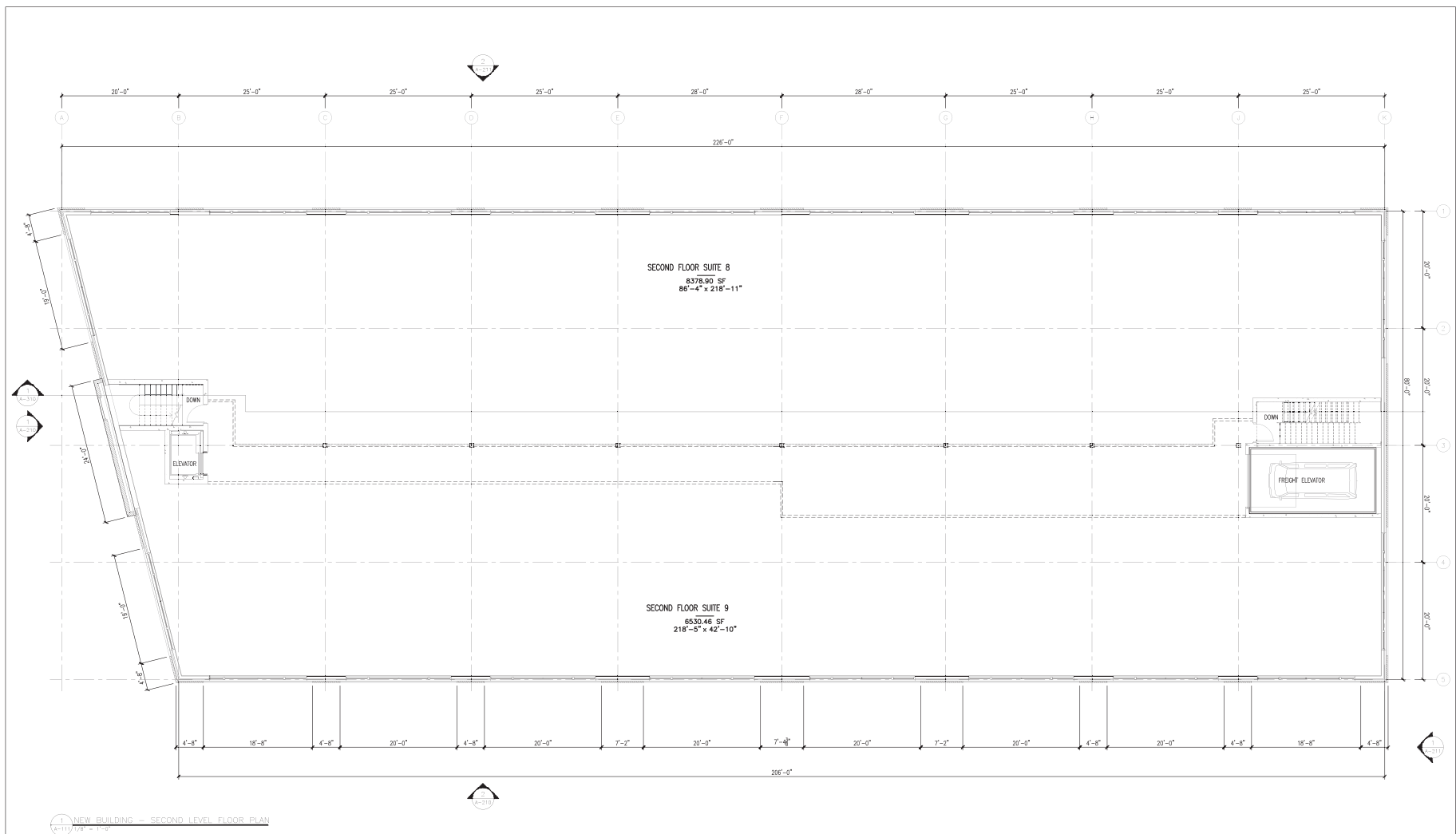


City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials

TC

FOR DP



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Revision No., Date and Description
11.12.20 - FOR CLIENT REVIEW
11.28.20 - FOR DP
12.02.20 - FOR DP
12.03.20 - FOR DP

