

# Development Permit DP22-0072



This permit relates to land in the City of Kelowna municipally known as 2050 Pier Mac Way

and legally known as Lot 1 District Lot 32 and Section 14 Township 23 ODYD Plan EPP55881 Except Plans EPP56391, EPP64961 and EPP80708

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

## CD15 – Airport Business Park (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 July 11<sup>th</sup>, 2022  
Decision By: COUNCIL  
Development Permit Area: Form and Character Development Permit Area  
Existing Zone: CD15 – Airport Business 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: Beedie (Pier Mac Way) Holdings Ltd., Inc.No. BC1344910  
Applicant: Jacob Edenloff – Beedie

\_\_\_\_\_  
Terry Barton  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date

<b>ATTACHMENT</b>	<b>A</b>
This forms part of application # DP22-0072	
Planner Initials	TC
City of Kelowna DEVELOPMENT PLANNING	

## 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 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 **OR** certified cheque in the amount of **\$292,512.50**

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.

## 4. 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.**

<b>ATTACHMENT</b> A	
This forms part of application # DP22-0072	
Planner Initials	TC
 <b>City of Kelowna</b> DEVELOPMENT PLANNING	

## 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.o: RETAIL, COMMERCIAL AND INDUSTRIAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>6.1 General Guidelines</b>						
<b>6.1.1 Relationship to the Street</b>	N/A	1	2	3	4	5
a. Orient the long side of each building to be parallel to the public street.			✓			
b. Locate entries to be visible and directly accessible from the public street.		✓				
c. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.					✓	
<b>6.1.2 Site Planning and Landscaping</b>	N/A	1	2	3	4	5
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.				✓		
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.					✓	
c. Distribute trees and landscaping throughout the site in order to: <ul style="list-style-type: none"> <li>• Soften property edges facing the street;</li> <li>• Define internal roads, pedestrian routes, and open spaces;</li> <li>• Create pleasant pedestrian conditions;</li> <li>• Screen parking, loading, service, and utility areas;</li> <li>• Manage stormwater on-site; and</li> <li>• Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls;</li> </ul>						✓
d. Use permeable materials such as paving blocks or permeable concrete in parking areas to maximize rainwater infiltration.		✓				
e. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> <li>• Parking areas to building entrances;</li> <li>• Main building entrances to public sidewalks (where applicable);</li> <li>• Main building entrances to transit stopes (where applicable);</li> <li>• Between buildings on adjacent lots.</li> </ul>			✓			
f. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level.			✓			
<b>6.1.3 Site Servicing, Access, and Parking</b>	N/A	1	2	3	4	5
a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.					✓	

**ATTACHMENT** B

This forms part of application  
# DP22-0072

Planner Initials TC



City of  
**Kelowna**  
DEVELOPMENT PLANNING

b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.						✓
c. The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street.			✓			
d. Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.				✓		
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.			✓			
f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: <ul style="list-style-type: none"> <li>Integrating these facilities into the footprint of the building; or</li> <li>Screening using fencing, walls, and/or landscaping</li> </ul>						✓
<b>6.1.4 Building Articulation, Features, and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience			✓			
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.			✓			
c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall).						✓
d. Design signage as an integral element of the building's façade and to be compatible in scale and design with the design, color and material of the building.						✓
e. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.						✓
f. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.						✓
g. Provide shielded, down lighting to provide security and ambient lighting while minimizing light pollution and spill over lighting into adjacent properties.						✓
h. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.				✓		
i. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.	✓					
j. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						✓
<b>6.4 Industrial and Service Commercial</b>						
<b>6.4.1 Relationship to the Street</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Design primary entries to be clearly visible and accessible from the street.				✓		

**ATTACHMENT** B

This forms part of application  
# DP22-0072

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING



b. Site the building's primary façade parallel to the street and close to the minimum setback to establish a defined street edge.				✓		
c. Include glazing, as a major component of street facing facades.			✓			
d. Maintain and enhance street edge definition by preserving or incorporating street trees.						✓
e. Locate the office, reception, or sales component of the building closer to the street than the plant or warehouse component.				✓		
f. Do not locate service doors (e.g., an overhead loading door) facing the street.						✓
<b>6.4.2 Site Planning and Landscaping</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Pedestrian pathways should provide clear sight lines and connect the building to outdoor amenity spaces.			✓			
b. Consider providing landscaped green roofs to manage runoff, add visual appeal, improve energy efficiency, reduce heat island effect, and provide amenity value.	✓					
<b>6.4.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. The preferred location for main parking areas is at the rear and/or side of the building.				✓		
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.				✓		
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.					✓	
d. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.				✓		
<b>6.4.4 Building Articulation, Features and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
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.						✓
b. Use different exterior materials to distinguish between the plant/warehouse component of a building from the office/sales component.			✓			

<b>ATTACHMENT</b>		<b>B</b>
This forms part of application # DP22-0072		
Planner Initials	TC	 <b>City of Kelowna</b> <small>DEVELOPMENT PLANNING</small>

Community Planning  
1435 Water Street  
Kelowna, BC V1Y 1J4  
250-469-8626  
kelowna.ca

## Design Rationale Statement – Stratosphere Business Centre



### Introduction

Stratosphere Business Centre is designed to respond to the existing site conditions and contribute sophisticated design to the local industrial development context. The site planning and form and character work within the parameters of the City of Kelowna OCP design guidelines and CD15IN to establish a consistent and cohesive design language.

### Form of Development

Lot 1 of the project consists of two buildings made up of six and seven individual units respectively. Each unit is primarily industrial with two levels of flexible accessory office. Primary parking areas are located to the North and South of the development with access to Building A from Circuit Road and Building B from Pier Mac Way. The loading court, accessed via Pier Mac Way is positioned between the buildings and consists of both grade and dock loading, as well as secondary unit parking.

### Site Organisation

The site is organised to provide maximum animation to the primary gateway corner at the intersection of Pier Mac Way and Circuit Road while harmoniously incorporating site parameters and enhancing street elevations. Building A's primary façade faces South and contains unit entries and employee and visitor parking. Extensive landscaping surrounds the parking and building areas utilising tiered retaining walls to blur the edge between the street and the development. Strategic landscaping offers summer shade to amenity areas while allowing the office frontages access to plenty of winter sun. Building B's primary entry facade is directed North. The parallel building orientation facilitates a high degree of site efficiency while reducing site lines to the loading court and enhancing street facing elevations.

### Form & Character

Architecturally the design responds to the angled property line along Circuit Road. This angle becomes the underlying element that defines Building A's design language. Each unit entry is given a significant portal that peels away the façade to highlight individual recessed entries. The repetition and form of these entries create a dynamic effect as one moves past the building along Circuit Road. In addition, the two corner units are further highlighted with curtainwall and vertical fins to create dynamic anchors either side of the primary façade. Building B reacts to the styling of Building A to develop a clear and consistent design language between the two buildings tying the development together.

The materiality consists of a simple palette of light and dark painted concrete highlighted using dark metal fins and longboard metal panels at the entries. Canopies help mitigate the southern exposure while creating distinct shadow lines that migrate along the façade as the sun passes. Furthermore, concrete panels are enhanced with a trapezoidal form-liner, adding depth to the elevations, and grounding the rhythmic pattern of concrete reveals.

**Craig Taylor** Architect AIBC | MRAIC  
President

March 10, 2022



# Stratosphere Business Centre - Lot 1

**PROJECT TEAM:**

**OWNER/DEVELOPER**  
 Beedie Development Group  
 3030 Gilmore-Dierson, Burnaby, BC  
 P: 604-435-3331 F: 604-432-7349  
 Jacob Edorsoff | Marcel Raymond

**ARCHITECT**  
 TKA+D Architecture + Design Inc.  
 305-1930 Pandora Drive, Vancouver, BC  
 P: 604-568-3499  
 Craig Taylor | Stefan Walsh | Erik Bean

**LANDSCAPE ARCHITECT**  
 Ecora Engineering & Resource Group Ltd.  
 2045 Enterprise Way, Kelowna, BC  
 P: 250-869-9357  
 Kim McNamee

**Civil Engineer**  
 Protech Consultants Ltd.  
 1461 St. Paul, Kelowna, BC  
 P: 250-860-1771  
 David James Paetz

**MECHANICAL ENGINEER**  
 Bycar Engineering Ltd.  
 7808 132 St, Surrey, BC  
 P: 604-891-1766  
 Rob Dickson

**ELECTRICAL ENGINEER**  
 SML Consultants Group Ltd.  
 7225 Brown St, Delta, BC  
 P: 604-946-7460  
 Richard Tucker

**GEOTECHNICAL CONSULTANT**  
 Geospatial Consultants  
 1779 W. 75th Ave, Vancouver, BC  
 P: 604-439-8922 F: 604-439-9189  
 Roberto Avenstano

**ENVELOPE**  
 Aqua-Coast Engineering Ltd.  
 201-5155 Lusher Trunk Rd, Delta, BC  
 P: 604-946-9930  
 Aaron Maclean

**SCHEDULE A**

This forms part of application  
 # DP22-0072

Planner  
Initials

TC



**City of Kelowna**  
DEVELOPMENT PLANNING



220622	Re-issued for Development Permit			
220315	Issued for Development Permit			
REV	DATE	DESCRIPTION		
SCALE:	DATE:	Issue Date:	DOOR#:	EB
PROJECT NUMBER	21025			
FILE:	C:\Users\AlanMaclean\OneDrive - Alan Maclean, Ltd	LOT DATE:	2022-07-07	
REV:	220622	220622		

**Beedie**  
 TKA+D ARCHITECTURE + DESIGN INC.  
 305-1930 PANDORA STREET, VANCOUVER, BC, V6L 4R9

Stratosphere Business Centre  
 2050 Pinar Mac Way, Kelowna

**Cover**  
 PLOT DATE: 6/22/2022 12:53:57 PM

A00



**SCHEDULE A**  
 This form part of application  
 # DP22-0072

Planner Initials **TC**

① Context Plan - Aerial Photo DP  
 1" = 200'-0"



SW Corner - Circuit Road



SE Corner - Circuit Road



NW Corner - Quail Ridge Blvd



NE Corner - Pier Mac Way



2022.06.22 15:20:45-0700

220622	Re-issued for Development Permit	
220311	Issued for Development Permit	
REV	DATE	DESCRIPTION
SCALE:	As Indicated	DATE: Issue Date
PROJECT NUMBER	21025	DOB#N: EB

