

CITY OF KELOWNA

MEMORANDUM

Date: December 22 2020
File No.: DP20-0217
To: Suburban and Rural Planning (KB)
From: Development Engineering Manager (JK)
Subject: 2175-2185 Optic Ct Development Permits

Development Engineering Services comments and requirements pertaining to A development permit application for three industrial buildings

1. **Domestic Water and Fire Protection**

The property is located within the Glenmore-Ellison Irrigation District (GEID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with GEID staff for any service improvements and, if necessary, the decommissioning of existing services. Only one water service permitted.

2. **Sanitary Sewer**

Our records indicate that these property's are currently serviced with 2- 150mm-diameter sanitary sewer service off Optic Ct.. 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 for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost. An inspection manhole is required with an access easement for City crews.

3. **Storm Drainage**

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. 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
- b) Our records indicate that these properties are currently serviced with 2-100mm-diameter storm sewer service off Optic Ct.. Only one service will be permitted for this development.
- c) Provide the following drawings:
 - i. A detailed Stormwater Management Plan for this development that is based off the original grading plan of the subdivision; and,
 - ii. An Erosion and Sediment Control Plan.

4. **Development Permit and Site Related Issues**

- i. Irrigated landscaped boulevard and frontage must conform to bylaw 7900 & 8000.
- ii. If applicable an oil interceptor must be installed to remove oil prior to leaving this property and entering the COK sanitary and/or drainage system.
- iii. Retaining walls (top & bottom), exposed foundations and neighbouring property lines must be clearly labelled on all drawings.

5. **Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building/property must be installed in an underground duct system, and the building must be connected by an underground service. 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.

6. **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 (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 Development Engineering 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.

7. **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.

8. **Other Engineering Comments**

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.

9. Geotechnical Report

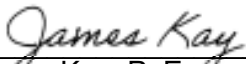
- a) Provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below:
NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

The Geotechnical report must be submitted 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) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Any items required in other sections of this document.
- (vii) Recommendations for erosion and sedimentation controls for water and wind.
- (viii) Recommendations for roof drains and perimeter drains.
- (ix) Recommendations for construction of detention or infiltration ponds if applicable.

10. Charges and Fees

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



 James Kay, P. Eng.
 Development Engineering Manager

RO

Development Permit DP20-0217

ATTACHMENT		B
This forms part of application		
# DP20-0217		
Planner Initials	KB	 City of Kelowna DEVELOPMENT PLANNING



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

2175 Optic Ct

and legally known as

Lot A District Lot 32 and Section 14 Township 23 Osoyoos Division Yale District Plan EPP110021

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

General Industrial and Business Uses

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

Date of Council Decision October 25, 2021

Decision By: Council

Development Permit Area: Industrial & Comprehensive Development Permit Areas

Existing Zone: CD15IN

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: 1176024 B.C. Ltd., Inc.No. BC1176024

Applicant: Reg Rempel

Planner: K. Brunet

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

- 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.

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 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:

- An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$126,036.88**

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:

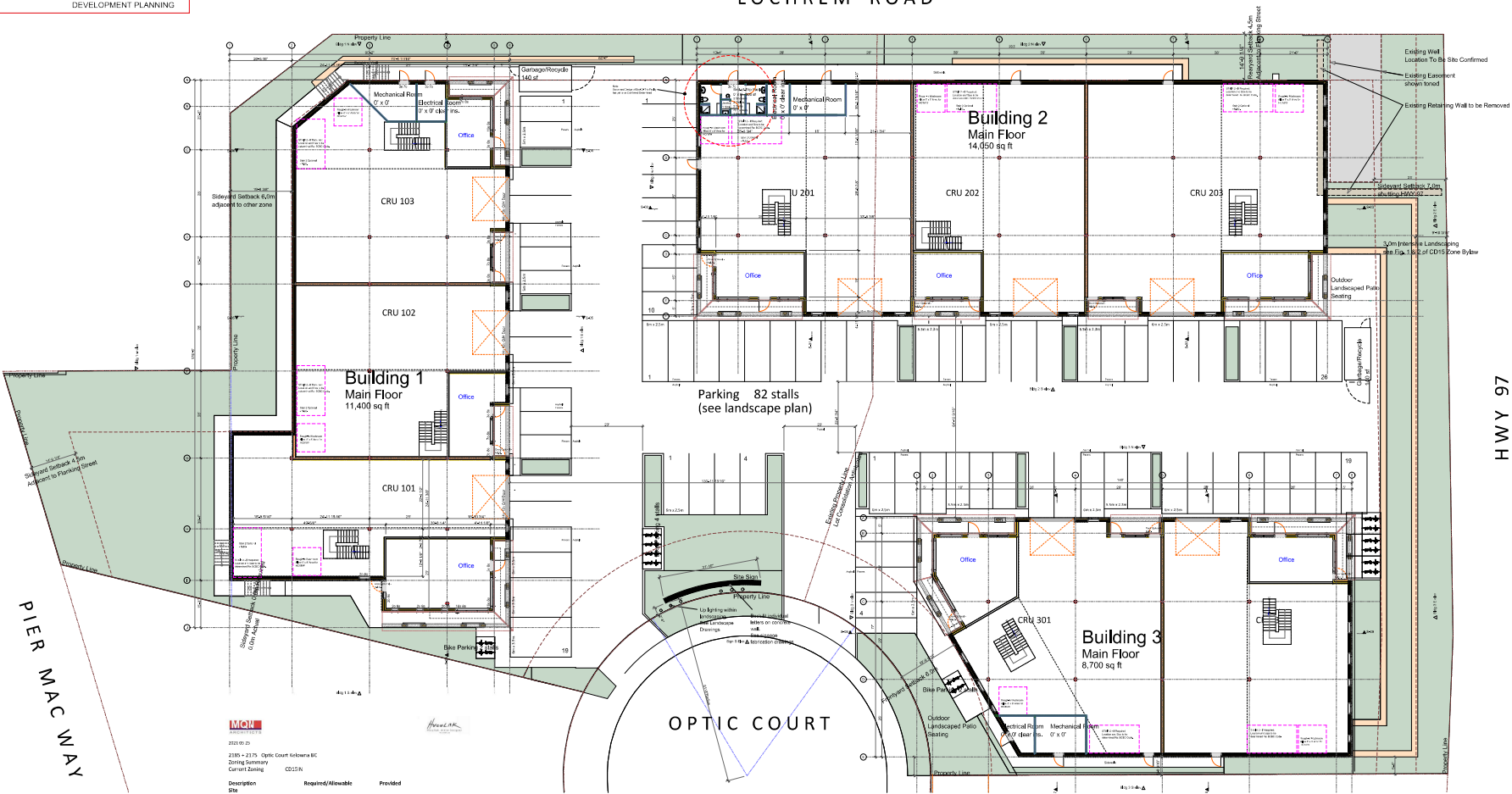
- All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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.**

LOCHREM ROAD

HWY 97



Site Plan

2021-09-08			
2175 & 2185 Optic Court Kelowna BC			
Zoning Summary			
Current Zoning			
CD12R			
Description			
Site	Required/Notable	Provided	
Lot address 2185		4,000.00 m ²	41,000.00 sf
Lot address 2175		4,123.10 m ²	44,361.74 sf
Total		8,123.10 m ²	87,461.74 sf
Building 1 Lot address 2185			
Main Floor		1007m ²	11,000 sf
Second Floor		540 m ²	5,810 sf
Building 2 Lot address 2175			
Main Floor		1305 m ²	14,020 sf
Second Floor		302m ²	3,250 sf
Building 3 Lot address 2175			
Main Floor		805m ²	8,700 sf
Second Floor		378m ²	4,065 sf
Main Floor Total			
Second Floor Total		1420 m ²	15,365 sf
Total		4952 m ²	53,445 sf
Other Use - Total all Buildings		2,523 m ²	27,000 sf
F.A.R.			
Height	11.5	1.045	
Front Yard	18.0m or 4 stories	8m	31' 8.5m / 3 stories
Side Yard	0.0m 0.0 subject area 4.5m facing street	0.0m 0.0 subject area	0.0m
Rear Yard	0.0m 0.0 subject area 4.5m facing street	0.0m 0.0 subject area	0.0m
Side Yard @ HWY 97	7.0m 23'	9.0m	31'
Stalls			
Parking (1 space per 100m ²)	50	Office (100m ² per 100m ²)	50
Parking (1 space per 100m ²)	23	Warehouse (100m ² per 100m ²)	23
Parking Total	73		73
Height	Class 11 5 required		5.4m
Loading	Class 11 18 required		18
Notes			
One loading stall has been provided at each			
Note: Stalls are responsible to coordinate			
parking and loading requirements			
*** Long term this study requires a building			

