

Development Permit

DP22-0199



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

2050 Pier Mac Way

and legally known as

Lot B District Lot 32 and Section 14 Township 23 ODYD Plan EPP123820

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: August 14th, 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: Beedie (Pier Mac Way) Holdings Ltd., Inc.No. BC1344910

Applicant: Jacob Edenloff – Beedie

Dean Strachan
Community Planning & Development Manager
Planning & Development Services

Date of Issuance

ATTACHMENT	A
This forms part of application # DP22-0199	
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

THAT Council authorizes the issuance of Development Permit No. DP22-0199 for Lot B District Lot 32 and Section 14 Township 23 ODYD Plan EPP123820 located at 2050 Pier Mac Way, 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 amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Manager 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 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 **\$263,955.59**

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.

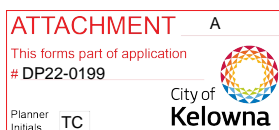
4. INDEMNIFICATION

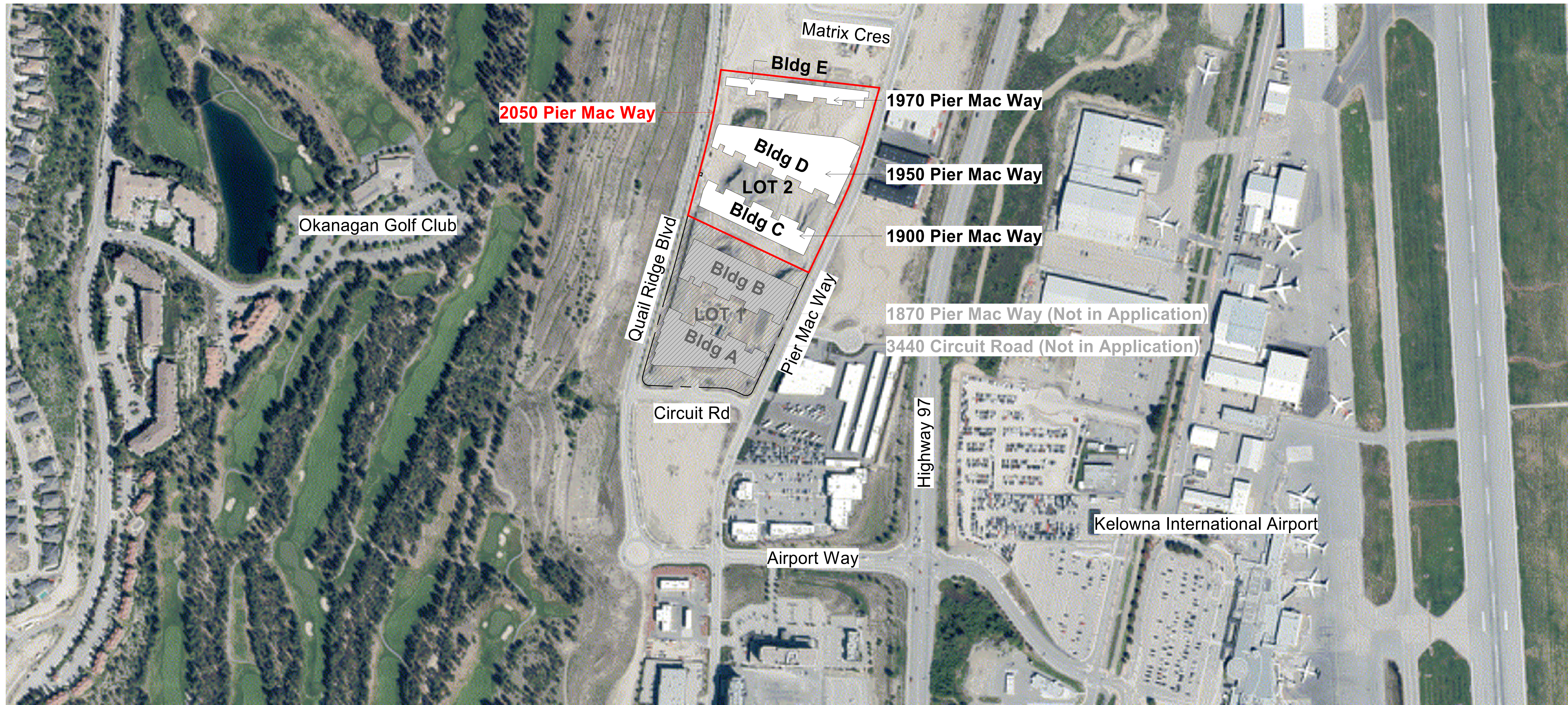
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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.

