

Development Permit

DP22-0133



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

9640 McCarthy Road

and legally known as

Lot 1 Sections 10 and 11 Township 20 ODYD Plan EPP91012

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

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 Approval: January 23rd, 2023

Development Permit Area: Form and Character

Existing Zone: I2 – General Industrial

Future Land Use Designation: IND – Industrial

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

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: Nicola Va (9640 McCarthy) Nominee Inc., Inc.No. BC1333757

Applicant: PC Urban Properties Corp.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT A

This forms part of application

DP22-0133

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

THAT Council authorizes the issuance of Development Permit No. DP22-0133 for Lot 1 Section 10 and 11 Township 20 ODYD Plan EPP91012 located at 9640 McCarthy Road, Kelowna, BC, subject to the following:

- 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";
- 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;

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 owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$134,777.50**

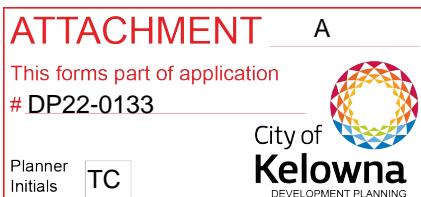
Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

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.

9640 MCCARTHY ROAD - KELOWNA



VIEW FROM NORTH ENTRANCE

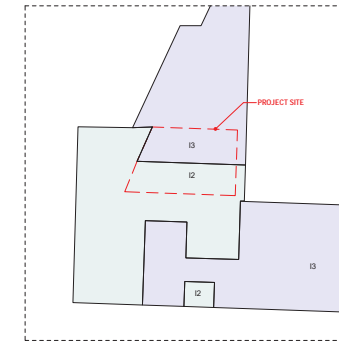


VIEW FROM SOUTH ENTRANCE

CONTEXT SITE PLAN

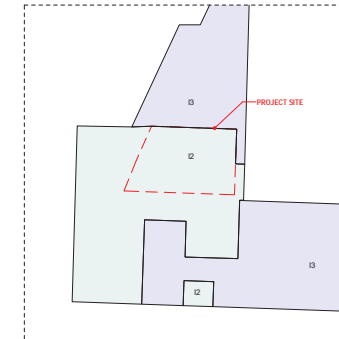


REZONING MAP



① ZONING MAP - EXISTING

T = 300'-0"



② ZONING MAP - PROPOSED

T = 300'-0"

DRAWING LIST

SHEET #	TITLE
A.00.00	COVER SHEET
A.00.01	SITE PLAN AND STATISTICS
A.00.02	FIRE TRUCK ACCESS AND SIGNAGE PLAN
A.00.03	SOLID WASTE MANAGEMENT
A.01.01	BUILDING 1 - FLOOR PLAN
A.01.02	BUILDING 1 - ROOF PLAN
A.01.03	BUILDING 2 - FLOOR PLANS
A.02.01	BUILDING 1 - SECTIONS AND ELEVATIONS
A.02.02	BUILDING 2 - SECTIONS AND ELEVATIONS
A.05.01	BUILDING 1 - STAIR PLANS & SECTIONS
A.05.02	BUILDING 2 - STAIRS AND END OF TRIP FACILITY
A.09.01	MATERIALS
A.10.01	FSR CALCULATIONS
A.10.02	GARBAGE ENCLOSURE

SCHEDULE A

This forms part of application
DP22-0133

Planner Initials **TC**



REVISION	DATE	DESCRIPTION
6	2023.01.05	REISSUE FOR DP
5	2022.12.08	REVISED DP
4	2022.10.31	REVISED DP DRAWINGS
3	2022.09.14	AREA AND PARKING REVIEW
2	2022.06.30	ISSUED FOR REVIEW
1	2022.04.07	ISSUED FOR REZONING

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting emergency work and the cost of rectification.



PC URBAN KELOWNA

9640 MCCARTHY ROAD, KELOWNA, BC

COVER SHEET

SCALE 1" = 300'-0" DATE: 2022.11.14 DRAWN: PG
PROJECT NUMBER 20003

A.00.00

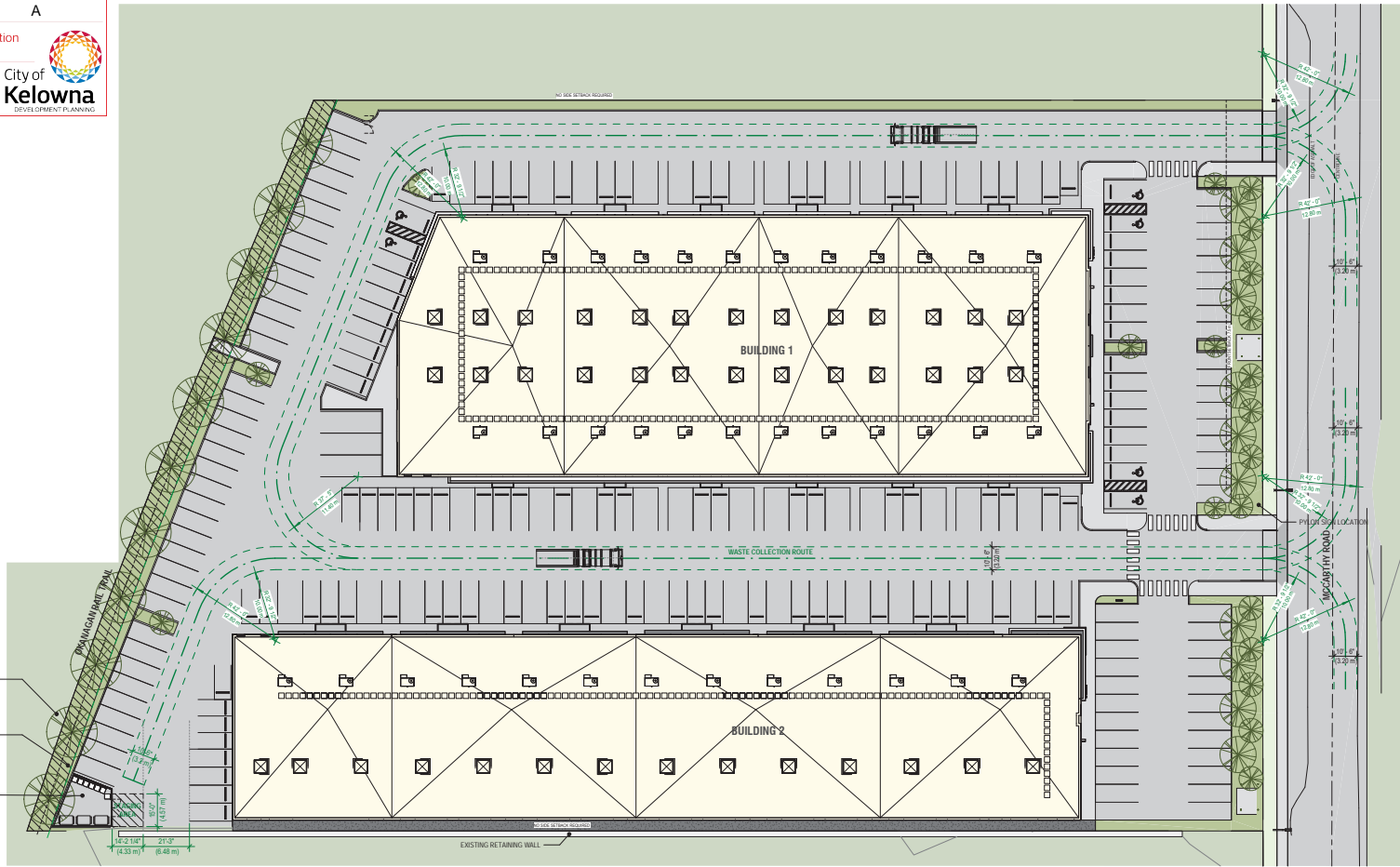
SCHEDULE A

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DP22-0133



Planner initials **TC**

City of Kelowna
DEVELOPMENT PLANNING



- TREES @ 10m OIC MAX.
- 3m LANDSCAPE BUFFER (COKANAGAN RAIL TRAIL)
- GARBAGE ENCLOSURE 2

① SOLID WASTE MANAGEMENT PLAN
1 : 300



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REVISION	DATE	DESCRIPTION
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3	2022.10.31	REVISED DP DRAWINGS
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9640 MCCARTHY ROAD, KELOWNA, BC

SOLID WASTE MANAGEMENT

SCALE 1:300 DATE 2022.11.14 DRAWN PG PROJECT NUMBER 2000

A.00.03

PROJECT: COKANAGAN RAIL TRAIL, 10.0000 - 100.0000 - 100.0000 - 100.0000 - 100.0000 - 100.0000
 DATE: 2022.11.14
 DRAWN: JACQUES