Optic Court Office Warehouse - DP20-0217

Project Address 2175 & 2185 Optic Court, Kelowna BC

Design Drawing By SNH

HUEVLIAK
Huevliak Architect
hcuevliak.com

Drawing Title Site Plan

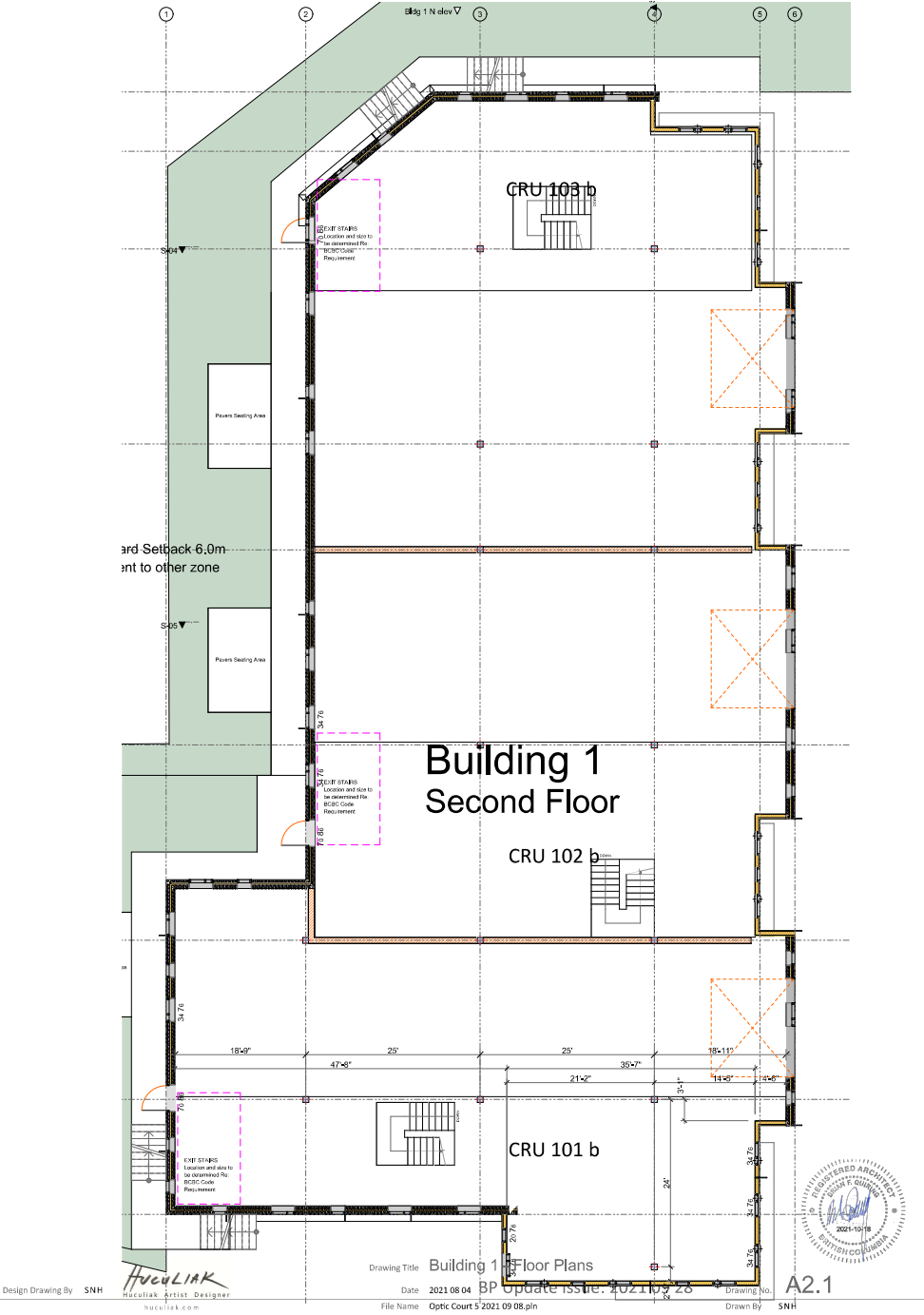
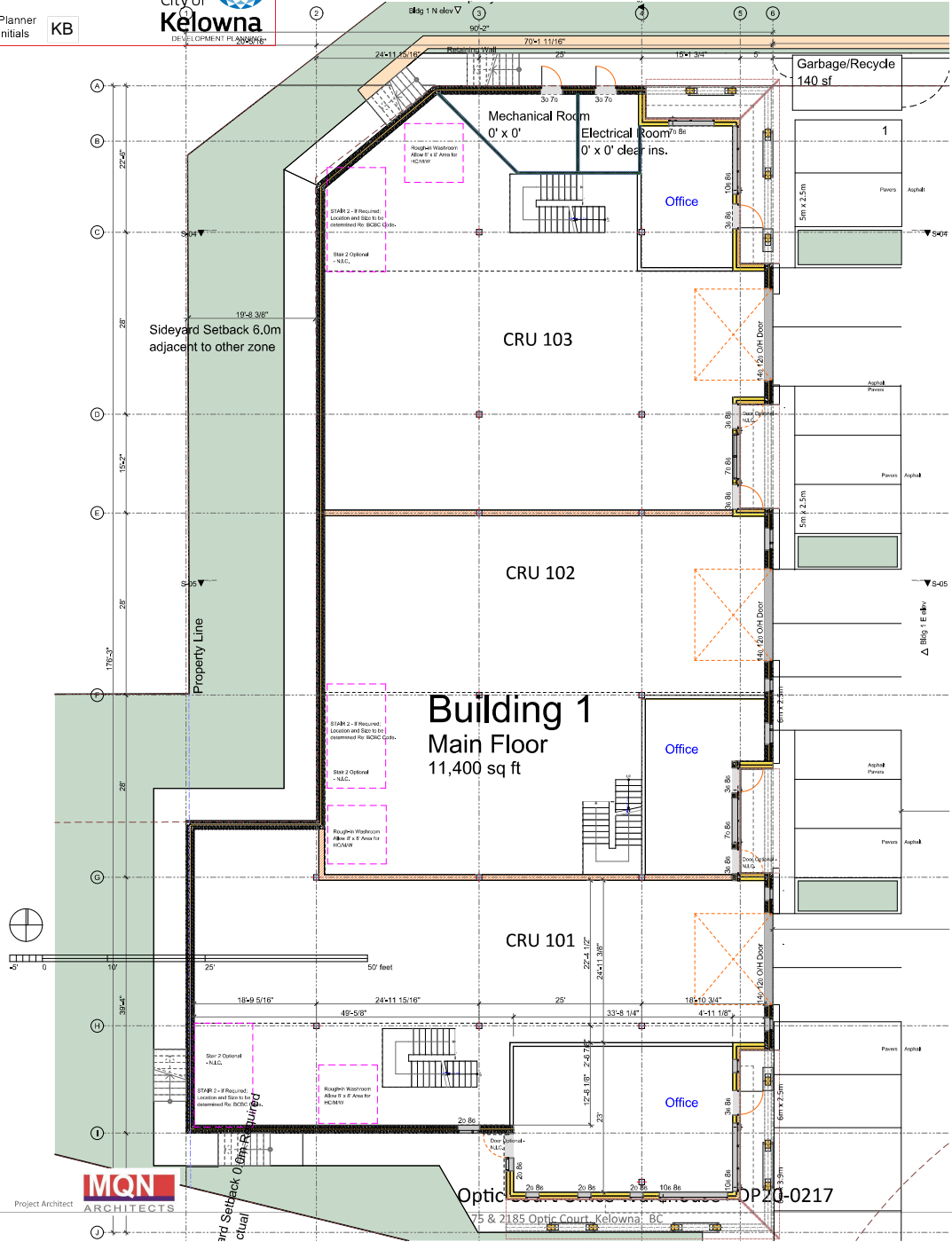
Date 2021 08 04 BP Update Issue: 2021 09 28