**Beedie**  
 TKA ARCHITECTURE + DESIGN INC  
 305 - 1008 HANCOCK STREET - VANCOUVER - B.C. V6C 4R8

Stratosphere Business Centre  
 2950 Pier Mac Way, Kelowna

**Context**  
 PLOT DATE: 6/22/2022 12:53:57 PM

**A01**

**PROJECT ADDRESS:**  
2050 Pier Mac Way, Kelowna BC  
**LEGAL DESCRIPTION:**  
TOPOGRAPHIC SURVEY OF LOT 1  
DISTRICT LOT 32 AND SECTION 14  
TOWNSHIP 23 OSOYOOS DIVISION  
YALE DISTRICT PLAN EPP55881  
EXCEPT PLANS EPP56391, EPP4961,  
AND EPP90708

**LOT 1: AREA SUMMARY**

**Property Area Schedule - Lot 1**  
Lot 1 268042 ft<sup>2</sup> 6.15 acres

**Area Summary - By Occupancy Lot 1**

Occupancy	Area (ft <sup>2</sup> )	Area (m <sup>2</sup> )
Bldg A		
Electrical	254 ft <sup>2</sup>	24 m <sup>2</sup>
Industrial	44792 ft <sup>2</sup>	4161 m <sup>2</sup>
Mechanical	158 ft <sup>2</sup>	15 m <sup>2</sup>
Office	24432 ft <sup>2</sup>	2270 m <sup>2</sup>
	69636 ft <sup>2</sup>	6469 m <sup>2</sup>
Bldg B		
Electrical	250 ft <sup>2</sup>	23 m <sup>2</sup>
Industrial	50183 ft <sup>2</sup>	4662 m <sup>2</sup>
Mechanical	157 ft <sup>2</sup>	15 m <sup>2</sup>
Office	24239 ft <sup>2</sup>	2252 m <sup>2</sup>
	74830 ft <sup>2</sup>	6952 m <sup>2</sup>

**Front Yard Setback:** Proposed: 23.52m  
Required: 6.0m  
**Side Yard Setback:** Proposed: 4.5m  
Required: 4.5m  
**Side Yard Setback:** Proposed: 4.56m  
Required: 4.5m  
**Rear Yard Setback:** Proposed: 21.52m  
Required: 0m

**EASEMENTS:** N/A  
**AUTHORITY:** City of Kelowna

**ZONES:** CD151N  
**USES:** Airport Business Park

**Density (FSR):** Proposed: 0.53  
Allowed: 1.5  
**Lot Coverage:** Proposed: 44%  
Allowed: 50%

**Height:** Proposed: +11.15m  
Allowed: 18m

**Parking Required - Bldg A and B**

**BUILDING A**

**Area Summary - By Occupancy Bldg A**

Occupancy	Area (ft <sup>2</sup> )	Area (m <sup>2</sup> )
Bldg A		
Electrical	254 ft <sup>2</sup>	24 m <sup>2</sup>
Industrial	44792 ft <sup>2</sup>	4161 m <sup>2</sup>
Mechanical	158 ft <sup>2</sup>	15 m <sup>2</sup>
Office	24432 ft <sup>2</sup>	2270 m <sup>2</sup>
	69636 ft <sup>2</sup>	6469 m <sup>2</sup>

**Area Summary - By Unit Bldg A**

Comments	Area (ft <sup>2</sup> )	Area (m <sup>2</sup> )
Service	412 ft <sup>2</sup>	38 m <sup>2</sup>
Unit 101a	750 ft <sup>2</sup>	701 m <sup>2</sup>
Unit 102a	8897 ft <sup>2</sup>	827 m <sup>2</sup>
Unit 103a	10037 ft <sup>2</sup>	932 m <sup>2</sup>
Unit 104a	11856 ft <sup>2</sup>	1101 m <sup>2</sup>
Unit 105a	13664 ft <sup>2</sup>	1269 m <sup>2</sup>
Unit 106a	17219 ft <sup>2</sup>	1600 m <sup>2</sup>
	69636 ft <sup>2</sup>	6469 m <sup>2</sup>

**Parking Provided - Bldg A and B**  
Accessible Space: Standard 6.0m x 3.9m 4  
Accessible Space: Van 6.0m x 4.8m 2  
Parking Space: Regular 6.0m x 2.5m 185  
Parking Space: SC Parallel 6.5m x 2.5m 2  
Parking Space: Small 4.8m x 2.3m 15

**Loading Provided - Bldg A and B**  
Loading Space: Dock 3.5m x 18.4m 22  
Loading Space: Grade 3m x 9m 16

**BUILDING B**

**Area Summary - By Occupancy Bldg B**

Occupancy	Area (ft <sup>2</sup> )	Area (m <sup>2</sup> )
Bldg B		
Electrical	250 ft <sup>2</sup>	23 m <sup>2</sup>
Industrial	50183 ft <sup>2</sup>	4662 m <sup>2</sup>
Mechanical	157 ft <sup>2</sup>	15 m <sup>2</sup>
Office	24239 ft <sup>2</sup>	2252 m <sup>2</sup>
	74830 ft <sup>2</sup>	6952 m <sup>2</sup>

**Area Summary - By Unit Bldg B**

Comments	Area (ft <sup>2</sup> )	Area (m <sup>2</sup> )
Service	408 ft <sup>2</sup>	38 m <sup>2</sup>
Unit 107	10695 ft <sup>2</sup>	994 m <sup>2</sup>
Unit 108	10382 ft <sup>2</sup>	964 m <sup>2</sup>
Unit 109	10382 ft <sup>2</sup>	964 m <sup>2</sup>
Unit 110	10382 ft <sup>2</sup>	964 m <sup>2</sup>
Unit 111	11324 ft <sup>2</sup>	1052 m <sup>2</sup>
Unit 112	10876 ft <sup>2</sup>	1010 m <sup>2</sup>
Unit 113	74830 ft <sup>2</sup>	6952 m <sup>2</sup>

**Bicycle Parking Provided**  
Bicycle stall: Long Term 26  
Bicycle stall: Short Term 26

**Note:** Not all truck movements to all dock positions may be possible with truck / trailers parked in all bays



REV	DATE	DESCRIPTION	ISSUE DATE	ISSUE DATE	ISSUE DATE
220622		Re-issued for Development Permit			
220911		Issued for Development Permit			



**Stratosphere Business Centre**  
2950 Pier Mac Way, Kelowna

**Site Plan - Lot 1**  
PLOT DATE: 6/22/2022 12:55:10 PM



**SCHEDULE A**

This forms part of application # DP22-0072

Planner Initials **TC**

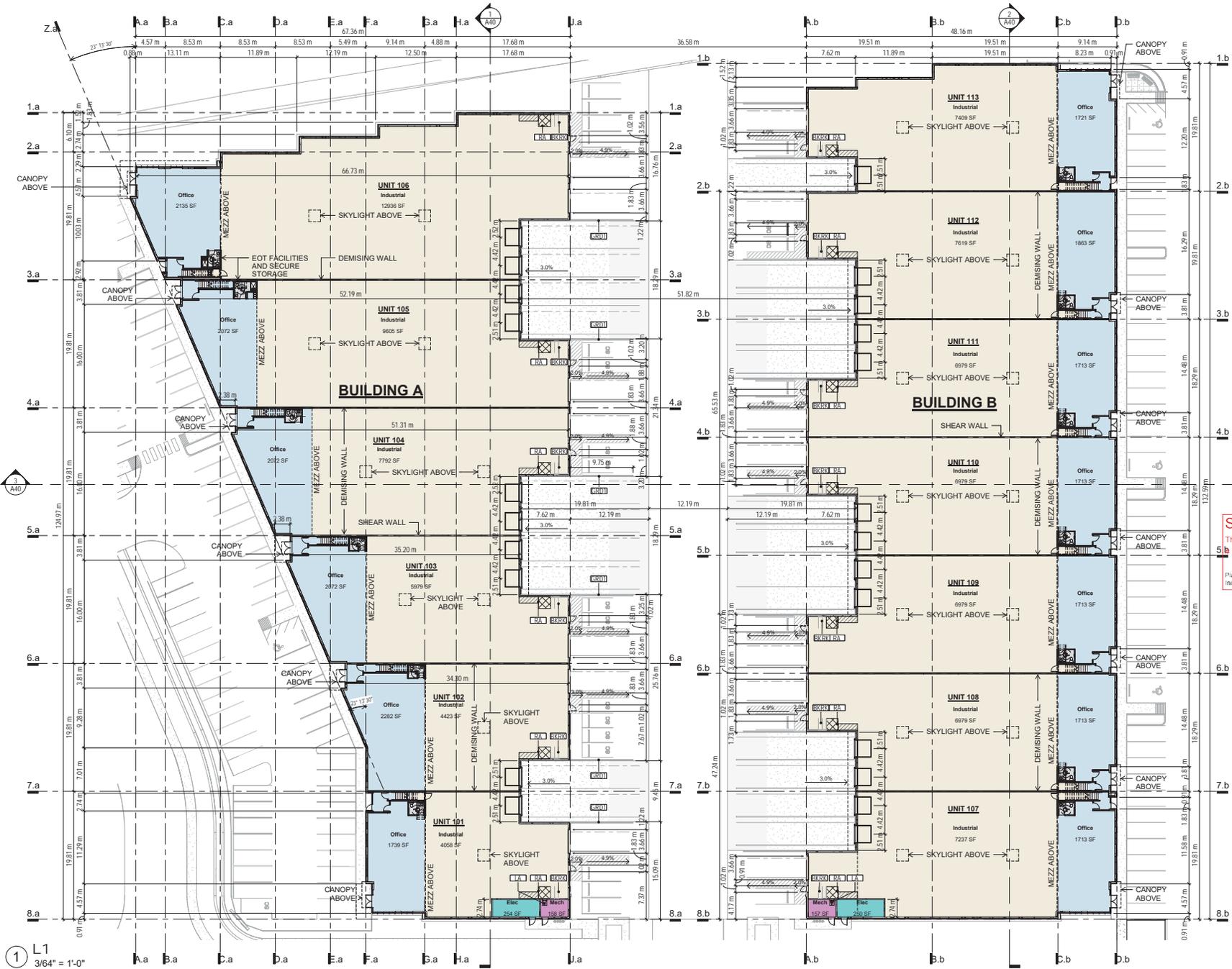
**City of Kelowna**  
DEVELOPMENT PLANNING