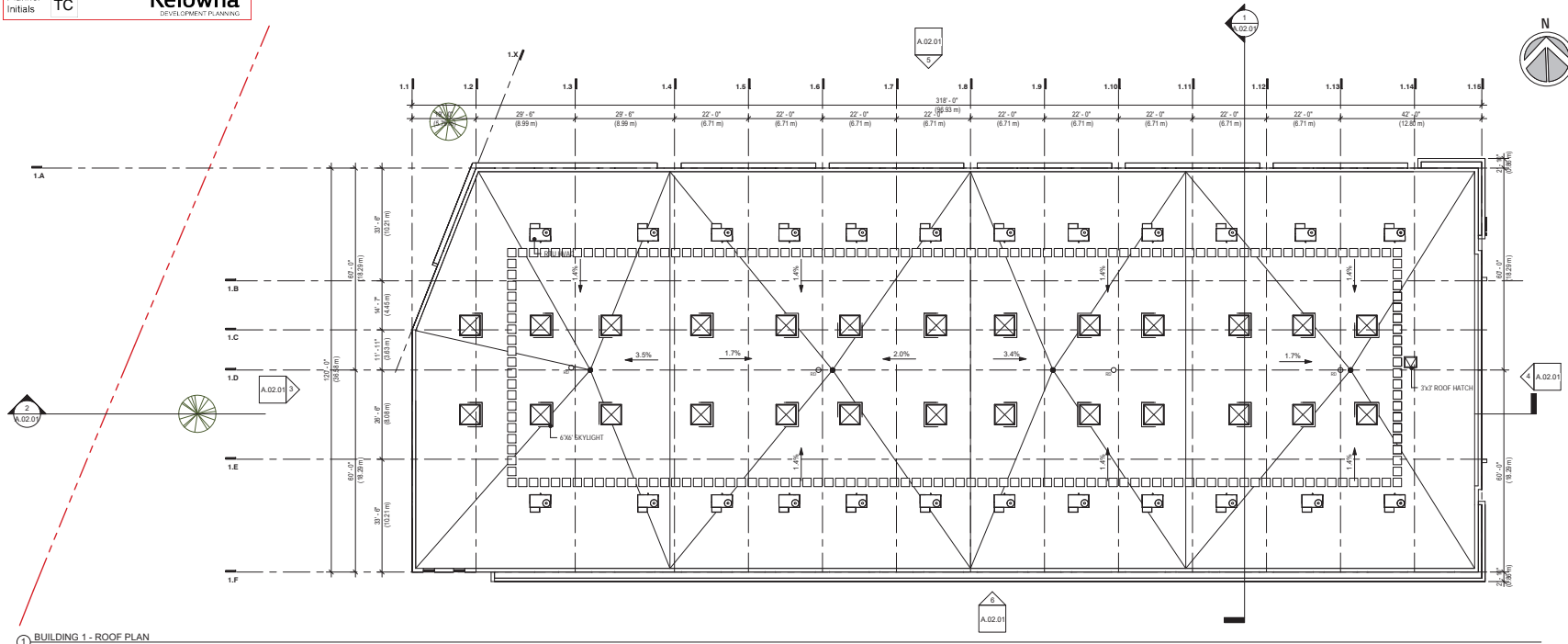
SCHEDULE A

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○ BUILDING 1 - ROOF PLAN
1/16" = 1'-0"

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PC URBAN KELOWNA - BUILDING 1

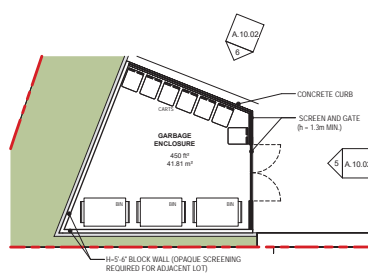
9640 MCCARTHY ROAD, KELOWNA, BC

BUILDING 1 - ROOF PLAN

SCALE 1/16" = 1'-0" DATE 2022.01.15 DRAWN PG
PROJECT NUMBER 2000

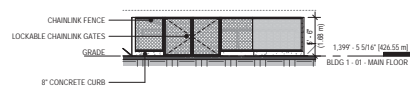
A.01.02

FILE PATH: C:\Users\chrisbo\OneDrive\Documents\2022\15-20000-BLDG1-ROOF PLAN.rvt
PROJECT NUMBER: 20000

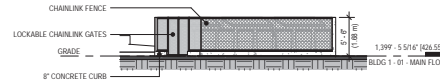


④ GARBAGE ENCLOSURE
1:100

- NOTE**
- AREA 450 SQ. FT. (41.81m²)
 - 3 (4x8) BINS (27\"/>



⑤ GARBAGE - EAST
1:100



⑥ GARBAGE - NORTH
1:100

SCHEDULE A

This forms part of application
DP22-0133

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

REVISION	DATE	DESCRIPTION
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PC URBAN KELOWNA

9640 MCCARTHY ROAD, KELOWNA, BC

GARBAGE ENCLOSURE

SCALE 1:100 DATE 2022.11.14 DRAWN PD
PROJECT NUMBER 2000

A.10.02

BUILDING 1 - SECTIONS / ELEVATIONS

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 property re-imagined™

SCHEDULE B

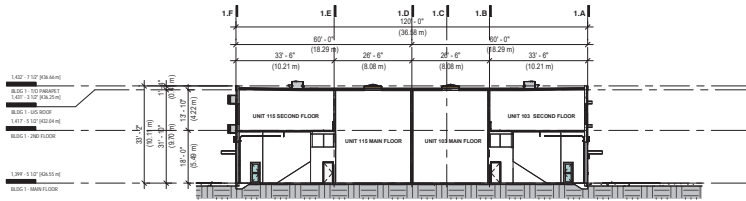
This forms part of application
DP22-0133

Planner Initials **TC**

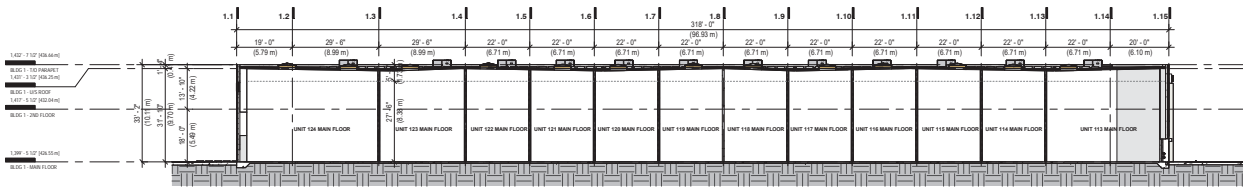
City of Kelowna
 DEVELOPMENT PLANNING

FIRE SEPARATION LEGEND	
	1 HR FIRE SEPARATION
	2 HR FIRE SEPARATION

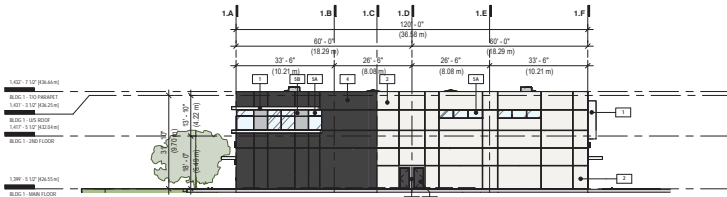
MATERIALS LEGEND:	
	ACM PANEL w/ 1/2" REVEALS COLOUR: WHITE
	TILT UP CONCRETE PANELS WITH CAST-IN REVEALS PAINTED WHITE
	TILT UP CONCRETE PANELS WITH CAST-IN REVEALS PAINTED LIGHT GRAY
	TILT UP CONCRETE PANELS WITH CAST-IN REVEALS PAINTED DARK GRAY
	CLEAR DOUBLE GLAZED WITH BLACK ALUMINUM FRAMES - CURTAIN WALL
	INSULATED SPANDREL GLASS WITH BLACK ALUMINUM FRAMES - CURTAIN WALL
	2" x 2" ALUMINUM SUPPORT RAIL SLATS FOR FUTURE SIGNAGE ATTACHMENT W/A
	OVERHEAD METAL DOORS WITH VISION PANELS - PAINTED MEDIUM GRAY
	INSULATED STEEL DOORS - PAINTED GRAY TO MATCH WALL



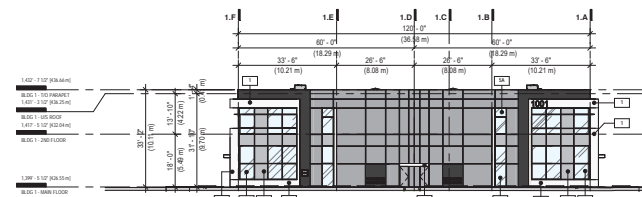
1 BUILDING 1 - TRANSVERSAL SECTION
 1" = 20'-0"



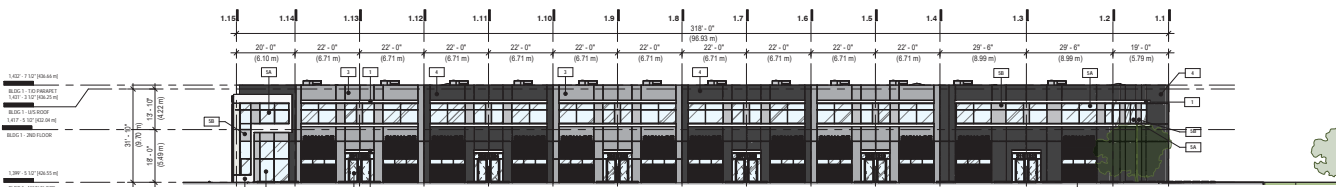
2 BUILDING 1 - LONGITUDINAL SECTION
 1" = 20'-0"



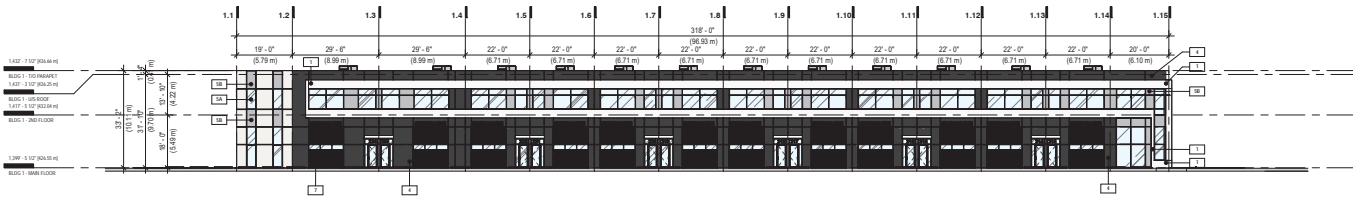
3 BUILDING 1 - WEST ELEVATION
 1" = 20'-0"



4 BUILDING 1 - EAST ELEVATION
 1" = 20'-0"



5 BUILDING 1 - NORTH ELEVATION
 1" = 20'-0"



6 BUILDING 1 - SOUTH ELEVATION
 1" = 20'-0"

REVISION	DATE	DESCRIPTION
5	2023.01.05	ISSUE FOR DP
4	2022.12.08	REVISED DP
3	2022.09.05	ISSUED FOR REVIEW
2	2022.06.30	ISSUED FOR REVIEW
1	2022.04.07	ISSUED FOR ZONING