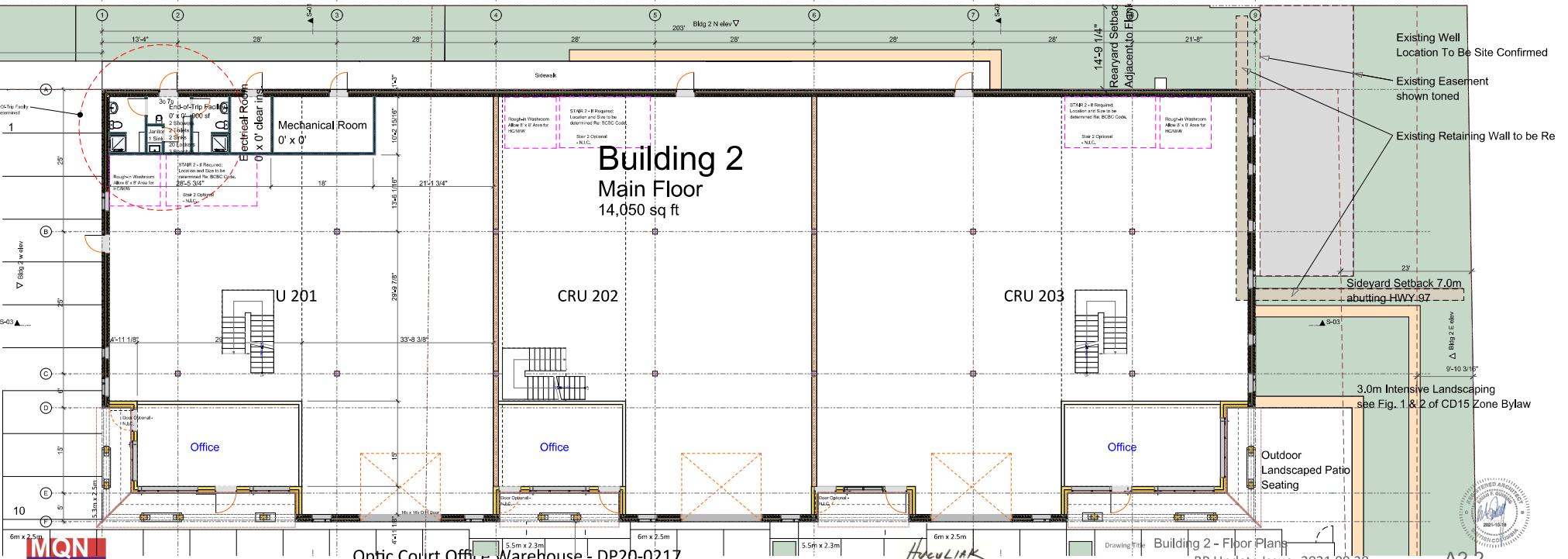
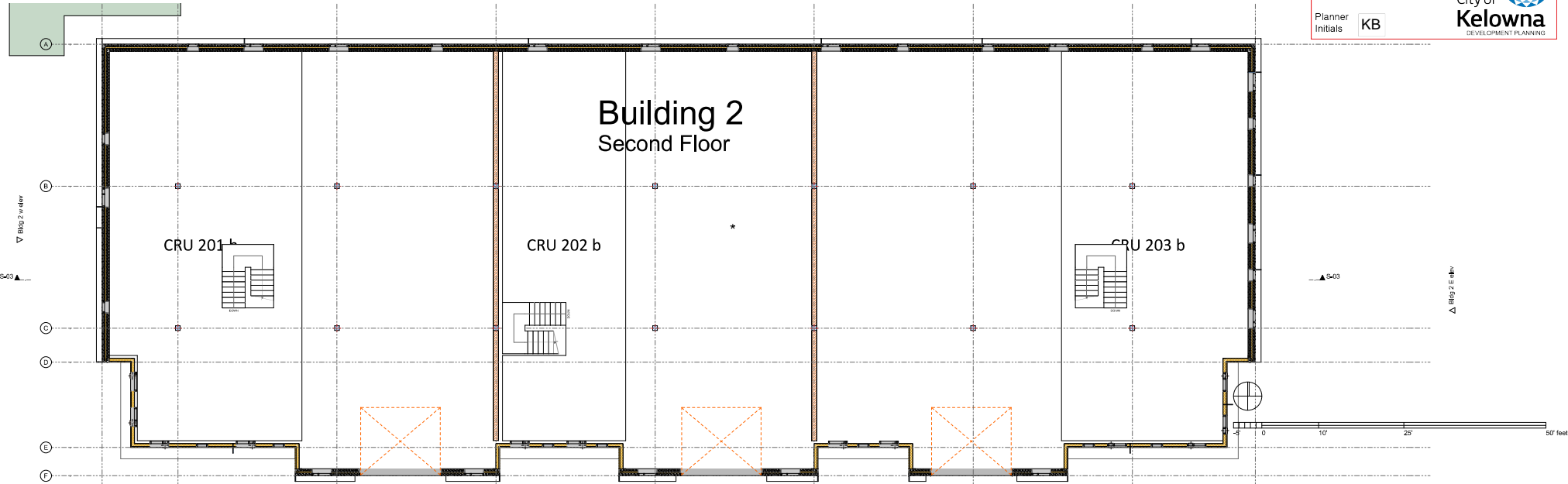
File Name Optic Court 5 2021 09 08.pln