<b>Plot Date</b> 3-Dec-20	<b>Drawing No.</b> A-112
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**PROJECT**  
2540 ENTERPRISE WAY

**DRAWING TITLE**  
NEW BUILDING - SECOND LEVEL  
FLOOR PLAN



## SCHEDULE

A

This forms part of application  
# DP20-0215/DVP20-0216

Planner  
Initials

TC

FOR DP

# SCHEDULE

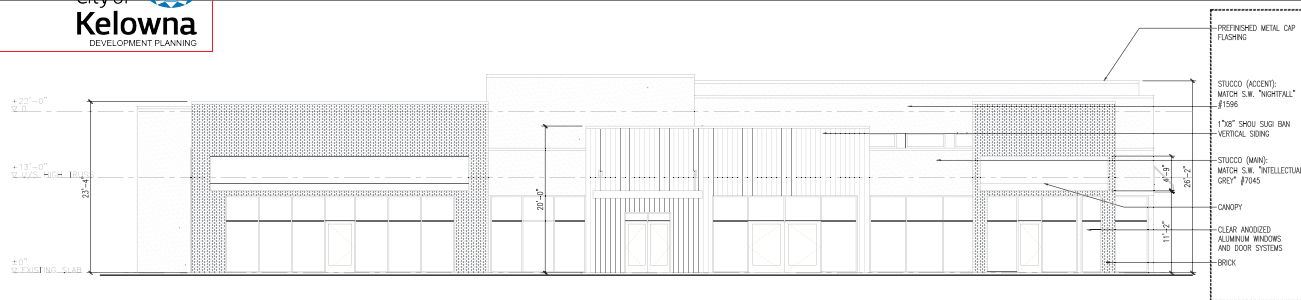
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This forms part of application  
# DP20-0215/DVP20-0216

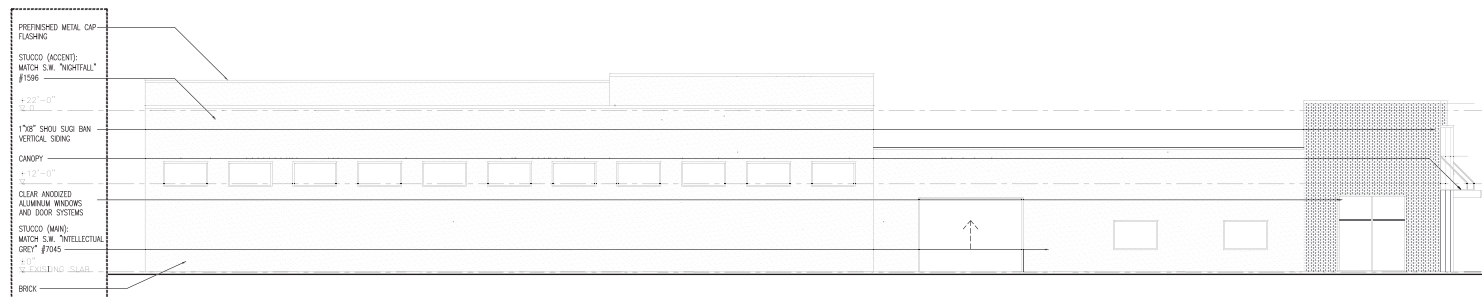


Planner  
Initials TC

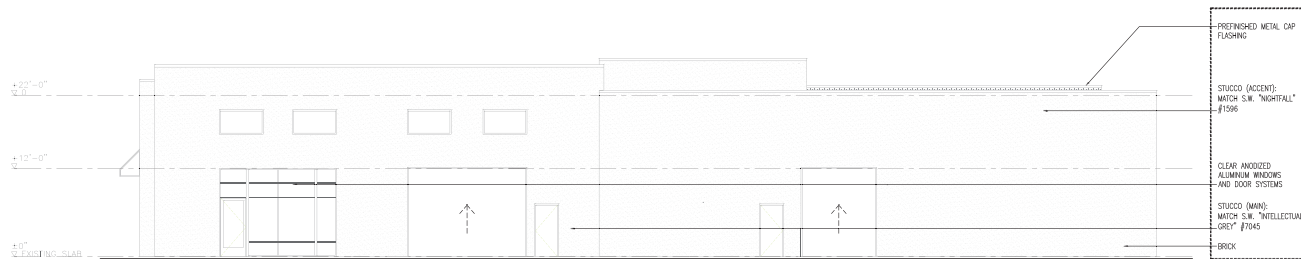
City of  
**Kelowna**  
DEVELOPMENT PLANNING