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PC URBAN KELOWNA - BUILDING 1

9640 MCCARTHY ROAD, KELOWNA, BC

BUILDING 1 - SECTIONS AND ELEVATIONS

SCALE: As indicated DATE: 2022.07.15 DRAWN: PD
 PROJECT NUMBER: 20003

A.02.01

BUILDING 2 - SECTIONS / ELEVATIONS

SCHEDULE B

This forms part of application
DP22-0133

Planner Initials **TC**



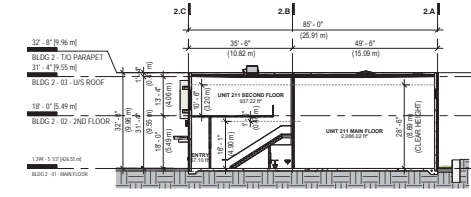
FIRE SEPARATION LEGEND

	1 HR FIRE SEPARATION
	2 HR FIRE SEPARATION

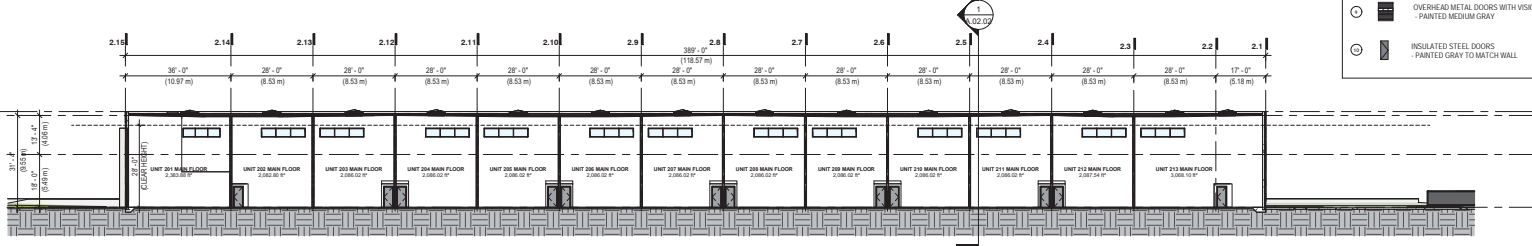
MATERIALS LEGEND:

	ACM PANEL w/ 1/2" REVEALS COLOUR: WHITE
	TILT UP CONCRETE PANELS WITH CAST-IN REVEALS PAINTED WHITE
	TILT UP CONCRETE PANELS WITH CAST-IN REVEALS PAINTED LIGHT GREY
	TILT UP CONCRETE PANELS WITH CAST-IN REVEALS PAINTED DARK GRAY
	CLEAR DOUBLE GLAZED WITH BLACK ALUMINUM FRAMES - CURTAIN WALL
	INSULATED SPANDREL GLASS WITH BLACK ALUMINUM FRAMES - CURTAIN WALL
	2" x 2" ALUMINUM SUPPORT RAIL SLATS FOR FUTURE SIGNAGE ATTACHMENT N/A
	OVERHEAD METAL DOORS WITH VISION PANELS PAINTED MEDIUM GRAY
	INSULATED STEEL DOORS PAINTED GRAY TO MATCH WALL

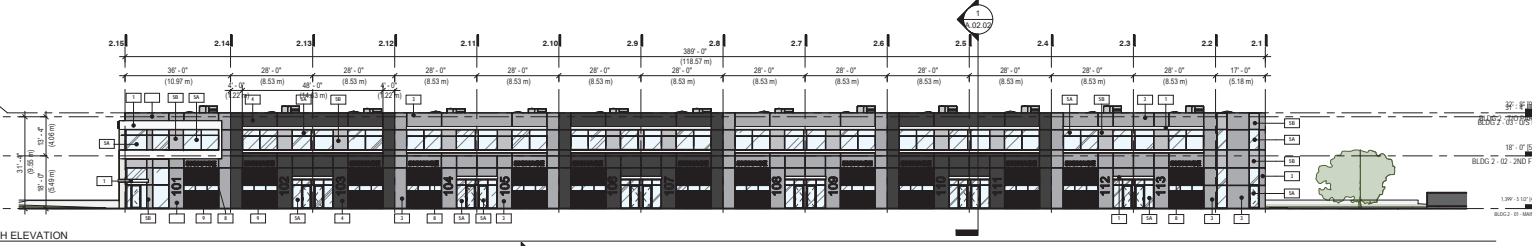
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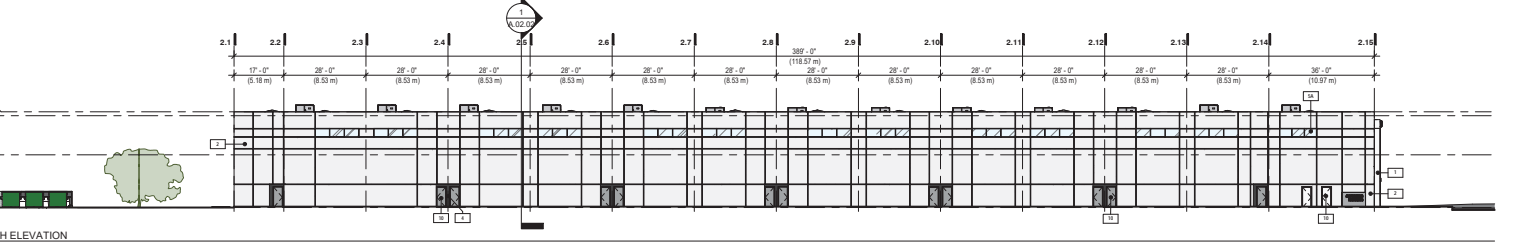
1 BUILDING 2 - TRANSVERSAL SECTION
1" = 20'-0"



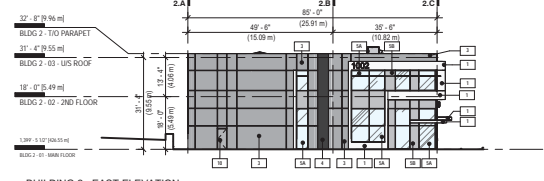
2 BUILDING 2 - LONGITUDINAL SECTION
1" = 20'-0"



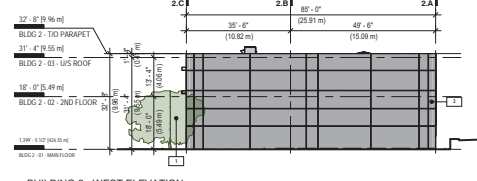
3 BUILDING 2 - NORTH ELEVATION
1" = 20'-0"



4 BUILDING 2 - SOUTH ELEVATION
1" = 20'-0"



5 BUILDING 2 - EAST ELEVATION
1" = 20'-0"



6 BUILDING 2 - WEST ELEVATION
1" = 20'-0"

6	2023.01.05	REISSUE FOR DP
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1	2022.04.07	ISSUED FOR REZONING
REVISION	DATE	DESCRIPTION

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PC URBAN KELOWNA - BUILDING 2

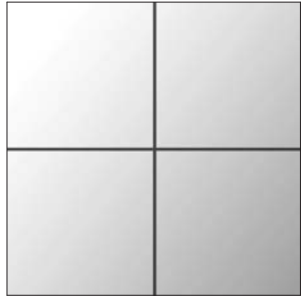
9640 MCCARTHY ROAD, KELOWNA, BC

BUILDING 2 - SECTIONS AND ELEVATIONS

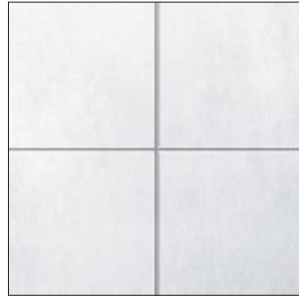
SCALE: As Indicated DATE: 2022.07.15 DRAWN: PD
PROJECT NUMBER: 20003

A.02.02

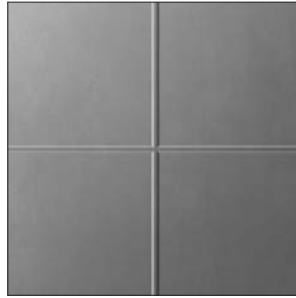
REVISION: Christopher Bozyk Architects Ltd. 10.30.2022 - BLDG 2 - 02 - 2ND FLOOR



01
ACM PANEL w/ 1/2" REVEALS
COLOUR: PURE WHITE (RAL 9010) OR APPROVED EQUAL



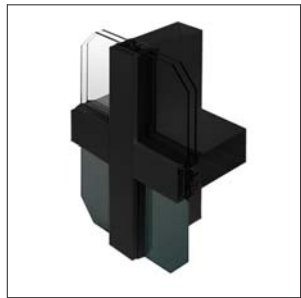
02
CAST-IN-PLACE CONCRETE WITH 3/4"x 2" REVEALS
COLOUR: PURE WHITE (RAL 9010) OR APPROVED EQUAL



03
CAST-IN-PLACE CONCRETE WITH 3/4"x 2" REVEALS
COLOUR: SIGNAL GREY (RAL 7004) OR APPROVED EQUAL



04
CAST-IN-PLACE CONCRETE WITH 3/4"x 2" REVEALS
COLOUR: SIGNAL BLACK (RAL 9004) OR APPROVED EQUAL



BLACK COATED ALUMINUM CURTAINWALL

5A - CLEAR DOUBLE GLAZING, LOW E, TEMPERED WHERE REQUIRED BY CODE.

