

Development Permit Permit DP21-0134

ATTACHMENT A	
This forms part of application # DP21-0134	
Planner Initials	WN
City of Kelowna COMMUNITY PLANNING	



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

3510 Spectrum Court

and legally known as:

Lot 17 Section 14 Township 23 ODYD Plan KAP82802

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

Industrial

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

Date of Council Decision

Decision By: COUNCIL

Issued Date:

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by January, 2024.

Existing Zone: CD15 – Airport Business Park

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: Kelowna Motors Investments Ltd., Inc. No. BC 1281822

Applicant: Innocept Developments, Paul Passutto

Terry Barton
Development Planning Department Manager
Development Planning

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.

This Development Permit is valid for two (2) years from the date of Council 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:

- a) An Irrevocable Letter of Credit in the amount of **\$ 20,623.00**

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.**

AUGUST VEHICLE SERVICE FACILITY

PROJECT LEGAL DESCRIPTION:
LOT 17, SEC/ 14, TOWNSHIP 263, ODYD
PLAN KAP82802

PROJECT CIVIC ADDRESS:
3510 SPECTRUM COURT, KELOWNA, BC.

SCHEDULE

A

This forms part of application
DP21-0134

Planner
Initials

WM

City of
Kelowna

COMMUNITY PLANNING



CONSULTANTS

ARCHITECT

BLUEGREEN ARCHITECTURE INC.
100 - 1353 Ellis Street
Kelowna, BC V1Y 1Z9

Contact:
Wendy Rempel, Architect AIBC,
P: 236.420.3550
wrempel@bluegreenarch.com

LANDSCAPE

**OUTLAND DESIGN
LANDSCAPE ARCHITECTURE**
303 - 590 KLO Road,
Kelowna, BC V1Y 7S2

Contact:
Fiona Barton
P: 250.868.9270
fiona@outlanddesign.ca

DRAWING LIST

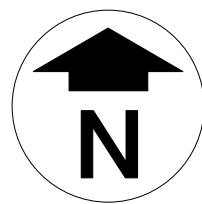
ARCHITECTURAL DRAWINGS

- | | |
|-------|-----------------------------------|
| A0.00 | COVER / PROJECT INFO |
| A0.01 | SITE CONTEXT & PHASE 2 RENDERINGS |
| A1.00 | SITE PLAN & ZONING |
| A2.00 | MAIN FLOOR PLAN |
| A2.01 | 2ND FLOOR / MEZZANINE PLAN |
| A3.00 | BUILDING ELEVATIONS & SIGNAGE |
| A4.00 | BUILDING SECTIONS & RENDERINGS |

LANDSCAPE DRAWINGS

- | | |
|-----|------------------------------------|
| L-1 | CONCEPTUAL LANDSCAPE PLAN |
| L-2 | WATER CONSERVATION/IRRIGATION PLAN |

PROJECT LOCATION



2 EXISTING BUILDING - PHASE 1, 3510 SPECTRUM COURT
SCALE: NTS



3 VIEW LOOKING EAST FROM SPECTRUM COURT
SCALE: NTS

1 PHOTO / PERSPECTIVE KEY
SCALE: NTS



4 VIEW LOOKING SOUTHWEST FROM HWY. 97
SCALE: NTS



5 VIEW LOOKING WEST FROM HWY. 97
SCALE: NTS



6 VIEW LOOKING WEST FROM HWY. 97
SCALE: NTS



7 PHASE 2 PERSPECTIVE OF WEST FACE
SCALE: NTS



8 PHASE 2 PERSPECTIVE OF WEST & SOUTH FACES
SCALE: NTS

PROJECT INFORMATION

LEGAL ADDRESS:
LOT 17, SEC/ 14, Township 263, ODYD
Plan KAP82802
CIVIC ADDRESS:
3510 Spectrum Court, Kelowna, BC.