Drawing No. A1.1

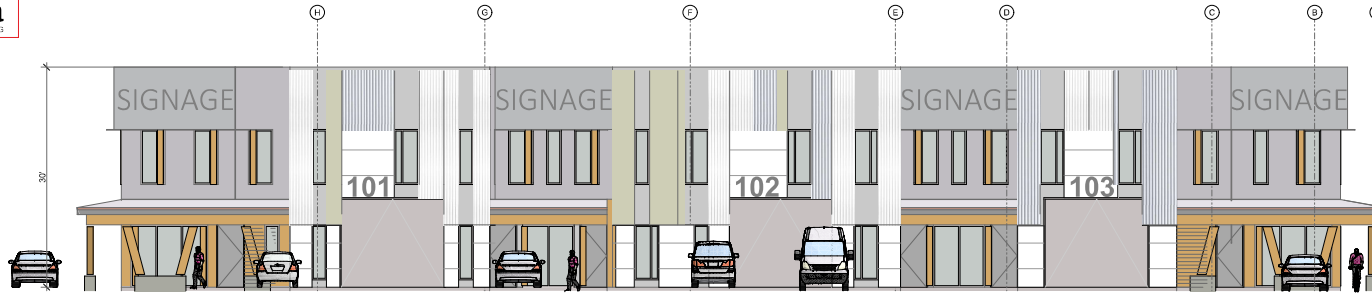
Drawn By SNH



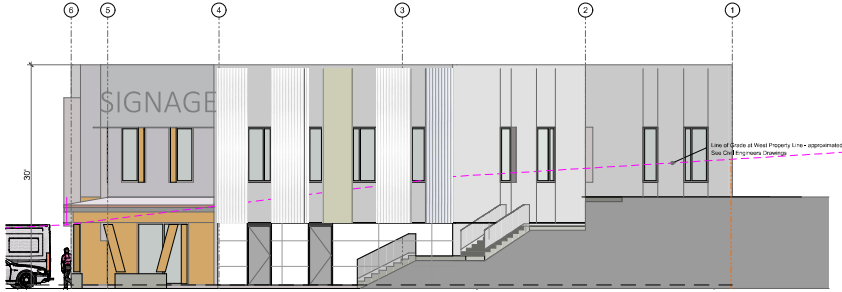








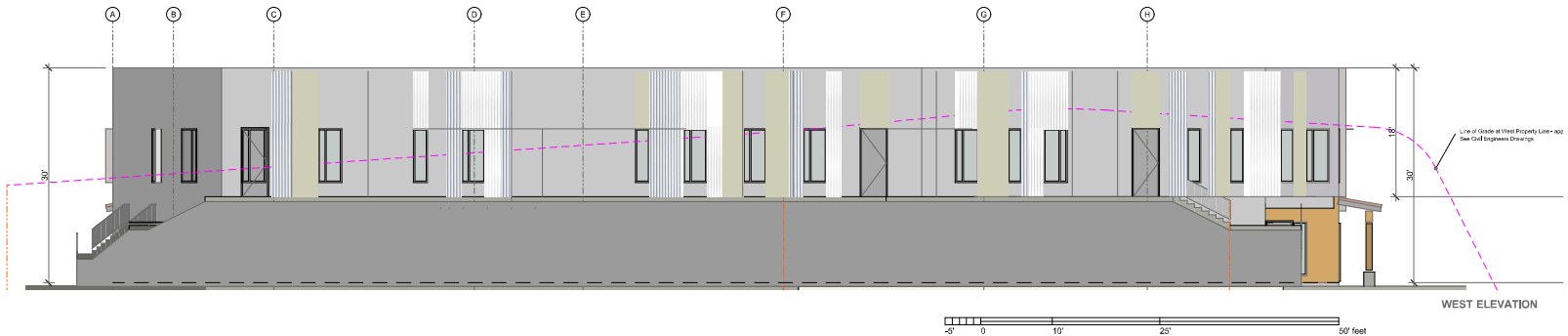
EAST ELEVATION



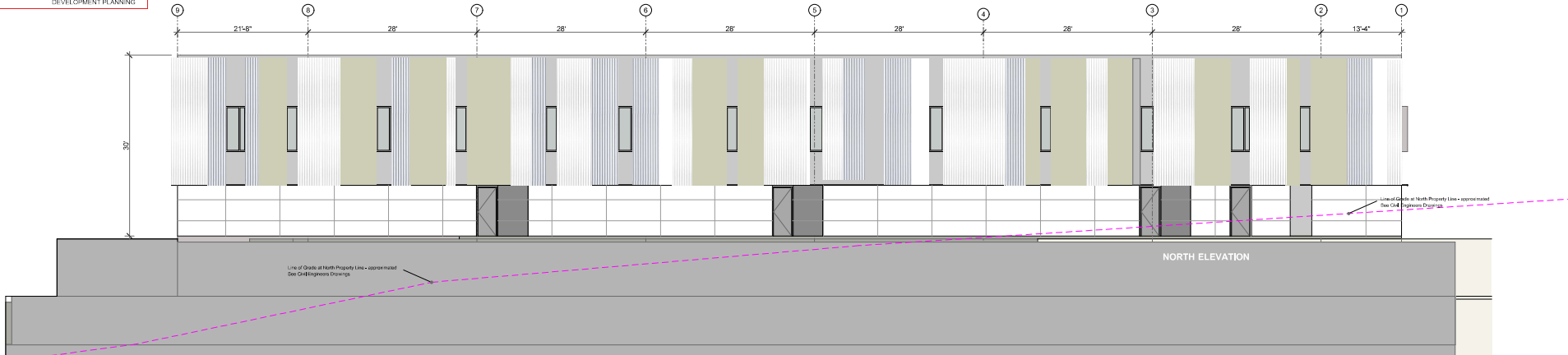
NORTH ELEVATION



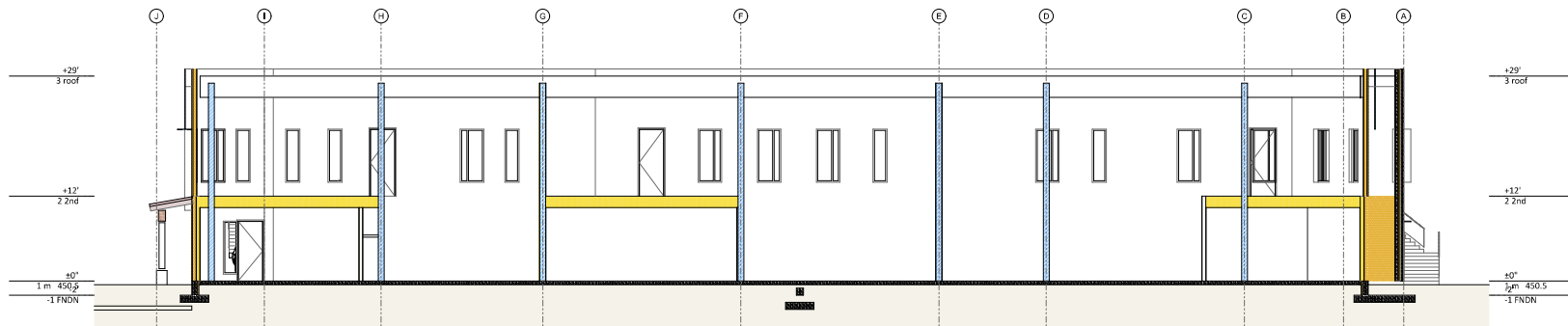
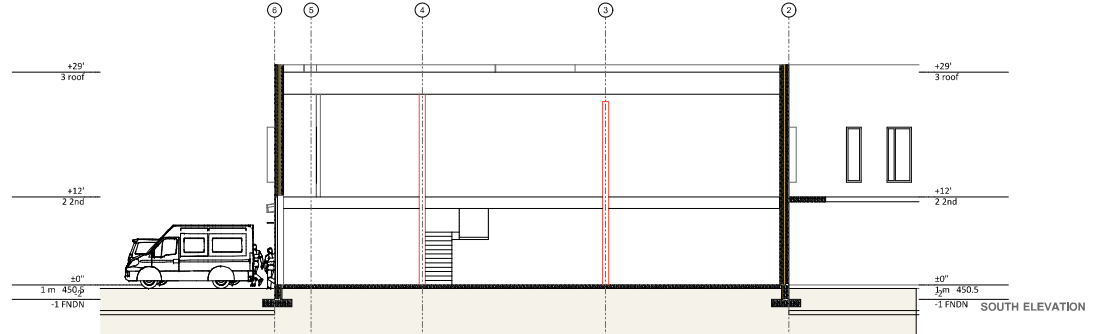
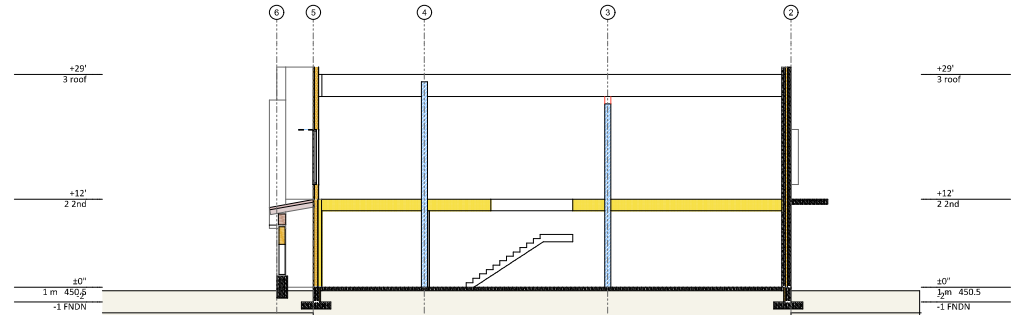
SOUTH ELEVATION



