

2271042 ALBERTA LTD. PROPOSED SELF-STORAGE FACILITY

2015 MATRIX CR KELOWNA, BC

SCHEDULE B

This forms part of application
DP22-0008

Planner Initials **JJ**

City of **Kelowna**
DEVELOPMENT PLANNING



CONCEPT RENDERING

DO NOT SCALE DRAWINGS; ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK



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PROFESSIONAL OF RECORD

APPLICANT
MODERN DIMENSIONS DESIGN
MATTHEW TISSINGTON
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250-826-4686

CONSULTANT

#	DESCRIPTION	DATE
1	For DP	2021-12-21
2	Revised for DP	2022-04-29
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OWNER
2271042 ALBERTA LTD.

Proposed Self-Storage Facility
2015 Matrix CR Kelowna, BC
LOT 16, SEC 14 TWP. 23 PLAN EPP80708

Cover Page

DRAWN BY	JM	A101.1 REVISION
CHECKED BY	CR	
PROJECT NUMBER	21-034-03	2
SCALE		

STALLION PROPERTIES LTD.

PROPOSED SELF-STORAGE FACILITY

2015 MATRIX CR KELOWNA, BC

SCHEDULE A

This forms part of application
DP22-0008

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

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2015 Matrix CR Kelowna, BC

LOT 16, SEC 14 TWP. 23 PLAN EPP80708

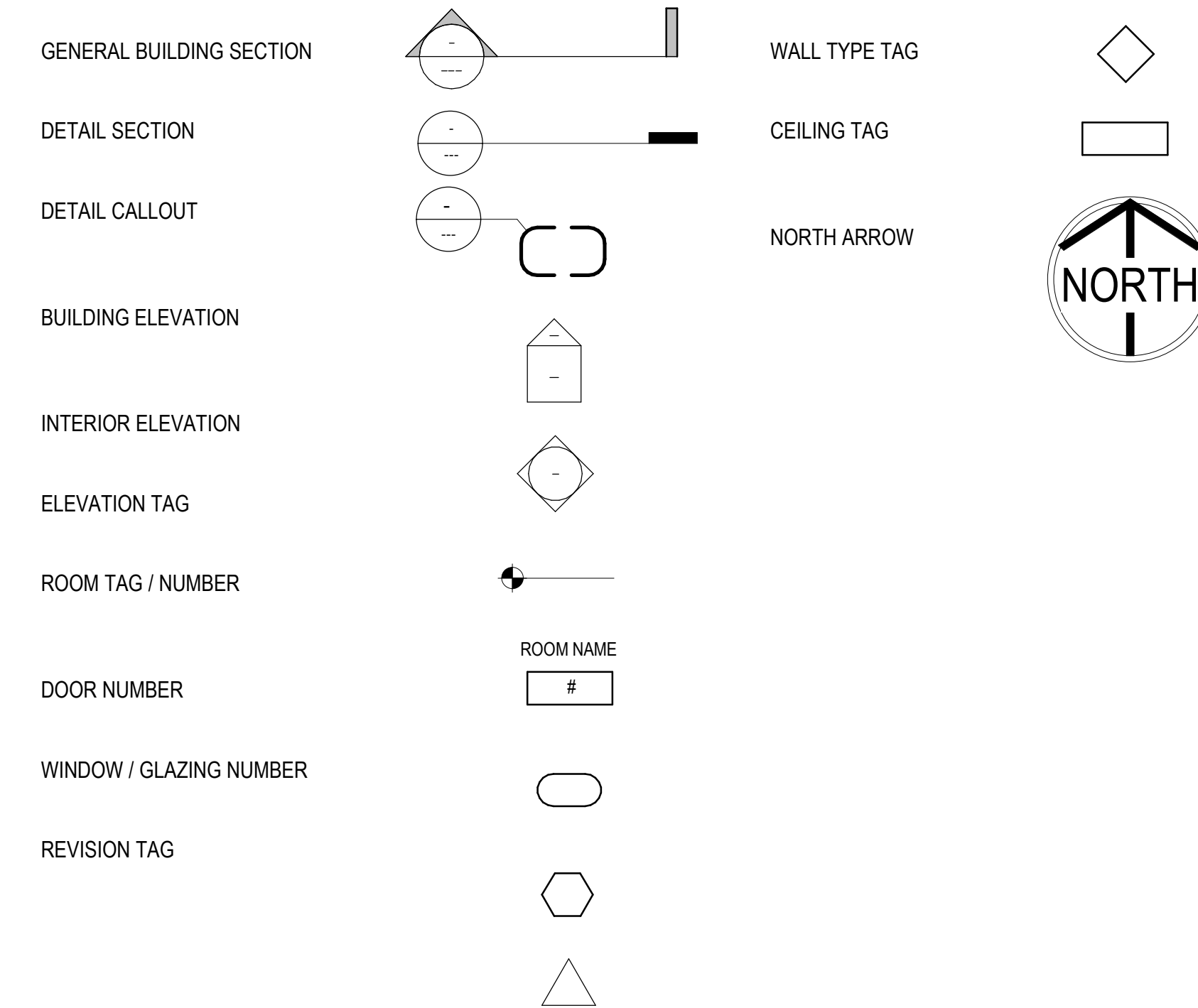
General Notes

DRAWN BY	J.M	A101.2
CHECKED BY	C.R	REVISION
PROJECT NUMBER	21-034-03	2
SCALE	As indicated	

GENERAL NOTES:

1. SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS
2. CONTRACTOR TO PROVIDE FOOTING AND WALL SURVEYS DURING CONSTRUCTION TO CITY BUILDING DEPT
3. SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION.
4. SEE ELECTRICAL DRAWINGS FOR LOCATION OF PANEL AND SERVICES
5. ALL CONSTRUCTION, PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES REGULATIONS, TESTS, LISTINGS AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
6. SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTING.
7. THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ADEQUACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE REGISTERED PROFESSIONAL OF RECORD
8. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER MANUFACTURER.
9. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED.
10. VAPOR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100mm AND OCCUR AT FRAMING MEMBERS, FURRING OR BLOCKING. ALL HOLES THROUGH VAPOR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCT WORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOR BARRIER OVER THE ENTIRE SURFACE.
11. THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
12. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
13. THERE SHALL BE SHOP DRAWINGS PRODUCED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE ISSUED IN TIME FOR ADEQUATE CHECKING BY THE COORDINATING REGISTERED PROFESSIONAL AND OTHER CONSULTANTS RESPONSIBLE.
14. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING
15. ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY
16. DRAWINGS ARE NOT TO BE SCALED.

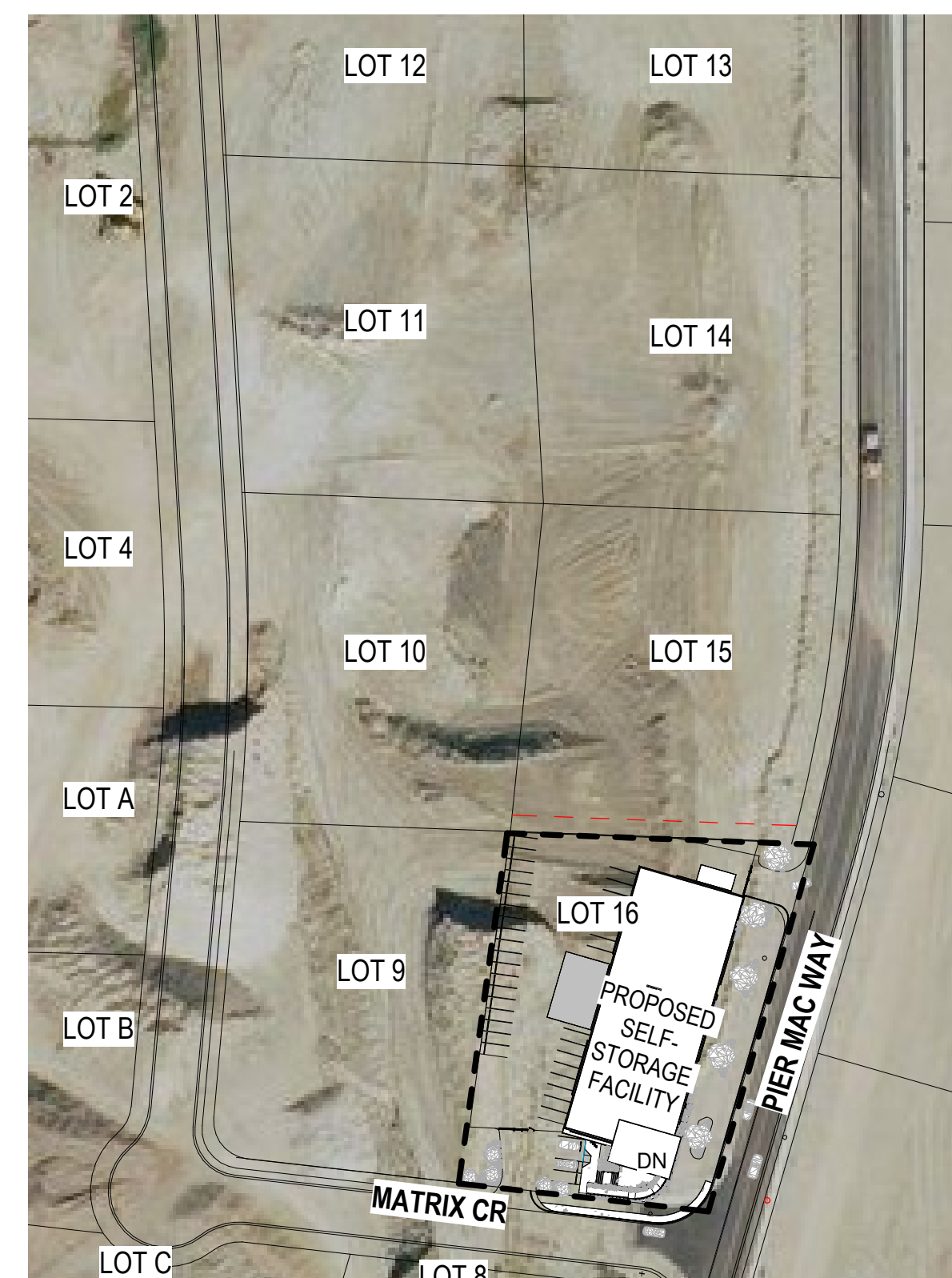
STANDARD SYMBOLS:



ABBREVIATIONS:

BF	-	BARRIER FREE	MAX.	-	MAXIMUM
BLDG.	-	BUILDING	MECH.	-	MECHANICAL
BLK	-	BLOCK	M	-	METERS
CEM.	-	CEMENT	MM	-	MILLIMETERS
⌀	-	CENTER LINE	MIN.	-	MINIMUM
CONC.	-	CONCRETE	N/A	-	NOT APPLICABLE
CSP	-	CORRUGATED STEEL PIPE	No. or #	-	NUMBER
DIA	-	DIAMETER	O/C	-	ON CENTER
DN	-	DOWN	O/H	-	OVERHEAD
DW	-	DISHWASHER	REF	-	REFRIGERATOR
DWG	-	DRAWING	S.F	-	SQUARE FEET
DWGS	-	DRAWINGS	T.O	-	TOP OF
ELEC.	-	ELECTRICAL	TYP.	-	TYPICAL
EL/ELEV.	-	ELEVATION	U/S	-	UNDERSIDE
			W/C	-	WATER CLOSET
			W/	-	WITH
			&	-	AND

SATELLITE VIEW:



2 Satellite Plan
A101.2 1 : 1300

DRAWING INDEX:

Sheet Number	Sheet Name
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A103.1	Key Plan
A103.2	Site Plan
A103.3	Site Details
A103.4	Site Lighting Plan
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A104.2	Main Floor Plan
A104.3	Second Floor Plan
A104.4	Third Floor Plan
A104.5	Fourth Floor Plan
A104.6	Detailed Floor Plans
A104.7	Roof Plan
A105.1	Elevations
A105.2	Elevations
A105.3	Street Elevation

PROJECT INFORMATION:

REGISTERED OWNER:
2271042 ALBERTA LTD.

