Development Permit & Development Variance Permit DP22-0091 / DVP22-0092

This permit relates to land in the City of Kelowna municipally known as 1300 Findlay Road

and legally known as Lot A Section 34 Township 26 ODYD Plan EPP107390

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

I2 – General 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	August 9th, 2022
Decision By:	COUNCIL
Development Permit Area:	Form and Character Development Permit Area
Existing Zone:	I2 – General 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: R547 Enterprises Ltd. Inc.No. BC0822036

Applicant: Chuck Cullen – Team Construction Management Ltd.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

ATTACHMENT A
This forms part of application
DP22-0091 DVP22-0092
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

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.

e) That variances to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A"

Section 7.6.1(b): Minimum Landscape Buffer Treatment Level Schedule

To vary the required landscape buffer from 3.0m required to 2.0m proposed.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **$30,315.69**

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.

FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.

LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	NOT REQUIRED	3.2.5.8.
SPRINKLERED	YES (NFPA 13)	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

REQUIRED FIRE SEPARATIONS 3.1.3.1.

TENANTS / MAJOR OCCUPANCIES		
GROUP D TO F2	NO RATING	SEE NOTE BELOW
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

GROUP D OCCUPANCY TO BE CONSIDERED AS A SUBSIDIARY USE TO F2 OCCUPANCY. NO RATED FIRE SEPARATIONS ARE REQ'D. FOR WALLS BETWEEN THE 2 OCCUPANCIES.

EXIT FACILITIES 3.1 TO 3.6

REQUIRED EXITS	2 MIN. (LEVEL 1)	1 MIN. (LEVEL 2)	
	min. 800mm door width as per 3.4.3.2.-A		
	min. 900mm stair width as per 3.4.3.2.-A		
DOOR WIDTH	REQUIRED WIDTHS		PROVIDED WIDTHS
L1 OFFICES	6.1mm/person x 46 person	800 mm	2 doors @ 36" = 72"(1829mm)
L1 REPAIR / SERVICE	6.1mm/person x 51 person	800 mm	2 doors @ 36" = 72" (1828mm)
L2 OFFICES	6.1mm/person x 31 person	800 mm	1 doors @ 36" = 36" (914mm)
STAIR WIDTH	REQUIRED WIDTHS		PROVIDED WIDTHS
L2 OFFICES	8.0mm/person x 31 person	900 mm	1 stairs @ 46" = 46" (1168mm)

L2 OFFICES CAN BE SERVED BY A SINGLE EXIT IN ACCORDANCE WITH 3.4.2.1.-B

EXIT THROUGH LOBBY	N/A	3.4.4.2.
PANIC HARDWARE REQ'D	NO	3.4.6.16.(2b)
EXIT EXPOSURE	ok	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	3/4 HR	3.4.4.1.
CORRIDORS	N/A	3.3.2.6.(4)

BUILDING CODE REVIEW

OCCUPANCY	GROUP F2		GROUP D
ARTICLE	3.2.2.77		3.2.2.61
NO. OF STOREYS	2 STOREYS		
NO. OF STREETS FACING	1		
MAX. BUILDING AREA	PROPOSED	CODE MAX.	
	1847± sm	4,800 sm	
CONSTRUCTION TYPE	COMBUSTIBLE / NON-COMBUSTIBLE		
SPRINKLERED	YES		
ASSEMBLY RATINGS:			
FLOOR	45 MINUTES		
WALLS / BEARING STRUCTURE	45 MINUTES		
ROOFS	NO RATING		

BUILDING FIRE SAFETY

SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	YES	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	N/A	3.1.11.
MAX. ATTIC AREA	N/A	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

SPATIAL SEPARATION: 3.2.3.1.D

	NORTH, SOUTH, AND WEST WALLS	EAST (FRONT) WALL
WALL AREA	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED. LIMITING DISTANCE IS 10.7 m± MIN.	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED. BLDG FACES A STREET IN ACCORDANCE WITH 3.2.3.10
OPENING AREA		
% PROVIDED		
LIMITING DISTANCE		
% PERMITTED		
CONSTRUCTION TYPE		
CLADDING MATERIAL		
REQUIRED RATINGS		

ACCESSIBILITY REQUIREMENTS 3.8.

	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	NO	NO
ACCESSIBLE WASHROOM	YES (LEVEL 1)	YES (LEVEL 1)

OCCUPANT LOAD TABLE 3.1.17.1.

1 person / 9.3 sm office

1 person / 28 sm garage

	sf	sm		PERSONS
L1 - REPAIR / SERVICE	15,291	1,421	1,421 / 28	51
L1 -OFFICES	4,592	427	427 / 9.3	46
L2 OFFICES	3,090	287	287 / 9.3	31
TOTAL PERSONS FOR EXITING ONLY				128

WASHRM FIXTURES REQUIREMENTS 3.7.2.2.-C

FOR DAILY OPERATIONS, OCCUPANT LOAD CALCULATION.

		PERSONS
REPAIR SHOP	16 persons (1 per bay) + 4 persons (parts)	20
L1 OFFICE	2 persons per office (8 offices)	16
L1 WAX SHOP	4 persons	4
L2 OFFICE	2 persons per office (4 offices)	10
	TOTAL	50

	REQUIRED WCs	REQUIRED LAVs	REQUIRED URINALS
NUMBER OF MALES (25)	2	1	-
NUMBER OF FEMALES (25)	2	1	-

PROVIDED - 4 COED WASHROOMS (INCLUDING 2 H/C WASHROOMS)

PARKING

STALL SIZE	WIDTH (min)		LENGTH (min)		HEIGHT (min)		PROVIDED
FULL SIZE STALL	8'-3"	2,5m	19'-8"	6,0m	6'-7"	2,0m	35
MEDIUM SIZE STALL (50% max)	7'-7"	2,3m	15'-9"	4,8m	6'-7"	2,0m	-
ACCESSIBLE STALL	12'-10"	3,9m	19'-8"	6,0m	7'-7"	2,3m	-
VAN ACCESSIBLE STALL	15'-9"	4,8m	19'-8"	6,0m	7'-7"	2,3m	1
FULL PARALLEL STALL	8'-7"	2,6m	23'-0	7,0m	7'-7"	2,3m	-
MEDIUM PARALLEL STALL	8'-3"	2,5m	21'-4"	6,5m	6'-7"	2,0m	-
DRIVE AISLES (2-way 90° pkg)	23'-0"	7,0m	-	-	6'-7"	2,0m	

PARKING SCHEDULE:

GENERAL INDUSTRIAL USE	1.0 per 100 sm GFA
ACCESSORY ACTIVITIES	2.5 per 100 sm GFA

	sf	sm	100 sm per 1 car	100 sm per 2.5 car	Total
LEVEL 1	15,291	1,421	14.2		
LEVEL 1 ACCESSORY ACTIVITIES	4,592	427		10.7	
LEVEL 2 ACCESSORY ACTIVITIES	3,090	287		7.2	
			14.2	17.8	32.05
				Required	32.05
				Provided	36

BICYCLE

	width		length				
BIKE SIZE STALL	24"	0,6m	72"	1,8m			
					sf	sm	no of stall
LONG TERM Required	1 stall per 500sm GFA				22,970	2,134	4,3
SHORT TERM Requred	2 stall per entrance						4,0
						Total	8,3