1 Site Plan - Building A and B  
1" = 30'-0"

- KEY**
- BKRK BIKE RACK
  - FAAP FIRE ALARM ANNUNCIATOR PANEL
  - FDC FIRE DEPARTMENT CONNECTION
  - FH FIRE HYDRANT
  - GM GAS METER
  - PB POST BOX
  - PMT PAD MOUNTED TRANSFORMER
  - RA REFUSE & RECYCLING AREA
  - SIGN1 SIGNAGE, MONUMENT

**KEYNOTE LEGEND**

TAG	DESCRIPTION
BKRK	BIKE RACK
GRD1	GUARD RAIL - TYPE 1
LA	ROOF LADDER
RA	REFUSE & RECYCLING AREA



**SCHEDULE A**  
 This forms part of application  
 DP22-0072  
 City of Kelowna  
 Planning  
 Initials TC



22/06/22	Re-issued for Development Permit	
22/03/21	Issued for Development Permit	
REV	DATE	DESCRIPTION
SCALE:	3/64" = 1'-0"	DATE: Issue Date
PROJECT NUMBER	21025	DRWNO: EB
FILE:	C:\Users\jgoulet\OneDrive - City of Kelowna\OneDrive - City of Kelowna\Projects\21025\21025_001.dwg	DATE PLOTTED: 2022-06-22 15:21:47-07'00'



**Stratosphere Business Centre**  
 2950 Poir Mac Way, Kelowna

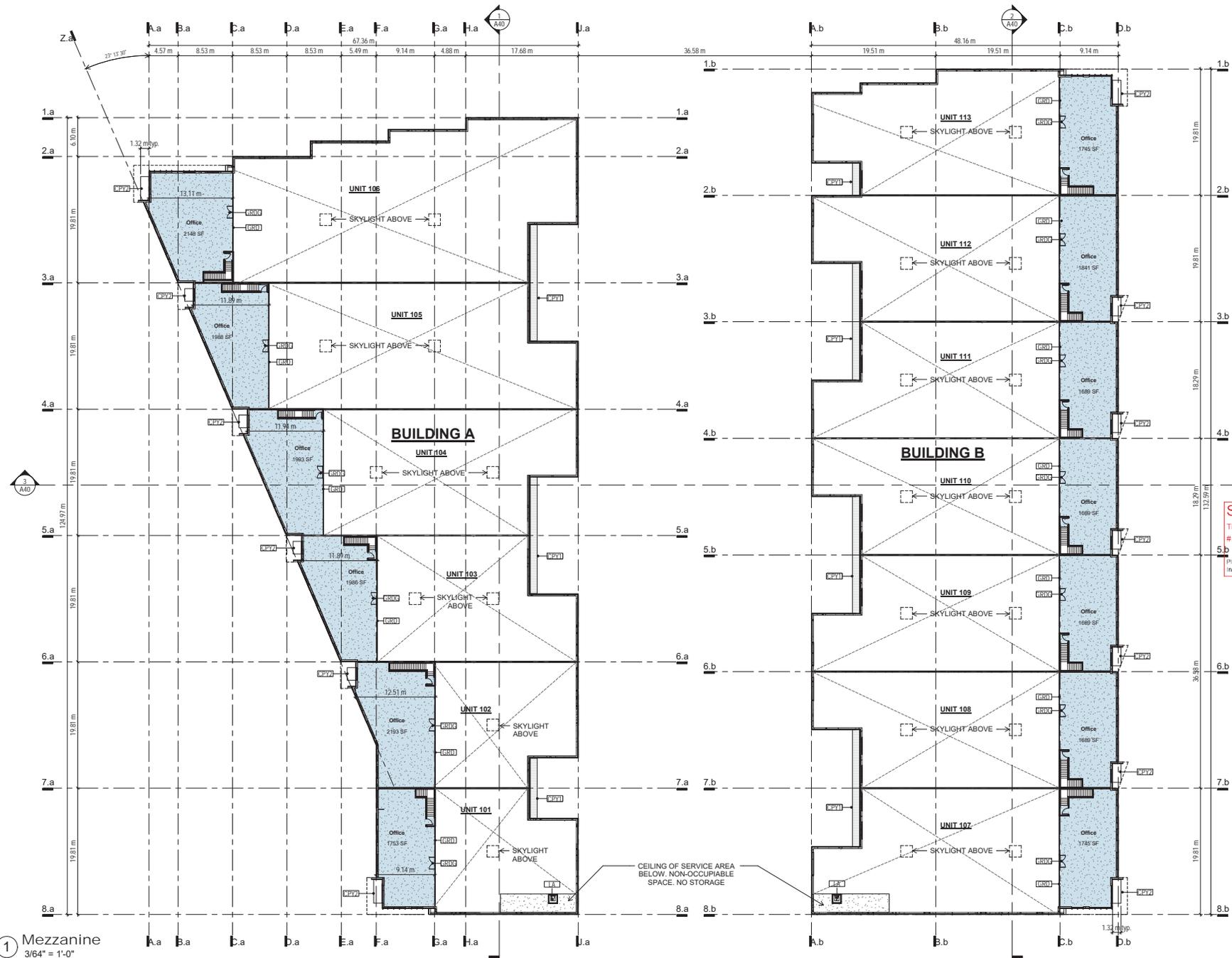
**Floor Plan Level 1**  
**Building A & B**  
 PLOT DATE: 6/22/2022 12:55:13 PM



1 L1  
 3/64" = 1'-0"

**KEYNOTE LEGEND**

TAG	DESCRIPTION
CPY1	CANOPY - TYPE 1
CPY2	CANOPY - TYPE 2
GRD	GUARD RAIL
GRDG	GUARD RAIL GATE
LA	ROOF LADDER



**SCHEDULE A**  
 This forms part of application  
 # DP22-0072  
 Planner initials: TC  


2022.06.22 15:22:19-0700

REV	DATE	DESCRIPTION
220622		Re-issued for Development Permit
220311		Issued for Development Permit

SCALE: 3/4" = 1'-0" | DATE: Issue Date | DRAWN: EB  
 PROJECT NUMBER: 21025  
 FILE: C:\Users\jacob@tkad.com\OneDrive\My Documents\2022\06\22\0622022\021025.rvt  
 PLOT DATE: 6/22/2022 12:55:14 PM



**TKA+D ARCHITECTURE + DESIGN INC.**  
 305-1005 PAVANON STREET - VANCOUVER - V6L 5C7 - TEL: 604.683.9496

**Stratosphere Business Centre**  
 2950 Pinar Mac Way, Kelowna

**Floor Plan Mezzanine Building A & B**  
 PLOT DATE: 6/22/2022 12:55:14 PM



1 Mezzanine  
 3/64" = 1'-0"

**KEY**  
 CPY1 CANOPY - TYPE 1  
 CPY2 CANOPY - TYPE 2  
 RPH ROOF HATCH  
 SKL SKYLIGHT

SINGLE ROW 24"x24"x2" PAVER PATHWAY FROM ROOF ACCESS HATCH

**SCHEDULE A**  
 This forms part of application  
 DP22-0072  
 Planner initials TC  
  
 City of Kelowna  
 DEVELOPMENT PERMITS



2022.06.22 16:22:33-0700

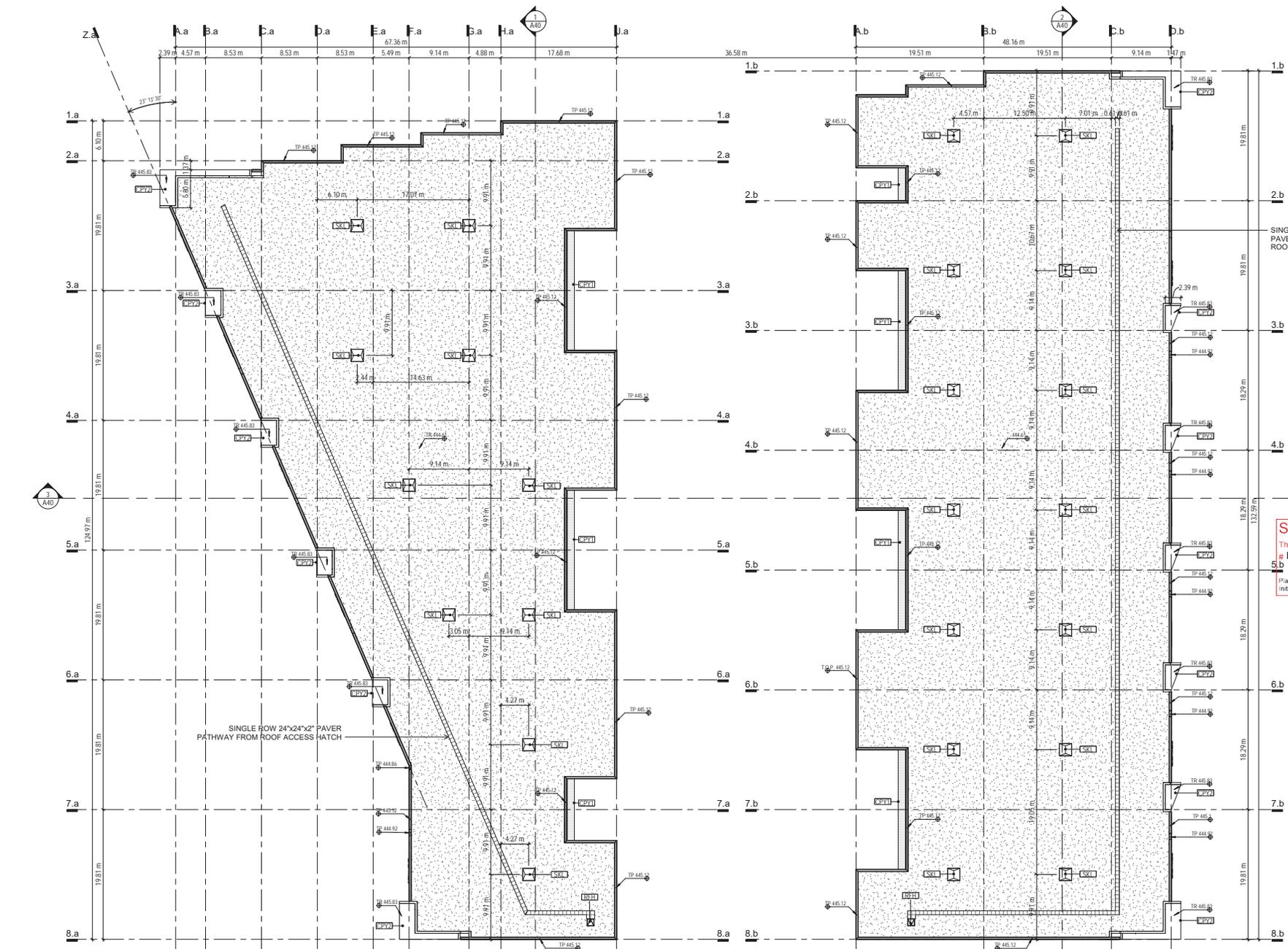
220622	Re-issued for Development Permit	
220311	Issued for Development Permit	
REV	DATE	DESCRIPTION
SCALE:	3/64" = 1'-0"	DATE: Issue Date
PROJECT NUMBER	21025	DOANH: EB
FILE:	C:\Users\almandon\OneDrive\My Documents\Projects\21025\21025.dwg	LOT: 047620220 02101