DESCRIPTION OF LAND:
2015 MATRIX CR KELOWNA, BC

LEGAL DESCRIPTION:
LOT 16, SEC 14 TWP. 23 PLAN EPP80708

ZONING: COMPREHENSIVE DEVELOPMENT ZONES - AIRPORT BUSINESS PARK

SITE AREA:
4281.5741m² / 0.428ha

TOTAL SITE COVERAGE:
37.5%

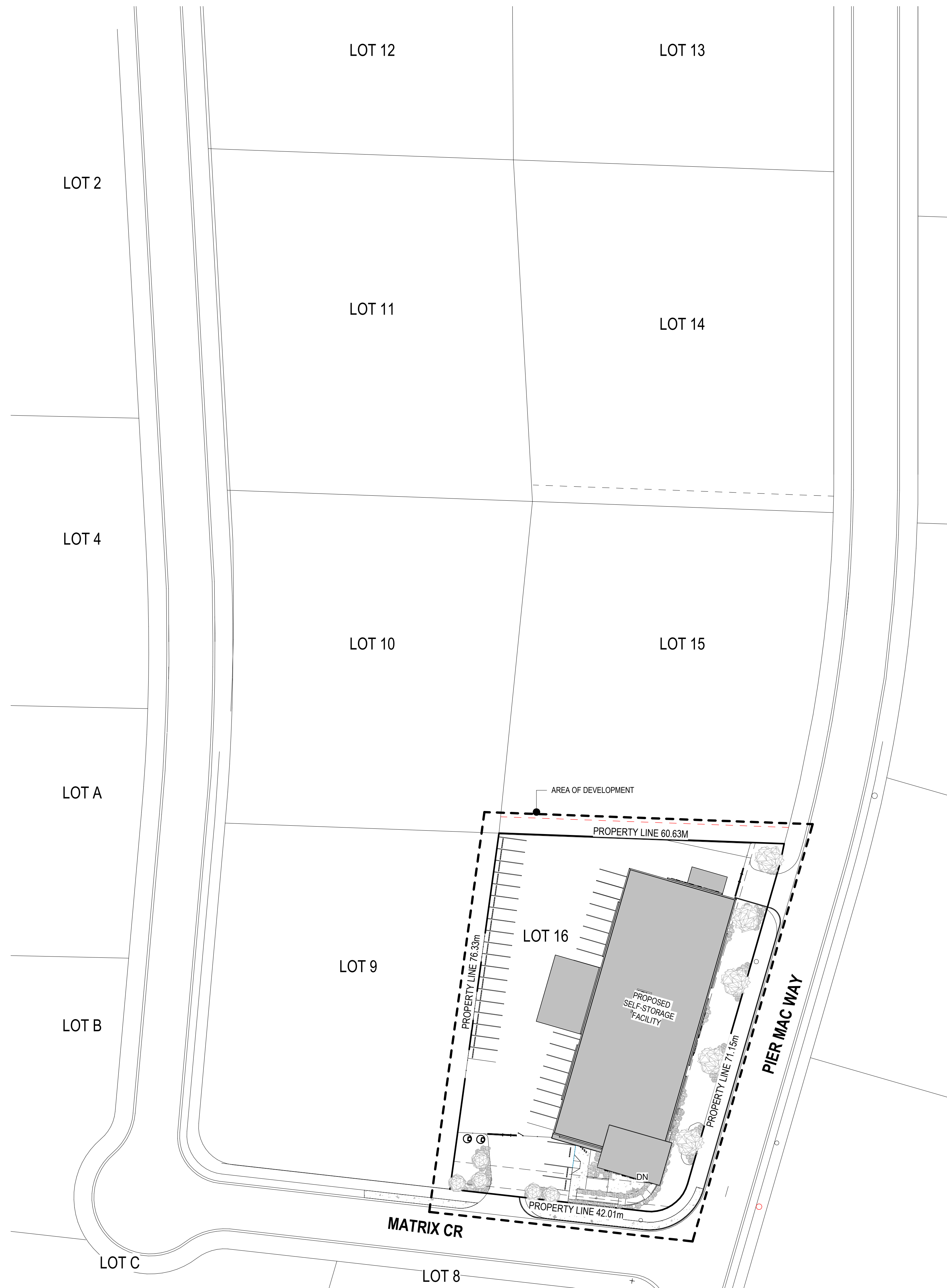
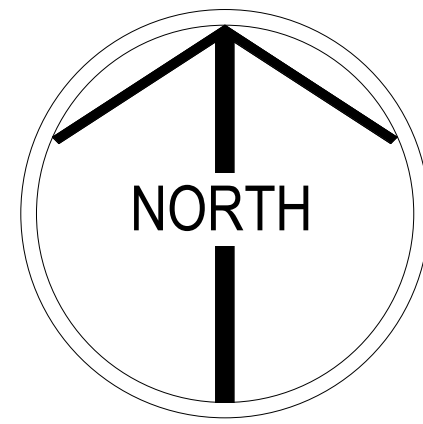
PROPOSED USE: SELF-STORAGE FACILITY

DENSITY RATIO:
TOTAL NET FLOOR AREA / LOT AREA
5257.7387m² / 4281.5741m² = 1.23

AREAS	GROSS FLOOR AREA	NET FLOOR AREA
BASEMENT:	14900.674 ft ²	10994.195ft ²
MAIN FLOOR:	14900.674 ft ²	12217.720ft ²
SECOND FLOOR:	15232.832 ft ²	11162.878 ft ²
THIRD FLOOR:	15099.844 ft ²	11040.967 ft ²
FOURTH FLOOR:	14900.674 ft ²	11178.068 ft ²
TOTAL:	75034.698 ft ²	56593.828 ft ²

SETBACKS:

FRONT: 6.0m
SIDE: 0m
REAR: 0m



1 Key Plan
A103.1 1:500

NOTE:
1. ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE

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2271042 ALBERTA LTD.
DESCRIPTION OF LAND
MUNICIPAL ADDRESS: 2015 MATRIX CR
KELOWNA, BC
LEGAL DESCRIPTION: LOT 16, SEC 14 TWP. 23
PLAN EPP80708

SITE INFORMATION:

LOT AREA: 4281.5741 m² / 0.428ha
TOTAL SITE COVERAGE: 37.5%
ZONING: COMPREHENSIVE DEVELOPMENT ZONES - AIRPORT BUSINESS PARK (CD15IN)

AREAS	GROSS FLOOR AREA	NET FLOOR AREA
BASEMENT:	14900.674 ft ²	10994.195ft ²
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TOTAL NET FLOOR AREA / LOT AREA
5257.7387m² / 4281.5741m² = 1.23

PARKING REQUIREMENTS:
(City of Kelowna Consolidated Zoning Bylaw No. 8000)

INDUSTRIAL USE (WAREHOUSING AND STORAGE):
0.5 PARKING STALL PER 100 m² GROSS FLOOR AREA
6568.817 m² / 100m² / 2 = 33 STALLS REQUIRED

PLUS:
INDUSTRIAL USE (OFFICE):
2.5 PARKING STALL PER 100 m² GROSS FLOOR AREA
83.612 m² / 100 m² = 3 PARKING STALLS REQUIRED

TOTAL = 36 STALL REQUIRED
38 STALLS PROVIDED

ACCESSIBLE PARKING:
MINIMUM NUMBER OF REQUIRED ACCESSIBLE AND VAN ACCESSIBLE PARKING SPACES =
1 SPACE FOR 5-36 REQUIRED PARKING SPACES
1 VAN ACCESSIBLE PARKING SPACE PROVIDED

BICYCLE PARKING:
0.5 STALLS PER 1000m² GROSS FLOOR AREA:
=5303.878m²/1000 = 5.30372 = 3
3 STALLS REQUIRED.
3 STALLS PROVIDED

SITE NOTES:

- CONFIRM ALL REQUIRED SURFACES WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.
- CONFIRM ALL EXISTING AND PROPOSED UNDERGROUND UTILITY RIGHT OF WAYS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SITE CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE REGISTERED PROFESSIONAL OF RECORD.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
- ALL SERVICES TO BE BEDDED IN CONFORMANCE WITH TYPE 1&2 AS PER STANDARD DETAIL BELOW
- ALL UTILITIES/EXISTING ELEVATIONS SHOWN WERE COMPILED FROM PROVIDED PREVIOUS THIRD PARTIES. ALL UTILITIES ARE TO BE FIELD LOCATED AND MARKED PRIOR TO EXCAVATION.