GFA

	±sf	±sm
LEVEL 1	19,880	1,847
LEVEL 2	3,090	287
TOTAL	22,970	2,134

COVERAGE

	±sf	±sm
LEVEL 1 FOOTPRINT	19,880	1,847
SITE AREA	65,660	6,100
COVERAGE 60%		30.28%

ZONING SUMMARY i-2

1300 Findlay Road Kelowna

ADDRESS	1300 Findlay Road Kelowna	
LEGAL DESCRIPTION	Plan EPP107390 Lot A Section 34 Township 26	
DEVELOPMENT PERMIT AREA	Yes	
EXISTING ZONING	I-2 General Industrial	
PROPOSED ZONING	I-2 General Industrial	
EXISTING LEGAL USE	vacant	
GRADES	Existing Average- Level	Finish Average - Level
NUMBER OF BUILDINGS	2 storey building	

CRITERIA FOR ALL TYPES OF APPLICATION:	i-2 GENERAL INDUSTRIAL STANDARD	PROPOSAL
SITE AREA (sm)	1.0 ha	6,100 sm (0.61 ha)
SITE WIDTH (m)	40.0m	116.55± m
SITE DEPTH (m)	35.0m	66.95± m
OFF-STREET PARKING	32 stall min. (see parking calcs)	36 stall
PRIVATE OPEN SPACE	N.A.	N.A.
BUILDING HEIGHT		
HEIGHT OF BUILDING (S) / # OF STOREYS	14.0m max.	9.14 m / 2 storey
COVERAGE		
SITE COVERAGE OF BUILDING(S) (%)	60%	30.28%
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A	N/A

ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	i-2 GENERAL INDUSTRIAL STANDARD	PROPOSAL
NUMBER OF BICYCLE PARKING SPACES	LONG TERM Required = 5.0	LONG TERM Provided = 5.0
	SHORT TERM Required = 4.0	SHORT TERM Provided = 4.0
NUMBER OF LOADING SPACES	1 per 2,800 sm GFA	1
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	7.0m

FAR

FAR	1.5	TOTAL GFA : 2,134 sm SITE AREA : 6,100 sm FAR : 0.35

BUILDING (S) SETBACKS (m)

Front EAST (Findlay)	7.5m	15.9m +/-
Side NORTH	4.5m	10.7m +/-
Side SOUTH	4.5m	10.7m +/-
Rear WEST	0.0m, 6.0m abutting other zones	19.8m +/-
DAYLIGHT ANGLE (if a tower)	N.A.	N.A.
PODIUM HEIGHT (if proposed)	N.A.	N.A.
FLOOR PLATE SIZE (if required)	N.A.	N.A.

PARKING SETBACKS (m)

Front (EAST)	1.5m (5 ft)	2.0m (6.5 ft)
Side (NORTH)	N.A.	N.A.
Side (SOUTH)	N.A.	N.A.
Rear (WEST)	N.A.	N.A.

BICYCLE

NUMBER OF BICYCLE PARKING SPACES			
	Long Term	4.3	5.0
	Short Term	4.0	4.0

SCHEDULE A

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2022-07-07

revised DP

No.	Date	Revision
1	2022-02-10	Issued DP
2	2022-07-04	ReIssued DP

TRUE NORTH

Project Title

MW MOTORWERKE NEW BUILDING

1300 FINDLAY ROAD KELOWNA V1X 5B2
LOT A PLAN EPP107390

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
EMAIL: kel-mail@shaw.ca

m+m a
MEIKLEJOHN ARCHITECTS INC.

Date	2022-07-04
Job No.	m+m 21-1930
Scale	AS SHOWN
Drawn	SN
Checked	JM

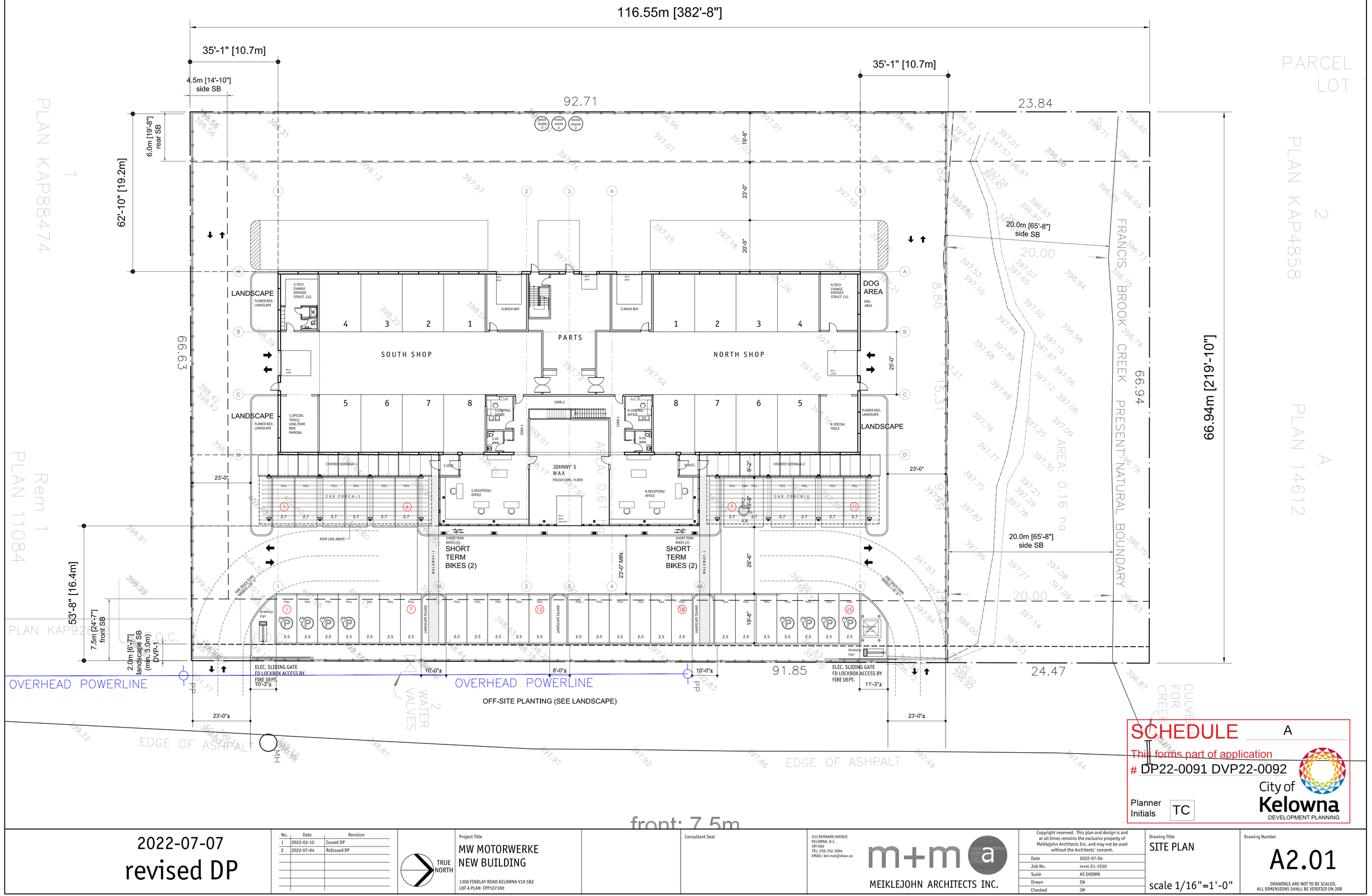
Drawing Title

ZONING & CODE SUMMARY

Drawing Number

A1.01

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB



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City of Kelowna DEVELOPMENT PLANNING

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m+m a
MEIKLEJOHN ARCHITECTS INC.