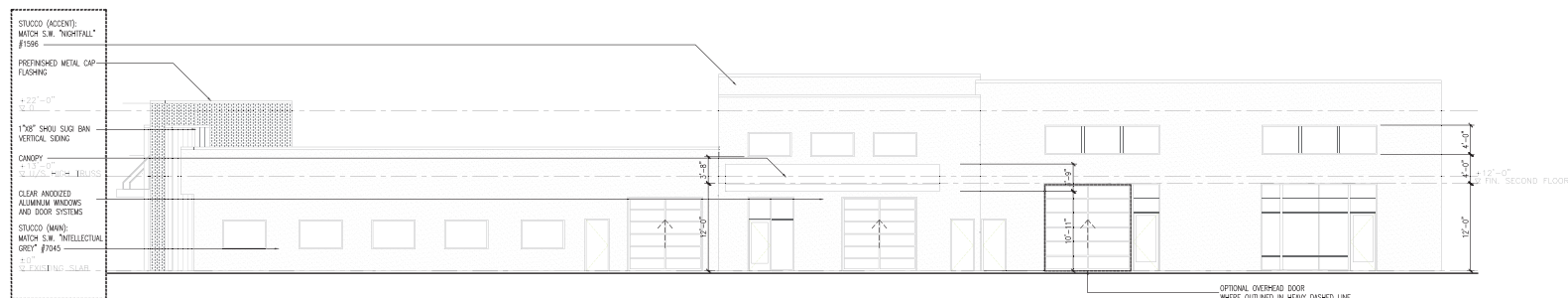
1 SOUTH ELEVATION



2 WEST ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION

## EXISTING MATERIALS:

-  PRE-FINISHED ALUMINUM WINDOWS AND ENTRY/DOOR SYSTEMS
-  CLEAR ANODIZED ALUMINUM
-  BRICK
-  CLASSIC USED BY MUTUAL MATERIALS
-  VERTICAL 1x6 SIDING
-  SHOU SUGI BAN
-  EXPOSED CONCRETE
-  NATURAL CONCRETE
-  STUCCO (MAIN):  
MATCH S.W.: INTELLECTUAL GREY #7045
-  STUCCO (ACCENT):  
MATCH B.M.: NIGHTFALL #1596
-  PREFINISHED ALUMINUM CAP FLASHINGS:
-  BLACK AND/OR  
MATCH ADJACENT EXTERIOR COLOUR



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Revision No., Date and Description
11.16.20 - FOR CLIENT REVIEW
11.17.20 - FOR CLIENT REVIEW
11.23.20 - DP PROGRESS SET
11.28.20 - FOR DP
12.01.20 - FOR DP