SITE NOTES - CONTINUED:

- ASPHALT & SUBBASE DESIGN PER SOILS REPORT
- CONTRACTOR TO PROVIDE FOOTING @ WALL SURVEYS (BY REGISTERED A.C.L.S.) DURING CONSTRUCTION, SUBMIT COPIES TO THE AUTHORITY HAVING JURISDICTION
- SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBS
- SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
- SEE LANDSCAPE ARCHITECTS DRAWINGS FOR ALL LANDSCAPING
- SEE ELECTRICAL DRAWINGS FOR DETAILS OF ALL EXTERIOR BUILDING & SITE LIGHTING
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SCHEDULE A
This forms part of application
DP22-0008

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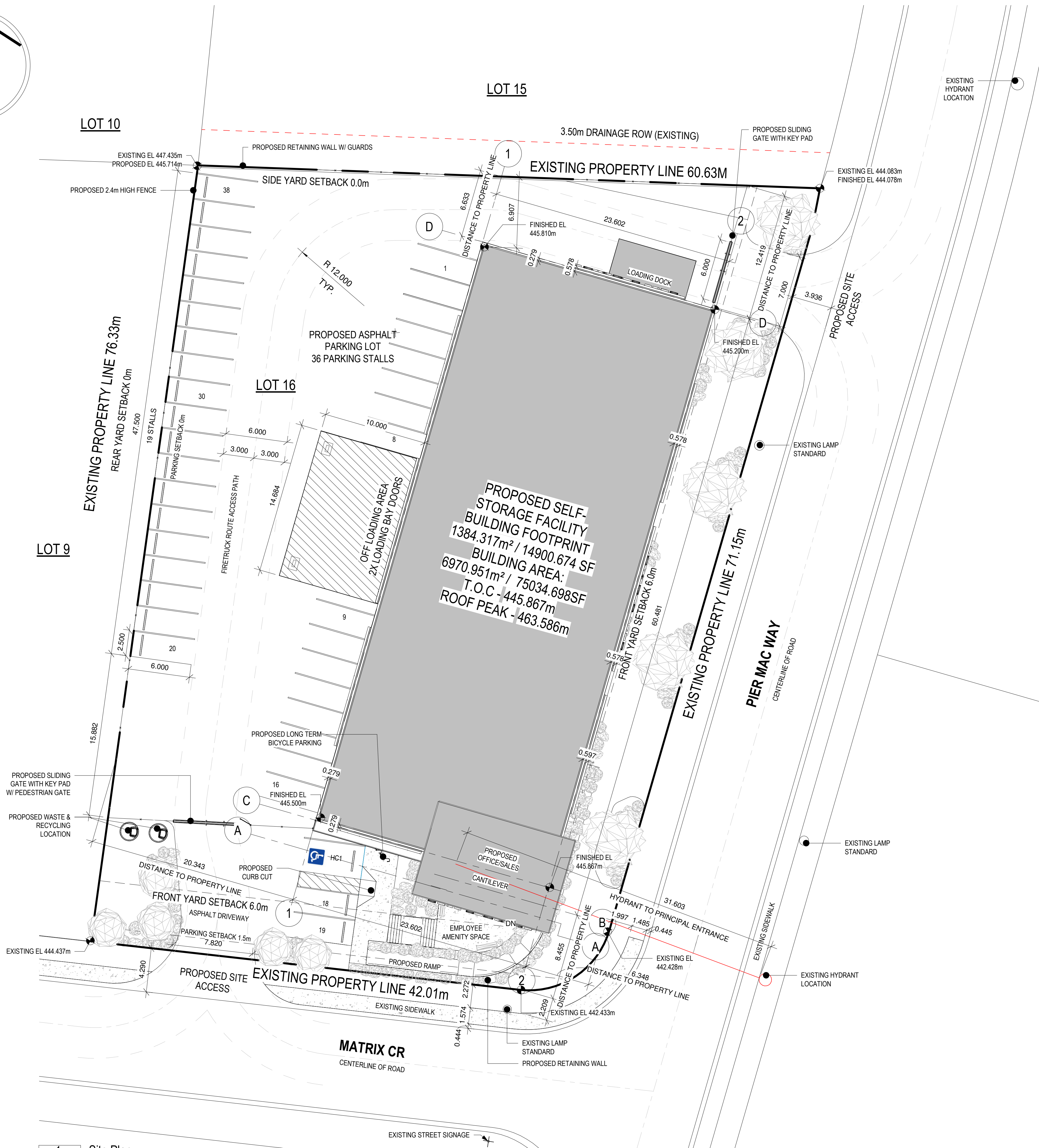
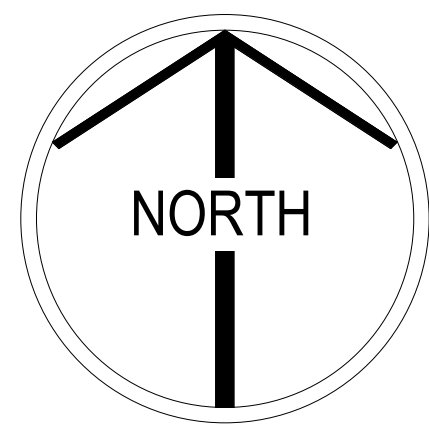
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OWNER
2271042 ALBERTA LTD.

Proposed Self-Storage Facility
2015 Matrix CR Kelowna, BC
LOT 16, SEC 14 TWP. 23 PLAN EPP80708

Key Plan

DRAWN BY	JM	A103.1 REVISION
CHECKED BY	CR	
PROJECT NUMBER	21-034-03	2
SCALE	1:500	



NOTE:
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DESCRIPTION OF LAND
MUNICIPAL ADDRESS: 2015 MATRIX CR
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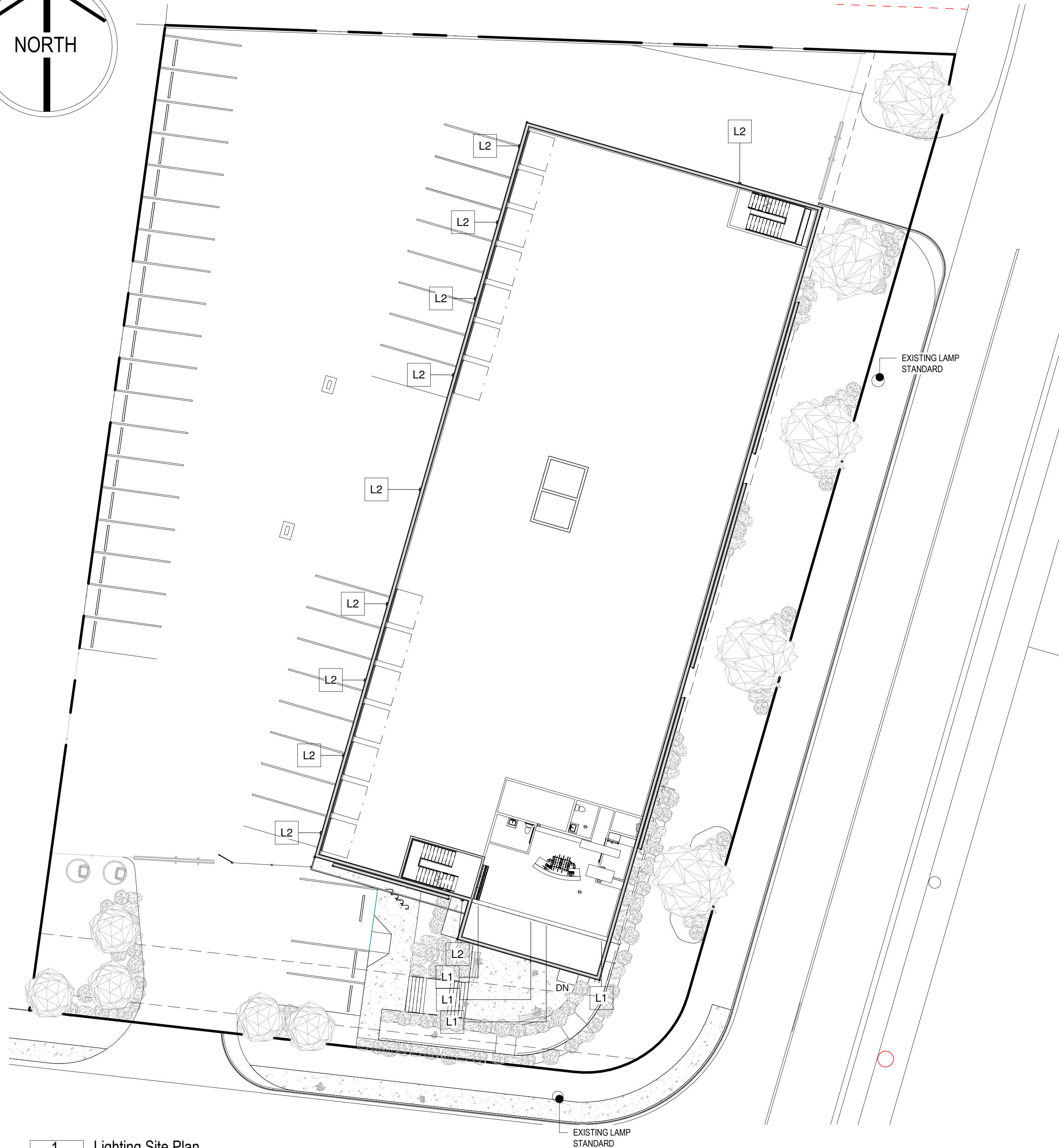
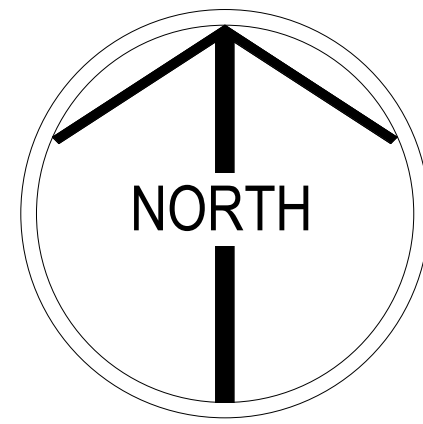
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Site Plan

SCHEDULE A
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City of Kelowna
DEVELOPMENT PLANNING