Date	2022-07-04
Job No.	m+m 21-1930
Scale	AS SHOWN
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Drawing Title

SITE PLAN

scale 1/16"=1'-0"

Drawing Number

A2.01

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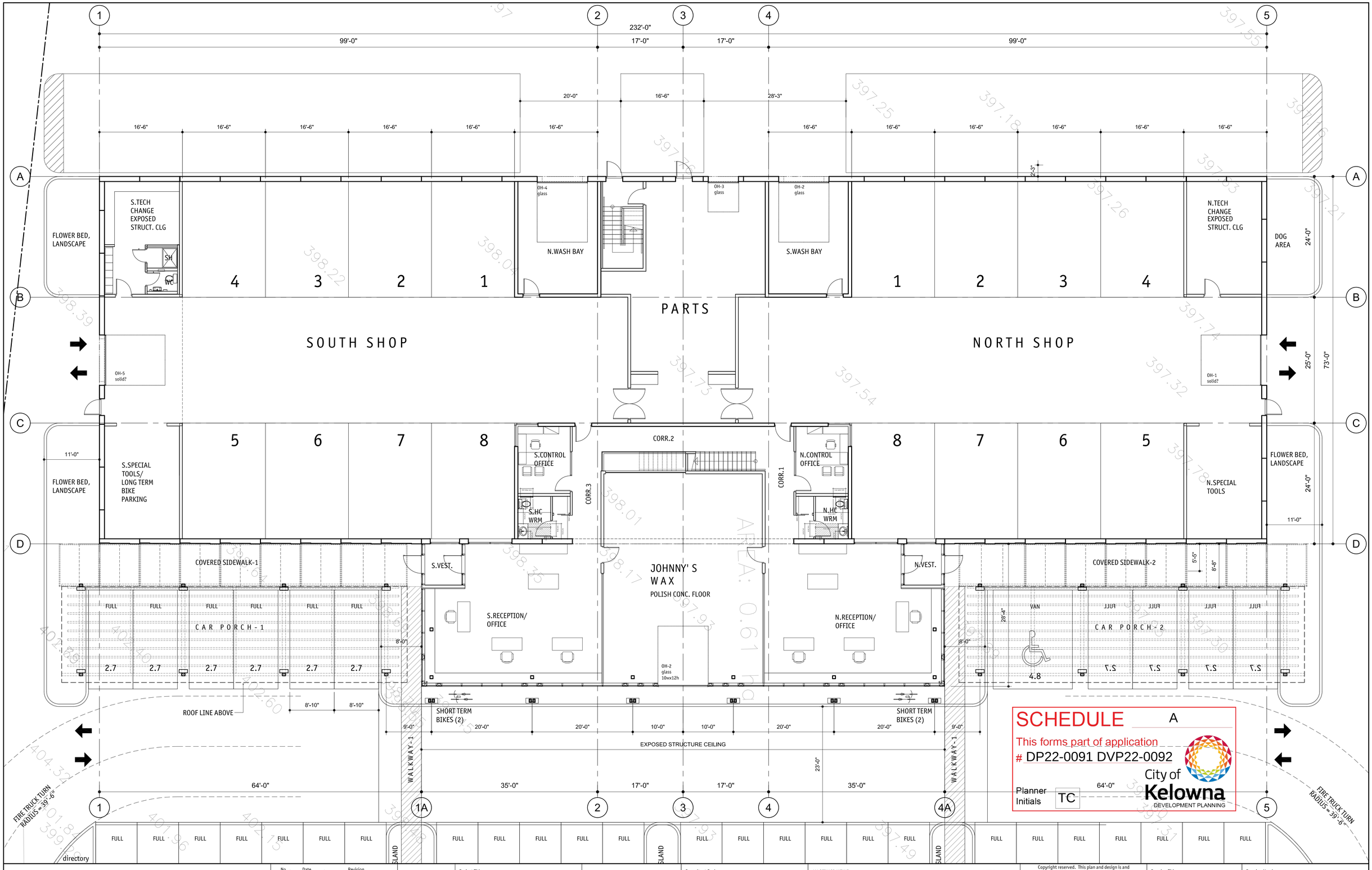

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Drawing Title
LEVEL 1
scale 1/8"=1'-0"

Drawing Number
A3.01

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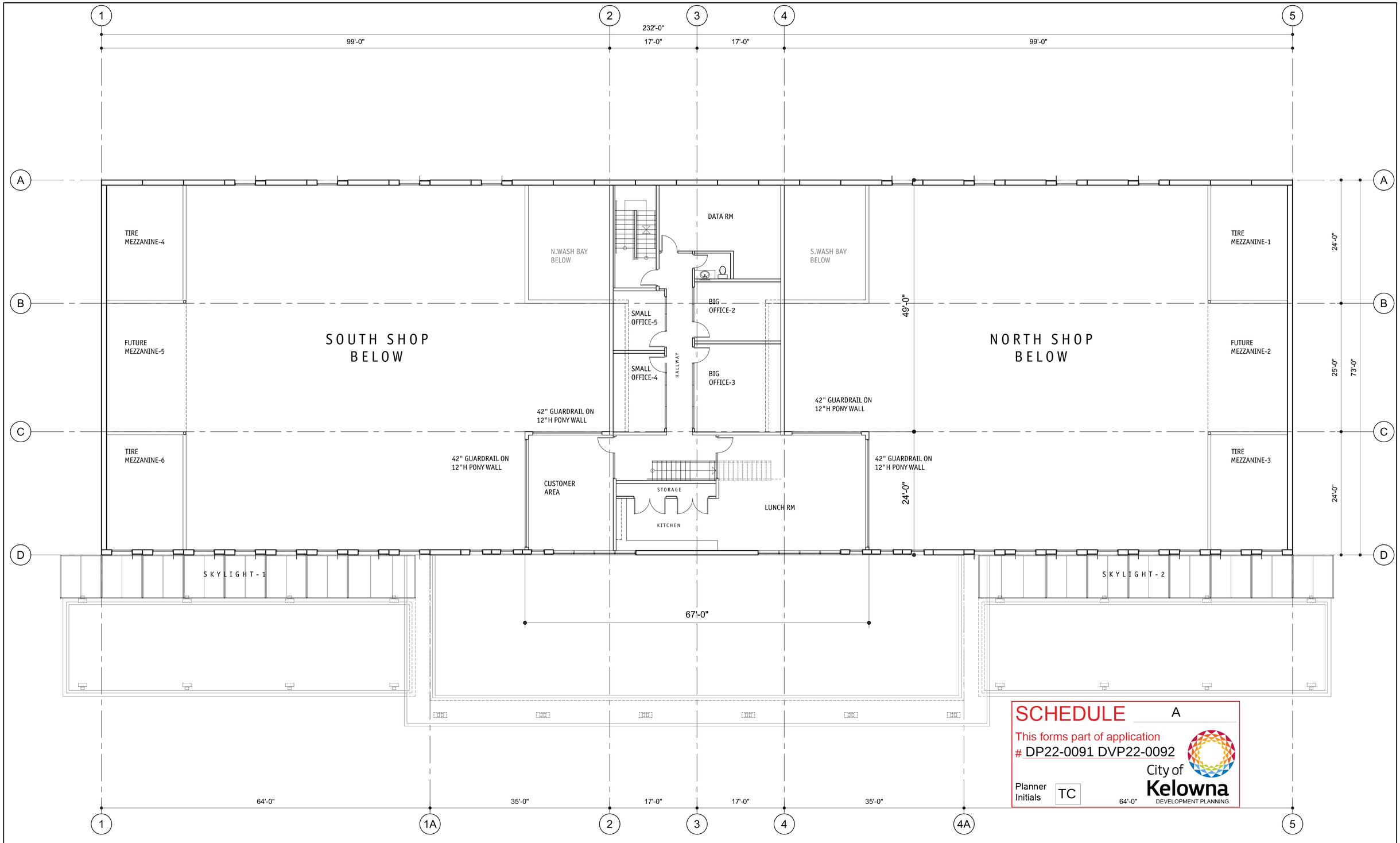