Plot Date 1-Dec-20	Drawing No. A-200
PROJECT 2540 ENTERPRISE WAY	
DRAWING TITLE EXISTING BUILDING ELEVATIONS	



FOR DP

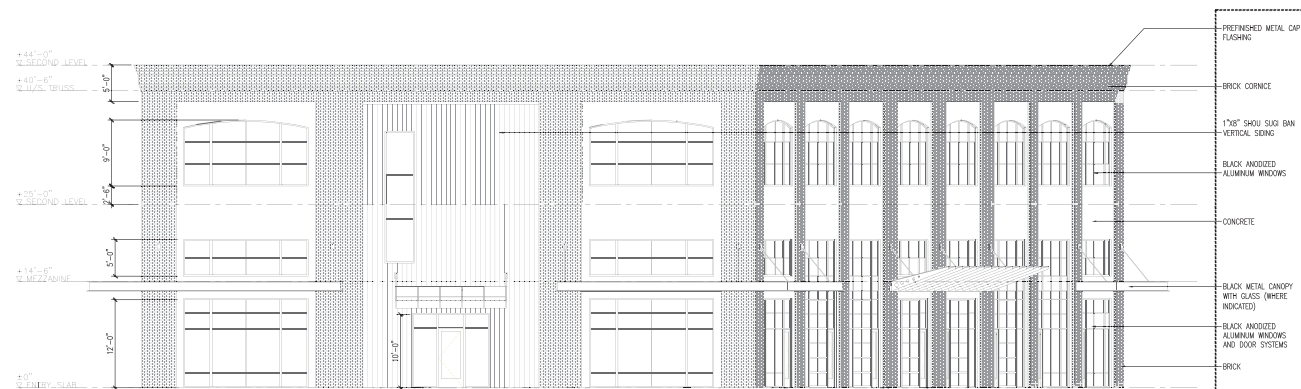


## B



TC

City of Kelowna  
DEVELOPMENT PLANNING



1 SOUTH ELEVATION



2 WEST ELEVATION

OPTIONAL OVERHEAD DOOR  
WHERE OUTLINED IN HEAVY DASHED LINE



PRE-FINISHED ALUMINUM WINDOWS AND ENTRY/DOOR SYSTEMS

BLACK ANODIZED ALUMINUM



BRICK

CLASSIC USED  
BY MUTUAL MATERIALS



VERTICAL 1X6 SIDING-

SHOU SUGIBAN



EXPOSED CONCRETE:

NATURAL CONCRETE



PREFINISHED ALUMINUM FLASHINGS:

BLACK AND/OR  
MATCH ADJACENT EXTERIOR COLOUR

**LIME**  
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Revision No., Date and Description
11.13.20 - FOR CLIENT REVIEW
11.17.20 - FOR CLIENT REVIEW
11.28.20 - FOR DP
12.01.20 - FOR DP

<b>Plot Date</b> 1-Dec-20	<b>Drawing No.</b> A-210
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PROJECT	2540 ENTERPRISE WAY
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<div style="text-align: center;"> <div>XXXX</div> <div><b>DRAWING TITLE</b></div> <div>NEW BUILDING ELEVATIONS</div> </div>
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FOR DP

# SCHEDULE

B











This forms part of application  
# DP20-0215/DVP20-0216

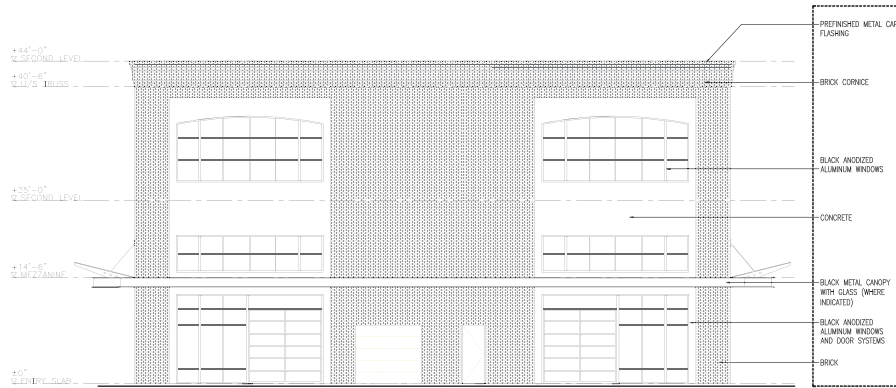


Planner  
Initials TC

City of  
**Kelowna**  
DEVELOPMENT PLANNING

## NEW BUILDING MATERIALS:

-  PRE-FINISHED ALUMINUM WINDOWS AND ENTRY/DOOR SYSTEMS
-  BLACK ANODIZED ALUMINUM
-  BRICK
-  CLASSIC USED BY MUTUAL MATERIALS
-  VERTICAL 1X6 SIDING
-  SHOU SUGI BAN
-  EXPOSED CONCRETE
-  NATURAL CONCRETE
-  PRE-FINISHED ALUMINUM FLASHINGS
-  BLACK AND/OR MATCH ADJACENT EXTERIOR COLOUR