DRAWN BY	JM	A103.2
CHECKED BY	CR	REVISION
PROJECT NUMBER	21-034-03	1
SCALE	1:200	



1 Lighting Site Plan
A103.4 1:200

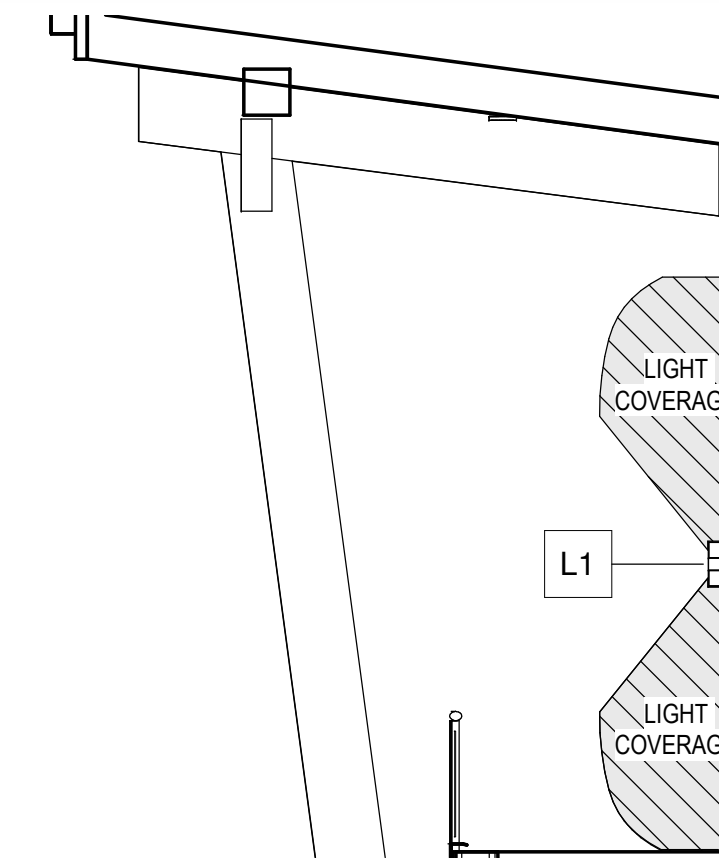
Lighting Schedule						
Type Mark	Description	Count	Manufacturer	Model	Watts	Total Watts
L1	Wall Sconce	10	Eiko	Cylinder Wall Sconce - Westport	20	200
L2	Yard Light	11	Cooper Lighting	AXCS1A	14	154
L3	Pot Light	2	SGI Lighting	18W RND	18	36
Total						390

CONFIGURATOR

MODEL	ARRAY	LUMENS	WATTS	CRI/CCT	VOLTAGE	PHOTOCCELL	FINISH
CWSW : Cylinder Wall Sconce - Westport	31 - 3"; 1 Light	75 - 750 lm	10W - 10W	930 ->90 CRI; 3000K	U - 120-277V	[Blank] - None	BK - Black BZ - Bronze
	32 - 3"; 2 Lights	150 - 1,500 lm	20W - 20W				
	61 - 6"; 1 Light	162 - 1,620 lm	18W - 18W	830 ->80 CRI; 3000K			
	62 - 6"; 2 Lights	324 - 3,240 lm	36W - 36W				



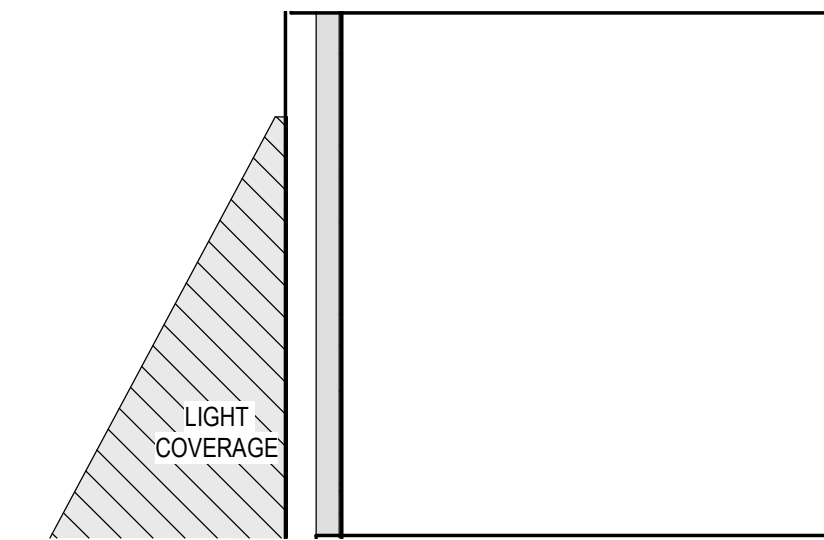
42 - 4"-2 LIGHTS - BK



2 L1 - Wall Sconce
A103.4 1:50



3 L2 - Yard Light
A103.4 1:50



Light Engine	AXCS1A	
Power (Watts)	14	
Input Current @ 120V (A)	0.12	
Input Current @ 240V (A)	0.06	
Input Current @ 277V (A)	0.05	
Input Current @ 347V (A)	0.04	
Input Current @ 480V (A)	0.03	
Configuration		
Full Cutoff	4000K/5000K Lumens	1,806
	3000K Lumens	1,526
	BUG Rating	B1-U0-G0
Refractive Lens	4000K/5000K Lumens	1,915
	3000K Lumens	1,618
	BUG Rating	B1-U3-G2



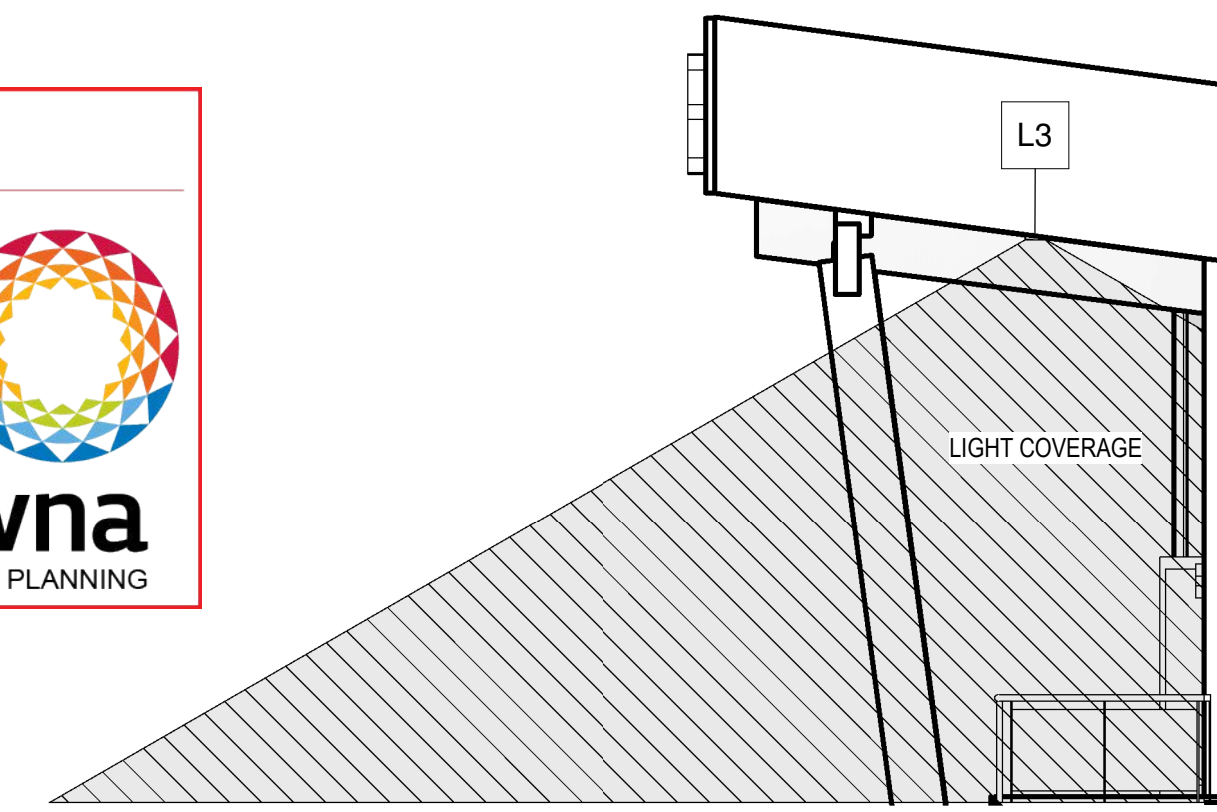
Part Number Configuration - DOWN-18W-SQR-ov-fin-ba-1c

Category	Family	Operating Voltage (ov)	Finish (fin)	Beam Angle (ba)	Light Colour (lc)
DOWN	18W RND	460MA	WHT White SIL Silver	120°	3000K WW 3500K SW 4000K NW 5000K CW

SCHEDULE A

This forms part of application # DP22-0008

Planner Initials **JJ**



4 L3 - Pot Light
A103.4 1:65

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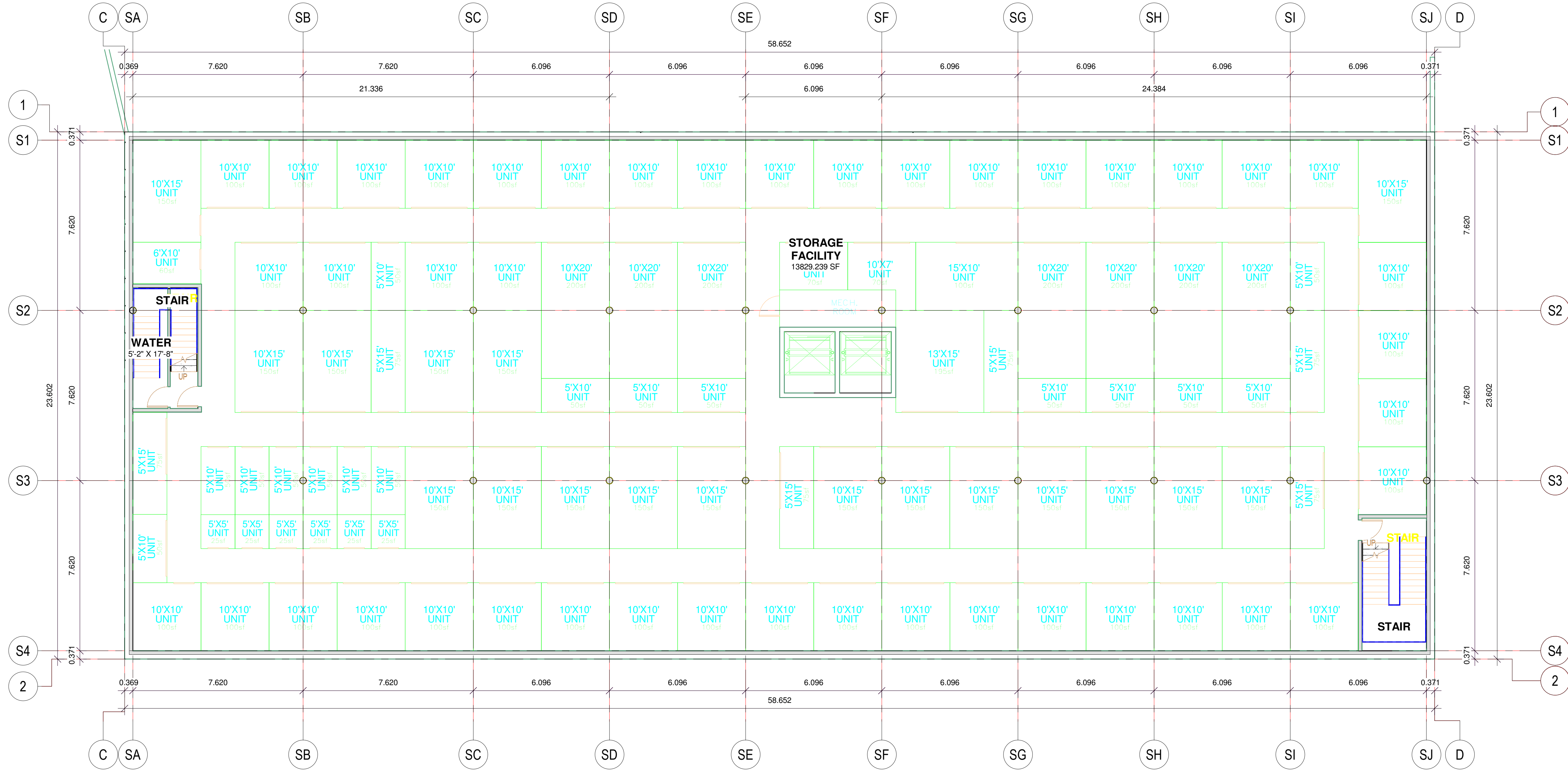
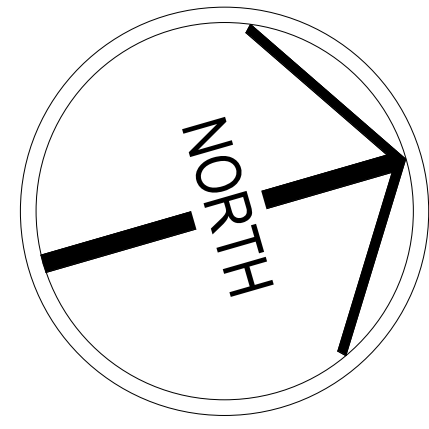
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Site Lighting Plan