ZONING INFORMATION

ZONING	CD-15		AIRPORT BUSINESS PARK - Industrial Uses
	MINIMUM	ACTUAL	
MINIMUM LOT WIDTH	40 m	105.68 m	
MINIMUM LOT DEPTH	35 m	85.87 m	
MINIMUM LOT AREA	4000 sm	10320.9 sm	111,094 SF
TOTAL GROSS FLOOR AREA - Phase 2			
Main Floor			
Service / Wash (Industrial)	11022 sf	1023.9 sm	
Car Club (Commercial)	5978 sf	555.4 sm	
Subtotal Main Floor	17000 sf	1579.3 sm	
2nd Floor			
Office (Industrial)	1105 sf	102.7 sm	
Car Club (Commercial)	2312 sf	214.8 sm	
Subtotal 2nd Floor	3417 sf	317.4 sm	
Mezzanine (Industrial)	510 sf	47.4 sm	
TOTAL	20927 sf	1944.1 sm	
BUILDING AREAS FOR F.A.R. CALCULATIONS			
Net Floor Area - Existing Building	20817.4 sf	1934.0 sm	
Net Floor Area - Phase 2 (New)	20927.0 sf	1944.1 sm	
TOTAL	41744.4 sf	3878.1 sm	

DEVELOPMENT REGULATIONS - INDUSTRIAL		
FLOOR AREA RATIO (FAR)	MAXIMUM	ACTUAL
Total Net Floor Area / Lot Area	1 : 1.5	0.376
SETBACKS	MINIMUM	ACTUAL
FRONT YARD	6 m	6 m
SIDE YARD WEST (Adj. to commercial or indust.)	0 m	3.25 m
SIDE YARD EAST (Adj. to commercial or indust.)	0 m	24.6 m
SIDE YARD (Adj. to Flanking street)	4.5 m	N/A m
SETBACK FROM HWY 97 Property Line	7 m	16.98 m
REAR YARD (Adj. to commercial or industrial)	0 m	3.2 m
REAR YARD (Adj. to other zones)	6 m	n/a m
REAR YARD (Adj. to Flanking street)	4.5 m	n/a m
BUILDING HEIGHT	MAXIMUM	ACTUAL
	4 storeys/18m	2 storeys (9.14m)
LANDSCAPE BUFFERS		
FRONT (Level 2)	3 m	1.5 m
REAR YARD (Level 3)	3 m	n/a m
FLANKING (Level 2)	3 m	n/a m
SIDE YARD (Level 3) - West and South	3 m	3 m
HIGHWAY 97 BUFFER (Level 4)	3 m	3 m