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Drawing Title

LEVEL 2

scale 1/8"=1'-0"

Drawing Number

A3.02

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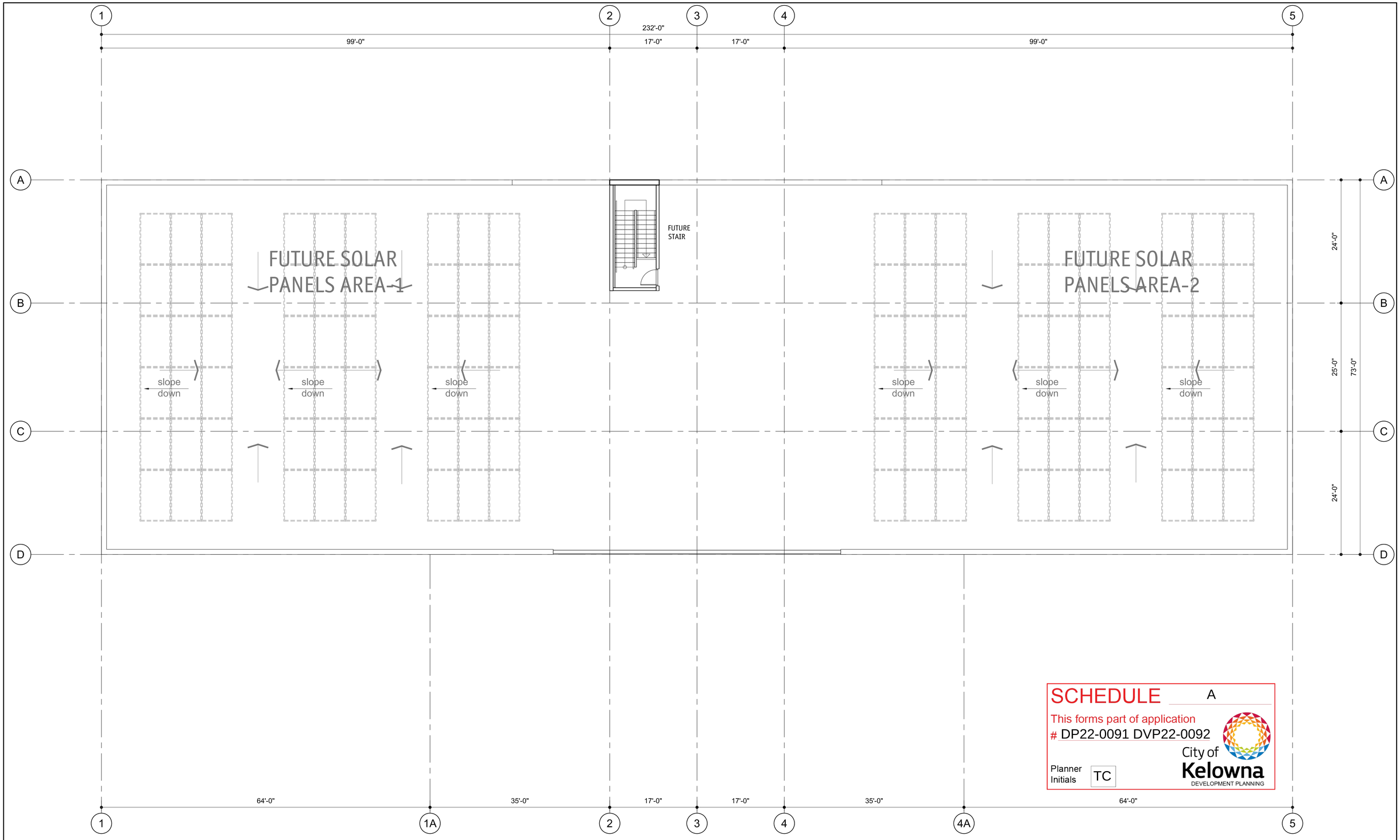

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Drawing Title
LOWER ROOF
& AMENITY

scale 1/8"=1'-0"

Drawing Number
A3.03

DRAWINGS ARE NOT TO BE SCALED.
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SCHEDULE B

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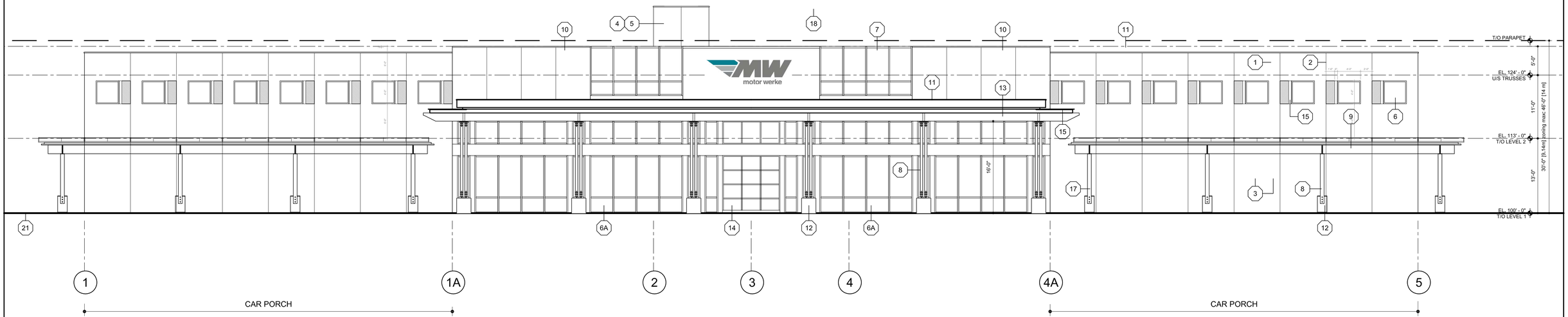
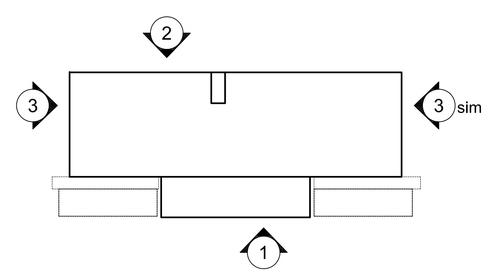


19 PAINTED METAL DOOR	12 CONCRETE BASE	6 ALUM. WINDOW	ELEVATION KEY NOTES ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUF.'S STANDARD LINE OF COLOURS.
20 CHAIN LINK FENCE AT SITE PERIMETER WITH SLIDING GATE	13 METAL PANEL FASCIA / SOFFIT	6A ALUM. STOREFRONT WINDOW / DOOR	
21 FINISHED GRADES (SEE CIVIL / LANDSCAPE)	14 ALUM. GLASS OVERHEAD DOOR	7 ALUM. WINDOW (CURTAIN WALL SYSTEM)	1 PRECAST CONCRETE PANEL
	15 PAINTED STEEL PLATE & ANGLE	8 STAINED GLULAM COLUMN WITH EXPOSED STEEL & BOLTS	2 PRECAST PANEL CONTROL JOINT
	16 LIGHT FIXTURE	9 STAINED GLULAM BEAM WITH EXPOSED STEEL & BOLTS	3 CONCRETE REVEALS
	17 STEEL RAIN WATER LEADER	10 ILLUMINATED SIGNAGE	4 STUCCO FINISH
	18 not used	11 PREFINISHED SHEET METAL FLASHING	5 STUCCO CONTROL JOINT