DRAWN BY	JM	A103.4 REVISION
CHECKED BY	CR	
PROJECT NUMBER	21-034-03	2
SCALE	As indicated	



1 Basement Floor Plan
A104.1 1:100

SCHEDULE A

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Planner Initials **JJ**

City of Kelowna
DEVELOPMENT PLANNING

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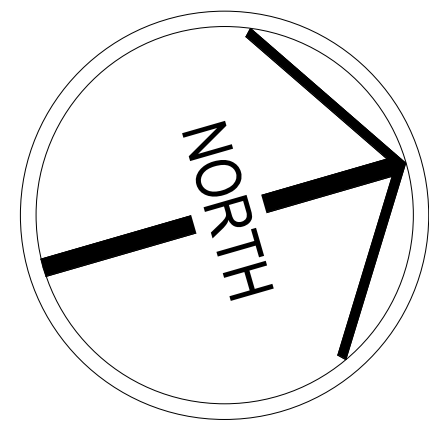
OWNER
2271042 ALBERTA LTD.

Proposed Self-Storage Facility
2015 Matrix CR Kelowna, BC
LOT 16, SEC 14 TWP. 23 PLAN EPP80708

Basement Floor Plan

DRAWN BY	JM	A104.1 REVISION
CHECKED BY	CR	
PROJECT NUMBER	21-034-03	
SCALE	1:100	

1



1 Main - Floor Plan
A104.2 1:100

SCHEDULE A

This forms part of application
DP22-0008

Planner Initials **JJ**

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MODERN DIMENSIONS

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PROFESSIONAL OF RECORD

APPLICANT
MODERN DIMENSIONS DESIGN
MATTHEW TISSINGTON
MATT@MODERNDIMENSIONSDESIGN.COM
250-826-4686

CONSULTANT

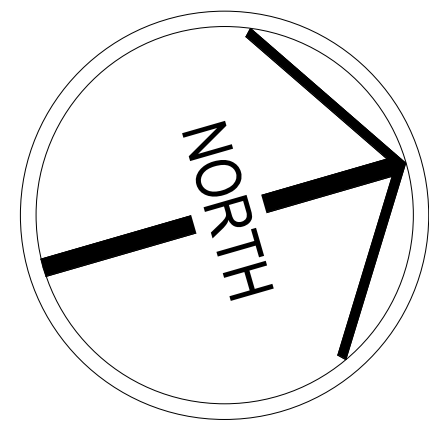
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1	For DP	2021-12-21
2	Revised for DP	2022-04-29
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OWNER
2271042 ALBERTA LTD.

Proposed Self-Storage Facility
2015 Matrix CR Kelowna, BC
LOT 16, SEC 14 TWP. 23 PLAN EPP80708

Main Floor Plan

DRAWN BY	JM	A104.2	REVISION
CHECKED BY	CR		
PROJECT NUMBER	21-034-03		1
SCALE	1:100		



1 2nd Floor
A104.3 1:100

SCHEDULE A

This forms part of application
DP22-0008

Planner Initials **JJ**

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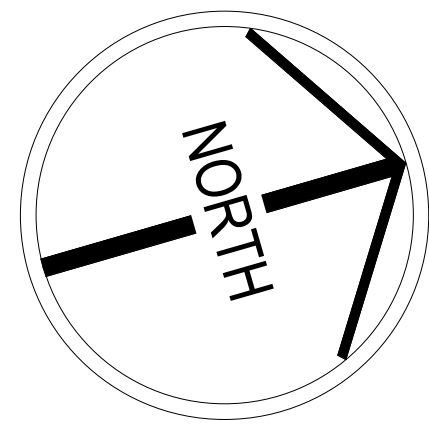
#	DESCRIPTION	DATE
1	For DP	2021-12-21
2	Revised for DP	2022-04-29
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OWNER
2271042 ALBERTA LTD.

Proposed Self-Storage Facility
2015 Matrix CR Kelowna, BC
LOT 16, SEC 14 TWP. 23 PLAN EPP80708

Second Floor Plan

DRAWN BY	JM	A104.3 REVISION
CHECKED BY	CR	
PROJECT NUMBER	21-034-03	2
SCALE	1:100	



1 3rd Floor
A104.4 1:100

SCHEDULE A

This forms part of application
DP22-0008

Planner Initials **JJ**

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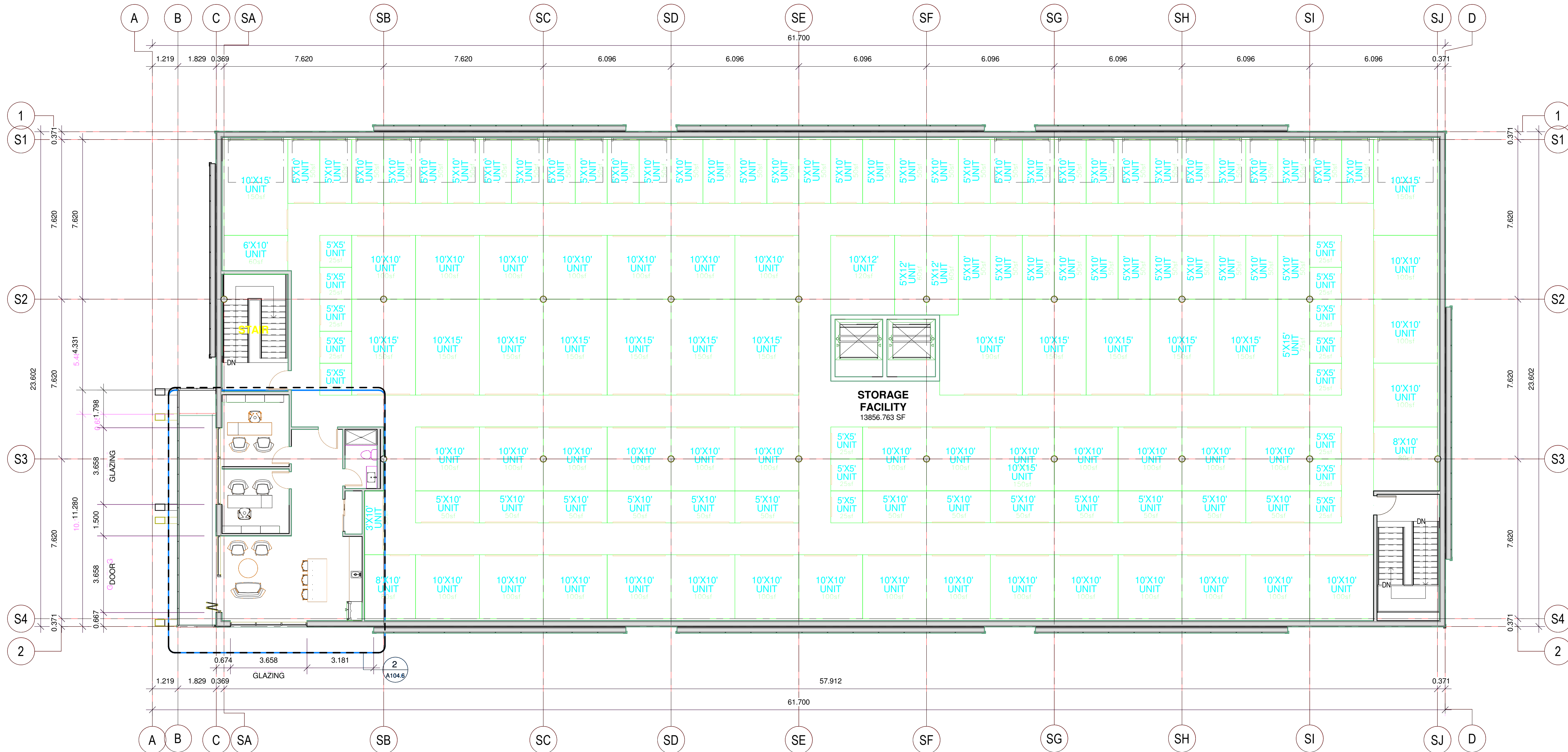
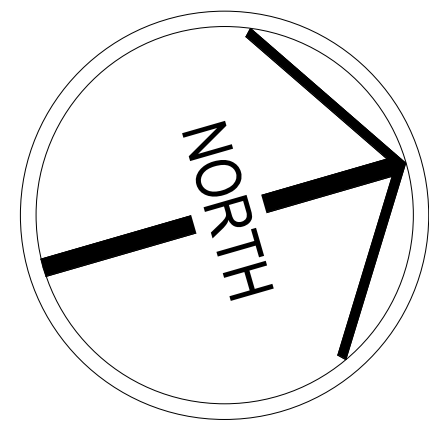
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OWNER
2271042 ALBERTA LTD.