**Beedie**

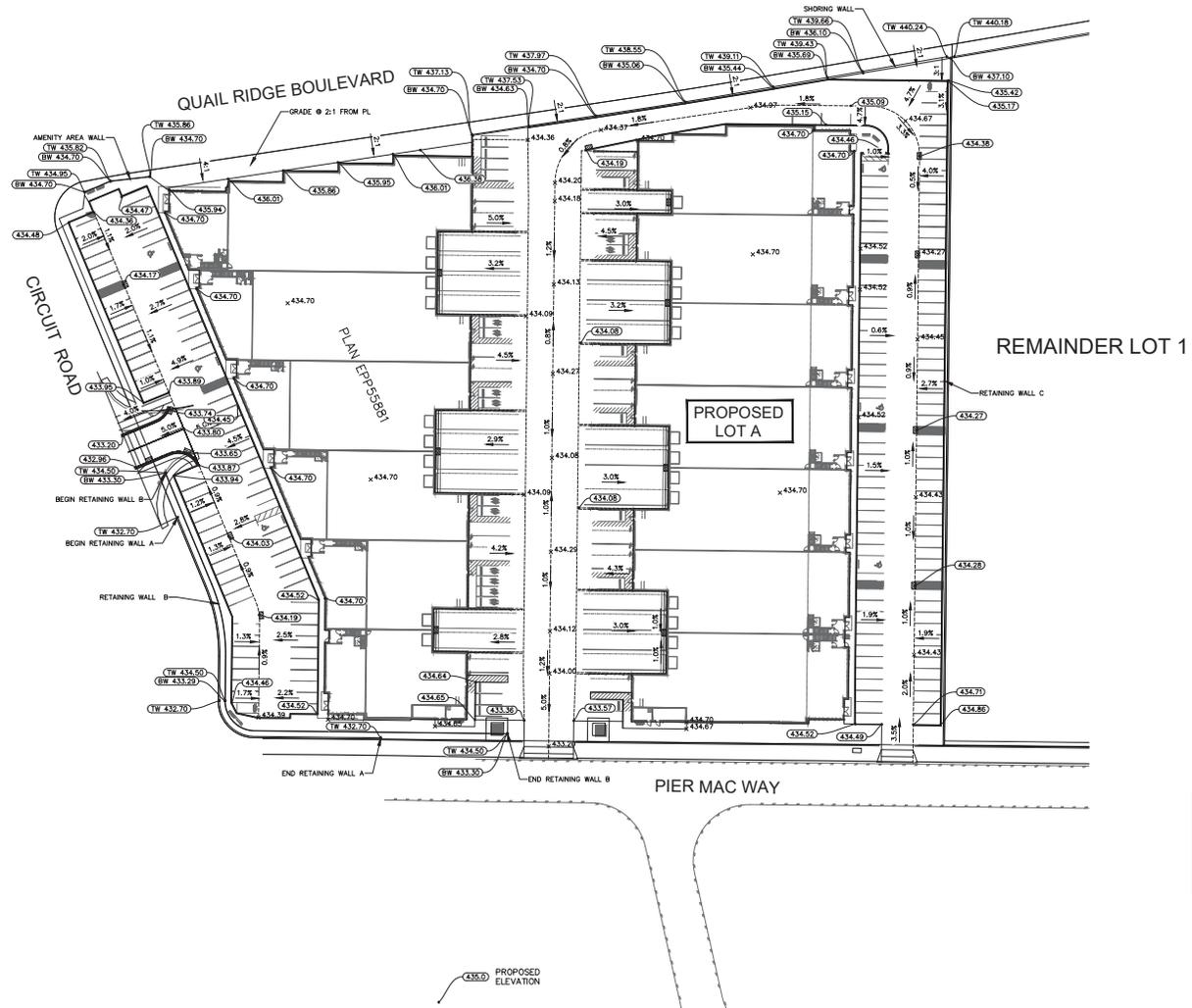
TKA+D ARCHITECTURE + DESIGN INC  
 205-1001 PAVENOR STREET, VIKINGDALE, B.C. V8K 6K9, CAN  
**Stratosphere Business Centre**  
 2950 Pinar Mac Way, Kelowna

**Roof Plan Building A & B**  
 PLOT DATE: 6/22/2022 12:55:15 PM

**A14** 



1 Roof DP  
 3/64" = 1'-0"



REMAINDER LOT 1

PROPOSED LOT A

QUAIL RIDGE BOULEVARD

CIRCUIT ROAD

PIER MAC WAY

PLAN EPP55881

**SCHEDULE A**  
 This forms part of application  
 # DP22-0072  
 Planner Initials TC  
  
 City of Kelowna  
 DEVELOPMENT PLANNING

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

**LEGEND**

WATER		EX. MANHOLE		WATER CURB STOP	
SAN. SEWER		PROP. MANHOLE		SANITARY INSPECTION CHAMBER	
STORM SEWER		POWER POLE		STORM INSPECTION CHAMBER	
GAS		LAMP STANDARD		TRANSFORMER - POWER	
U/C UTILITY (ALIGNMENT)		CATCH BASIN		SERVICE BOX	
		HYDRANT			
		SURVEY MONUMENT			

**PROTECH CONSULTING**  
 300 - 3275 Lakeshore Rd Kelowna B.C. Phone 860-1771  
 PERMIT TO PRACTICE NO.: 1001403

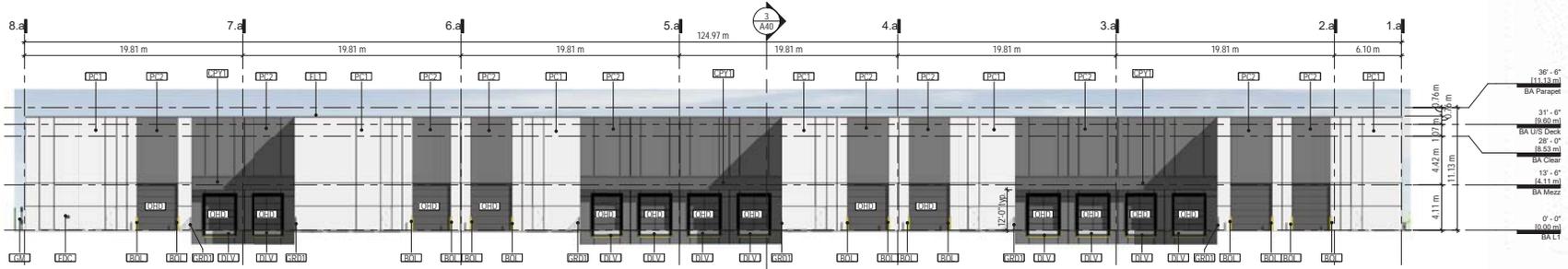
NO.	DATE	BY	REVISION	CHKD
2	2022.06.23	MY	REVISIONS TO SITE GRADING	DJP
1	2022.03.16	MY	ISSUED FOR REVIEW	DJP

DRAWN	MY
DESIGN	DJP
APPROVED	DJP
DATE	23/02/22
SCALE	
HORIZ.	1:500
VERT.	NA

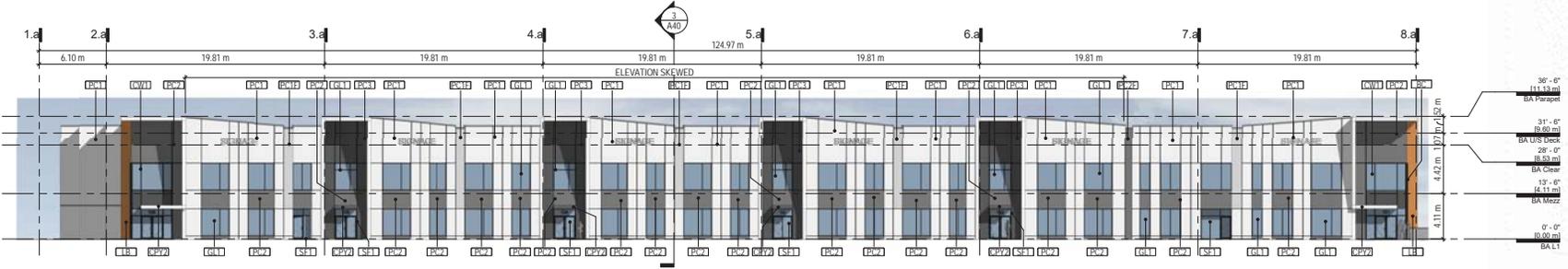
**THE CITY OF KELOWNA**  
 ENGINEERING DEPARTMENT  
 BEEDIE  
 2050 PIER MAC WAY  
 PRELIMINARY GRADING PLAN