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Drawing Title
BUILDING ELEVATION 1
scale 1/8"=1'-0"

Drawing Number
A4.01

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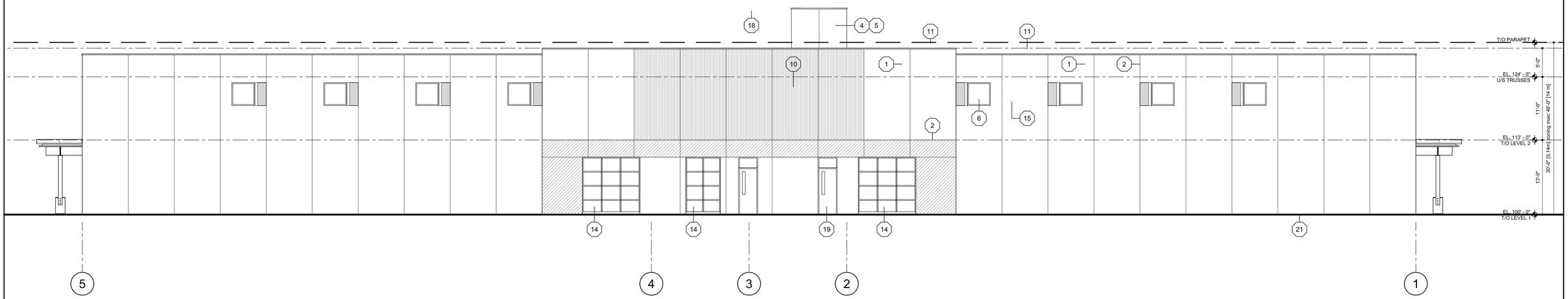

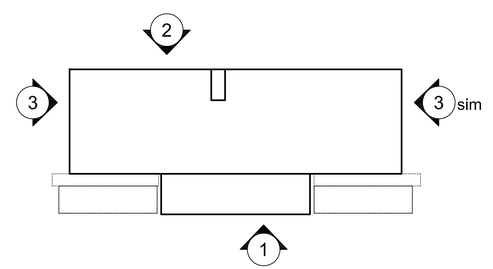

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Drawing Title
BUILDING ELEVATION 2

scale 1/8"=1'-0"

Drawing Number
A4.02

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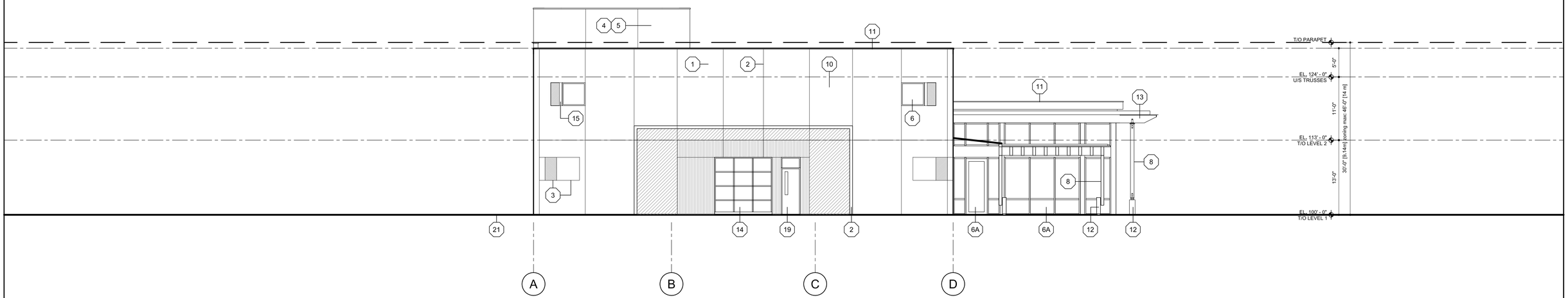
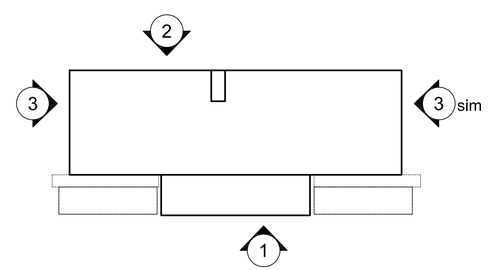
DEVELOPMENT PLANNING

Planner Initials TC





2022-07-07
revised DP

No.	Date	Revision
1	2022-02-10	Issued DP
2	2022-07-04	ReIssued DP

TRUE NORTH

Project Title
MW MOTORWERKE
NEW BUILDING

1300 FINDLAY ROAD KELOWNA V1X 5B2
LOT A PLAN EPP107390

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
EMAIL: kel-mai@shaw.ca

m+m a
MEIKLEJOHN ARCHITECTS INC.

Date	2022-07-04
Job No.	m+m 21-1930
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
BUILDING
ELEVATION 3

scale 1/8"=1'-0"

Drawing Number
A4.03

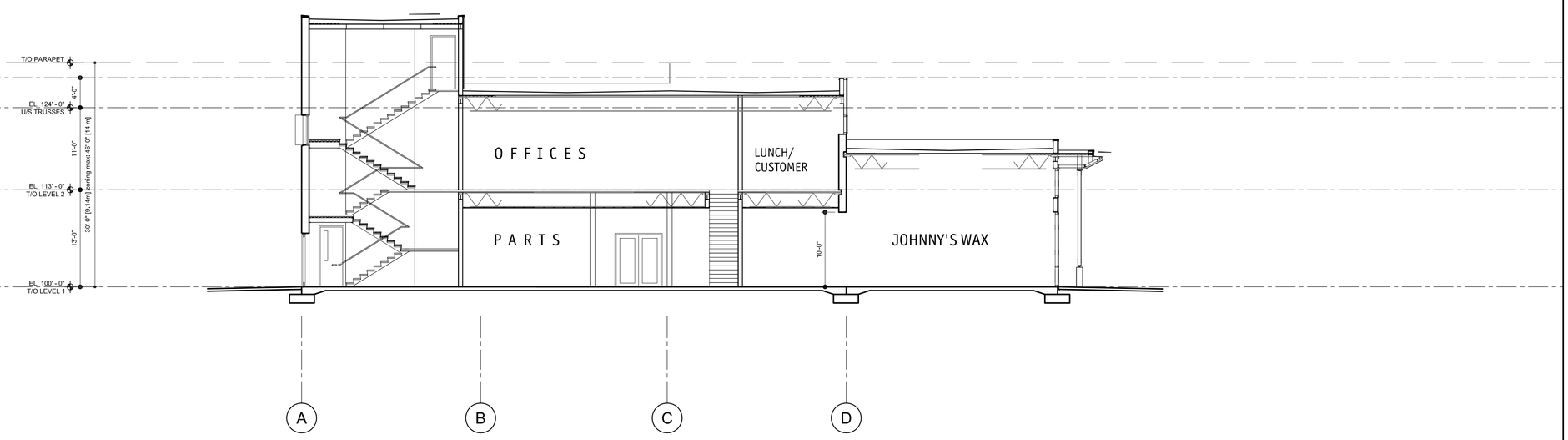
DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

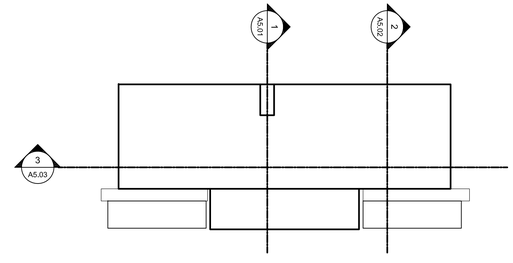
SCHEDULE B

This forms part of application
DP22-0091 DVP22-0092

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC





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MEIKLEJOHN ARCHITECTS INC.