Proposed Self-Storage Facility
2015 Matrix CR Kelowna, BC
LOT 16, SEC 14 TWP. 23 PLAN EPP80708

Third Floor Plan

DRAWN BY	JM	A104.4 REVISION
CHECKED BY	CR	
PROJECT NUMBER	21-034-03	2
SCALE	1:100	



1 Fourth Floor
A104.5 1:100

SCHEDULE A

This forms part of application
DP22-0008

Planner Initials **JJ**

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250-826-4686

CONSULTANT

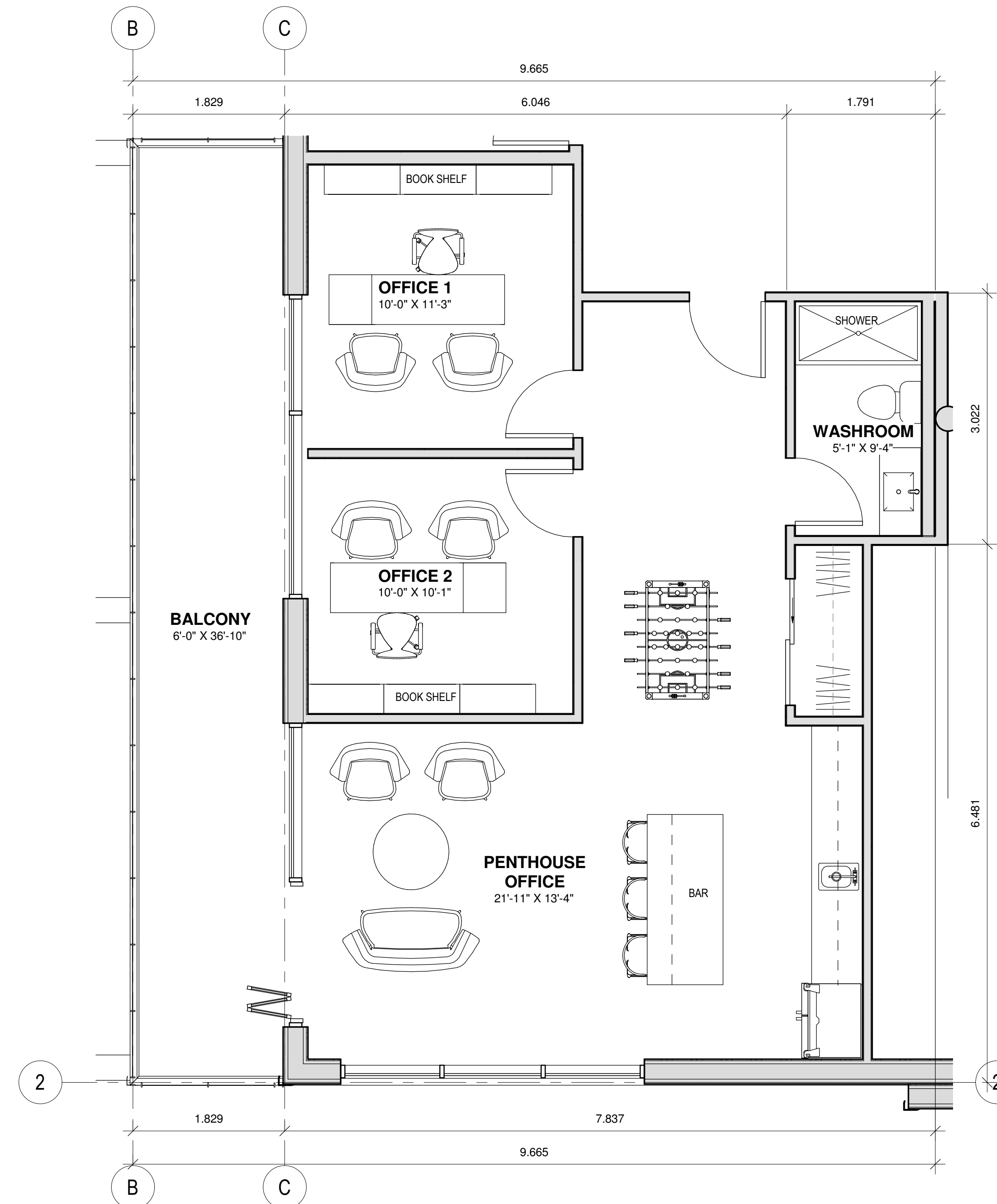
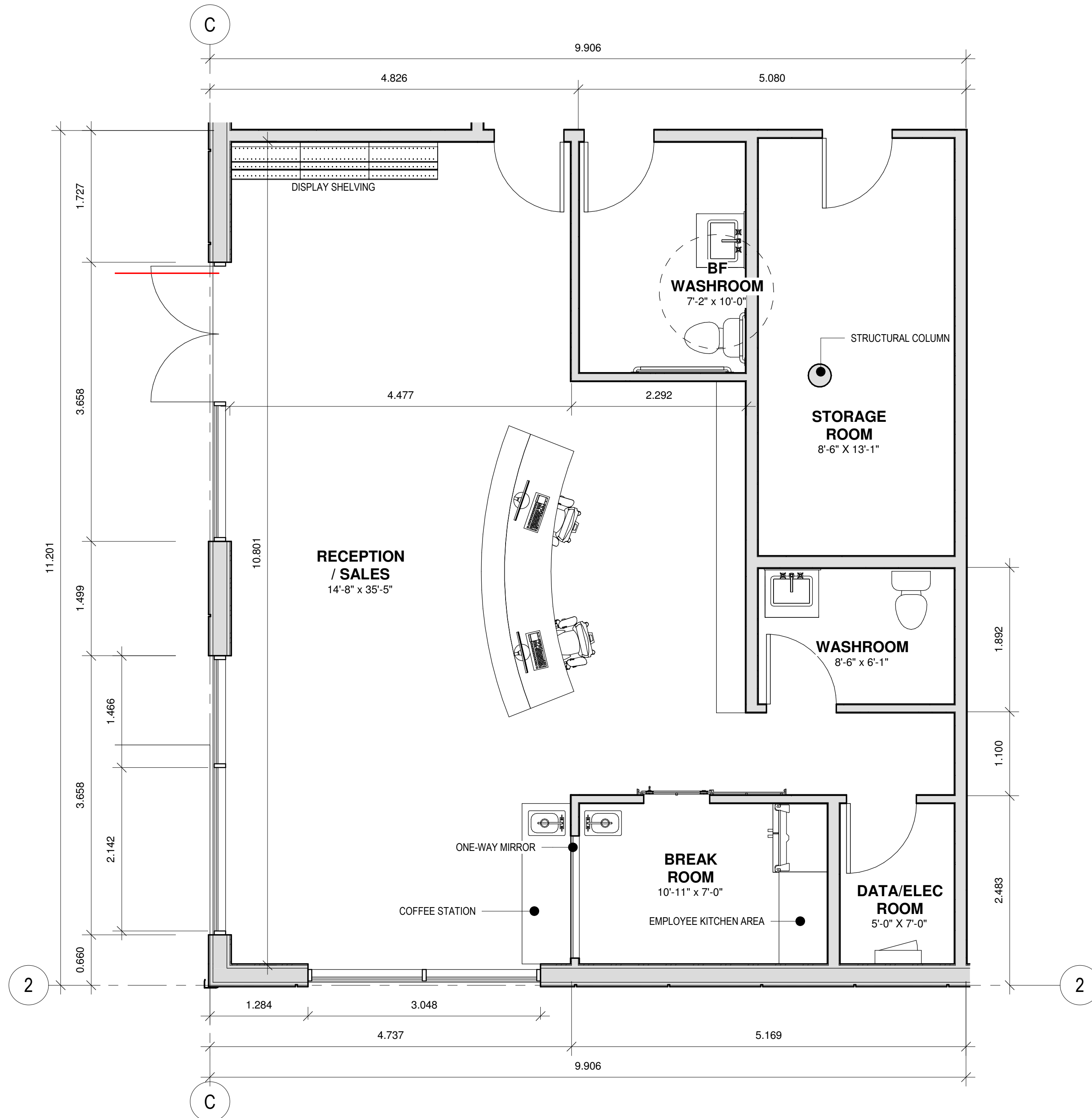
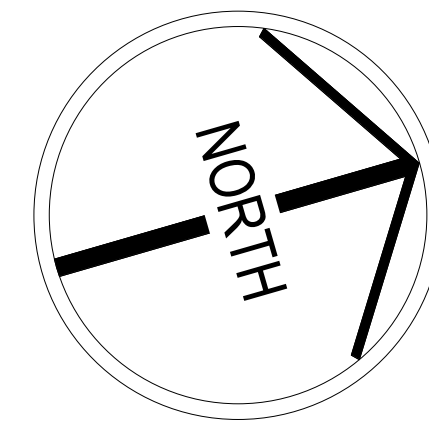
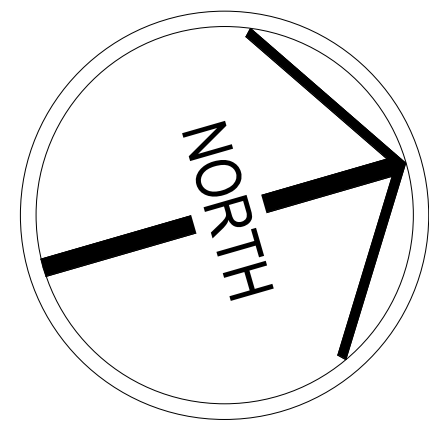
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OWNER
2271042 ALBERTA LTD.

Proposed Self-Storage Facility
2015 Matrix CR Kelowna, BC
LOT 16, SEC 14 TWP. 23 PLAN EPP80708

Fourth Floor Plan

DRAWN BY	JM	A104.5 REVISION
CHECKED BY	CR	
PROJECT NUMBER	21-034-03	2
SCALE	1:100	



SCHEDULE A

This forms part of application # DP22-0008

Planner Initials: **JJ**

City of Kelowna DEVELOPMENT PLANNING

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CONSULTANT

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OWNER
 2271042 ALBERTA LTD.