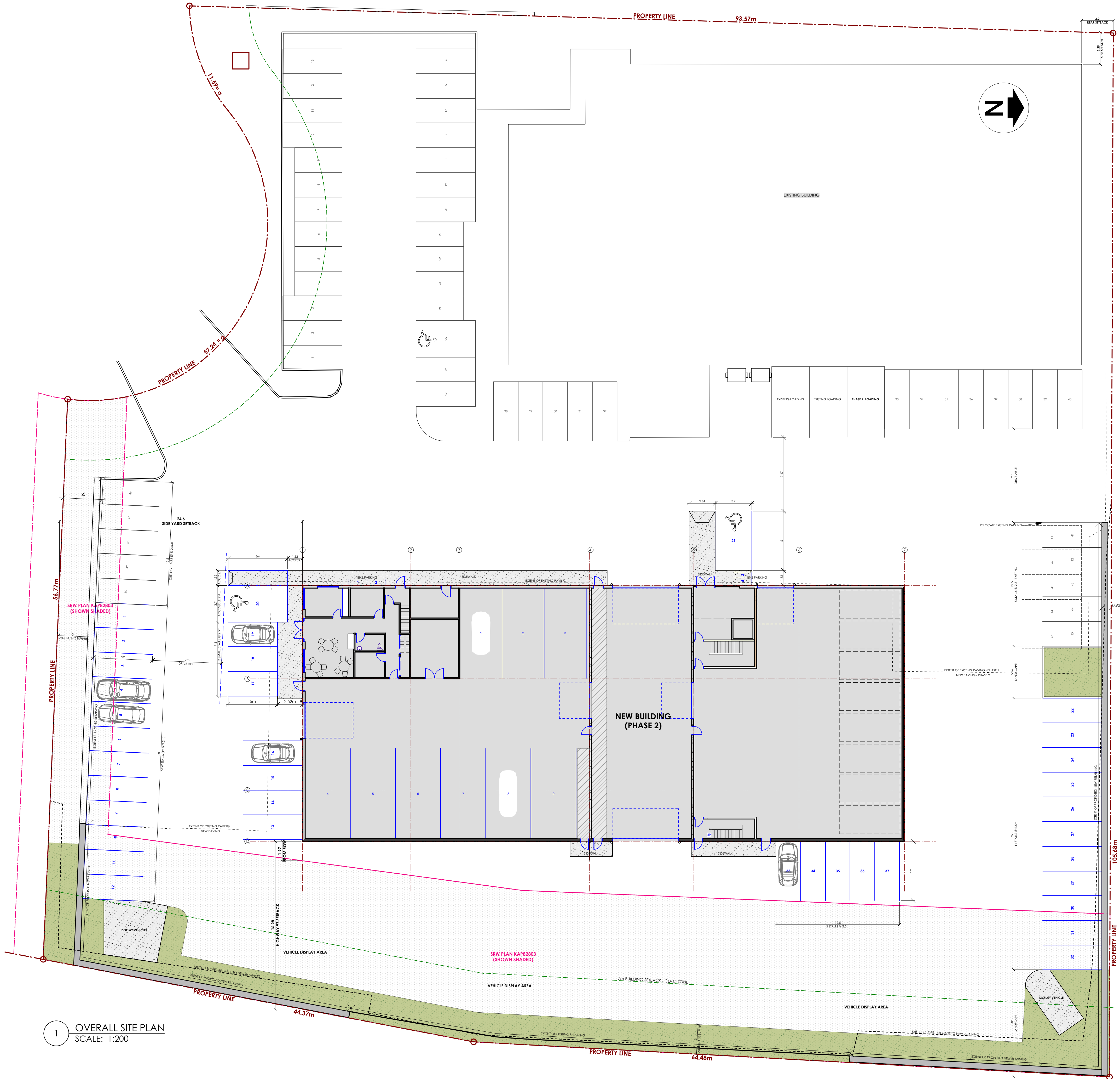
PARKING INFORMATION

PARKING SUMMARY						STALLS	
	Sq. Ft.	Sq. m				Required	Provided
Main Floor							
office	1105	102.65	2.5 STALL	PER	100 sm	2.6	
General Industrial	9945	923.89	1 STALL	PER	100 sm	9.2	
Showroom/Display	5950	552.76	2.5 STALL	PER	100 sm	13.8	
Subtotal	17000					25.6	
Mezzanine/2nd Floor							
Car Club	2312	214.78	2.5 STALL	PER	100 sm	5.4	
Mezz/Office	1105	102.65	2.5 STALL	PER	100 sm	2.6	
Storage	510	47.38	1 STALL	PER	100 sm	0.5	
Subtotal	3927.0	364.818				8.4	
SUBTOTAL STALLS						34.0	37
TOTAL STALLS						34.0	37

BICYCLE PARKING SUMMARY						STALLS	
Proposed Bike Parking Calculations	GFA (sm)					Required	Provided
Industrial							
Long Term Parking	1174.0	@	0.5 STALL	PER	1000 sm	0.6	1
Short-Term Parking		@	0 STALL	PER	500 sm	0.0	0
Commercial							
Long Term Parking (770.1	@	1 STALL	PER	500 sm	1.5	2
Short-Term Parking		@	2 STALL	PER	Entrances (2)	4.0	4
		OR	1 STALL	PER	750 sm	1.0	n/a