5B - DOUBLE GLAZED SPANDREL GLASS, OPACI-COAT-300 COLOUR: HARMONY SOLEX

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PHONE (604) 251-3440 FAX (604) 251-3848 www.bozyk.com



MATERIALS LEGEND:

○	□	ACM PANEL w/ 1/2" REVEALS COLOUR: WHITE
○	▤	TILT-UP CONCRETE PANELS WITH CAST-IN REVEALS PAINTED WHITE
○	▥	TILT-UP CONCRETE PANELS WITH CAST-IN REVEALS PAINTED LIGHT GREY
○	▦	TILT-UP CONCRETE PANELS WITH CAST-IN REVEALS PAINTED DARK GREY
○	▧	CLEAR DOUBLE GLAZED WITH BLACK ALUMINUM FRAMES - CURTAIN WALL
○	▨	INSULATED SPANDREL GLASS WITH BLACK ALUMINUM FRAMES - CURTAIN WALL
○	▩	2"x2" ALUMINUM SUPPORT GAIL SLATS FOR FUTURE SIGNAGE ATTACHMENT VIA
○	▪	OVERHEAD METAL DOORS WITH VISION PANELS - PAINTED MEDIUM GRAY
○	▫	INSULATED STEEL DOORS - PAINTED MEDIUM GRAY

5	2023.01.05	REVISED FOR DP
4	2022.12.08	REVISED DP
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PC URBAN KELOWNA

9640 MCCARTHY ROAD, KELOWNA, BC

MATERIALS

SCALE: 1/8" = 1'-0" DATE: 2022.11.14 DRAWN: PG
PROJECT NUMBER: 2003

A.09.01

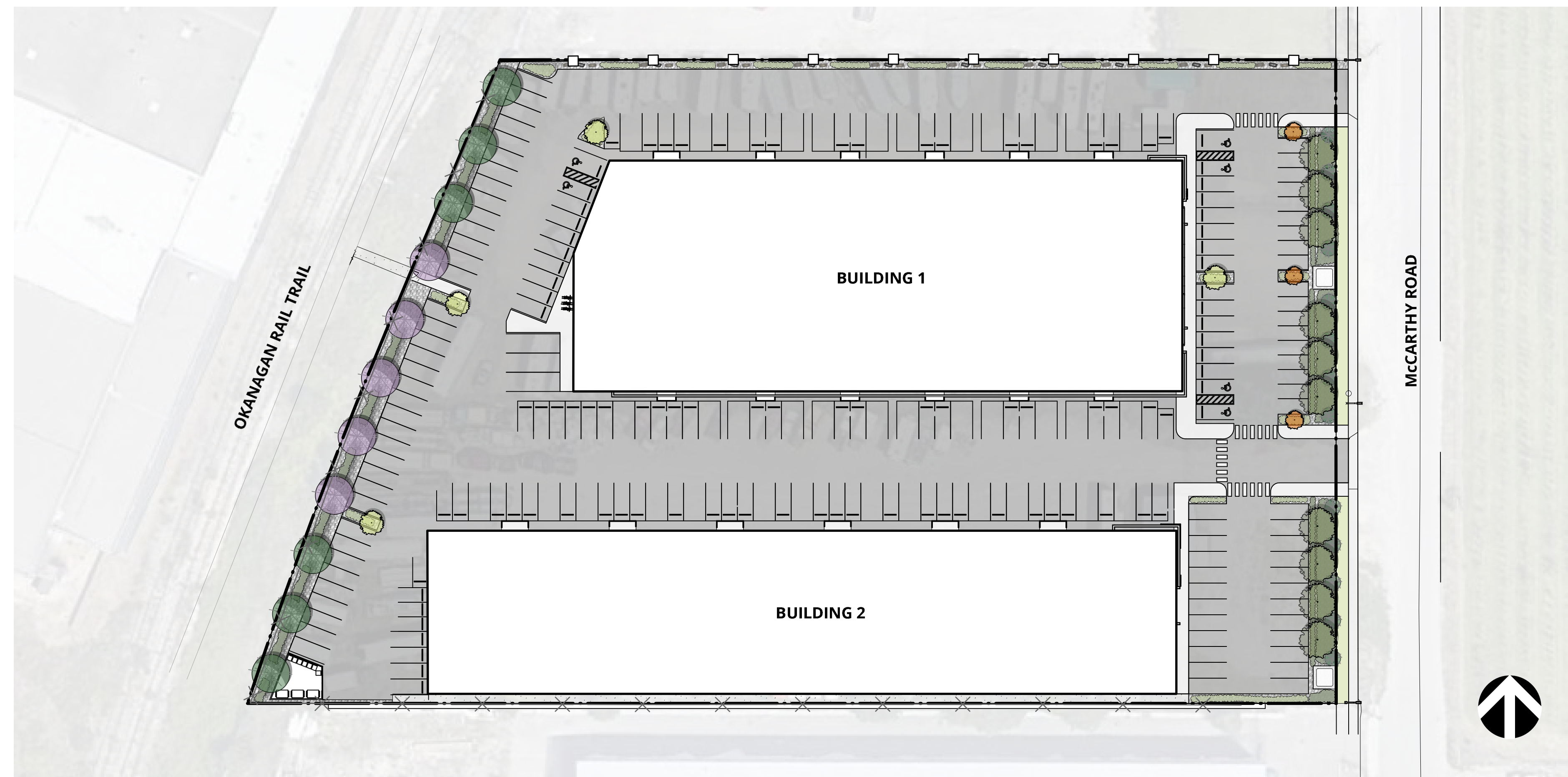
SCHEDULE B

This forms part of application
DP22-0133

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

PC URBAN PROPERTIES
9640 McCARTHY ROAD - INDUSTRIAL DEVELOPMENT
LANDSCAPE PLAN (DEVELOPMENT PERMIT)
KELOWNA
NOVEMBER 25, 2022

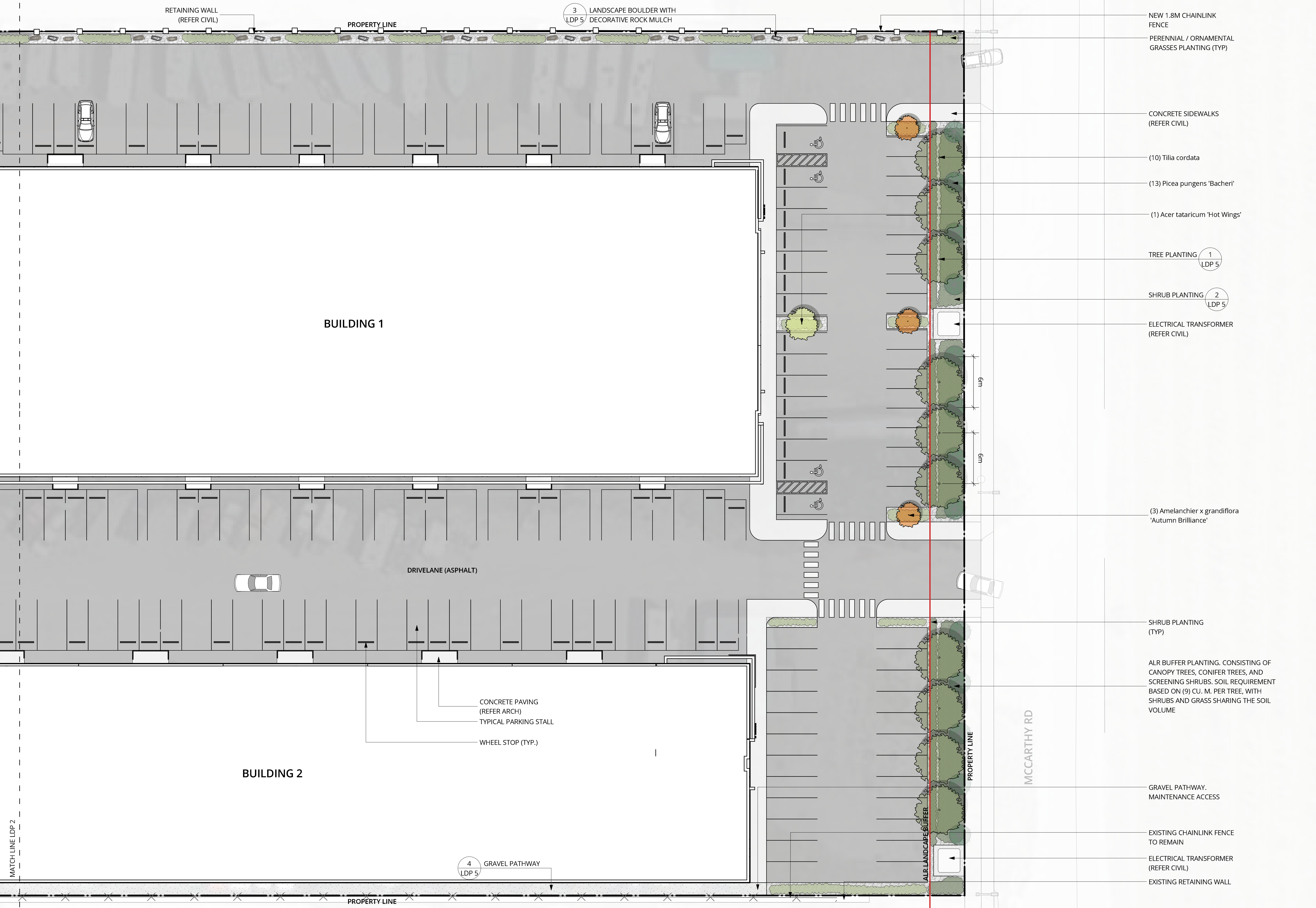


SCHEDULE C

This forms part of application
DP22-0133

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING



- NEW 1.8M CHAINLINK FENCE
- PERENNIAL / ORNAMENTAL GRASSES PLANTING (TYP)
- CONCRETE SIDEWALKS (REFER CIVIL)
- (10) Tilia cordata
- (13) Picea pungens 'Bacheri'
- (1) Acer tataricum 'Hot Wings'
- TREE PLANTING 1 LDP 5
- SHRUB PLANTING 2 LDP 5
- ELECTRICAL TRANSFORMER (REFER CIVIL)
- (3) Amelanchier x grandiflora 'Autumn Brilliance'
- SHRUB PLANTING (TYP)
- ALR BUFFER PLANTING. CONSISTING OF CANOPY TREES, CONIFER TREES, AND SCREENING SHRUBS. SOIL REQUIREMENT BASED ON (9) CU. M. PER TREE, WITH SHRUBS AND GRASS SHARING THE SOIL VOLUME
- GRAVEL PATHWAY. MAINTENANCE ACCESS
- EXISTING CHAINLINK FENCE TO REMAIN
- ELECTRICAL TRANSFORMER (REFER CIVIL)
- EXISTING RETAINING WALL