DIVISION	
DRAWING NO.	22012-101
REV. NO.	2

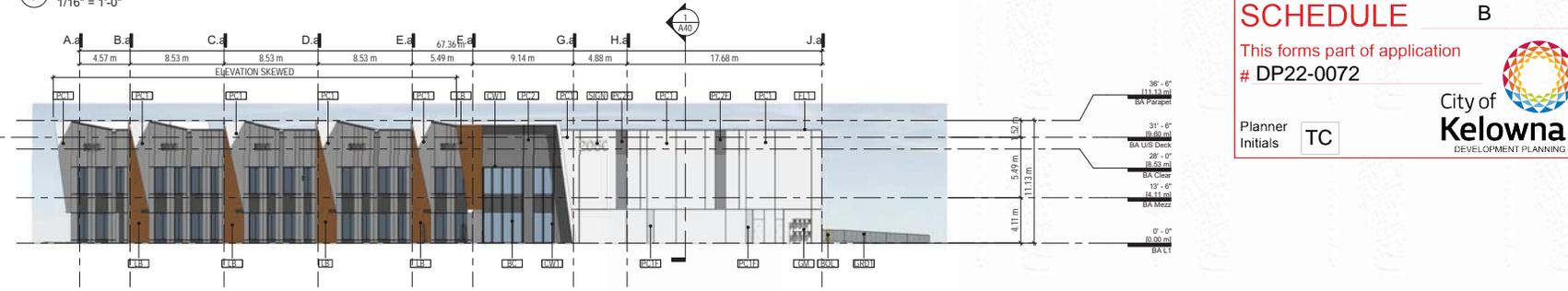
- KEY**
- BC MULLION BEAUTY CAP
  - BOL BOLLARD
  - CPY1 CANOPY - TYPE 1
  - CPY2 CANOPY - TYPE 2
  - CW1 CURTAIN WALL - TYPE 1
  - DLV DOCK LEVELLER
  - FDC FIRE DEPARTMENT CONNECTION
  - FL1 FLASHING - TYPE 1
  - GL1 GLAZING - TYPE 1
  - GM GAS METER
  - GRD1 GUARD RAIL - TYPE 1
  - LB LONG BOARD
  - OHV OVERHEAD DOOR
  - PC1 PRECAST CONCRETE; PAINT FINISH P1
  - PC1F PRECAST CONCRETE; W/ FORMLINER; PAINT FINISH P1
  - PC2 CONCRETE TILT-UP; PAINT FINISH P2
  - PC2F PRECAST CONCRETE; W/ FORMLINER; PAINT FINISH P2
  - PC3 PRECAST CONCRETE; PAINT FINISH P3
  - SF1 SHOP FRONT GLAZING - TYPE 1
  - SIGN SIGNAGE; BY OWNER



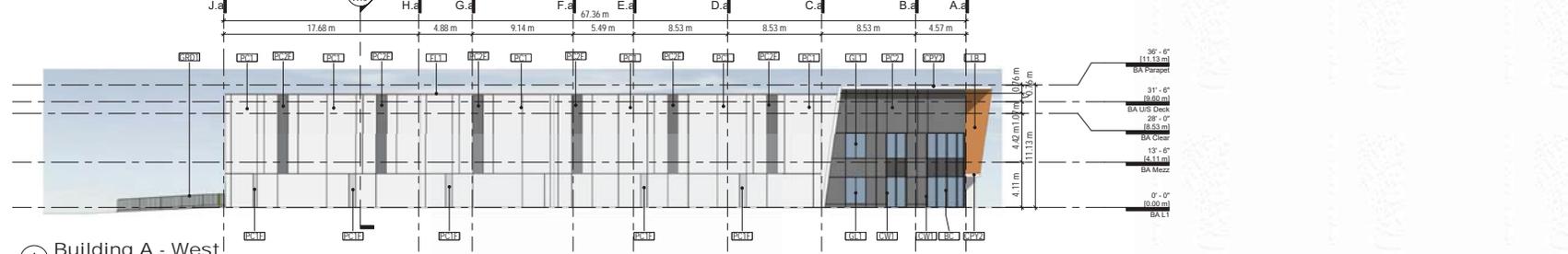
④ Building A - North  
1/16" = 1'-0"



③ Building A - South  
1/16" = 1'-0"



② Building A - East  
1/16" = 1'-0"



① Building A - West  
1/16" = 1'-0"

**SCHEDULE B**

This forms part of application  
# DP22-0072

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING



2022.06.22 15:22:47-0700

220622	Re-issued for Development Permit	
220311	Issued for Development Permit	
REV	DATE	DESCRIPTION
SCALE:	1/16" = 1'-0"	DATE: Issue Date
PROJECT NUMBER	21005	DOB#N: EB
FILE:	C:\Users\jgordon\OneDrive\My Documents\2022\DP22-0072\220622	DOT DATE: 2022-03-17

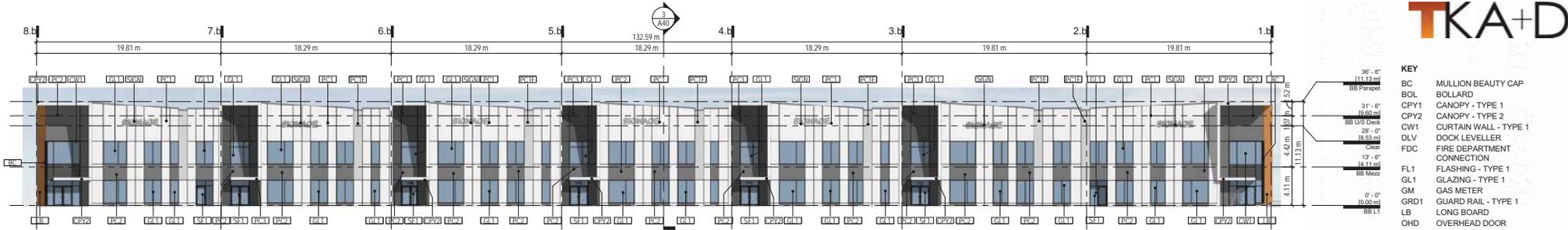
**Beedie**

TKA+D ARCHITECTURE + DESIGN INC  
305-1008 INVERDON STREET - VICTORIA - BC V8L 4K6

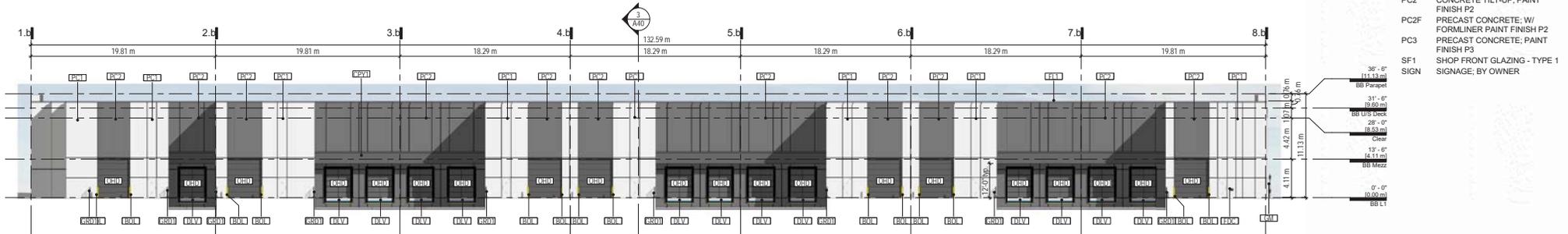
Sphere Business Centre  
2950 Pinar Mac Way, Kelowna

Elevations - Building A  
PLOT DATE: 6/22/2022 12:55:21 PM

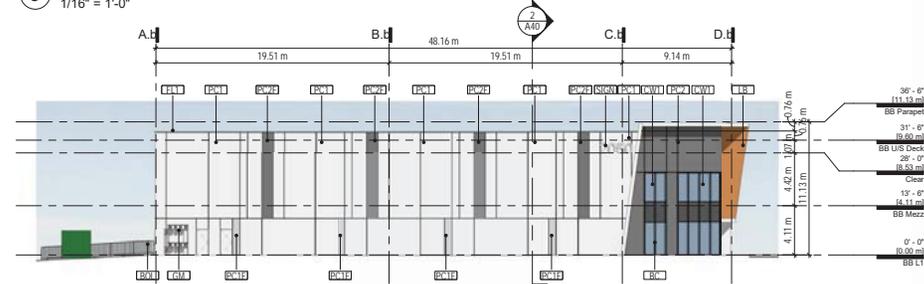
**A30**



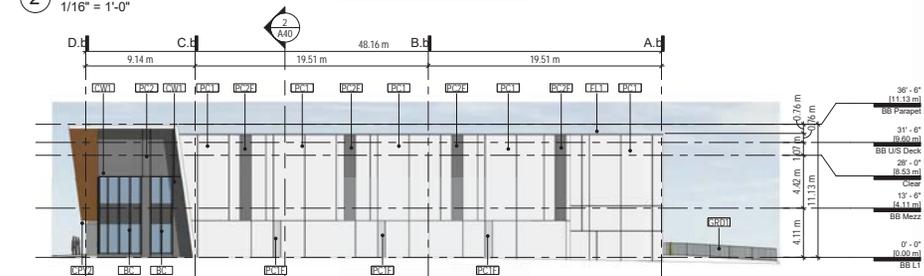
④ Building B - North  
1/16" = 1'-0"



③ Building B - South  
1/16" = 1'-0"



② Building B - East  
1/16" = 1'-0"



① Building B - West  
1/16" = 1'-0"

**SCHEDULE B**

This forms part of application  
# DP22-0072

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

- KEY**
- BC BOLLARD
  - BOL BOLLARD
  - CPY1 CANOPY - TYPE 1
  - CPY2 CANOPY - TYPE 2
  - CW1 CURTAIN WALL - TYPE 1
  - DLV DOCK LEVELLER
  - FDC FIRE DEPARTMENT CONNECTION
  - FL1 FLASHING - TYPE 1
  - GL1 GLAZING - TYPE 1
  - GM GAS METER
  - GRD1 GUARD RAIL - TYPE 1
  - LB LONG BOARD
  - OHD OVERHEAD DOOR
  - PC1 PRECAST CONCRETE; PAINT FINISH P1
  - PC1F PRECAST CONCRETE; W/ FORMLINER; PAINT FINISH P1
  - PC2 CONCRETE TILT-UP; PAINT FINISH P2
  - PC2F PRECAST CONCRETE; W/ FORMLINER; PAINT FINISH P2
  - PC3 PRECAST CONCRETE; PAINT FINISH P3
  - SF1 SHOP FRONT GLAZING - TYPE 1
  - SIGN SIGNAGE; BY OWNER



2022.06.22 15:23:00-07:00'

220622	Re-issued for Development Permit	
220311	Issued for Development Permit	
REV	DATE	DESCRIPTION
SCALE:	1/16" = 1'-0"	DATE: Issue Date
PROJECT NUMBER:	21025	DOANH: EB