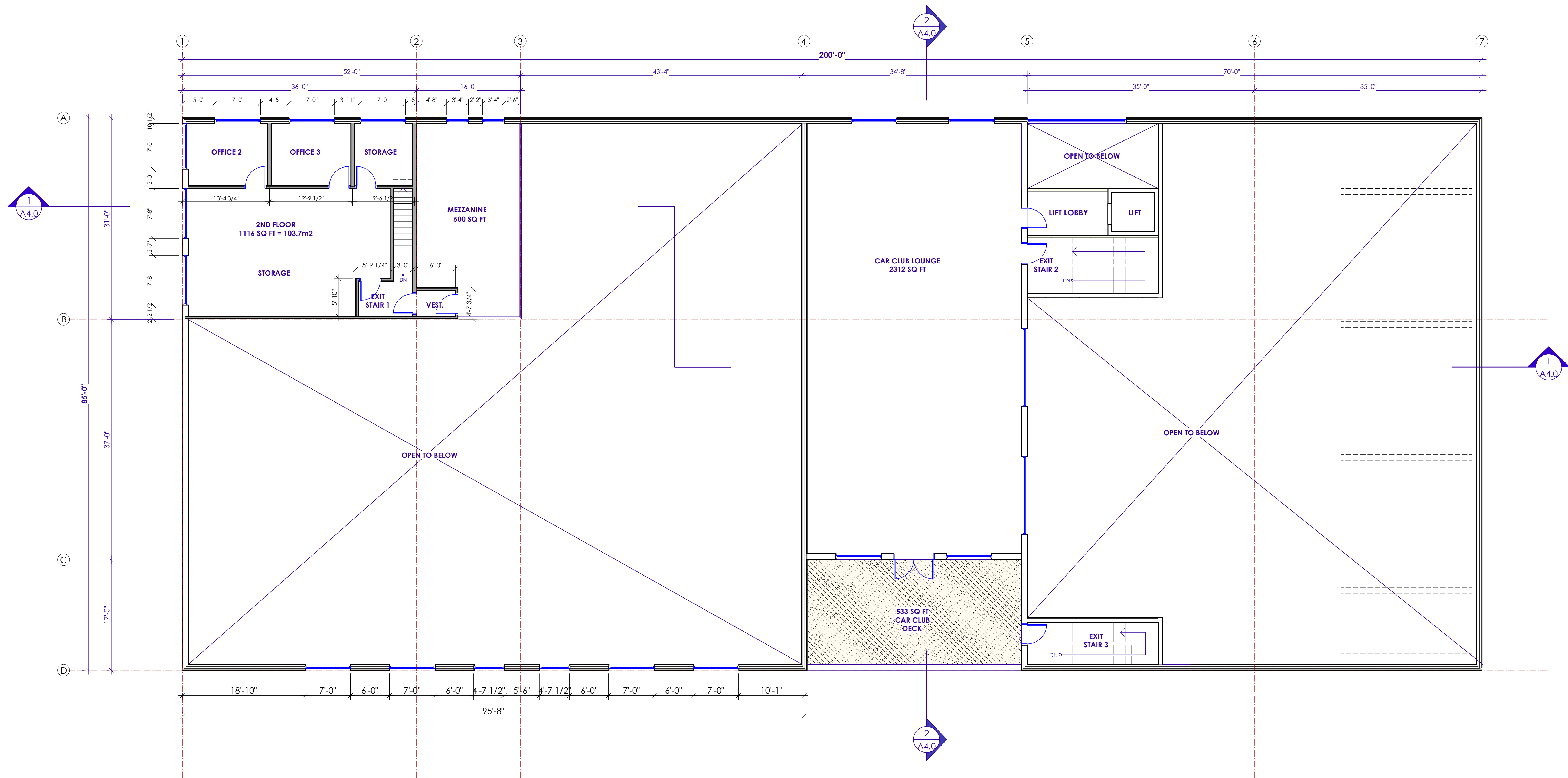
OFF-STREET LOADING SUMMARY						LOADING STALLS	
Phase 2	GFA (sm)					Required	Provided
Total GFA - Phase 2	1944.12	@	1 STALL	PER	1900 sm	1.02	1

NOTE:
REFER TO LANDSCAPE PLAN FOR ALL
LANDSCAPING INFORMATION



1 OVERALL SITE PLAN
SCALE: 1:200





1 2ND FLOOR / MEZZANINE PLAN
SCALE: 1/8" = 1'-0"