WEST ELEVATION





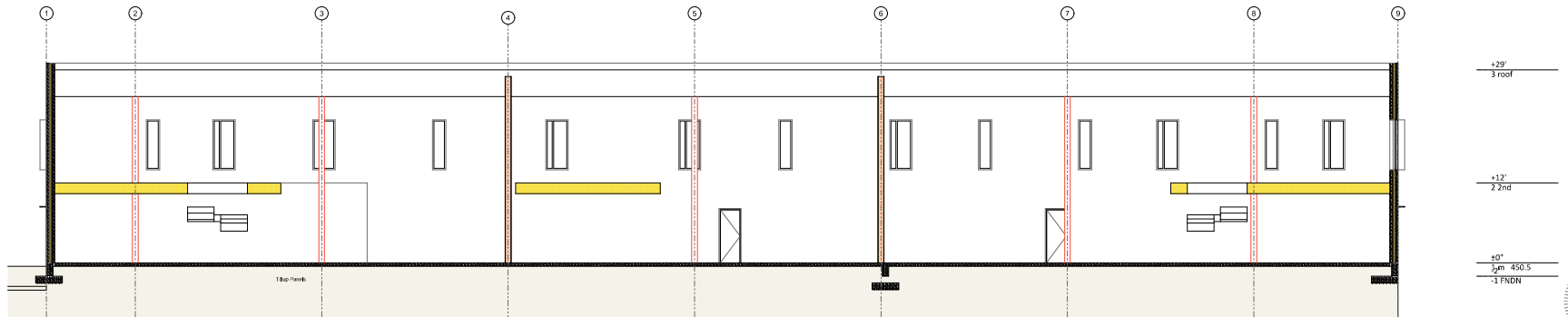
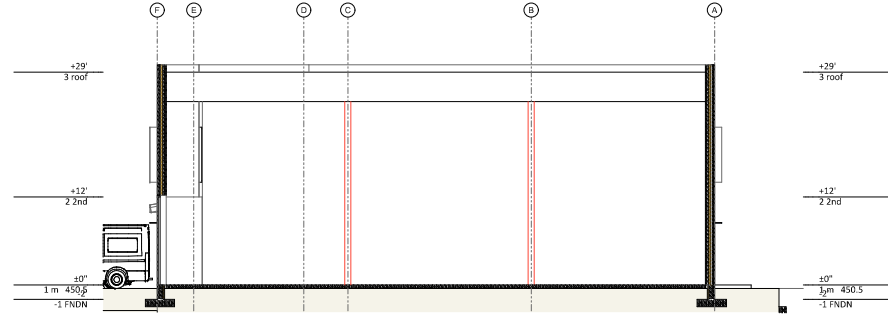
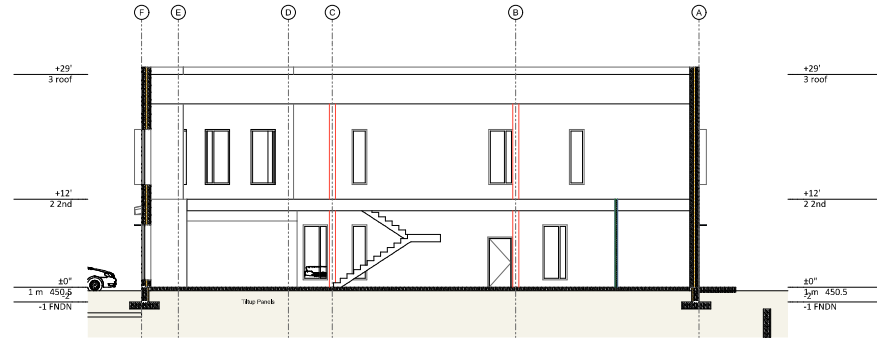


SCHEDULE B

This forms part of application
DP20-0217

Planner Initials **KB**

City of **Kelowna**
DEVELOPMENT PLANNING

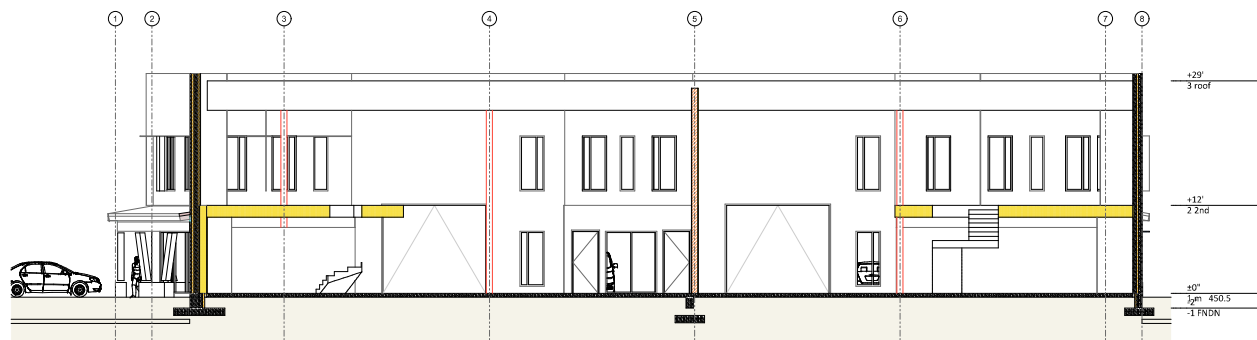
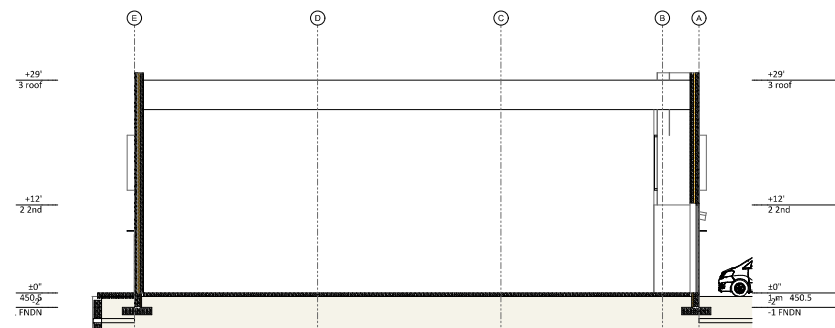
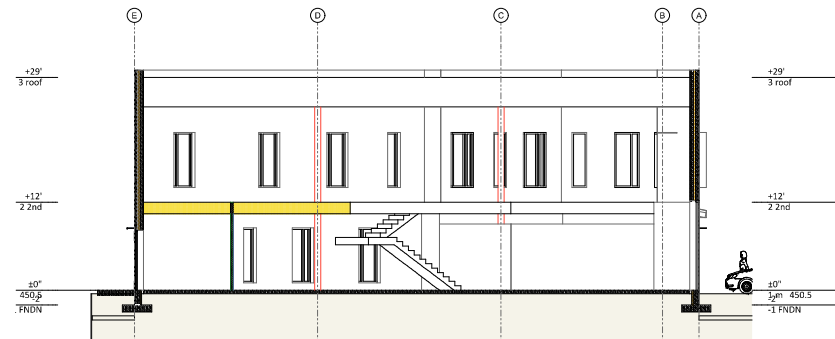