TKA+D ARCHITECTURE + DESIGN INC.  
305 - 1000 HAVENWOOD STREET - VANCOUVER - B.C. V6E 4R6 CANADA

Stratosphere Business Centre  
2950 Pinar Mac Way, Kelowna

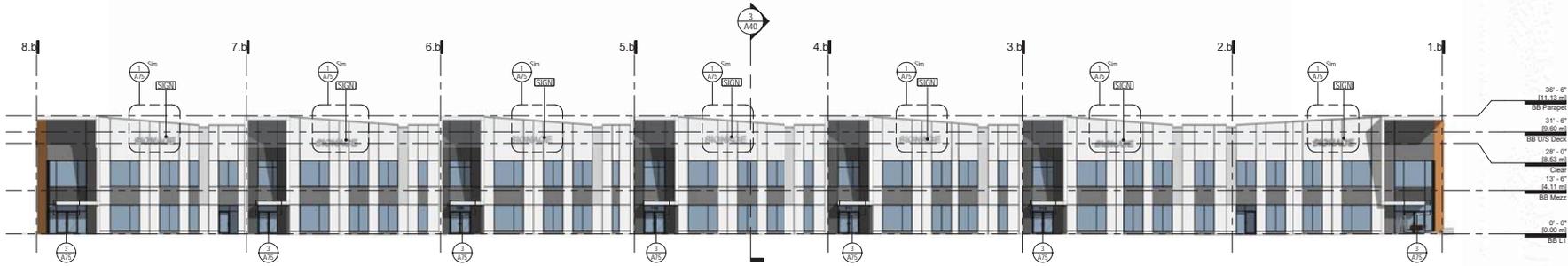
**Elevations - Building B**  
PLOT DATE: 6/22/2022 12:55:26 PM

**A31**

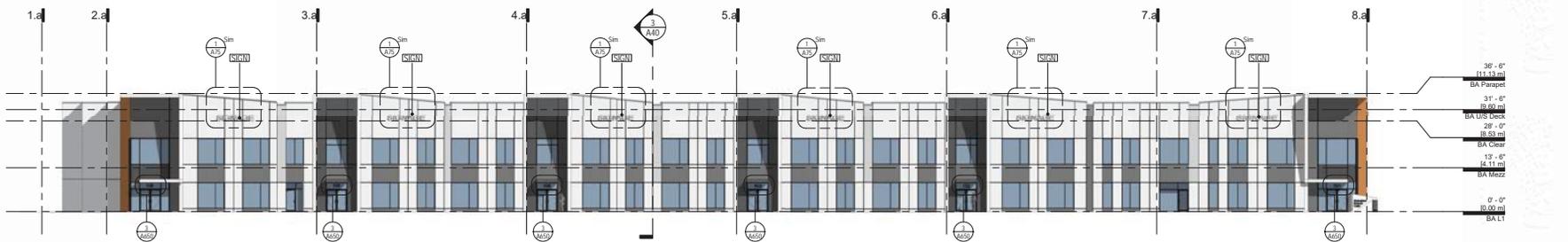


**KEYNOTE LEGEND**

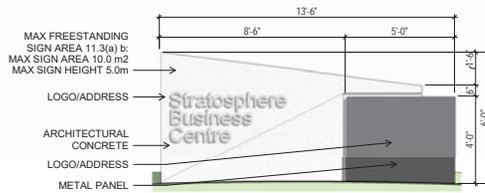
TAG	DESCRIPTION
SIGN	SIGNAGE: BY OWNER



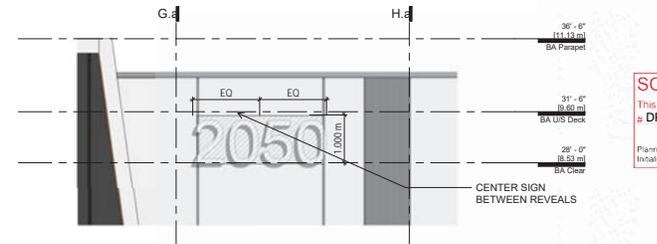
⑥ Building B - North Signage  
1/16" = 1'-0"



⑤ Building A - South Signage  
1/16" = 1'-0"



④ Monument Sign  
3/8" = 1'-0"



② Typical Building Address Signage  
1/4" = 1'-0"

**FASCIA SIGN SUMMARY**

**ALLOWABLE:**

- 256m<sup>2</sup> (1.0 m<sup>2</sup> per linear meter of business frontage to a maximum of 20% of the area of the wall it is attached to)

**PROPOSED**

- 15 Fascia Signs (1 per Unit + 2 Address)
- 90m<sup>2</sup> Total Signage area

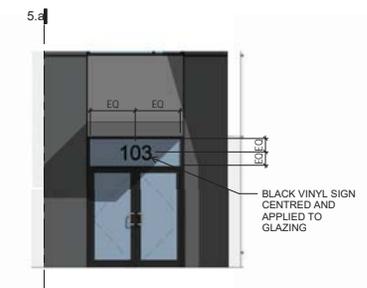
**FREE STANDING SIGN SUMMARY**

**ALLOWABLE:**

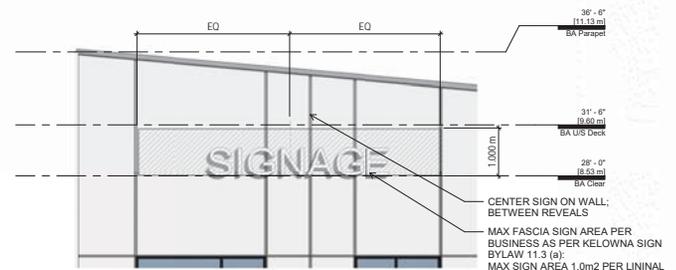
- Maximum sign area of 10.0m<sup>2</sup>
- Maximum sign height of 5.0m<sup>2</sup>

**PROPOSED:**

- 1 Free Standing Sign (7.5m<sup>2</sup> x 1.8m high)



③ Typical Unit Address Signage  
1/4" = 1'-0"



① Typical Unit Tenant Signage  
1/4" = 1'-0"

**SCHEDULE B**

This forms part of application # DP22-0072

Planner Initials TC

City of Kelowna  
1100 BROADWAY PLANNING



REV	DATE	DESCRIPTION	ISSUED FOR	DATE	ISSUE DATE	DOANH	EB
220622		Re-issued for Development Permit					
220731		Issued for Development Permit					
SCALE:		As Indicated	DATE:	Issue Date	DOANH:	EB	
PROJECT NUMBER					2105		
FILE:		C:\Users\jgoulet\OneDrive\My Documents\1100 Broadway\220731 DP22-0072	COT DATE: 2022-07-07		PLOT DATE: 2022-07-07		

**Beedie**

TKA+D ARCHITECTURE + DESIGN INC.  
305-1000 HAVENWOOD STREET, VICERSBURG, BC, V0P 1R0, CANADA

Stratosphere Business Centre  
2950 Piar Mac Way, Kelowna

Signage  
PLOT DATE: 6/22/2022 12:55:34 PM

A75



⑥ Building A -South East Corner



⑤ Building A -North East Corner



④ Building A -View From Circuit Road



③ Building A - Unit 101 Entry



② Building A -South West Corner



① Building A - Quail Ridge Boulevard

**SCHEDULE B**  
 This forms part of application  
 # DP22-0072  
 City of Kelowna  
 Planner Initials TC



2022.06.22 15:20:56-0700'

220622	Re-issued for Development Permit	
220315	Issued for Development Permit	
REV	DATE	DESCRIPTION
SCALE:	DATE:	Issue Date:
PROJECT NUMBER	21025	DOB#N:
FILE:	C:\Users\jacob@tkad.com\OneDrive\My Documents\A3\2022\06\22\0622022\0622022\0622022.dwg	DATE:

**Beedie**  
 TKA+D ARCHITECTURE + DESIGN INC  
 305 - 1005 HAVENWOOD STREET - VANCOUVER - B.C. V6E 4R6

Stratosphere Business Centre  
 2950 Pinar Mac Way, Kelowna

3D Views - Building A  
 PLOT DATE: 6/22/2022 12:54:30 PM

A03



⑥ Building B - Loading Docks



③ Building B - Typical Unit Entry



⑤ Building B - Quail Ridge Boulevard



② Building B - Unit 107



④ Building B - Unit 113



① Building B - Parking Entry

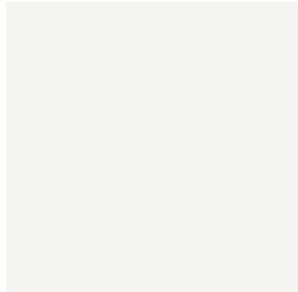
**SCHEDULE B**  
 This forms part of application  
 DP22-0072  
 City of Kelowna  
 Planner Initials TC



REV	DATE	DESCRIPTION	ISSUED FOR	DATE	ISSUE DATE	ISSUED FOR	DATE
220622		Re-issued for Development Permit					
220315		Issued for Development Permit					
PROJECT NUMBER		21025		SCALE		DATE	
FILE		C:\Users\kadam@tkad.com\OneDrive\My Documents\21025\21025_21025.dwg		PLOT DATE		2022.06.22 15:21:19-0700	

**Beedie**  
 TKA ARCHITECTURE + DESIGN INC.  
 205-1005 HAVENWOOD STREET - VANDERBILT - V6B 5C7 - P. 604.939.9494  
 Stratosphere Business Centre  
 2950 Pinar Mac Way, Kelowna

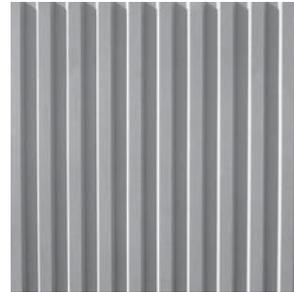
**3D Views - Building B**  
 PLOT DATE: 6/22/2022 12:55:56 PM  
 A04



**CONCRETE - PAINT WHITE**  
Primary Facade Colour



**CONCRETE - PAINT GREY**  
Recessed Entries



**CONCRETE - FORMLINER**  
Secondary Facade Texture



**BALLED EPDM**  
Roof



**METAL CLADDING - WHITE**  
Metal White



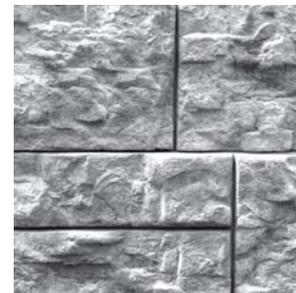
**METAL CLADDING - LONGBOARD**  
Soffits, Unit entries