Proposed Self-Storage Facility
 2015 Matrix CR Kelowna, BC
 LOT 16, SEC 14 TWP. 23 PLAN EPP80708

Detailed Floor Plans

DRAWN BY	JM	A104.6 REVISION
CHECKED BY	CR	
PROJECT NUMBER	21-034-03	2
SCALE	1:40	

SCHEDULE B

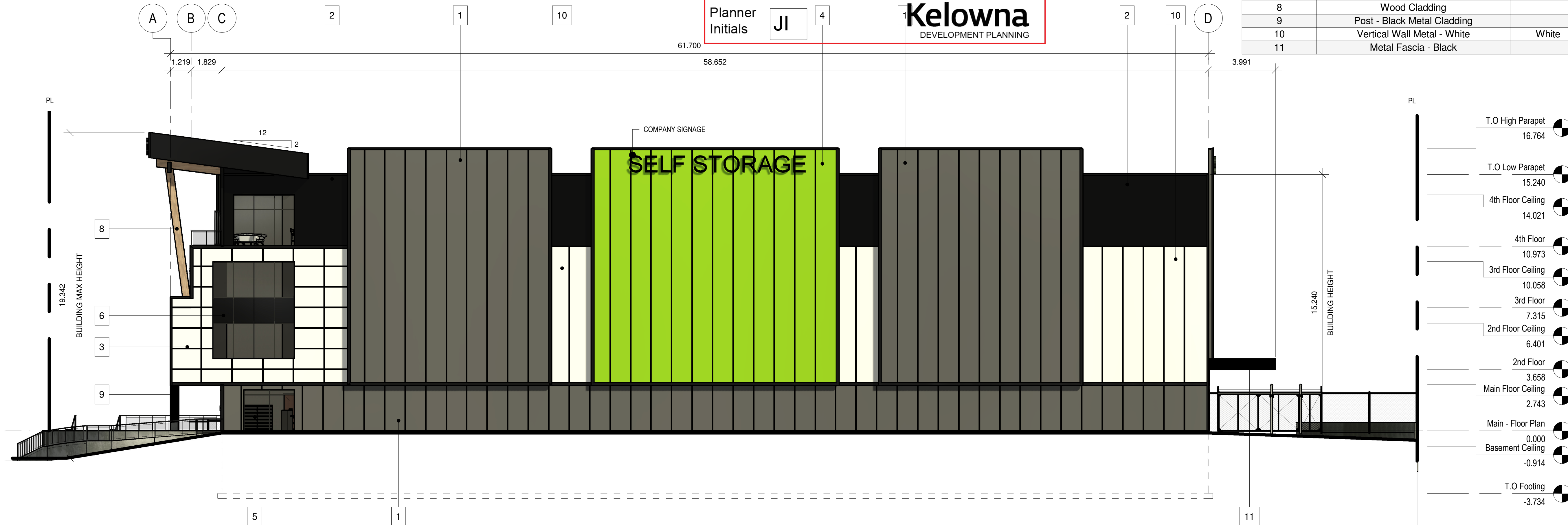
This forms part of application
DP22-0008

Planner Initials **JJ**



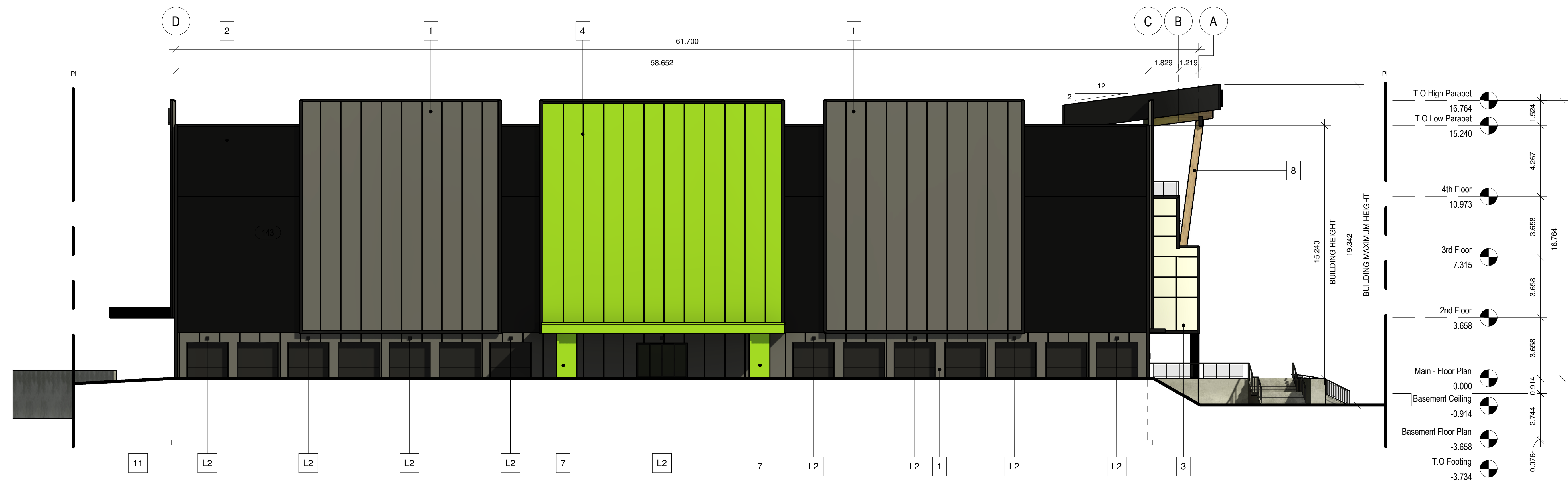
MATERIAL SCHEDULE

Material: Mark	Material: Description	Color
1	Vertical Wall Metal - Charcoal	Charcoal
2	Vertical Corrugated Wall Metal - Black	Black
3	Metal Panels - White	White
4	Vertical Wall Metal - Green	Green
5	Glazing	
6	Spandrel Panel - Black	
7	Post - Green Metal Cladding	Green
8	Wood Cladding	
9	Post - Black Metal Cladding	
10	Vertical Wall Metal - White	White
11	Metal Fascia - Black	



1 East (Front) Elevation
A105.1 1:130

T.O High Parapet	16.764
T.O Low Parapet	15.240
4th Floor Ceiling	14.021
4th Floor	10.973
3rd Floor Ceiling	10.058
3rd Floor	7.315
2nd Floor Ceiling	6.401
2nd Floor	3.658
Main Floor Ceiling	2.743
Main - Floor Plan	0.000
Basement Ceiling	-0.914
T.O Footing	-3.734



2 West (Rear) Elevation
A105.1 1:130

T.O High Parapet	16.764
T.O Low Parapet	15.240
4th Floor	10.973
3rd Floor	7.315
2nd Floor	3.658
Main - Floor Plan	0.000
Basement Ceiling	-0.914
Basement Floor Plan	-3.658
T.O Footing	-3.734

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250-826-4686

CONSULTANT

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OWNER

2271042 ALBERTA LTD.

Proposed Self-Storage Facility

2015 Matrix CR Kelowna, BC
LOT 16, SEC 14 TWP. 23 PLAN EPP80708

Elevations

DRAWN BY	JM	A105.1 REVISION
CHECKED BY	CR	
PROJECT NUMBER	21-034-03	2
SCALE	1:130	

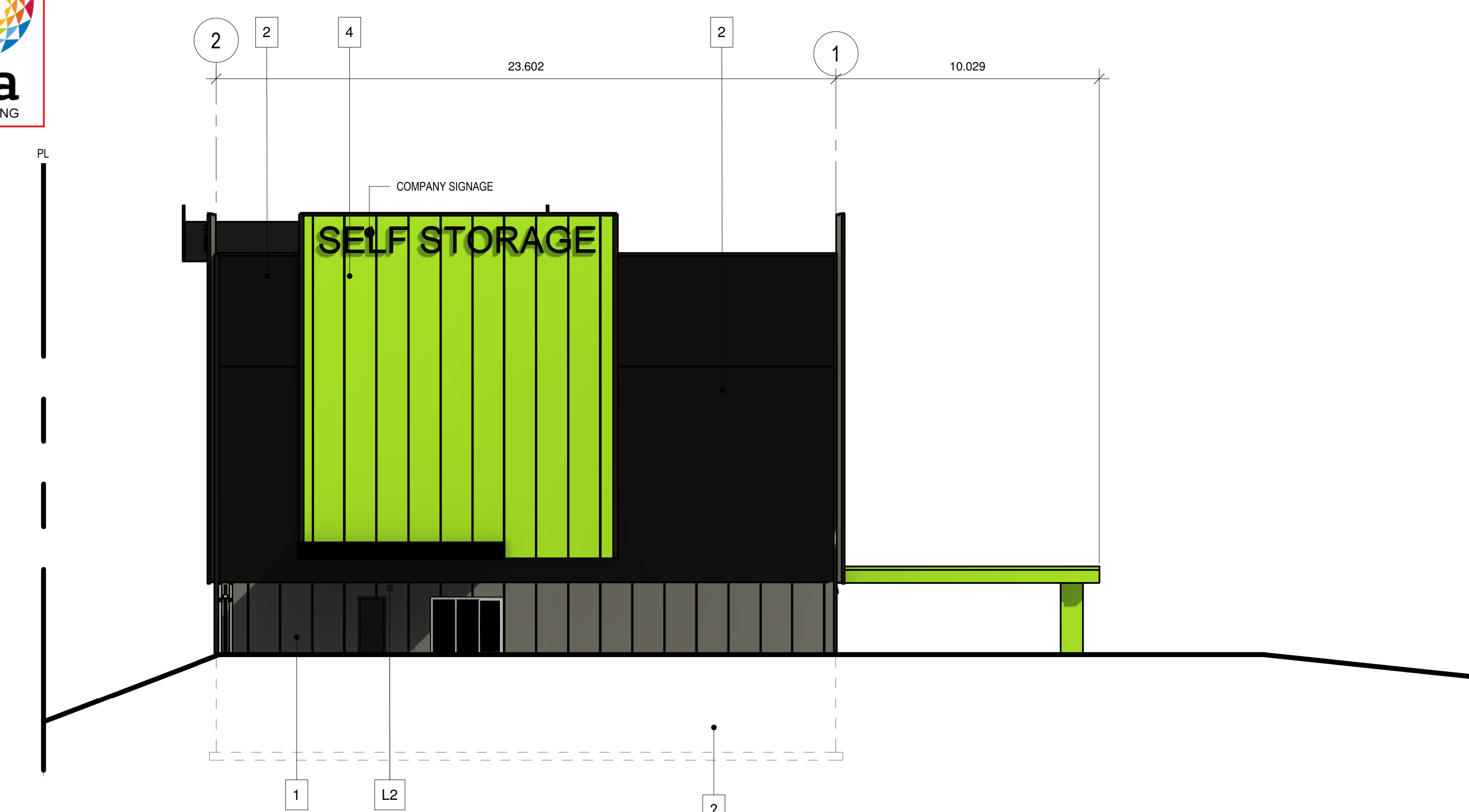
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3	Metal Panels - White	White
4	Vertical Wall Metal - Green	Green
5	Glazing	
6	Spandrel Panel - Black	
7	Post - Green Metal Cladding	Green
8	Wood Cladding	
9	Post - Black Metal Cladding	
10	Vertical Wall Metal - White	White
11	Metal Fascia - Black	



T.O High Parapet	16.764	
T.O Low Parapet	15.240	1.524
4th Floor Ceiling	14.021	1.219
4th Floor	10.973	3.048
3rd Floor Ceiling	10.058	0.914
3rd Floor	6.401	2.743
2nd Floor Ceiling	3.658	0.914
2nd Floor	2.743	2.743
Main Floor Ceiling	0.000	0.914
Main - Floor Plan	-0.914	2.743
Basement Ceiling	-3.658	2.743
Basement Floor Plan	-3.734	0.076
T.O Footing		

1 South Elevation
A105.2 1:130



T.O High Parapet	16.764	
T.O Low Parapet	15.240	1.524
4th Floor Ceiling	14.021	3.048
4th Floor	10.973	0.914
3rd Floor Ceiling	10.058	2.743
3rd Floor	6.401	0.914
2nd Floor Ceiling	3.658	2.743
2nd Floor	2.743	0.914
Main Floor Ceiling	0.000	2.743
Main - Floor Plan	-0.914	3.658
Basement Ceiling	-3.658	0.076
Basement Floor Plan	-3.734	
T.O Footing		

2 North Elevation
A105.2 1:130

SCHEDULE B

This forms part of application
DP22-0008

Planner Initials **JJ**

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250-826-4686

CONSULTANT

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2	Revised for DP	2022-04-29
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OWNER
2271042 ALBERTA LTD.