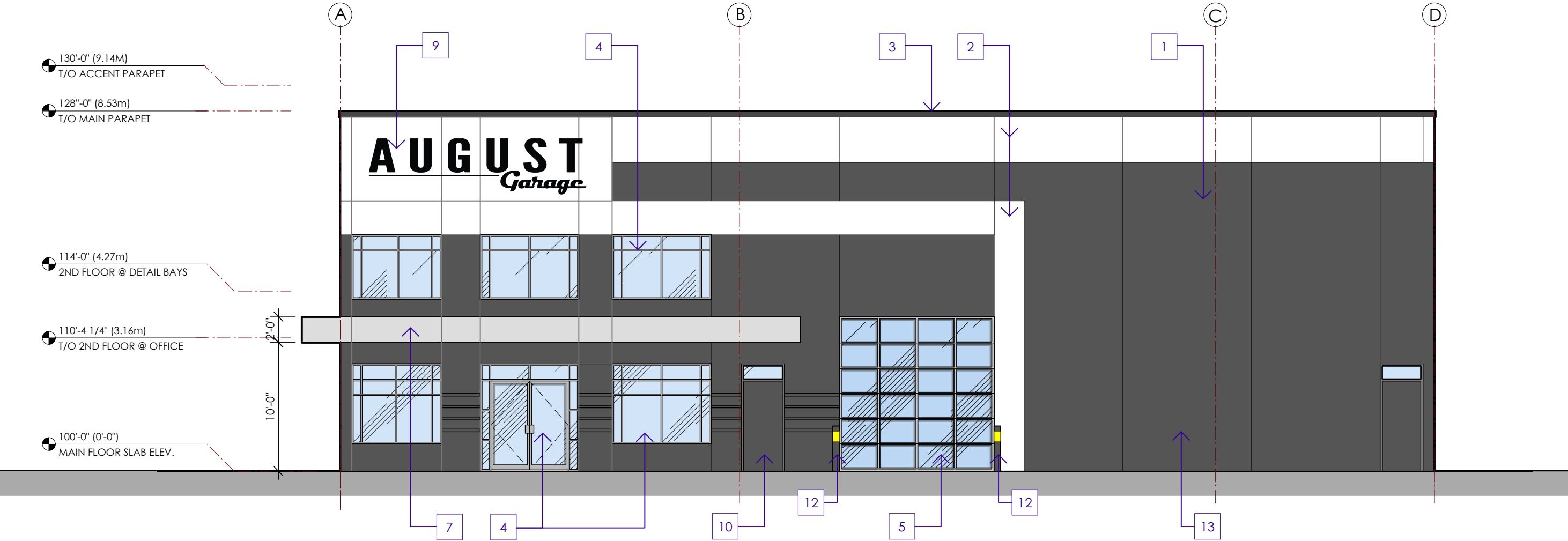
SCHEDULE B

This forms part of application
DP21-0134

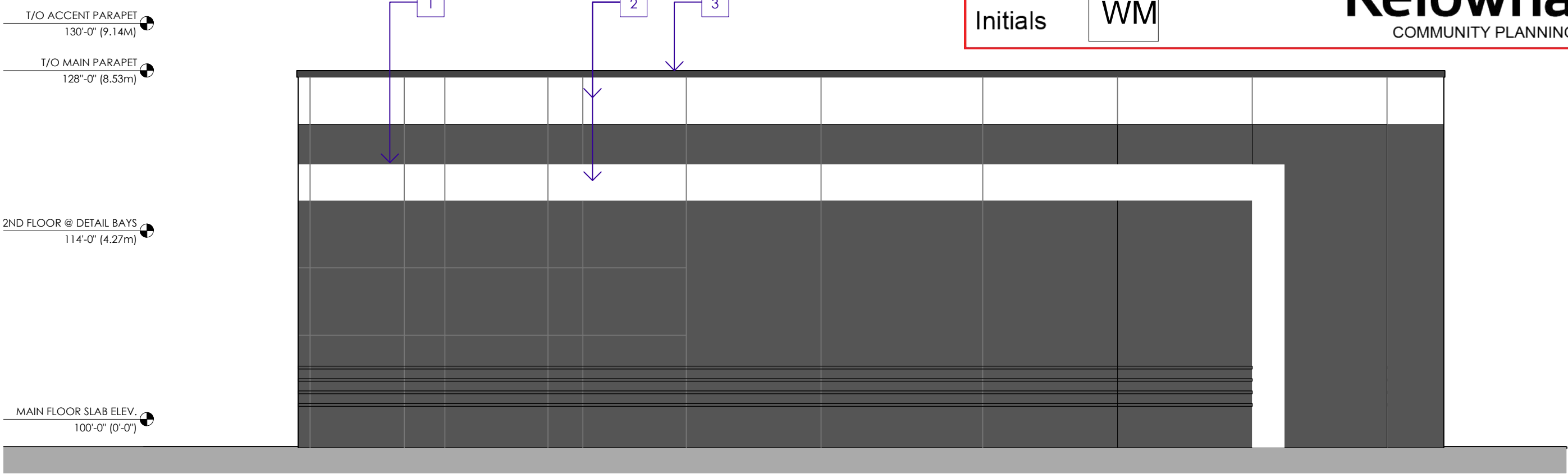
Planner
Initials WM



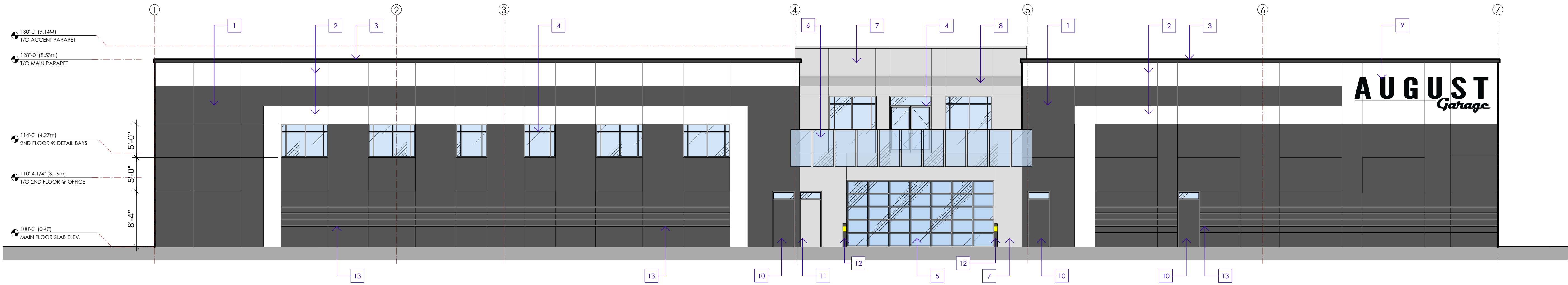
EXTERIOR FINISH LEGEND:	
1	MAIN COLOR 1 - PAINTED CONCRETE PANEL COLOR: Benjamin Moore "Black Ash" #0657
2	ACCENT COLOR - PAINTED CONCRETE PANEL COLOR: Benjamin Moore "Brilliant White" #0150
3	PRE-FINISHED METAL FLASHING AT PARAPET CASCADIA METALS - MATT BLACK
4	STOREFRONT / CURTAINWALL GLAZING COLOR: CLEAR ANNOXIDIZED ALUMINUM
5	PRE-FINISHED INSULATED O/H DOOR COLOR: GREY/SILVER W/ GLAZING PANELS