**PAINTED METAL - CHARCOAL**  
Flashings, Sunshades, Trim



**GLAZING**  
Vision Glass and Spandrel Glass



**ARCHITECTURAL WALL**  
Retaining walls

**SCHEDULE B**  
This forms part of application  
# DP22-0072  
City of Kelowna  
Planned toals TC



2022.06.22 15:23:31-0700  
Re-issued for Development Permit  
Issued for Development Permit

REV	DATE	DESCRIPTION	ISSUE DATE	ISSUED BY	APPR. BY
220311					

SCALE: 1/4" = 1'-0" DATE: Issue Date DRAWN: EB  
PROJECT NUMBER 21025

**Beedie**

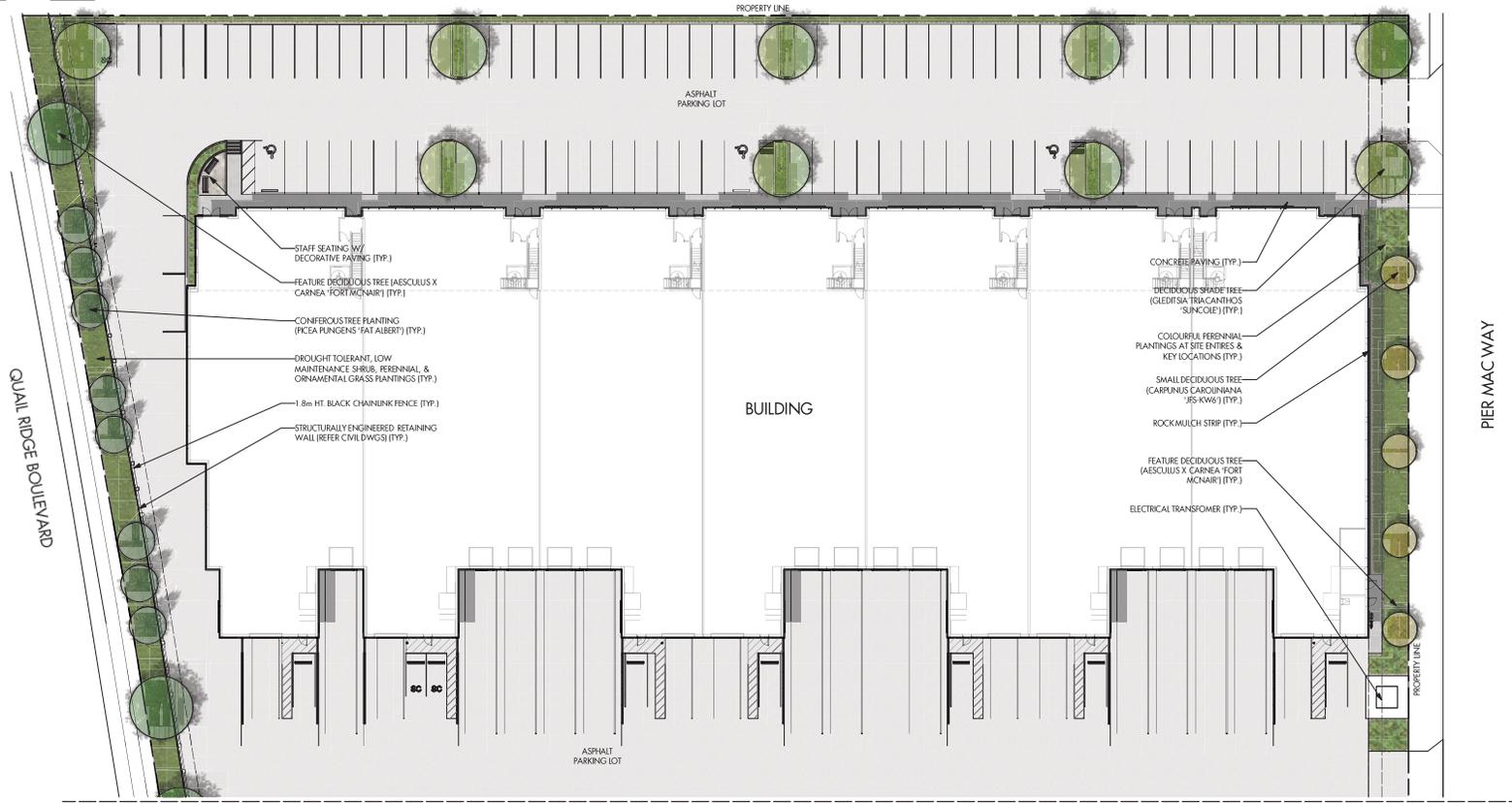
TKA+D ARCHITECTURE + DESIGN INC  
305 - 1100 PAVANON STREET - VANDERBURE - V1S 1C7 - P. 868.9636

Stratosphere Business Centre  
2950 Pinar Mac Way, Kelowna

**Colour Board**  
PLOT DATE: 6/22/2022 12:55:27 PM

**A70**





QUAIL RIDGE BOULEVARD

PIER MAC WAY

BUILDING

ASPHALT PARKING LOT

ASPHALT PARKING LOT

MATCH LINE, REFER L1 UPPER



PROJECT TITLE  
**2050 PIER MAC WAY**

Kelowna, BC  
 DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

NO.	DATE	REVISION
1	21.11.12	Issue
2	22.05.09	Issue
3	22.05.08	Issue
4	22.05.09	Issue
5	22.05.01	Issue

PROJECT NO.	21145
DESIGN BY	EW
DRAWN BY	NG
CHECKED BY	TE
DATE	18th JUL 2022
SCALE	1:200
PAGE SIZE	24x36"
SCALE	



DRAWING NUMBER  
**L2/4**

ISSUED FOR REVIEW ONLY  
 This drawing is the property of Ecora Engineering & Resource Group Ltd. and shall not be reproduced, copied, extended or otherwise used without permission.

**SCHEDULE C**  
 This forms part of application # DP22-0072  
 Planner Initials **TC**



HOSE BB BIKE WASH - EXAMPLE IMAGE



BIKE REPAIR STATION - EXAMPLE IMAGE

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS.
  2. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
  3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATED TIED UNDERGROUND IRRIGATION SYSTEM.
  4. TREES AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DEPTH BLACK WOOD 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 FALCIFORM 'JES KW2'	RUGGED CHARM MAPLE	12	6cm CAL
AESCUUS CARNEA 'FORT MCNAIR'	FORT MCNAIR RED HORSECHESTNUT	4	6cm CAL
CARPINUS CAROLINIANA 'CCSCOU'	PALMSADE AMERICAN HORNBEEAM	5	6cm CAL
GLEDITSIA TRIACANTHOS 'SUNCOKE'	SUNCOKE HONEYLOCUST	18	6cm CAL
PICEA PLUNGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	17	2.0m HT. MIN.
<b>SHRUBS</b>			
CORNUS SANGUINEA 'WINTER BEAUTY'	BLOOD TWIG DOGWOOD	64	#02 CONT. /1.8M O.C. SPACING
HYDRANGEA MACROPHYLLA 'SWEET N' SALSA'	SWEET N' SALSA HYDRANGEA	91	#02 CONT. /0.75M O.C. SPACING
PHYSCOCARPUS OBLIQUEFOLIUS 'MINIDIA'	COFFERTINA NINEBARK	33	#02 CONT. /1.0M O.C. SPACING
PRUNUS SYLVESTRIS 'GAUCA NANA'	DWARF BLUE SCOTCH PINE	51	#02 CONT. /2.0M O.C. SPACING
SPIREA BURNINGA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	91	#02 CONT. /1.5M O.C. SPACING
SYRINGA MEYERI 'PALEINI'	DWARF KOREAN LILAC	51	#02 CONT. /2.0M O.C. SPACING
<b>PERENNIALS, GRASSES &amp; WOODCOVERS</b>			
ALCHEMILLA MOULS	LADY'S MANTLE	123	#01 CONT. /0.75M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER'	FORSTER'S FEATHER REED GRASS	123	#01 CONT. /0.75M O.C. SPACING
COROPHOS VERTEICILLATA 'MOONBEAM'	MOONBEAM TREATLEAF COROPHOS	123	#01 CONT. /0.75M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	69	#01 CONT. /1.0M O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	123	#01 CONT. /0.75M O.C. SPACING
IRIS 'SIBERICA' 'FERRY'S BLUE'	SIBERIAN IRIS	84	#01 CONT. /0.9M O.C. SPACING
LAVANDULA ANGLUSTIFOLIA 'HIDECOTE'	HIDECOTE ENGLISH LAVENDER	123	#01 CONT. /0.75M O.C. SPACING
PENNISTEMUM ALPICOLOIDES	FOUNTAIN GRASS	30	#01 CONT. /1.5M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	84	#01 CONT. /0.9M O.C. SPACING
SALVIA MEMOROSA 'MAYNIGHT'	MAYNIGHT SALVIA	123	#01 CONT. /0.75M O.C. SPACING
SEDUM 'FIRECRACKER'	FIRECRACKER STONECROP	84	#01 CONT. /0.9M O.C. SPACING
SCHIZACHYRIUM SCOPARUM 'THE BLUES'	LITTLE BLUESTEM	69	#01 CONT. /1.0M O.C. SPACING



MATCH LINE, REFER 14 LOWER



**SCHEDULE C**

This forms part of application  
# DP22-0072

Planner Initials **TC**

**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (TYPE = 1) 112 mm / year  
ESTIMATED ANNUAL WATER USE (TYPE = 1) 161 mm / year  
WATER BALANCE = 525 mm / year  
\*SEE ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

- IRRIGATION NOTES**
- IRRIGATION PERIODS AND IRRIGATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION (B.C. 104) AND THE SUPPLEMENTARY SPECIFICATION TO THE CITY OF KELLOWNA (B.C. 104) PART 5 (SCHEDULE 3)
  - THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND STANDARDS OF THE WATER PURVEYOR.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATERVALVE, AND 90° OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
  - AN APPROVED SMART CONTROLLER SHALL BE INSTALLED, THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM INTERVAL OF 77' (WATER DELIVERY ONLY), TAKING INTO CONSIDERATION THE TYPE, SIZE, AND CHARACTERISTICS.
  - DIFF LINE AND GATEVALVES SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION AND LEAKAGES.
  - IRRIGATION PIPES SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m<sup>3</sup>/SEC.
  - A SLOW CLOSURE AND WATER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