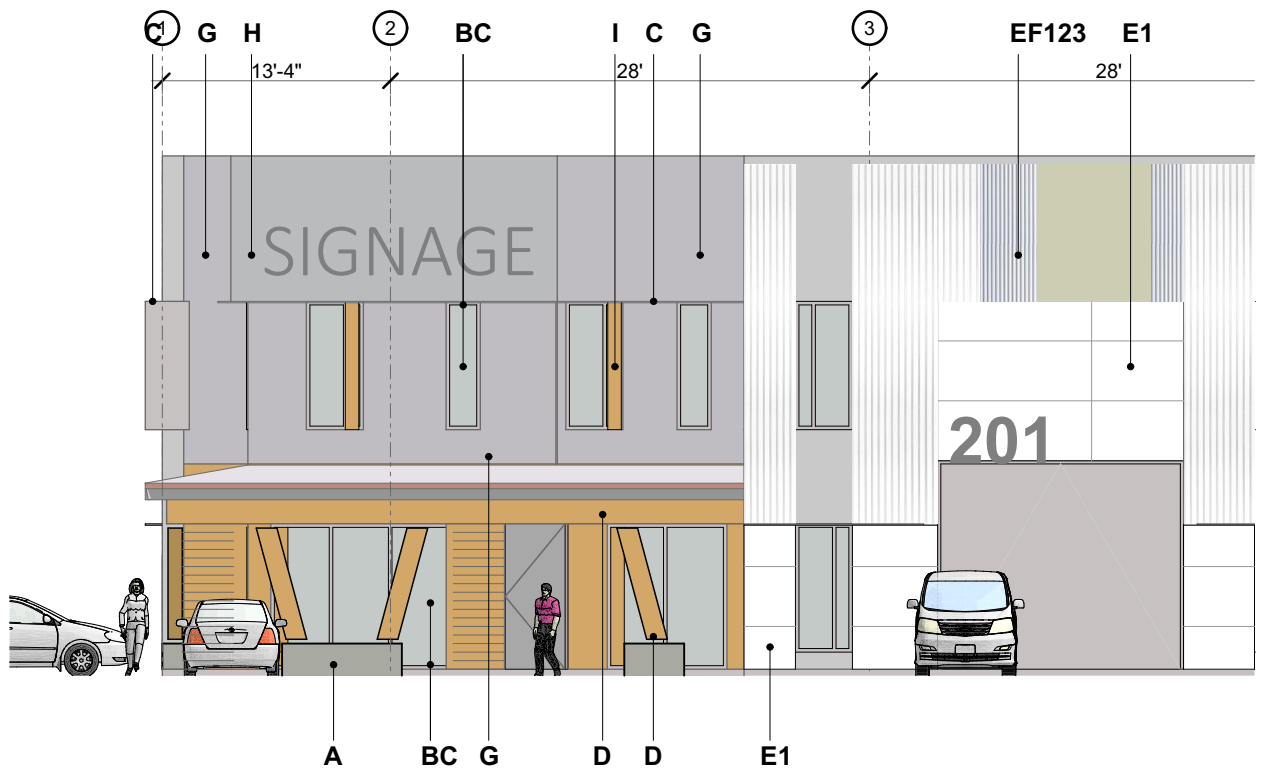
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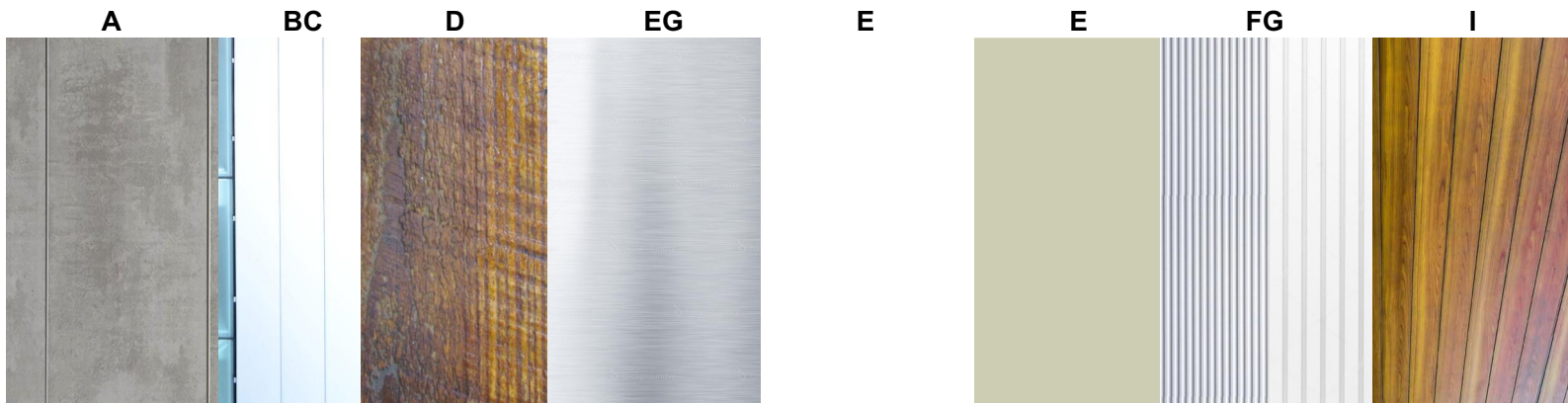


Building 2 - partial elevation

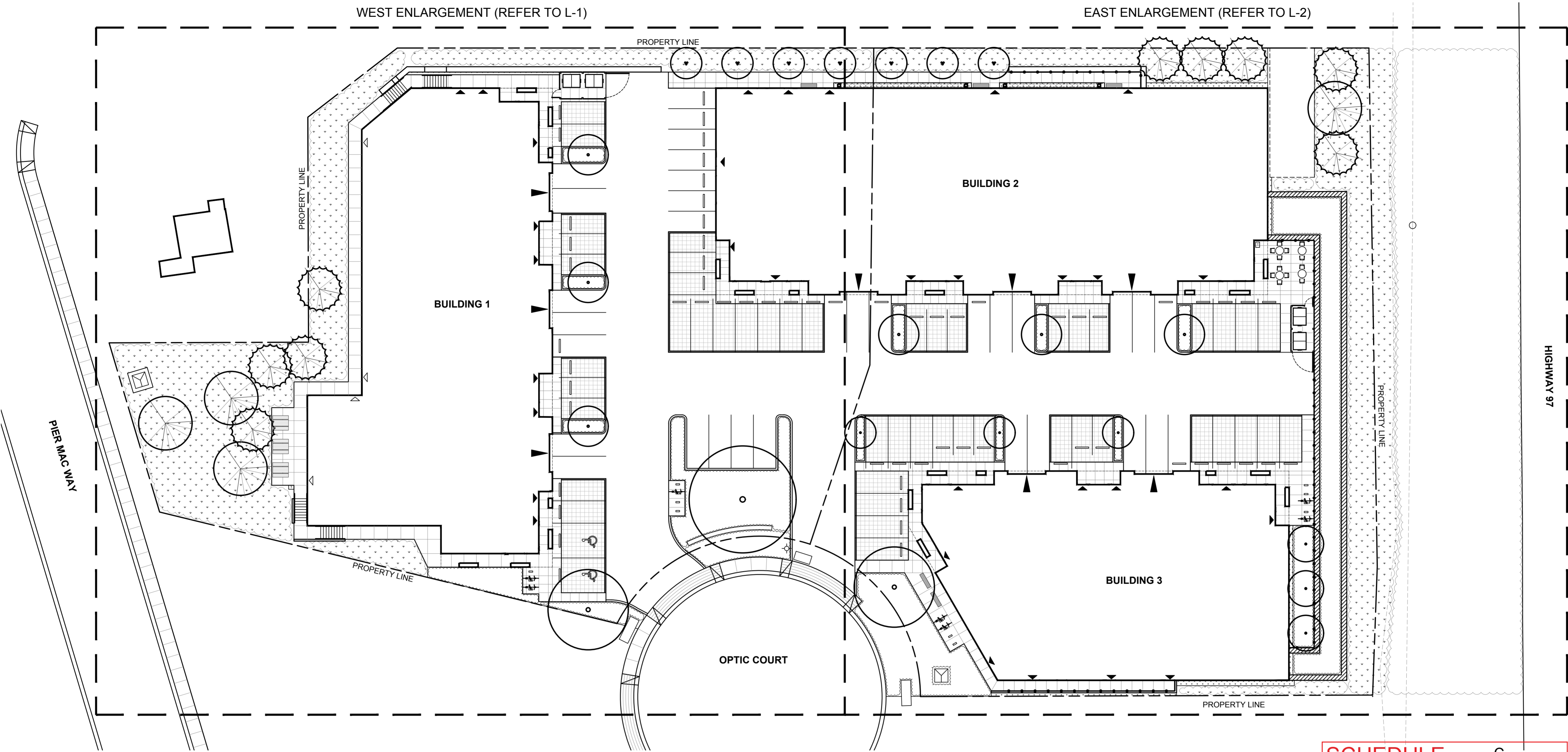
MATERIAL AND FINISHES

- A** Concrete – Natural Finish w Sealer
- B** Glazing – Clear
- C** Galvanized Steel Frame – Natural
- D** Timber or Glulam – Med (reddish brown) Stain
- E** Cementitious Panel – Aluminum + White + Sage Green
- F** Metal Siding – Aluminum + White + Sage Green
- G** Aluminum Panel – Natural Clear
- H** Aluminum Screen for Signage – Natural Clear
- I** Wood Siding – Cedar Med Dark (reddish brown) Stain
- 1** White
- 2** Aluminum
- 3** Sage Green