1 NORTH ELEVATION



2 EAST ELEVATION



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**Revision No., Date and Description**  
11.13.20 - FOR CLIENT REVIEW  
11.17.20 - FOR CLIENT REVIEW  
11.23.20 - DP PROGRESS SET  
11.28.20 - FOR DP

Plot Date 1-Dec-20 Drawing No. A-211

PROJECT 2340 ENTERPRISE WAY

DRAWING TITLE NEW BUILDING ELEVATIONS



FOR DP

SCHEDULE

B

This forms part of application

# DP20-0215/DVP20-0216

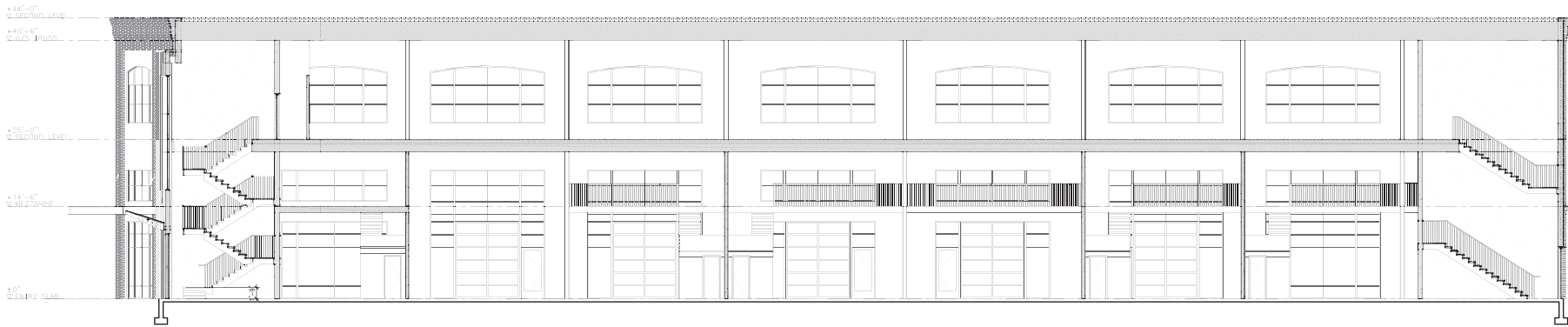
Planner  
Initials TC



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All trades are to execute the work in accordance with the current municipality building bylaws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code. Prior to start of work, including all published revisions and addenda, All trades shall assume full responsibility for the location and protection of all utility and above ground utilities, water and sanitary connections, including but not limited to water, sewer, gas, fibre and telephone.

**Revision No., Date and Description**  
11.13.20 - FOR CLIENT REVIEW  
11.28.20 - FOR DP  
12.02.20 - FOR DP



? NEW BUILDING - LONG SECTION

Plot Date	Drawing No.
2-Dec-20	A-310
<b>PROJECT</b> 2540 ENTERPRISE WAY	
<b>DRAWING TITLE</b> NEW BUILDING SECTION	



FOR DP

# SCHEDULE

B

This forms part of application  
# DP20-0215/DVP20-0216

Planner  
Initials

TC

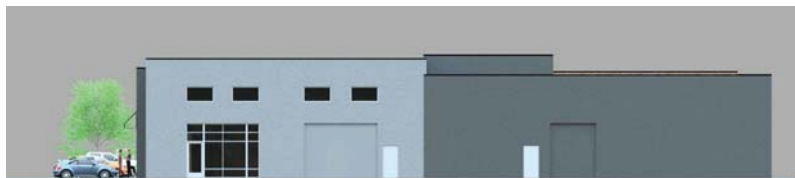
City of  
**Kelowna**  
DEVELOPMENT PLANNING