LEGEND:

- PROPOSED TREES
- PROPERTY LINE
- EXISTING CHAINLINK FENCE
- NEW 1.8M CHAINLINK FENCE
- ASPHALT
- CONCRETE (REFER CIVIL)
- DECORATIVE ROCK MULCH
- GRAVEL PATHWAY
- SHRUB PLANTING
- ORNAMENTAL GRASS / PERENNIAL PLANTING
- LANDSCAPE BOULDERS

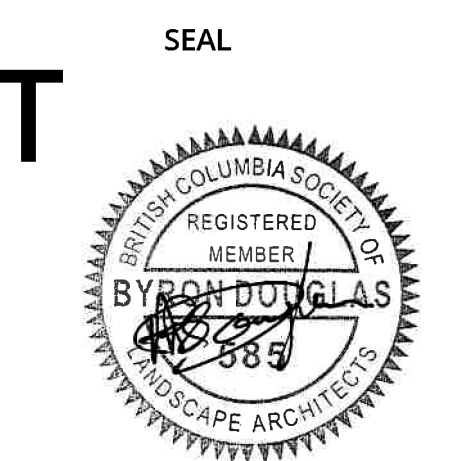
- NOTES:**
1. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
 2. THE LANDSCAPE DESIGN INDICATED HEREIN IS CONCEPTUAL; HOWEVER, IT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
 3. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 4. PLANT MATERIAL SELECTIONS INDICATED HEREIN ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
 5. ALL PLANTING BEDS SHALL HAVE AN APPROVED MULCH.
 6. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.

SCHEDULE C

This forms part of application # DP22-0133

Planner Initials **TC**

City of Kelowna DEVELOPMENT PLANNING



SEAL

NORTH

SCALE: 1 : 200

ISSUED FOR :

NO.	DESCRIPTION	DATE
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2022-11-25
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2022-11-04
0	ISSUED FOR DEVELOPMENT PERMIT	2022-06-02

SCHEDULE

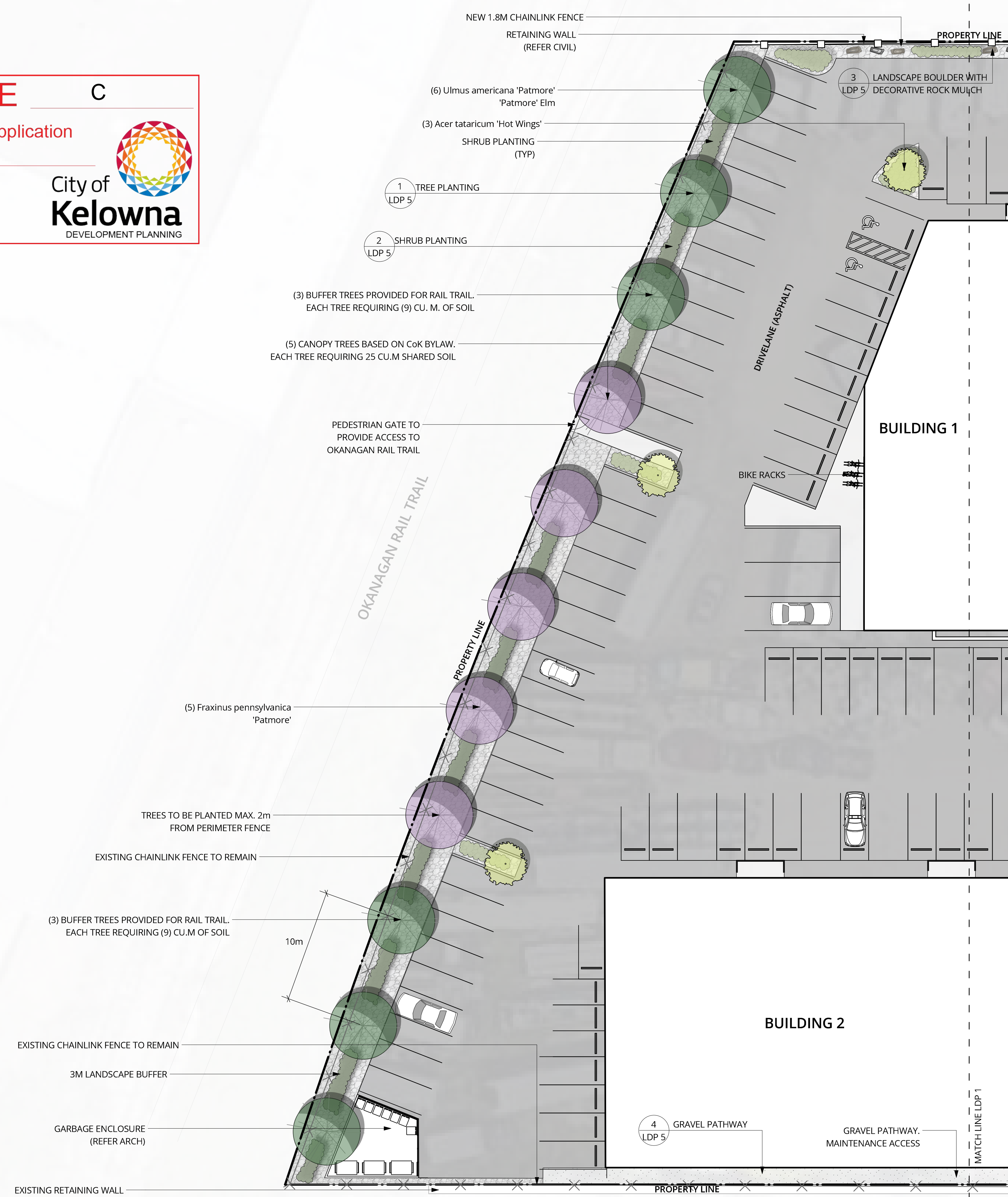
C

This forms part of application
DP22-0133



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **TC**



QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (Ht.xWd.)
Trees					
4	<i>Acer tataricum</i> 'Hot Wings'	Tatarian maple	6cm Cal	B&B	5 x 4m
3	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6cm Cal	B&B	7.5 x 6m
6	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Green Ash	6cm Cal	B&B	15 x 11m
13	<i>Picea pungens</i> 'Bacheri'	Bakeri Spruce	min. 2.5m high	B&B	6 x 5m
10	<i>Tilia cordata</i>	Littleleaf Linden	6cm Cal	B&B	9 x 8m
5	<i>Ulmus americana</i> 'Patmore'	Patmore Elm	6cm Cal	B&B	15 x 9m
Shrubs					
78	<i>Berberis thunbergii</i> 'Concorde'	Concorde Japanese Barberry	#02	Potted	0.6 x 0.6m
55	<i>Cornus stolonifera</i> 'Arctic Fire'	Red Osier Dogwood	#02	Potted	1.2 x 1.2m
81	<i>Juniperus horizontalis</i> 'Prince of Wales'	Prince of Wales Juniper	#02	Potted	0.2 x 2.5m
25	<i>Physocarpus opulifolius</i> 'Dart's Gold'	'Dart's Gold' Common Ninebark	#02	Potted	1.2 x 1.5m
20	<i>Physocarpus opulifolius</i> 'Diabolo'	'Diabolo' Common Ninebark	#02	Potted	1.5 x 1.5m
78	<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac	#02	Potted	1.0 x 1.8m
20	<i>Taxus x media</i> 'Hicksii'	Hick's Yew	#02	Potted	3 x 1.2m
Ornamental Grasses					
20	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	#01	Potted	1.5 x 1.2m
19	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted	1 x 0.9m
Perennials					
19	<i>Achillea filipendulina</i> 'Gold Plate'	Gold Plate Yarrow	#01	Potted	1.2 x 0.9m
19	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.6 x 0.9m
24	<i>Perovskia atriplicifolia</i> 'Blue Spire'	Blue Spire Russian Sage	#01	Potted	1 x 1.2m