SCHEDULE	B
This forms part of application # DP20-0217	
Planner Initials	KB
 City of Kelowna DEVELOPMENT PLANNING	



/VOLUMES/BENCH/400 - PROJECTS/2018/18-035-OPTICCOURT_OFFICEWAREHOUSE/440 - DRAWINGS/00_CONCEPTUALDESIGN/00-CURRENT/00_18-035_CONCEPT_LAYOUT/5.DWG



2175 & 2185 OPTIC COURT OFFICE WAREHOUSE

KELOWNA, BC

LANDSCAPE DRAWING LIST:

- | | |
|-----|--|
| L-0 | CONTEXT PLAN |
| L-1 | WEST ENLARGEMENT |
| L-2 | EAST ENLARGEMENT |
| L-3 | PLANTING ENLARGEMENT & EAST WALL SECTION |
| L-4 | HYDROZONE PLAN |

DEVELOPMENT PERMIT NOTES:

- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.L.N.A. AND C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 75mm (3") OF DECORATIVE ROUND, COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G NATIVE SHRUBS, GRASSES AND PERENNIALS ARE TO BE POCKET PLANTED AND INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING: MARCH TO MAY, FALL: OCTOBER TO NOVEMBER) TO ALLOW FOR ESTABLISHMENT AND LIMIT THE REQUIREMENT OF CONTINUOUS IRRIGATION. ALL POCKETS SHALL BE DUG TO TWICE THE ROOTBALL SIZE TO ALLOW FOR ADDITIONAL GROWING MEDIUM.
- H HYDRAULIC SEEDING SHALL BE GRADE 'A' PREMIUM SEED. SEED SHALL BE INSTALLED DURING THE SPRING OR FALL WEATHER WINDOWS (SPRING: MARCH TO MAY, FALL: OCTOBER TO NOVEMBER) TO ALLOW FOR ESTABLISHMENT AND LIMIT THE REQUIREMENT OF CONTINUOUS IRRIGATION.
- I A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.
- J A TEMPORARY IRRIGATION SYSTEM WILL BE REQUIRED IF NATIVE PLANTING AND/OR HYDRAULIC SEEDING INSTALLATION IS NOT COMPLETED WITHIN THE SPECIFIED WEATHER WINDOWS. THE SYSTEM SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.
- K REQUIRED CONIFEROUS TREE PERCENTAGE (20%) AS PER CITY OF KELOWNA'S ZONING BYLAW CD15 8000: ACTUAL CONIFEROUS TREE PERCENTAGE = 30%
- L REQUIRED LANDSCAPE PARKING ISLANDS 2m² PER PARKING STALL (87 PARKING STALLS X 2m² = 174m²) AS PER CITY OF KELOWNA'S ZONING BYLAW 8000: ACTUAL COVERAGE = 182m²

CHARACTER IMAGES:



FLEX MSE RETAINING WALL



GABION RETAINING WALL WITH TERRACE PLANTING



PERMEABLE PAVERS WITH FLUSH CURB



WOOD BENCH



METAL GUARDRAIL

SCHEDULE C

This forms part of application
DP20-0217

Planner
Initials KB



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REVISIONS / ISSUED:		
3	AUG 17/21	REISSUED FOR DP APPLICATION
2	OCT 26/20	REISSUED FOR DP APPLICATION
1	SEPT 02/20	ISSUED FOR COORDINATION
NO.	DATE	DESCRIPTION

BENCH
[4-1562 Water Street, Kelowna BC V1Y 1J7]
[1 250 860 6778]

CLIENT:
MQN ARCHITECTS
VERNON, B.C.

PROJECT:
**OPTIC COURT
OFFICE WAREHOUSE**
KELOWNA, B.C.

SHEET TITLE
**CONTEXT
PLAN**

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	KN
PROJECT NO.	18-035
SCALE	1:250

SHEET NO.