6	GLASS GUARD CLEAR GLASS
7	METAL PANEL WALL / METAL CANOPY COL: BRILLIANT SILVER METALLIC
8	ACCENT METAL PANEL WALL / METAL CANOPY COL: ANTHRACITE SILVER METALLIC
9	PAINTED SIGNAGE - REFER TO SIGNAGE PERMIT INFORMATION - A3.00
10	PAINTED STEEL MAIN DOOR AND FRAME COLOR: Benjamin Moore "Black Ash" #0657
11	PAINTED STEEL MAIN DOOR AND FRAME COLOR TO MATCH METAL PANEL - ITEM 7
12	PAINTED STEEL BOLLARD
13	CONCRETE REVEALS



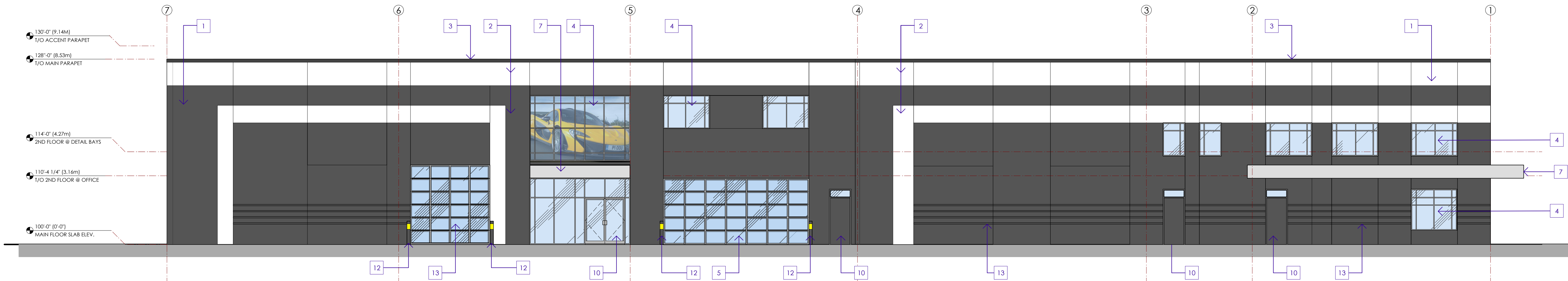
1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION (HIGHWAY 97)
1/8" = 1'-0"