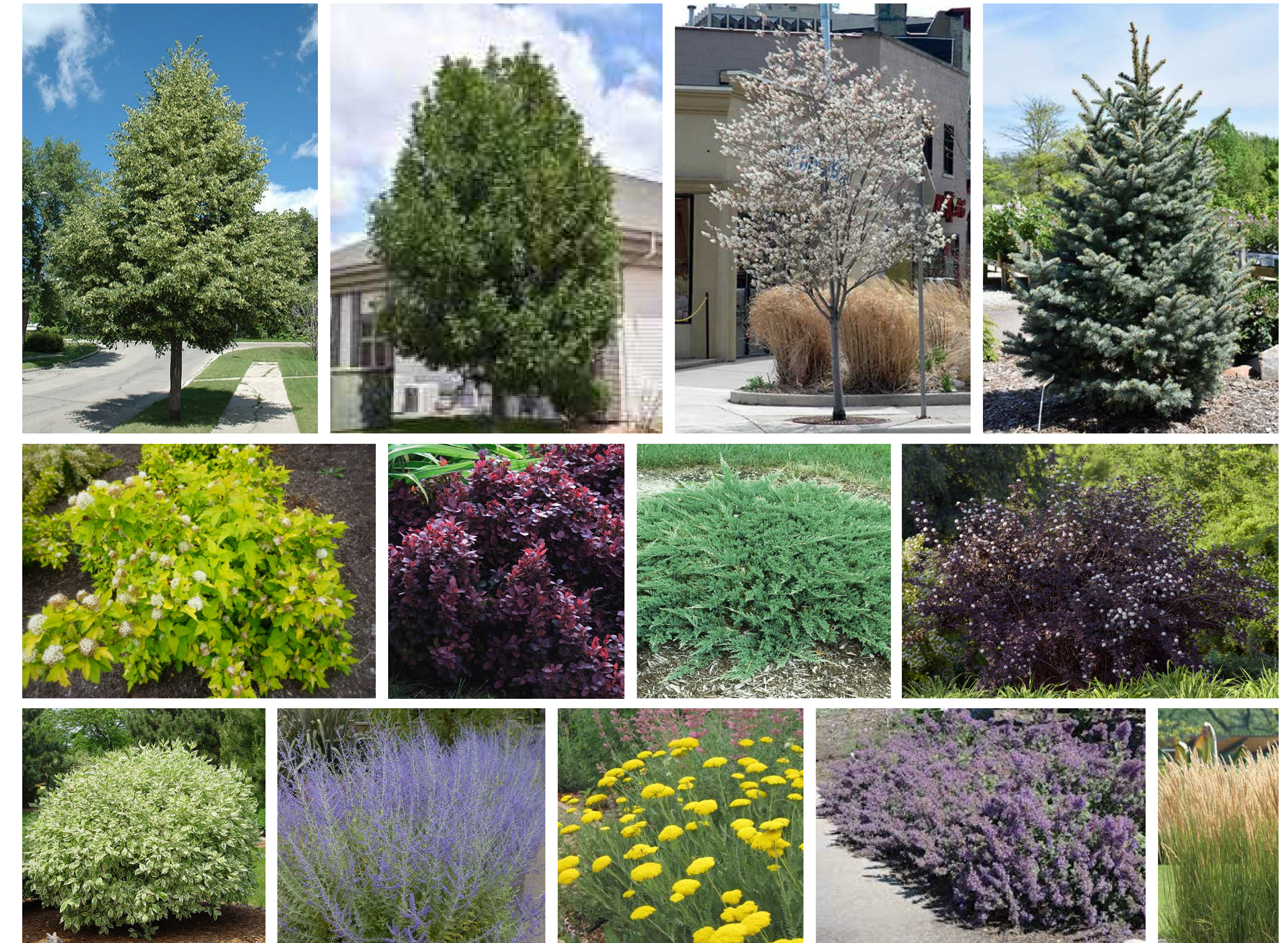
LEGEND:

- PROPOSED TREES
- PROPERTY LINE
- EXISTING CHAINLINK FENCE
- NEW 1.8M CHAINLINK FENCE
- ASPHALT
- CONCRETE (REFER CIVIL)
- DECORATIVE ROCK MULCH
- GRAVEL PATHWAY
- SHRUB PLANTING
- ORNAMENTAL GRASS / PERENNIAL PLANTING
- LANDSCAPE BOULDERS

NOTES:

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6. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.

PRECEDENT IMAGES:

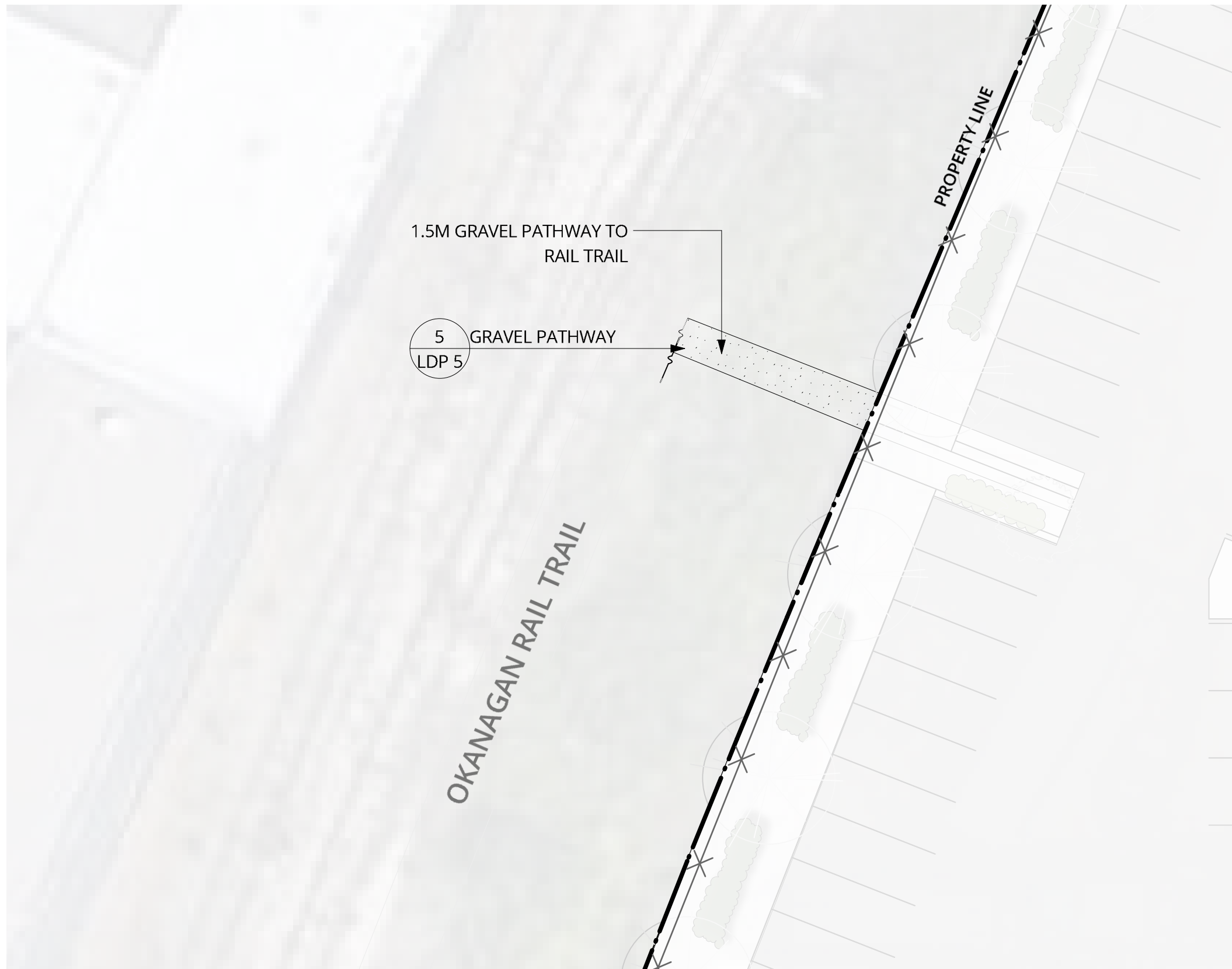


SCHEDULE C

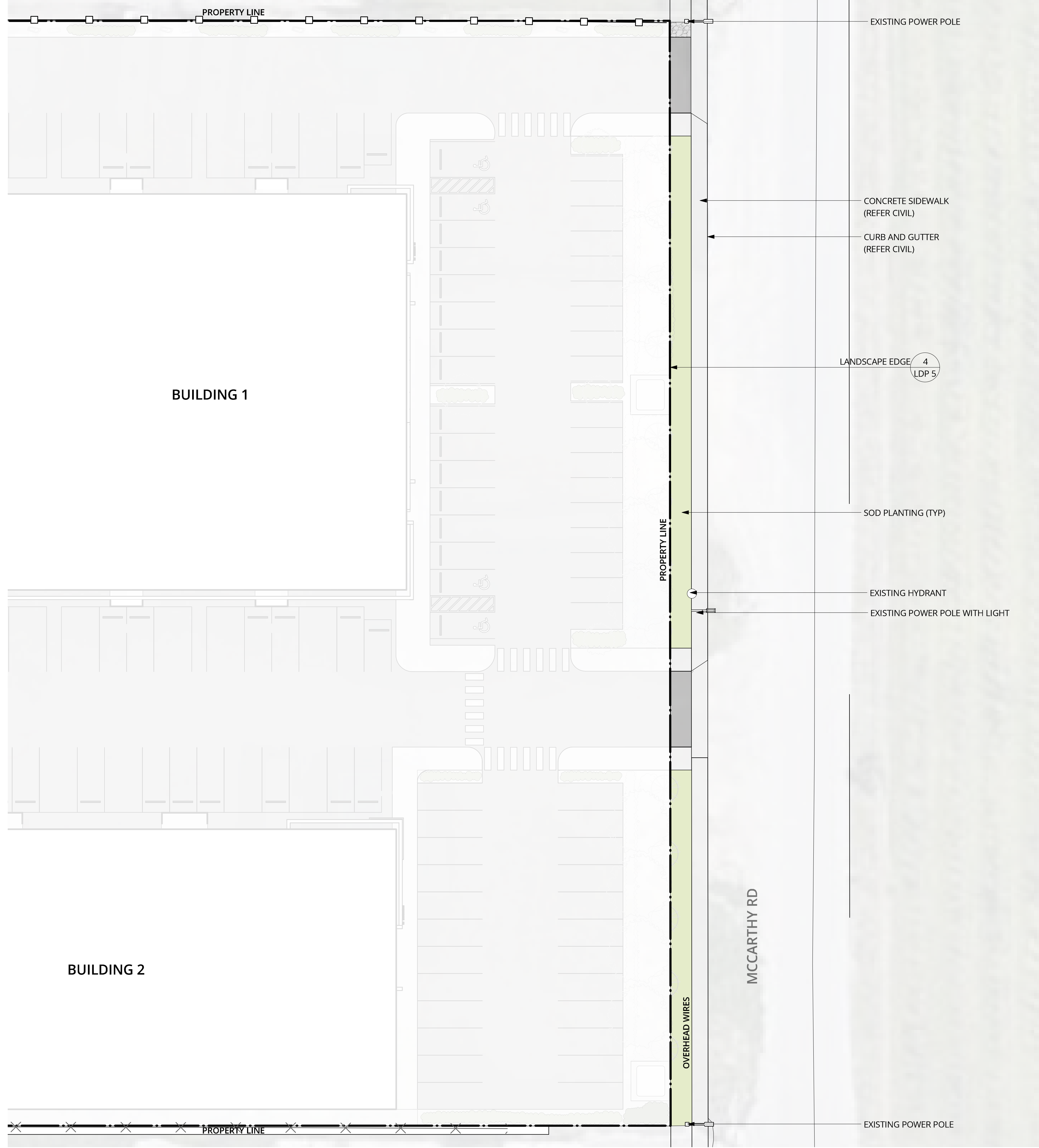
This forms part of application
DP22-0133