Proposed Self-Storage Facility
2015 Matrix CR Kelowna, BC
LOT 16, SEC 14 TWP. 23 PLAN EPP80708

Elevations

DRAWN BY	JM	A105.2 REVISION
CHECKED BY	CR	
PROJECT NUMBER	21-034-03	2
SCALE	1:130	



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OWNER

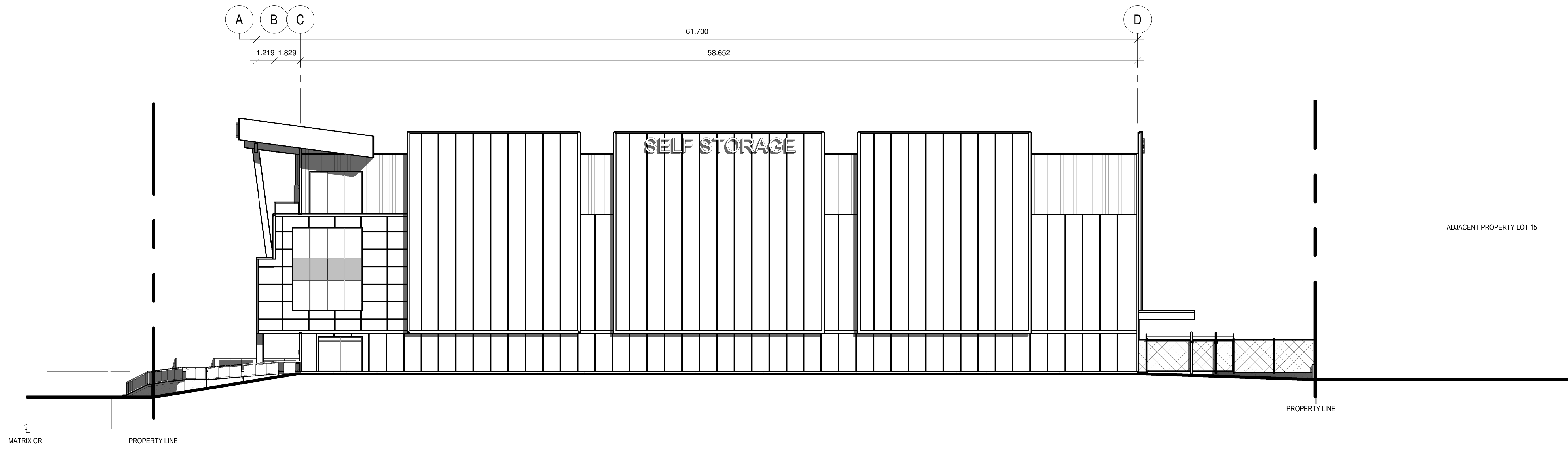
2271042 ALBERTA LTD.

Proposed Self-Storage Facility
 2015 Matrix CR Kelowna, BC
 LOT 16, SEC 14 TWP. 23 PLAN EPP80708

Street Elevation

DRAWN BY	JM	A105.3 REVISION
CHECKED BY	CR	
PROJECT NUMBER	21-034-03	2
SCALE	1:150	

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1 Street Elevation
 A105.3 1:150

SCHEDULE B

This forms part of application
 # DP22-0008

Planner Initials **JJ**

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

NOT FOR
CONSTRUCTION

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3	REVISED PER CITY COMMENTS	22-04-29
2	ISSUED FOR DP APPLICATION	22-01-26
1	ISSUED FOR REVIEW	22-01-25
REVISIONS		

2271042 ALBERTA LTD.

PROPOSED SELF-STORAGE FACILITY

2015 Matrix Crescent
Kelowna, British Columbia

Scale: 1:200

Drawn: DS

Reviewed: DS

Project No. 22-001

LANDSCAPE SITE PLAN



SCHEDULE C

This forms part of application
DP22-0008

Planner
Initials JI



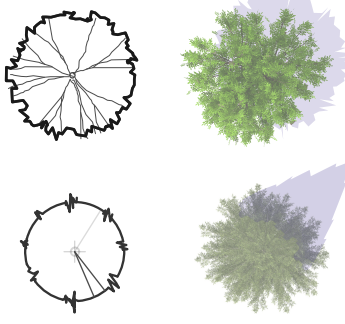











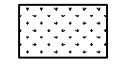
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NOT FOR
CONSTRUCTION

PLANT LIST

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES	
TREES						
	8	Parrotia persica	Persian Ironwood	6cm cal., B&B	as shown	
	5	Pinus leucodermis	Bosnian Pine	3m ht., B&B	as shown	
SHRUBS						
	41	Berberis 'Ruby Glow'	Dwarf Red Barberry	#3 pot	@750mm O.C.	
	45	Cornus sericea 'Arctic Fire'	Dwarf Dogwood	#2 pot	@750mm O.C.	
	57	Cotoneaster dammeri	Little Leaf Cotoneaster	#2 pot	@600mm O.C.	
	33	Ericameria nauseosus	Rabbit Bush	#2 pot	@600mm O.C.	
	116	Picea abies 'Nidiformus'	Bird's Nest Spruce	#2 pot	@600mm O.C.	
	33	Symphoricarpos albus	Snowberry	#3 pot	@600mm O.C.	
ORNAMENTAL GRASSES						
	88	Sporobolus heterolepis	Prairie Dropseed	#2 pot	@600mm O.C.	
	768	Sodded lawn - SQ.M. Area				

PLANTING NOTES

1. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
4. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF COMPOSTED BARK MULCH PER SPECIFICATIONS.
5. FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.
8. IDENTIFY AND MARK OUT ALL BURIED UTILITIES PRIOR TO WORK. HAND-DIG AROUND ANY EXISTING UTILITIES.

 FULL SUN	 PART SUN / SHADE	 SHADE	
 DROUGHT TOLERANT PLANTS	 POLLINATOR FRIENDLY PLANTS	 SEASONAL INTEREST PLANTS	 EVERGREEN PLANTS
 FOOD RESOURCE PLANTS	 NATIVE PLANTS	 HABITAT VALUE PLANTS	

SCHEDULE C

This forms part of application
DP22-0008

Planner Initials **Jl**



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3	REVISED PER CITY COMMENTS	22-04-29
2	ISSUED FOR DP APPLICATION	22-01-26
1	ISSUED FOR REVIEW	22-01-25
REVISIONS		

2271042 ALBERTA LTD.
**PROPOSED
SELF-STORAGE
FACILITY**

2015 Matrix Crescent
Kelowna, British Columbia

Scale:	N/A
Drawn:	DS
Reviewed:	DS
Project No.	22-001

LANDSCAPE
PLANTING
MATERIALS
L2.0



Planner Initials **JL**

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 6.0: RETAIL, COMMERCIAL AND INDUSTRIAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
6.4 Industrial and Service Commercial						
6.4.1 Relationship to the Street	N/A	1	2	3	4	5
a. Design primary entries to be clearly visible and accessible from the street.					x	
b. Site the building’s primary façade parallel to the street and close to the minimum setback to establish a defined street edge.						x
c. Include glazing, as a major component of street facing facades.				x		
d. Maintain and enhance street edge definition by preserving or incorporating street trees.						x
e. Locate the office, reception, or sales component of the building closer to the street than the plant or warehouse component.						x
f. Do not locate service doors (e.g., an overhead loading door) facing the street.						x
6.4.2 Site Planning and Landscaping	N/A	1	2	3	4	5
a. Pedestrian pathways should provide clear sight lines and connect the building to outdoor amenity spaces.					x	
b. Consider providing landscaped green roofs to manage runoff, add visual appeal, improve energy efficiency, reduce heat island effect, and provide amenity value.	x					
6.4.3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. The preferred location for main parking areas is at the rear and/or side of the building.						x
b. Avoid locating large parking areas between the building and street. A single loaded row of visitor parking and passenger drop-off areas may be located between the building and the street.						x
c. Where parking areas are visible from the street, screen it using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.						x
d. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.				x		
e. Locate outdoor storage areas within rear yards and/or interior side yards and screened from street view.						x
6.4.4 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a. Avoid facing unarticulated facades to the street and use projections, recesses, plantings, awnings, color and texture to reduce the visual size of any unglazed walls.						x
b. Use different exterior materials to distinguish between the plant/warehouse component of a building from the office/sales component.						x

Development Permit DP21-0008



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

2015 Matrix Cres

and legally known as

Lot 16 Section 14 Township 23 ODYD Plan EPP80708

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

CD15 – Airport Industrial Park (Industrial)

ATTACHMENT B

This forms part of application
DP22-0008

Planner Initials JI



City of Kelowna
DEVELOPMENT PLANNING

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

Date of Council Decision May 30, 2022
Decision By: COUNCIL
Development Permit Area: Form and Character
Existing Zone: CD15 – Airport Industrial Park (Industrial)
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: 2271042 Alberta Ltd
Applicant: Modern Dimensions Design Inc
Planner: Jason Issler

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.

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:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$78,823.13**

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.

ATTACHMENT

B

This forms part of application

DP22-0008

Planner
Initials

Jl

City of
Kelowna
DEVELOPMENT PLANNING



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