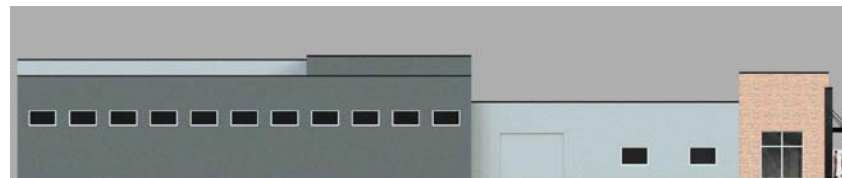
RENOVATED EXISTING BUILDING -  
SOUTH ELEVATION



RENOVATED EXISTING BUILDING -  
EAST ELEVATION



RENOVATED EXISTING BUILDING -  
NORTH ELEVATION



RENOVATED EXISTING BUILDING -  
WEST ELEVATION

REFER TO DRAWING A-200 FOR MATERIAL DETAILS

SUBJECT PROPERTY  
(outline with heavy dashed line)



VIEW OF EXISTING PROPERTY TO THE WEST



VIEW OF EXISTING PROPERTY TO THE EAST



VIEW DIRECTLY SOUTH OF SUBJECT PROPERTY  
(VIEW ACCROSS ENETERPRISE WAY)

FOR DP



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All trades are to execute the work in accordance with the current municipality building bylaws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code. Prior to start of work, all trades shall submit a detailed method statement including all safety measures and details. All trades shall assume full responsibility for the location and protection of all underground and overhead utilities, water and sanitary connections, including but not limited to water, sewer, gas, hydro and telephone.

**Revision No., Date and Description**  
11.28.20 - FOR DP  
12.02.20 - FOR DP

**Plot Date**  
2-Dec-20

**Drawing No.**  
A-RENDER1

**PROJECT**  
2340 ENTERPRISE WAY

**DRAWING TITLE**  
EXISTING BUILDING COLOUR STUDIES (ADJACENT PROPERTIES)

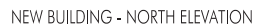
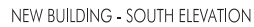


## B



TC

City of Kelowna  
DEVELOPMENT PLANNING



VIEW OF EXISTING PROPERTY TO THE WEST

VIEW OF EXISTING PROPERTY TO THE EAST



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Trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No., Date and Description
11.28.20 - FOR DP