**IRRIGATION LEGEND**

[Red dashed line]	ZONE #1 - HIGH EFFICIENCY SUBSURFACE DRP IRRIGATION FOR MODERATE WATER USE (LANDSCAPE) TOTAL AREA: 220 m <sup>2</sup> MICROCLIMATE: SOUTHWEST EXPOSED, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 77 mm / year
[Blue dashed line]	ZONE #2 - HIGH EFFICIENCY SUBSURFACE DRP IRRIGATION FOR MODERATE WATER USE (LANDSCAPE) TOTAL AREA: 274 m <sup>2</sup> MICROCLIMATE: NORTH/EAST EXPOSED, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 77 mm / year
[Yellow dashed line]	ZONE #3 - HIGH EFFICIENCY SUBSURFACE DRP IRRIGATION FOR MODERATE WATER USE (LANDSCAPE) TOTAL AREA: 280 m <sup>2</sup> MICROCLIMATE: NORTHWEST EXPOSED, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 65 mm / year
[Purple dashed line]	ZONE #4 - HIGH EFFICIENCY SUBSURFACE DRP IRRIGATION FOR MODERATE WATER USE (LANDSCAPE) TOTAL AREA: 173 m <sup>2</sup> MICROCLIMATE: WEST EXPOSED, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 59 mm / year
[Cyan dashed line]	ZONE #5 - HIGH EFFICIENCY SUBSURFACE DRP IRRIGATION FOR MODERATE WATER USE (LANDSCAPE) TOTAL AREA: 280 m <sup>2</sup> MICROCLIMATE: WEST EXPOSED, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 77 mm / year
[Red dashed line]	ZONE #6 - HIGH EFFICIENCY SUBSURFACE DRP IRRIGATION FOR MODERATE WATER USE (LANDSCAPE) TOTAL AREA: 220 m <sup>2</sup> MICROCLIMATE: SOUTHWEST EXPOSED, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 77 mm / year
[Cyan dashed line]	ZONE #7 - HIGH EFFICIENCY SUBSURFACE DRP IRRIGATION FOR MODERATE WATER USE (LANDSCAPE) TOTAL AREA: 270 m <sup>2</sup> MICROCLIMATE: SOUTHWEST EXPOSED, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 77 mm / year
[Purple dashed line]	ZONE #8 - HIGH EFFICIENCY SUBSURFACE DRP IRRIGATION FOR MODERATE WATER USE (LANDSCAPE) TOTAL AREA: 173 m <sup>2</sup> MICROCLIMATE: SOUTHWEST EXPOSED, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 59 mm / year



PROJECT TITLE  
**2050 PIER MAC WAY**

Kelowna, BC  
DRAWING TITLE  
**WATER CONSERVATION / IRRIGATION PLAN**

CLIENT / REVISION

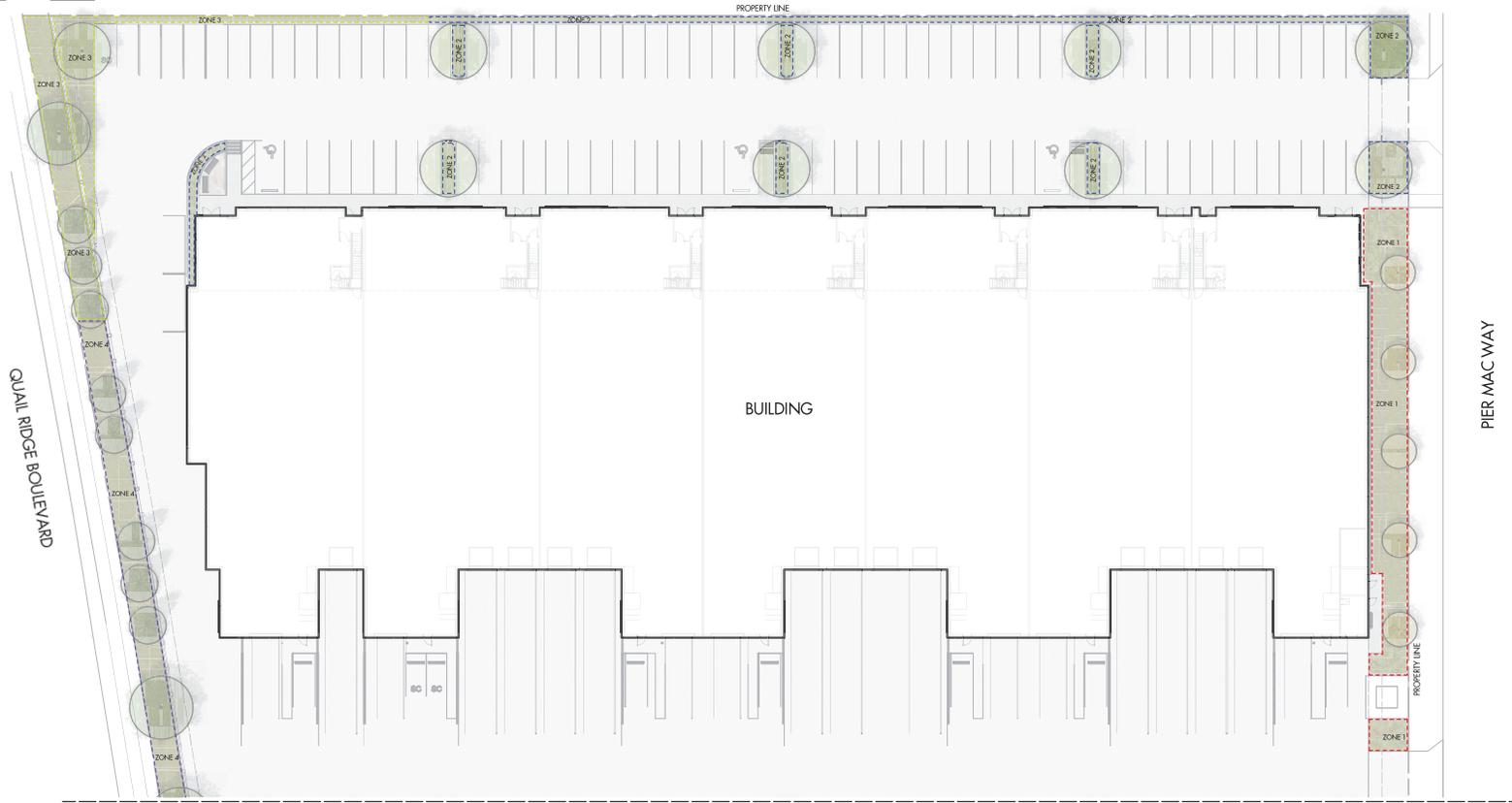
1	21.11.12	Review
2	22.05.03	Review
3	22.02.08	Review
4	22.02.09	Review
5	22.05.01	Review

PROJECT NO: 21145  
DESIGN BY: EW  
DRAWN BY: NG  
CHECKED BY: TB  
DATE: 04/21/2022  
SCALE: 1:200  
PAGE SIZE: 24x36"  
SHEET:



DRAWING NUMBER  
**L3/4**

ISSUED FOR REVIEW ONLY  
This drawing is the property of Ecora Engineering & Resource Group Ltd. and shall not be reproduced, copied, extended or used without permission.



MATCH LINE, REFER TO UPPER

**WATER CONSERVATION CALCULATIONS**  
 LANDSCAPE MAINTENANCE WATER BUDGET (WMB) = 1.182 L/m<sup>2</sup> / year  
 ESTIMATED LANDSCAPE WATER USE (WU) = 457 cu m / year  
 WATER BUDGET = 1.52 L/m<sup>2</sup> / year  
 \*SEE ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

- IRRIGATION NOTES**
- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER REGULATION (PLANNING, DESIGN AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELLOWNA BY-LAW 7900 (PART 6, SCHEDULE 3)).
  - THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND STANDARDS OF THE WATER AUTHORITY.
  - THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND PILOT OR MAINTENANCE CUT-OFF THE BEING ACCESSIBLE TO THE CITY.
  - AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION CONTROLLER SHALL BE CALIBRATED TO A MAXIMUM EVALUATION OF 7" (180MM) WET/DOWN JUSTICE, TAKING INTO CONSIDERATION THE TYPE, SIZE, AND SOIL CLIMATE.
  - PIPE LINE AND VALVES SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
  - IRRIGATION SYSTEMS SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND SIDEWALKS.
  - IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5 m<sup>3</sup> / SEC.
  - A FLOW SENSOR AND METER 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: 27.11 m <sup>2</sup> ESTIMATED ANNUAL WATER USE: 79 cu m
	ZONE #2 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 27.11 m <sup>2</sup> ESTIMATED ANNUAL WATER USE: 79 cu m
	ZONE #3 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 27.11 m <sup>2</sup> ESTIMATED ANNUAL WATER USE: 79 cu m
	ZONE #4 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 27.11 m <sup>2</sup> ESTIMATED ANNUAL WATER USE: 79 cu m
	ZONE #5 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 27.11 m <sup>2</sup> ESTIMATED ANNUAL WATER USE: 79 cu m
	ZONE #6 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 27.11 m <sup>2</sup> ESTIMATED ANNUAL WATER USE: 79 cu m
	ZONE #7 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 27.11 m <sup>2</sup> ESTIMATED ANNUAL WATER USE: 79 cu m
	ZONE #8 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 27.11 m <sup>2</sup> ESTIMATED ANNUAL WATER USE: 79 cu m
	ZONE #9 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 27.11 m <sup>2</sup> ESTIMATED ANNUAL WATER USE: 79 cu m

**SCHEDULE C**

This forms part of application  
 # DP22-0072

City of Kelowna  
 DEVELOPMENT PLANNING

Planner Initials TC



PROJECT TITLE  
**2050 PIER MAC WAY**

Kelowna, BC

DRAWING TITLE  
**WATER CONSERVATION/  
 IRRIGATION PLAN**

REVISIONS

NO.	DATE	BY	REVISION
1	21.11.12	EW	Issue
2	22.05.09	EW	Issue
3	22.02.08	EW	Issue
4	22.02.09	EW	Issue
5	22.02.01	EW	Issue

PROJECT NO: 21165

DESIGN BY: EW

DRAWN BY: NG

CHECKED BY: TB

DATE: 08/21/2022

SCALE: 1:200

PAGE SIZE: 24x36"

SHEET NO: 1



DRAWING NUMBER  
**L4/4**

ISSUED FOR REVIEW ONLY  
 This drawing is the property of Ecora Engineering & Resource Group Ltd. and shall not be reproduced, stored, or used without permission.