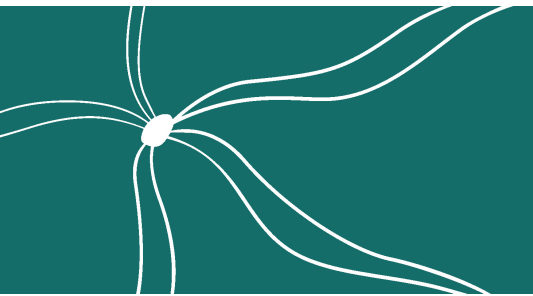
4 WEST ELEVATION (HIGHWAY 97)
1/8" = 1'-0"

WALL SIGN - PERMIT INFORMATION



WALL SIGN - EAST FRONTAGE:
PER SIGN BYLAW 11530
ALLOWABLE AREA: 1sq.m / 1lin. m OF FRONTAGE
ACTUAL LIN. m OF FRONTAGE: 61m (200ft.)
ALLOWABLE WALL SIGN AREA: 61 sq.m
ACTUAL WALL SIGN AREA: 11.7 sq.m

WALL SIGN - SOUTH FRONTAGE:
PER SIGN BYLAW 11530
ALLOWABLE AREA: 1sq.m / 1lin. m OF FRONTAGE
ACTUAL LIN. m OF FRONTAGE: 25.9m (85ft.)
ALLOWABLE WALL SIGN AREA: 25.9 sq.m
ACTUAL WALL SIGN AREA: 11.7 sq. m



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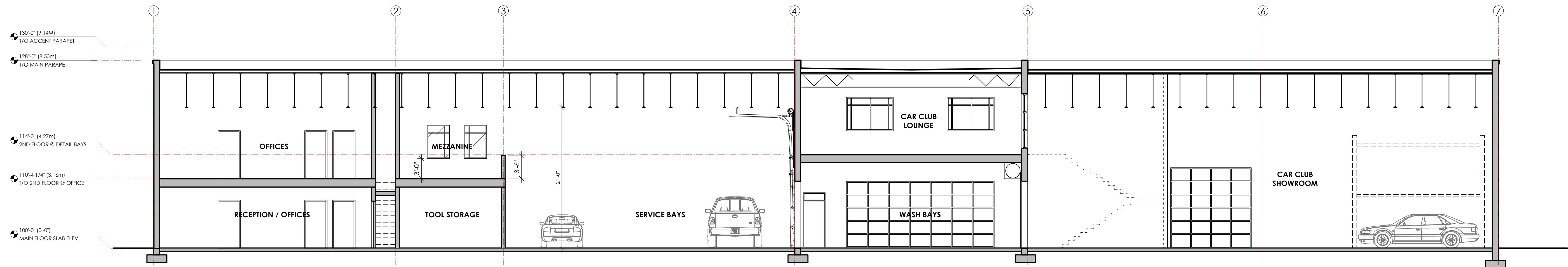
AUGUST VEHICLE SERVICE FACILITY

BUILDING ELEVATIONS & SIGN PERMIT

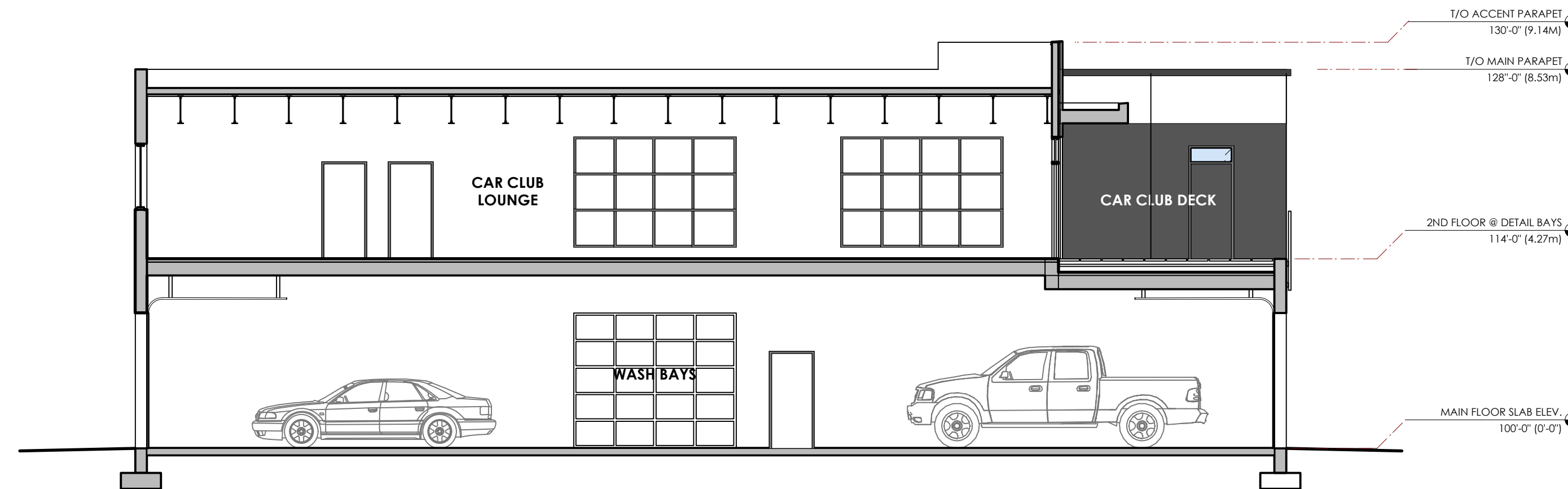
DATE 2021.05.27
SCALE 1/8" = 1'-0"
ISSUED FOR DP