Plot Date	Drawing No.
28-Nov-20	A-RENDER2

**PROJECT**  
2540 ENTERPRISE WAY

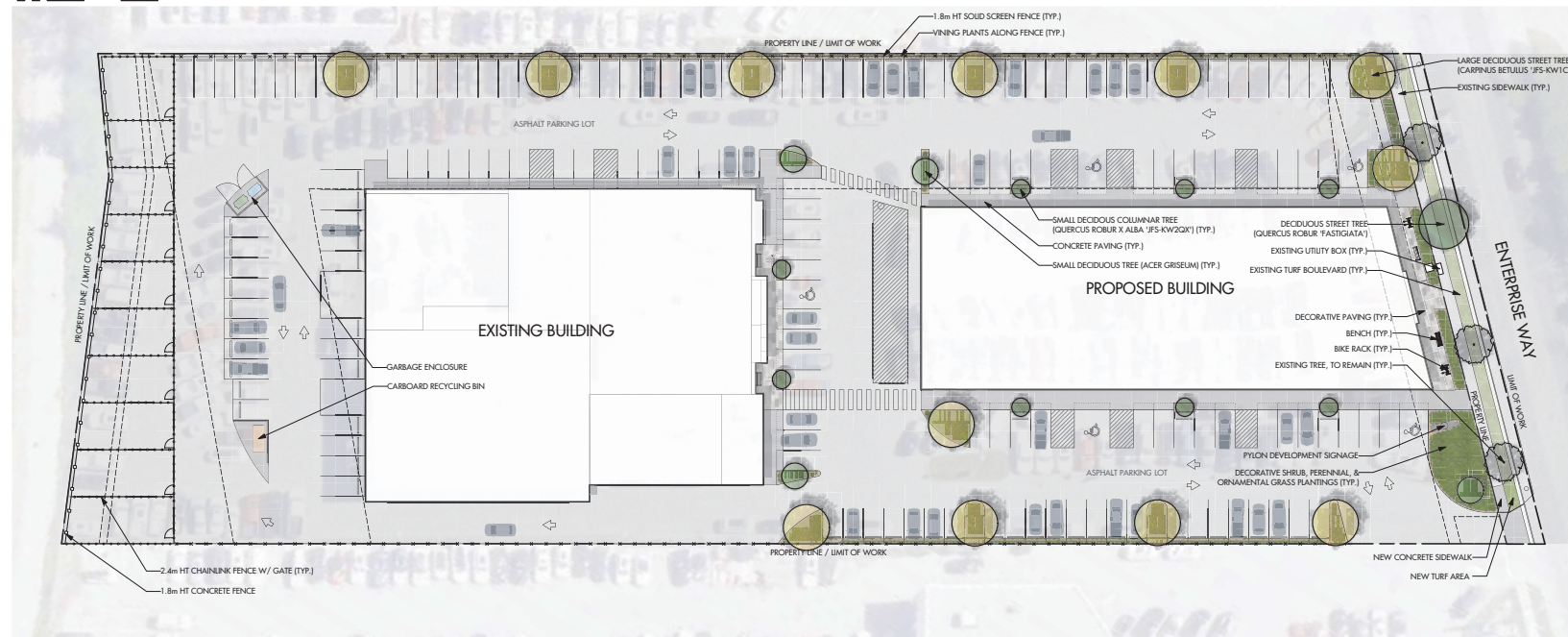
**DRAWING TITLE**  
NEW BUILDING COLOUR  
STUDIES/ADJACENT PROPERTIES



FOR DP



0 5 10 15 20 25 M



## NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CHIA STANDARDS.
2. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELLOWNA BYLAW 7900 STANDARDS.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DOUGLAS RED FIB MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
6. 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 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
7. 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.

## PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER GRISELUM	PAPERBARK MAPLE	4	6cm CAL
CARPINUS BETULUS 'F5-KW1CB'	EMERALD AVENUE HORNBEAM	12	6cm CAL
QUERCUS ROBUR 'F5-KW2QK'	SKINNY GENES OAK	8	6cm CAL
QUERCUS ROBUR 'F5-KW2QK'	SKYROCKET OAK	1	6cm CAL
<b>SHRUBS</b>			
ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	20	#02 CONT. / 1.8M O.C. SPACING
Berberis thunbergii 'BALCON'	BURBY CARDOUS BARBERRY	99	#02 CONT. / 1.5M O.C. SPACING
CORNUS SERICEA 'KELSEY'	KELSEY'S RED OSIER DOGWOOD	66	#02 CONT. / 1.0M O.C. SPACING
ROSA 'BARON'	MUSC ROSE	29	#02 CONT. / 1.5M O.C. SPACING
VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY	45	#02 CONT. / 1.2M O.C. SPACING
<b>PERENNIALS, GRASSES &amp; GROUNDCOVERS</b>			
ACHILLEA MILEFOLIUM 'TERRACOTTA'	TERRACOTTA YARROW	31	#01 CONT. / 1.0M O.C. SPACING
ASTER FRIKARTII 'MONCH'	FRIKART'S ASTER	14	#01 CONT. / 1.5M O.C. SPACING
ECHINACEA PURPUREA 'GREEN TWISTER'	GREEN TWISTER CONEFLOWER	31	#01 CONT. / 1.0M O.C. SPACING
EUPATORIUM DUBIUM 'BABY JOE'	BABY JOE DWARF JOE PYE WEED	14	#01 CONT. / 1.5M O.C. SPACING
NEPETA X FAASSENTI 'WALKER'S LOW'	WALKER'S LOW CATMINT	22	#01 CONT. / 1.2M O.C. SPACING
HELIOTROPIS CHRYSEUS	BLUE OAT GRASS	14	#01 CONT. / 1.5M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	14	#01 CONT. / 1.5M O.C. SPACING

## SCHEDULE

C

This forms part of application

# DP20-0215/DVP20-0216

Planner  
Initials

TC

City of  
**Kelowna**  
DEVELOPMENT PLANNING



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

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www.outlanddesign.ca



PROJECT TITLE

**2540 ENTERPRISE WAY**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL LANDSCAPE  
PLAN**

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	21.02.18	Review
2		
3		
4		

PROJECT NO.