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING



RAIL TRAIL ACCESS LANDSCAPE PLAN (OFF SITE)



- LEGEND:**
- PROPOSED TREES
 - PROPERTY LINE
 - EXISTING CHAINLINK FENCE
 - NEW 1.8M CHAINLINK FENCE
 - ASPHALT
 - CONCRETE (REFER CIVIL)
 - DECORATIVE ROCK MULCH
 - GRAVEL PATHWAY
 - SHRUB PLANTING
 - ORNAMENTAL GRASS / PERENNIAL PLANTING
 - LANDSCAPE BOULDERS
 - LAWN FROM SOD

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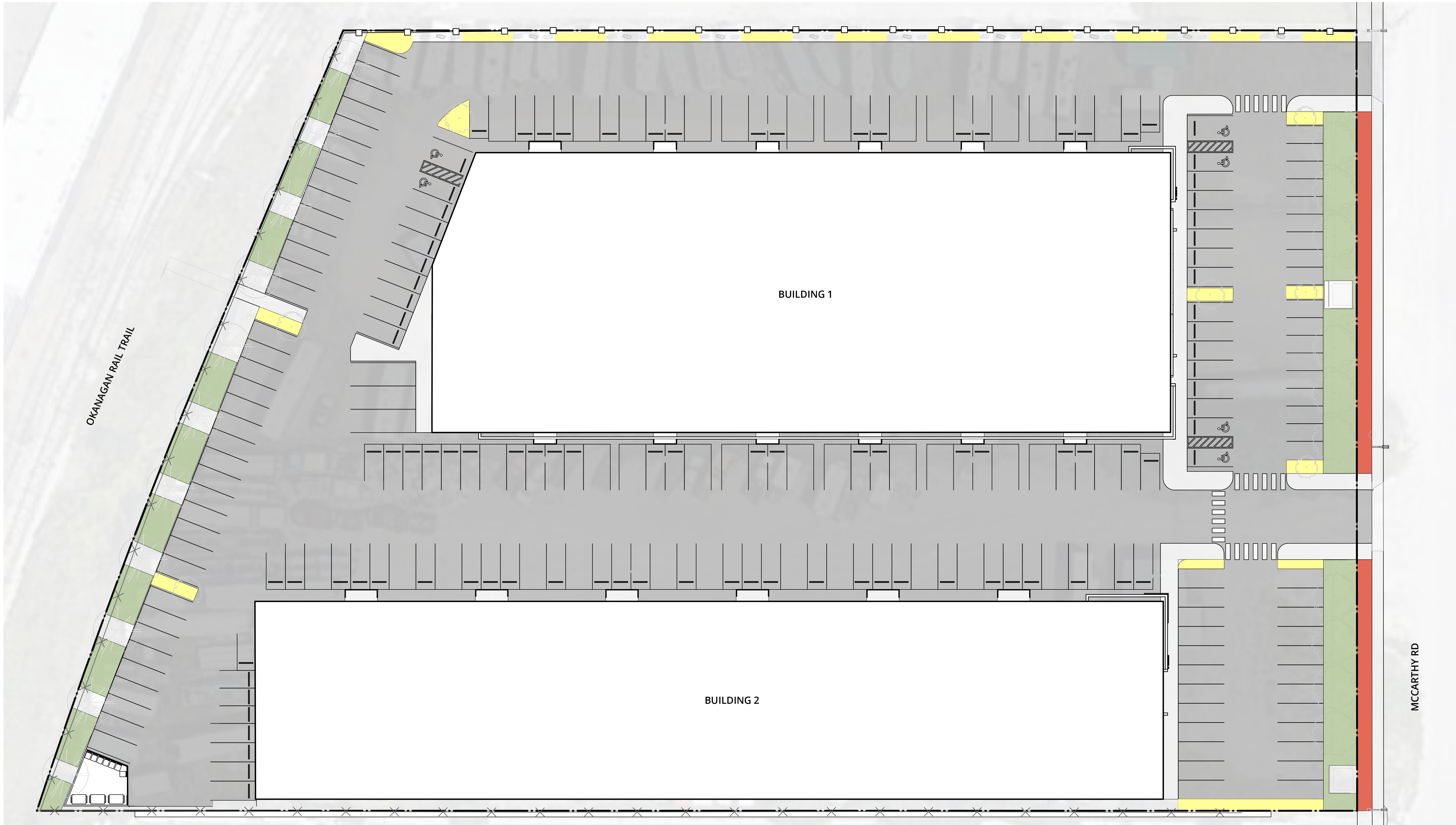
ISSUED FOR :		
NO.	DESCRIPTION	DATE
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2022-11-25
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2022-11-04
0	ISSUED FOR DEVELOPMENT PERMIT	2022-06-02

LEGEND:

- LOW WATER REQUIREMENTS GRASSES / PERENNIALS
- MEDIUM WATER REQUIREMENTS SHRUBS
- HIGH WATER REQUIREMENTS SOD

NOTES:

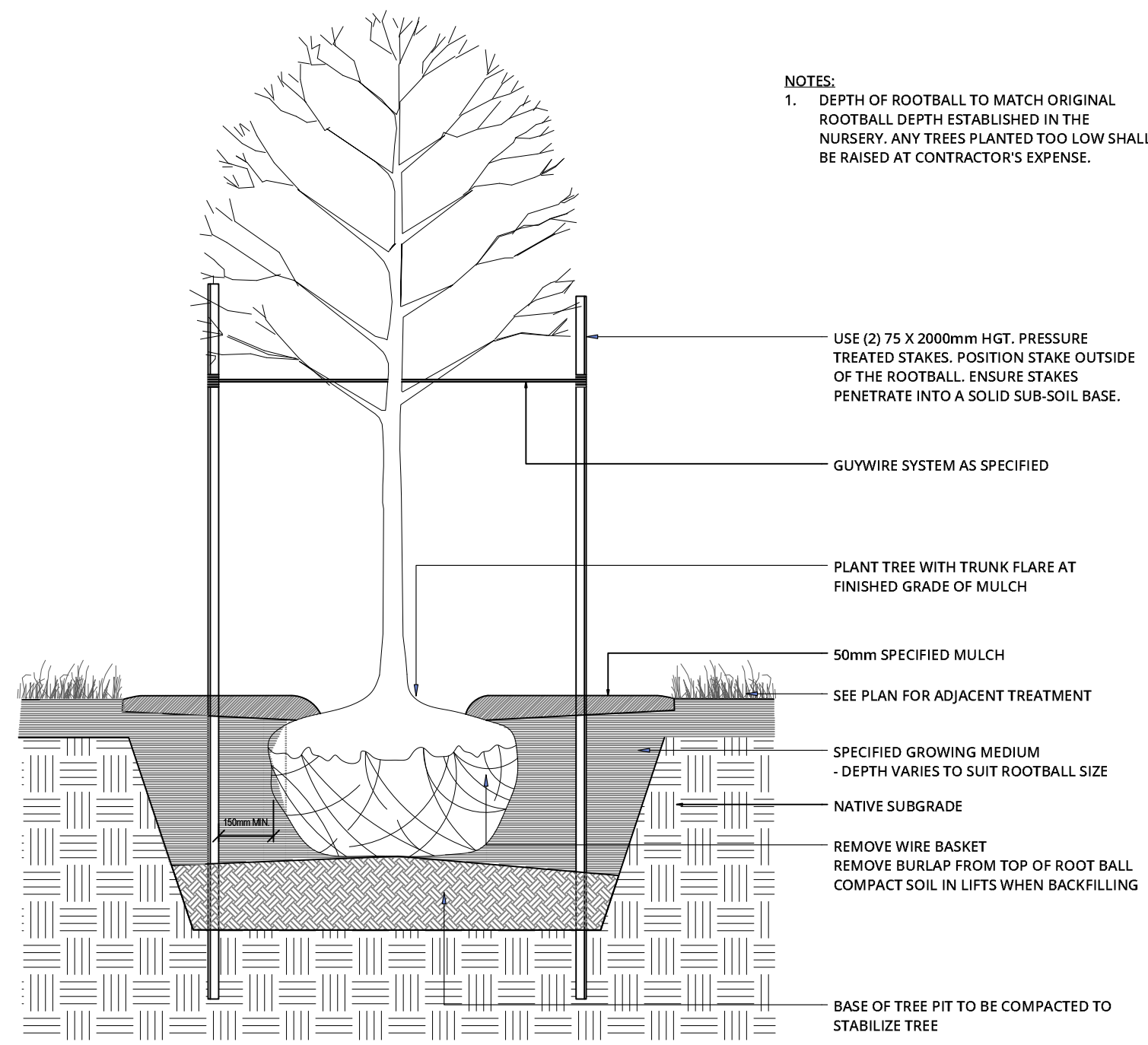
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SCHEDULE C
 This forms part of application # DP22-0133
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials TC