L-0

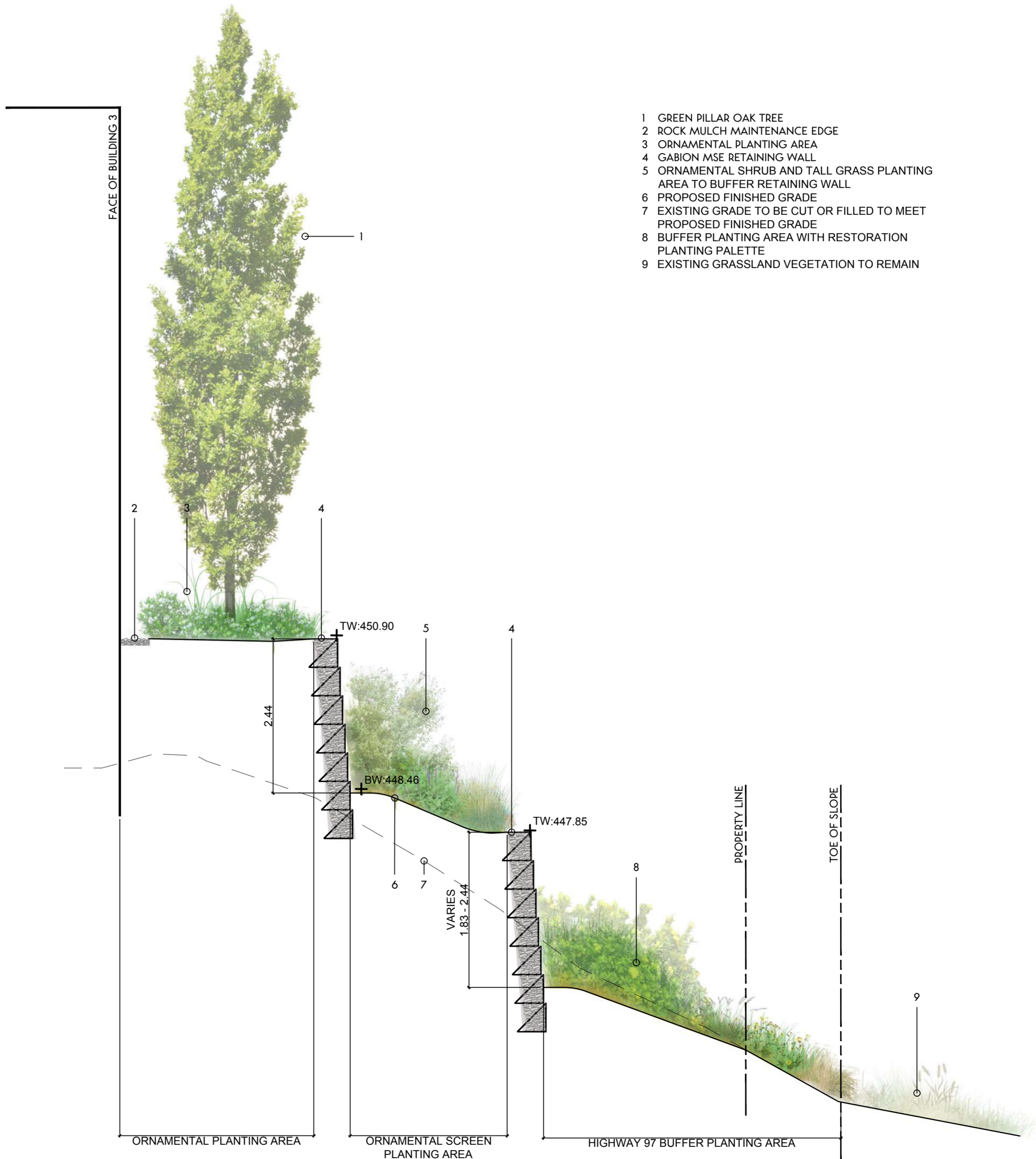


NOT FOR CONSTRUCTION



NORTH

TREES					
Key	Qty.	Botanical Name	Common Name	Size/Spacing	Root
PPN	1	<i>Pinus ponderosa</i>	Ponderosa pine	2.4m Ht.	B&B
PMN	2	<i>Pseudotsuga menziesii</i> var. <i>glauca</i>	Interior Douglas fir	2.4m Ht.	B&B
SHRUBS					
Key	Qty.	Botanical Name	Common Name	Size/Spacing	Root
ALI	18	<i>Amelanchier alnifolia</i>	Serviceberry	#01 Cont./1.5m O.C.	Potted
ATR	6	<i>Artemisia tridentata</i>	Big sagebrush	#01 Cont./1.5m O.C.	Potted
MAQ	33	<i>Mahonia aquifolium</i>	Oregon grape	#01 Cont./1.5m O.C.	Potted
PLE	10	<i>Philadelphus lewisii</i>	Mock orange	#01 Cont./1.5m O.C.	Potted
SAL	8	<i>Symphoricarpos albus</i>	Snowberry	#01 Cont./1.5m O.C.	Potted
PERENNIALS					
AMI	14	<i>Achillea millefolium</i>	Yarrow	#01 Cont./0.75m O.C.	Potted
GAR	15	<i>Gaillardia aristata</i>	Blanketflower	#01 Cont./0.75m O.C.	Potted
GRASSES					
PSP		<i>Pseudoeregneria spicata</i>	Bluebunch wheatgrass	#01 Cont./0.6m O.C.	Potted



2 TYPICAL TIERED GABION MSE RETAINING WALL SECTION

Planner Initials KB

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REVISONS / ISSUED:		
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NO.	DATE	DESCRIPTION

BENCH 

| 4-1562 Water Street, Kelowna BC V1Y 1J7
| + 250 860 6778 |

CLIENT

MQN ARCHITECTS
VERNON, B.C.

PROJECT:

OPTIC COURT
OFFICE WAREHOUSE
KELOWNA, B.C.

SHEET TITLE

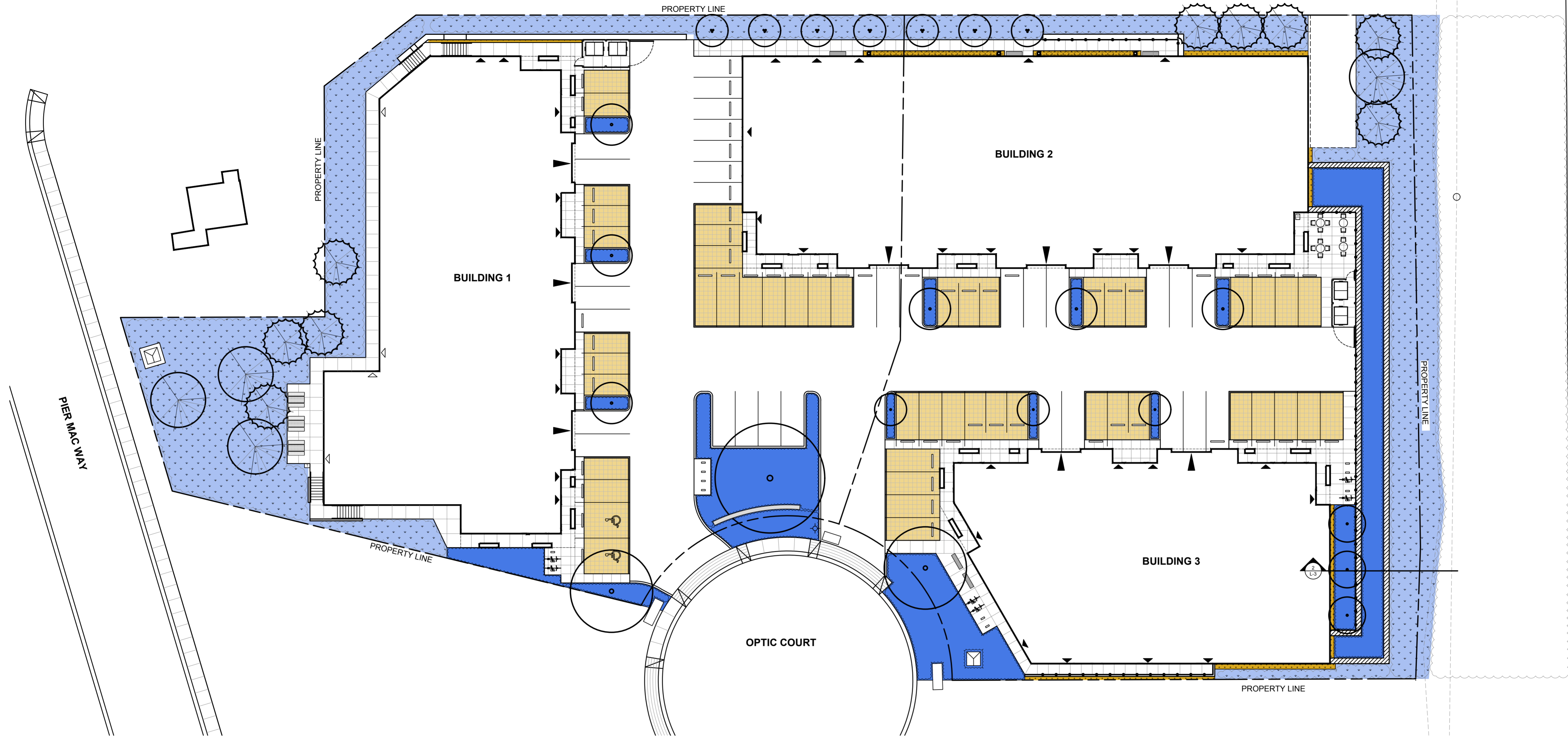
PLANTING ENLARGEMENT
& EAST WALL SECTION

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	KN
PROJECT NO.	18-035
SCALE	AS SHOWN

SHEET NO.

L-3

/VOLUMES/BENCH/400 - PROJECTS/2018/18-035-OPTICCOURT_OFFICEWAREHOUSE/440 - PRODUCTION/442 - DRAWINGS/00_CONCEPTUALDESIGN/00-CURRENT/00_18-035_CONCEPT_LAYOUTS.DWG



- LEGEND:**
- MEDIUM WATER USE
 - LOW WATER USE - ESTABLISHMENT IRRIGATION ONLY
 - NO WATER USE (PERMEABLE PAVERS)
 - NO WATER USE (ROCK MULCH MAINTENANCE EDGE)

SCHEDULE

This forms part of application

DP20-0217

Planner Initials KB

C

City of Kelowna

DEVELOPMENT PLANNING

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REVISIONS / ISSUED:		
3	AUG 17/21	REISSUED FOR DP APPLICATION
2	OCT 20/20	REISSUED FOR DP APPLICATION
1	SEPT 02/20	ISSUED FOR COORDINATION
NO.	DATE	DESCRIPTION

BENCH

| 4-1562 Water Street, Kelowna BC V1Y 1J7 |
| 250.860.6778 |

CLIENT:

MQN ARCHITECTS
VERNON, B.C.

PROJECT:

OPTIC COURT OFFICE WAREHOUSE
KELOWNA, B.C.

SHEET TITLE

HYDROZONE PLAN

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	KN
PROJECT NO.	18-035
SCALE	1:250

SHEET NO.

L-4

1

NORTH

NOT FOR CONSTRUCTION