PROJECT 20.833

A3.00



1 BUILDING SECTION
A2.00
1/8" = 1'-0"



2 BUILDING SECTION
A2.00
1/8" = 1'-0"



3 PHASE 2 PERSPECTIVE EAST/NORTH FACES
A0.0
SCALE: NTS



4 PHASE 2 PERSPECTIVE SERVICE ENTRY (SW CORNER)
A0.0
SCALE: NTS



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AUGUST VEHICLE SERVICE FACILITY

BUILDING SECTIONS & RENDERINGS

DATE 2021.05.27
SCALE 1/8" = 1'-0"
ISSUED FOR DP
PROJECT 20.833

A4.00



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 75mm WOOD 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 150mm 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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
GLEDITSIA TRIACANTHOS 'HARVE'	NORTHERN ACCLAIM HONEYLOCUST	7	6cm CAL.
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PINE	3	1.5m HT.
SHRUBS			
CORNUS SERICEA 'KELSEY'	KELSEY DWARF DOGWOOD	50	#02 CONT. /0.75M O.C. SPACING
RIBES ALPINUM	ALPINE CURRANT	12	#02 CONT. /1.5M O.C. SPACING
SYRINGA X 'SMNURPI'	BOOMERANG DWARF PINK	33	#02 CONT. /1.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
HEMEROCALLIS 'BETTER RUM'	DAYLILY 'BETTER RUM'	22	#01 CONT. /0.6M O.C. SPACING
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS 'LITTLE BUNNY'	23	#01 CONT. /0.6M O.C. SPACING

SCHEDULE C

This forms part of application
DP21-0134

Planner Initials

WM

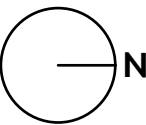
City of Kelowna

COMMUNITY PLANNING



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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PROJECT TITLE
3510 SPECTRUM COURT

Kelowna, BC

DRAWING TITLE
**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION		
1	21.05.27	Review
2		
3		
4		
5		

PROJECT NO.	21-010
DESIGN BY	FB
DRAWN BY	MC
CHECKED BY	FB
DATE	MAY 27, 2021
SCALE	1:250
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

L1/2

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WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 214 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 119 cu.m. / year
WATER BALANCE = 95 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.

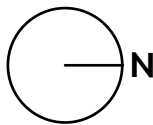
IRRIGATION LEGEND

- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 137 sq.m.
MICROCLIMATE: EASTERN EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 46 cu.m.
- ZONE #2:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 191 sq.m.
MICROCLIMATE: EASTERN EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 64 cu.m.
- ZONE #3:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 29 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY A TREE
ESTIMATED ANNUAL WATER USE: 10 cu.m.



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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PROJECT TITLE
3510 SPECTRUM COURT

Kelowna, BC

DRAWING TITLE
**WATER CONSERVATION/
IRRIGATION PLAN**

ISSUED FOR / REVISION		
1	21.05.27	Review
2		
3		
4		
5		

PROJECT NO.	21-010
DESIGN BY	FB
DRAWN BY	MC
CHECKED BY	FB
DATE	May 27, 2021
SCALE	1:250
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

L 2/2

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