Date	2022-07-04
Job No.	m+m 21-1930
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
BUILDING
SECTION 1

scale 1/8"=1'-0"

Drawing Number
A5.01

DRAWINGS ARE NOT TO BE SCALED.
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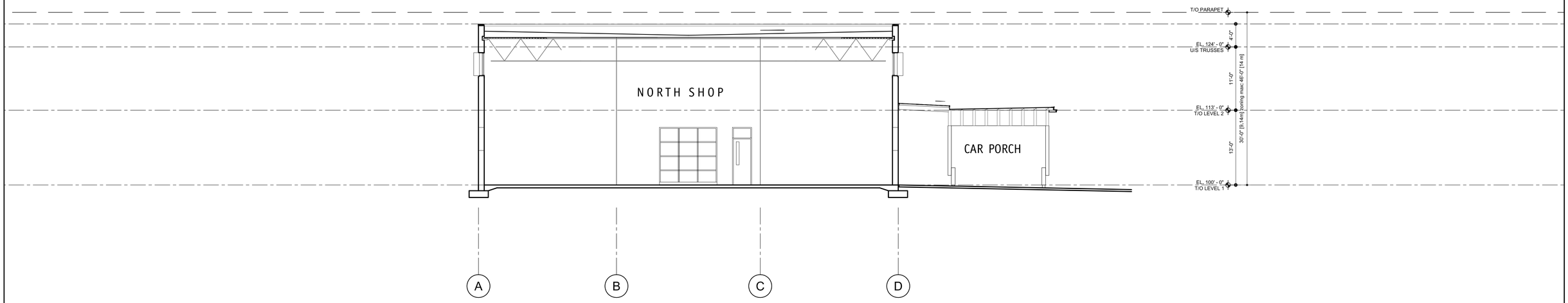
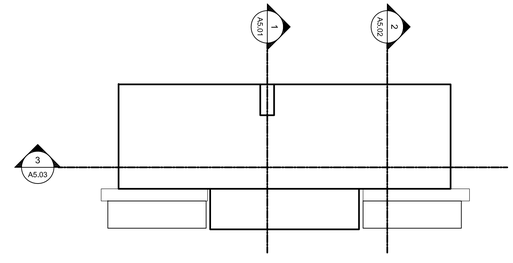
Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING





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m+m a
MEIKLEJOHN ARCHITECTS INC.

Date	2022-07-04
Job No.	m+m 21-1930
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
BUILDING
SECTION 2

scale 1/8"=1'-0"

Drawing Number
A5.02

DRAWINGS ARE NOT TO BE SCALED.
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SCHEDULE B

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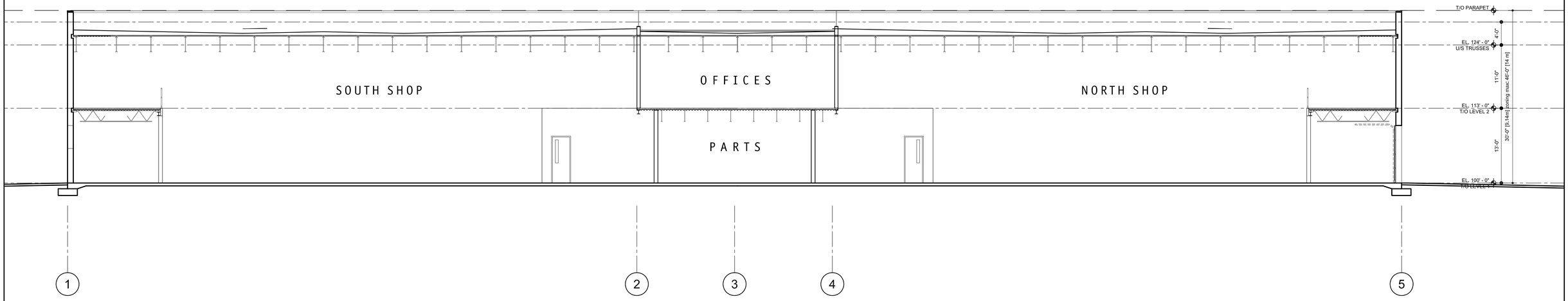
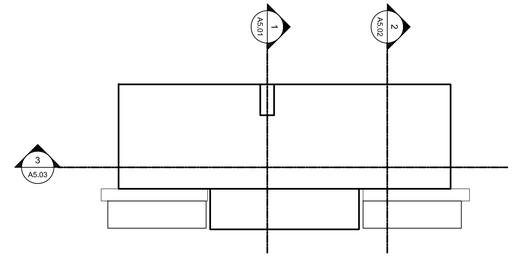
DP22-0091 DVP22-0092

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING





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m+m a
MEIKLEJOHN ARCHITECTS INC.

Date	2022-07-04
Job No.	m+m 21-1930
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
BUILDING
SECTION 3

scale 1/8"=1'-0"

Drawing Number
A5.03

DRAWINGS ARE NOT TO BE SCALED.
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SCHEDULE B
This forms part of application
DP22-0091 DVP22-0092
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

SCHEDULE B

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Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

aluminium overhead door

smooth precast concrete panel

stained wood post and concrete base with good lighting

blue pantone 641 | medium grey pantone 430 | light grey pantone 428 | process black | red pantone 185

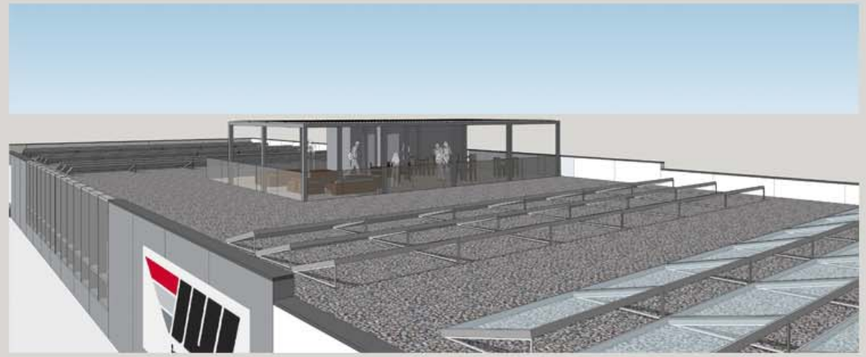
SCHEDULE B

This forms part of application

DP22-0091 DVP22-0092

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



SCHEDULE B

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City of Kelowna
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Planner Initials TC