20111

DESIGN BY

FB

DRAWN BY

WVC/K

CHECKED BY

FB

DATE

18.18.2021

SCALE

1:300

PAGE SIZE

24x36

SEAL

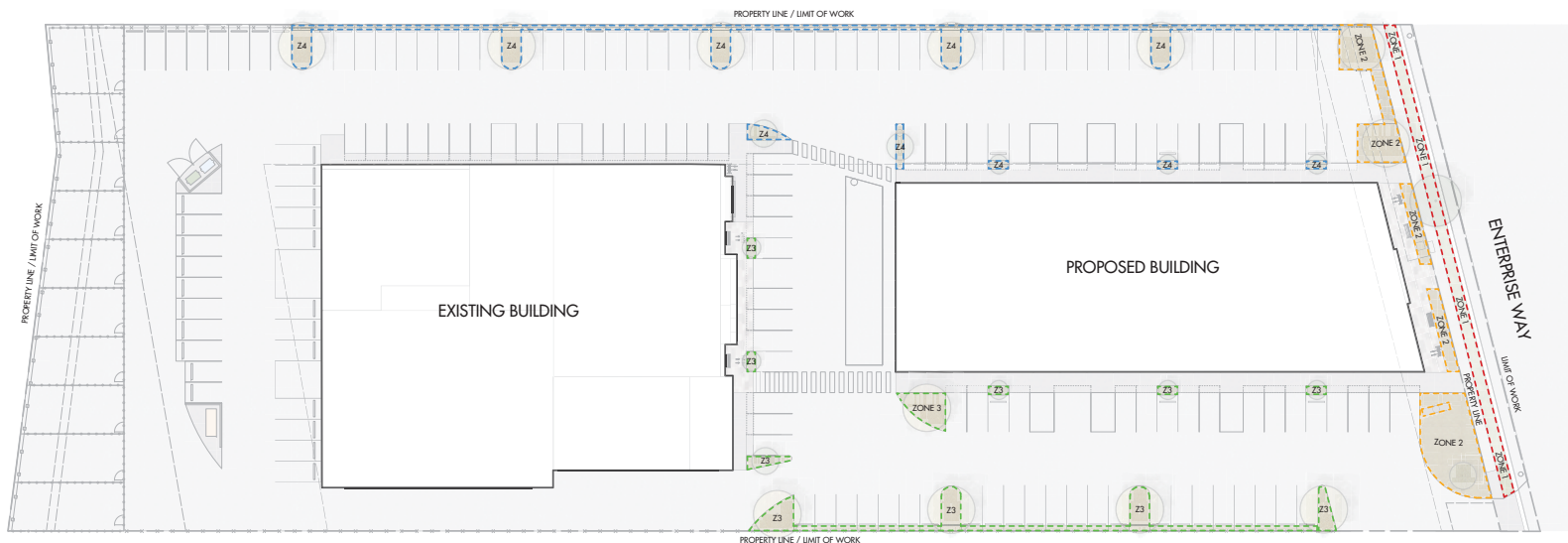


DRAWING NUMBER

**L1/2**

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### WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 389 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 269 cu.m. / year  
WATER BALANCE = 120 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.

### IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 101 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 87 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 198 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 66 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 153 sq.m.  
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 51 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 117 sq.m.  
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 66 cu.m.

## SCHEDULE

C

This forms part of application

# DP20-0215/DVP20-0216

Planner  
Initials

TC

City of  
**Kelowna**  
DEVELOPMENT PLANNING



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PROJECT TITLE

**2540 ENTERPRISE WAY**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/  
IRRIGATION PLAN**

ISSUED FOR / REVISION

1	21.02.18	Review
2		
3		
4		

PROJECT NO. 20111

DESIGN BY FB

DRAWN BY WVC/K

CHECKED BY FB

DATE: 18.18.2021

SCALE: 1:300

PAGE SIZE: 24x36

SEAL



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**L2/2**

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