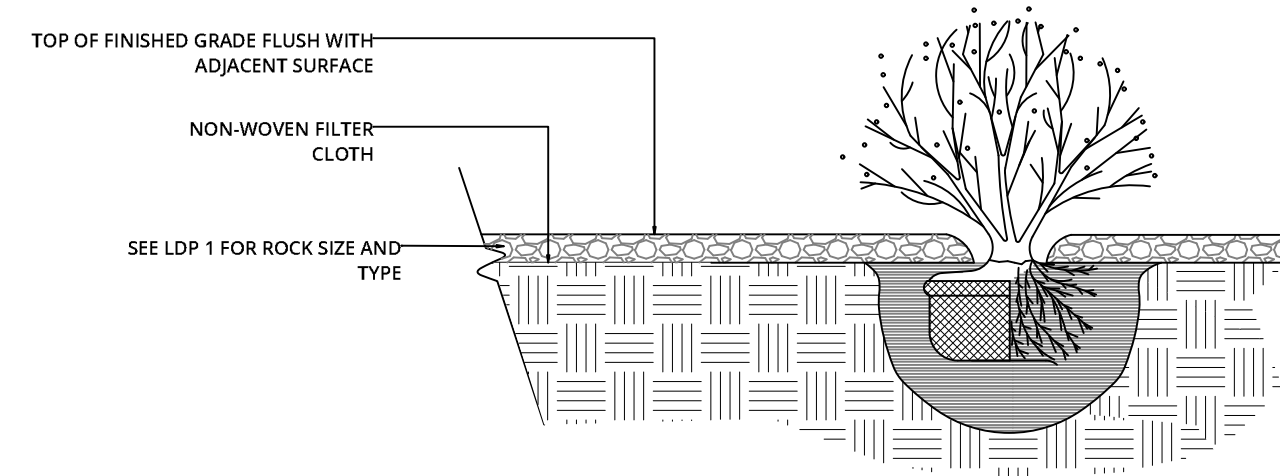
ISSUED FOR :

NO.	DESCRIPTION	DATE
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0	ISSUED FOR DEVELOPMENT PERMIT	2022-06-02

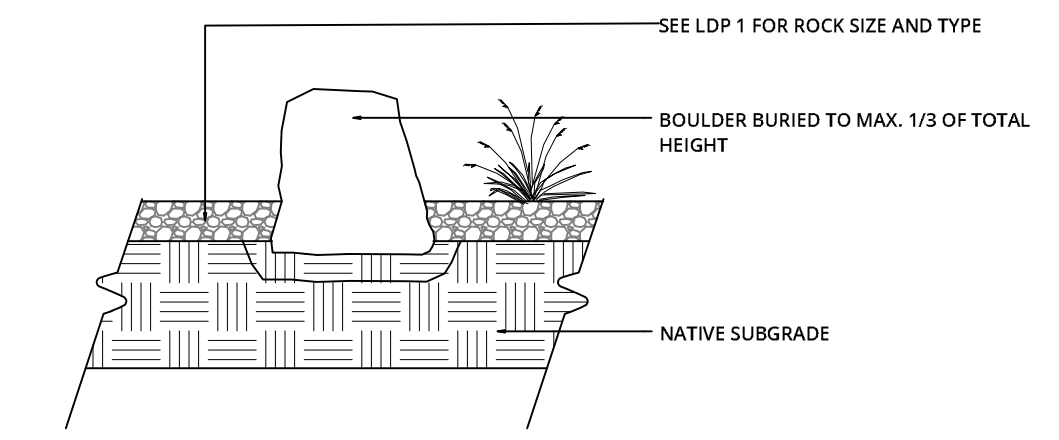


NOTES:
1. DEPTH OF ROOTBALL TO MATCH ORIGINAL ROOTBALL DEPTH ESTABLISHED IN THE NURSERY. ANY TREES PLANTED TOO LOW SHALL BE RAISED AT CONTRACTOR'S EXPENSE.

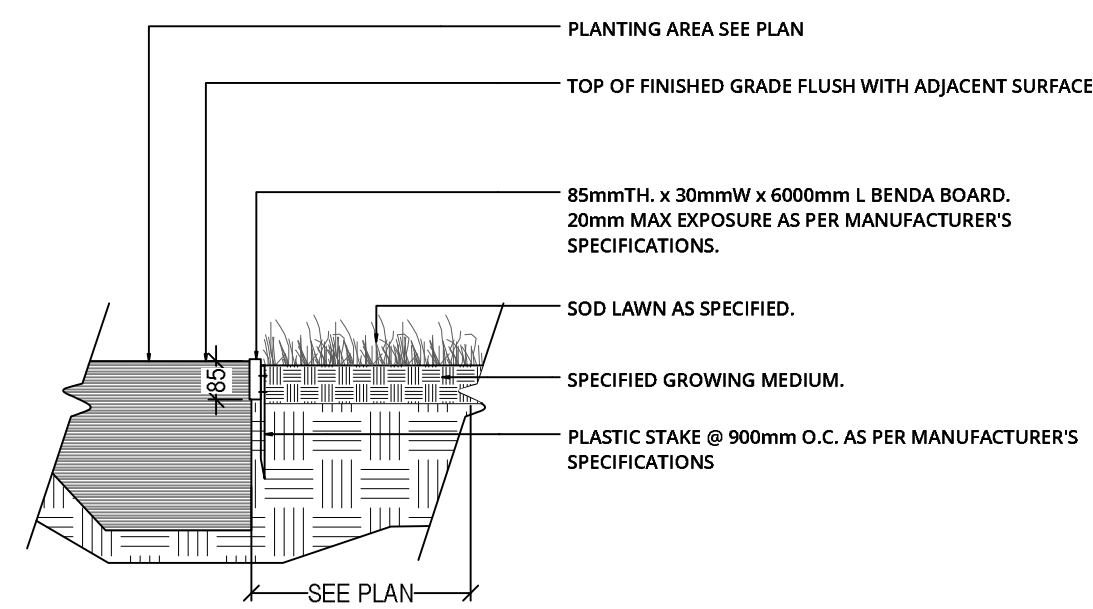
1 TREE PLANTING
LDP 5 1:20



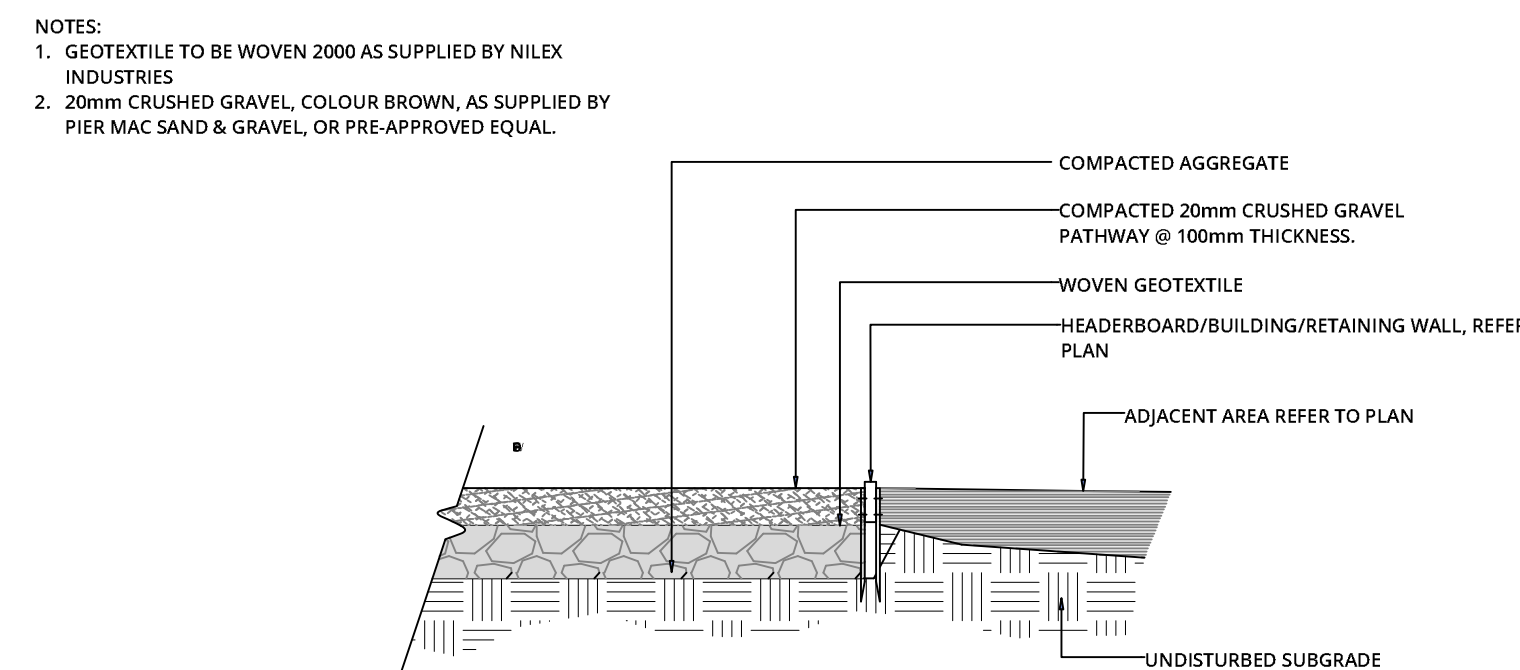
2 SHRUB PLANTING
LDP 5 1:20



3 LANDSCAPE BOULDER WITH DECORATIVE ROCK MULCH
LDP 5 1:20



4 LANDSCAPE EDGE/SOD PLANTING
LDP 5 1:20



5 GRAVEL PATHWAY
LDP 5 1:20

SCHEDULE C

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City of Kelowna
DEVELOPMENT PLANNING

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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
6.1 General Guidelines						
6.1.1 Relationship to the Street	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.		✓				
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.						✓
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ATTACHMENT **B**

This forms part of application
DP22-0133

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING