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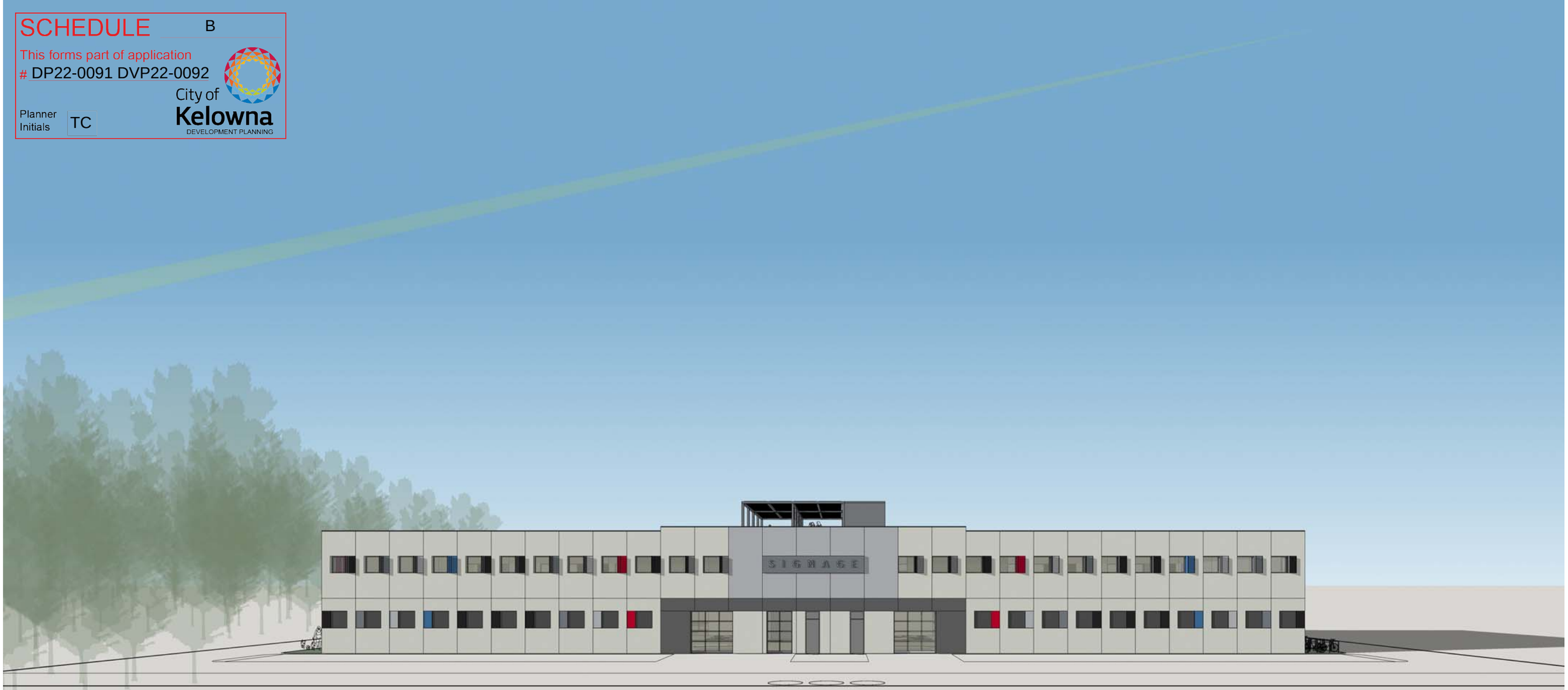

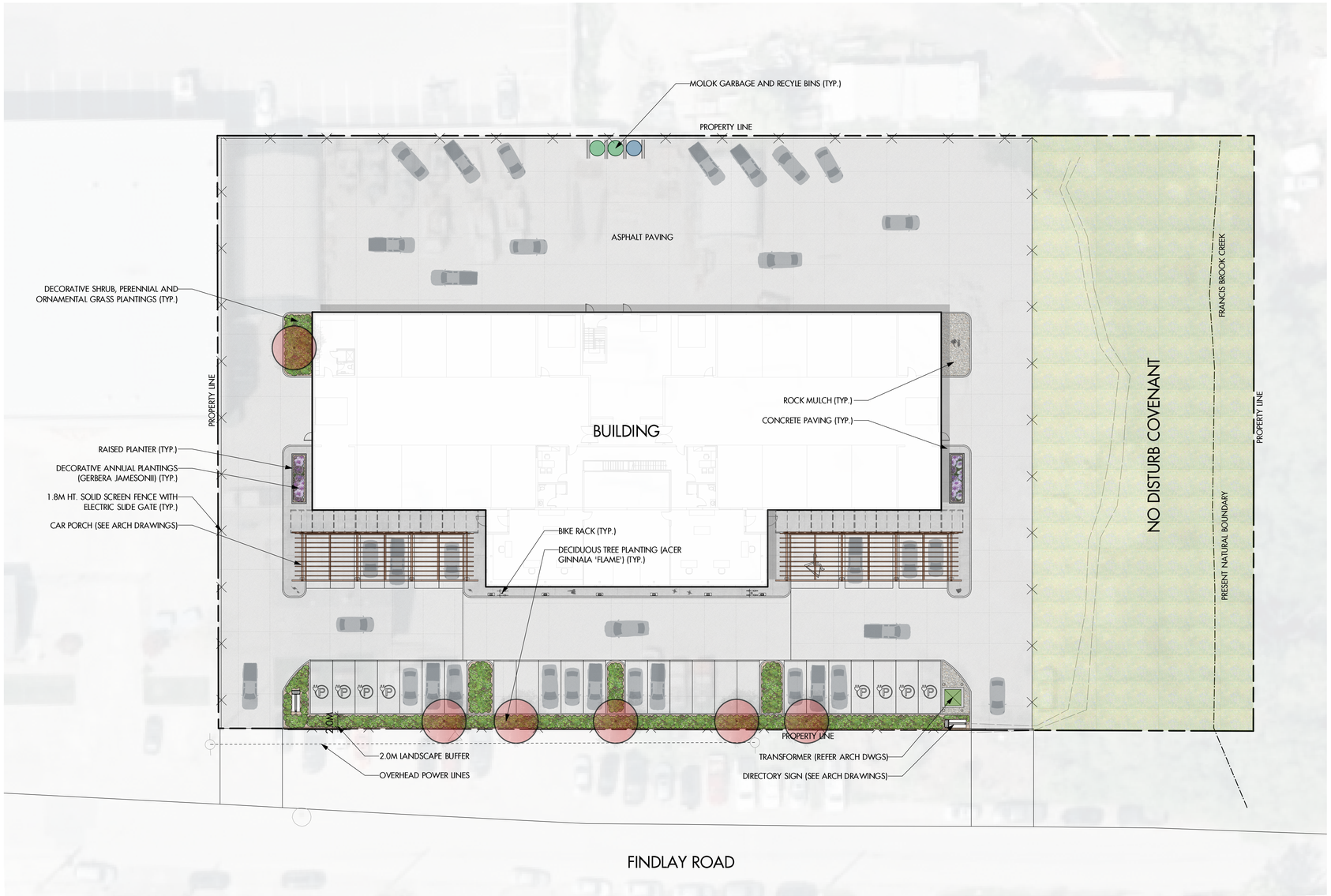

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	6	6cm CAL.
SHRUBS			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	90	#01 CONT. /0.6M O.C. SPACING
PHYSOCARPOS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	15	#01 CONT. /1.5M O.C. SPACING
SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	15	#01 CONT. /1.5M O.C. SPACING
PERENNIALS & GRASSES			
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	12	#01 CONT. /1.2M O.C. SPACING
ECHINACEA PUPUREA 'MAGNUS'	MAGNUS CONEFLOWER	25	#01 CONT. /0.75M O.C. SPACING
SALVIA NEMEROSA 'MAYNIGHT'	MAYNIGHT MEADOW SAGE	25	#01 CONT. /0.75M O.C. SPACING
SEDUM NEMOROSA 'AUTUMN JOY'	AUTUMN JOY STONECROP	25	#01 CONT. /0.75M O.C. SPACING
ANNUALS			
GERBERA JAMESONII	GERBERA DAISY	64	PLUGS/0.3M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.

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. DO NO PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. 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.

SCHEDULE C

This forms part of application
DP22-0091 DVP22-0092

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

ecora
200-2045 Enterprise Way
Kelowna, BC V1Y 9T5
T (250) 469-9757
www.ecora.ca

N

PROJECT TITLE

MW MOTOR WERKE
1300 Findlay Road

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	22.01.24	Review
2	22.02.03	Review
3	22.07.12	Review
4	22.07.13	Review
5		

PROJECT NO	21-166
DESIGN BY	FB
DRAWN BY	MC
CHECKED BY	FB
DATE	JUL. 13, 2022
SCALE	1:250
PAGE SIZE	24"x36"

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L 1/2

ISSUED FOR REVIEW ONLY

0 5 10 15 20 25 M

SCHEDULE C

This forms part of application

DP22-0091 DVP22-0092

Planner Initials TC

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DEVELOPMENT PLANNING

ecora
200-2045 Enterprise Way
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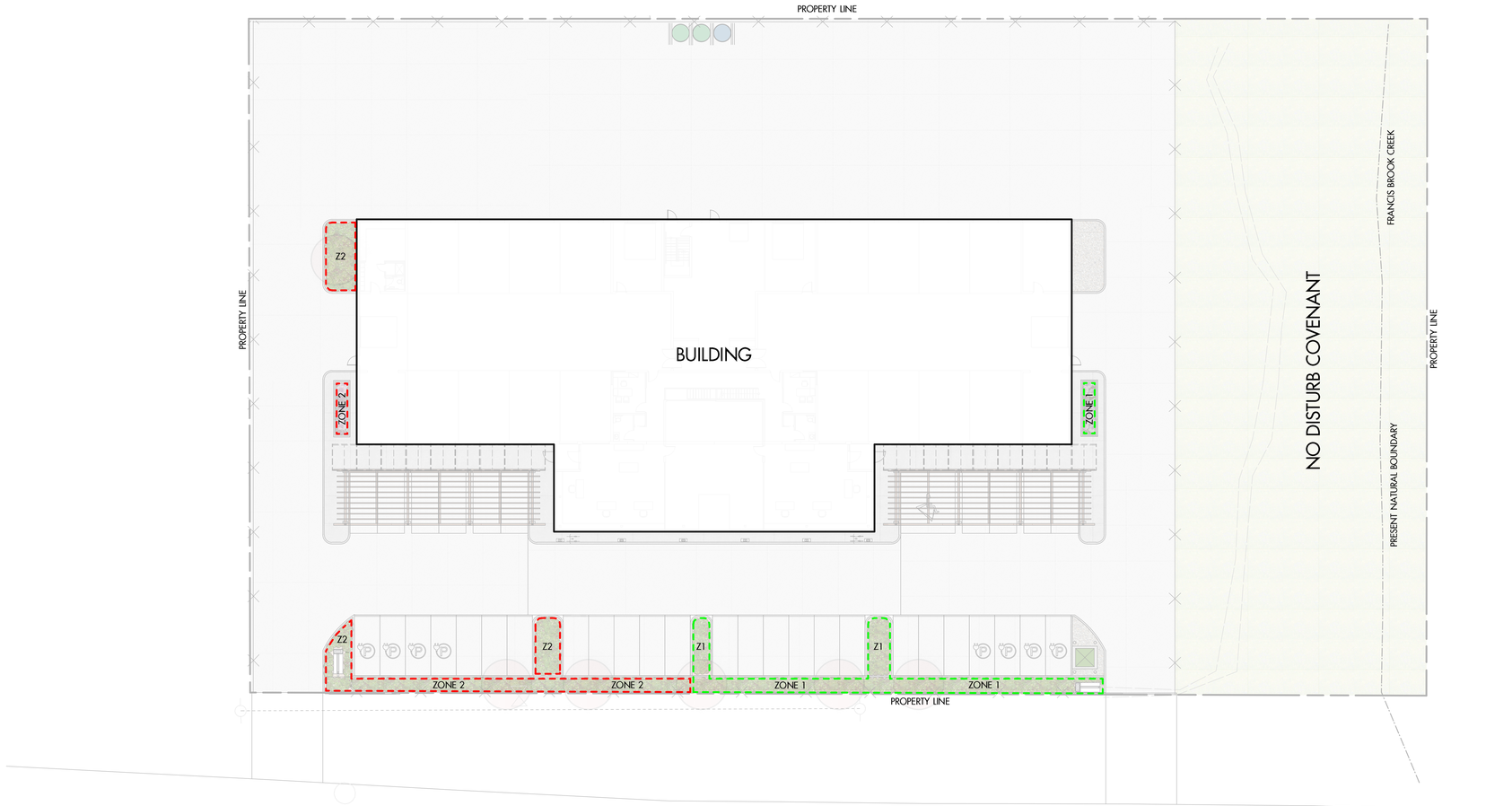

FINDLAY ROAD

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 143 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 72 cu.m. / year

WATER BALANCE = 71 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 102 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 34 cu.m.

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 115 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 38 cu.m.

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.

N

PROJECT TITLE

MW MOTOR WERKE
1300 Findlay Road
Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION		
1	22.01.24	Review
2	22.02.03	Review
3	22.07.12	Review
4	22.07.13	Review
5		

PROJECT NO	21-166
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334

DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY

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 *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
6.1 General Guidelines						
6.1.1 Relationship to the Street	**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.						✓
6.1.2 Site Planning and Landscaping	**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. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)					✓	
d. Distribute trees and landscaping throughout the site in order to: • Soften property edges facing the street; • Define internal roads, pedestrian routes, and open spaces; • Create pleasant pedestrian conditions; • Screen parking, loading, service, and utility areas; • Manage stormwater on-site; and • Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls;			✓			
e. Provide on-site bio-retention facilities (e.g. bioswales, rain gardens) to collect, store and filter stormwater from parking areas.	✓					
f. Use permeable materials such as paving blocks or permeable concrete in parking areas to maximize rainwater infiltration.		✓				
g. Pedestrian pathways should provide clear sight lines and connect the following: • Parking areas to building entrances; • Main building entrances to public sidewalks (where applicable); • Main building entrances to transit stopes (where applicable); • Between buildings on adjacent lots.						✓
h. 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.						
i.	Base new development on an internal circulation pattern that allows logical movement throughout the site and that will accommodate, and not preclude, intensification over time.					✓	
6.1.3 Site Servicing, Access, and Parking		**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.			✓			
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: • Integrating these facilities into the footprint of the building; or • Screening using fencing, walls, and/or landscaping					✓	
g.	Provide areas for temporary snow storage that do not conflict with site circulation, landscaping, and access to utility boxes. For example, by providing access via a lane away from public view.	✓					
6.1.4 Building Articulation, Features, and Materials		**N/A**	**1**	**2**	**3**	**4**	**5**
a.	Avoid facing unarticulated facades to the street and use projections, recesses, 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.						✓
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.						✓
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.						✓
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.					✓	
b. Consider providing landscaped green roofs to manage runoff, add visual appeal, improve energy efficiency, reduce heat island effect, and provide amenity value.		✓				
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.						✓
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.						✓
e. Locate outdoor storage areas within rear yards and/or interior side yards and screened from street view.						✓
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.						✓
b. Use different exterior materials to distinguish between the plant/warehouse component of a building from the office/sales component.				✓		