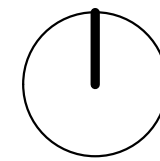
**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**





SCHEDULE A
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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

23/04/14 Re-issued for Development Permit	
REV	DATE DESCRIPTION
SCALE:	As indicated DATE: April 13th, 2023 DRAWN: EB
PROJECT NUMBER	21025
FILE:	C:\Users\EBK\Documents\Pier Mac Way_Kelowna_Lot
PATH:	2_R22_TKAD_Enk.nit
PLOT DATE:	4/13/2023 4:09:32 PM



TKA+D ARCHITECTURE + DESIGN INC.
 305 - 1930 PANDORA STREET - VANCOUVER - V5L 0C7 - P 604 569 3499

Stratosphere Business Centre - LOT 2
 1900 Pier Mac Way, Kelowna
 1950 Pier Mac Way, Kelowna
 1970 Pier Mac Way, Kelowna

Context
 PLOT DATE: 4/13/2023 4:09:32 PM

A01

ZONING SUMMARY

PROJECT ADDRESS: 1900, 1950, 1970 PIER MAC WAY, KELOWNA BC

LEGAL DESCRIPTION: LOT 1 DISTRICT LOT 32 AND SECTION 14 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN PP55881 EXCEPT PLANS EPP65391, EPP49611, AND EPP80708

EASEMENT: N/A
AUTHORITY: City of Kelowna

ZONE: I2
USE: INDUSTRIAL

ENERGY STANDARD: TBD

SITE AREA
Lot 2 372,101 ft² 34,569 m² 8.54 acres

REQUIRED PROPOSED

DENSITY (FSR): 1.5 0.58

BLDG COVERAGE: 50% 48.0%

IMPERMEABLE: MAX 90% 90%

LOT AREA: 334,891 ft² 334,261 ft²

BUILDING HEIGHT: 16m +/- 11.15

SETBACKS:
EAST (Pier Mac Way) Front Yard Setback 2m 3.2m
NORTH Side Yard Setback 0m 5.6m
WEST (Quail Ridge Blvd) Rear Yard Setback 0m 5.6m

SOUTH Side Yard Setback 0m 15.4m

Note: Vehicle turning curves are provided for illustration of planning concept only and should not be interpreted as proof of design or transportation feasibility. Indicated vehicle paths may be restricted by the presence of adjacent parked vehicles and/or trailers. Lanes and drive aisles may not permit simultaneous two-way traffic as opposing turn paths may conflict. Detailed swept path analysis should be performed by a qualified transportation engineer.

SCHEDULE A

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Planner Initials TC



2023-04-13

REV	DATE	DESCRIPTION
2304/14		Re-issued for Development Permit
1	Apr 13th, 2023	SCALE: 1" = 40'-0"
2		DATE: Apr 13th, 2023
3		DRAWN: EB
4		PROJECT NUMBER: 21025
5		FILE: C:\Users\TKAD\Documents\Pier Mac Way_Kelowna_Lot 2_Plan_21025_19AD_Enk.rvt
6		PLOT DATE: 4/13/2023 4:13:58 PM
7		PATH: 2_1922_19AD_Enk.rvt



TKA+D ARCHITECTURE + DESIGN INC
305 - 1930 PANDORA STREET, VANCOUVER, V5L 0C7, P 604 569 3499

Stratosphere Business Centre - LOT 2
1900 Pier Mac Way, Kelowna
1950 Pier Mac Way, Kelowna
1970 Pier Mac Way, Kelowna

Site Plan - Lot 2
PLOT DATE: 4/13/2023 4:13:58 PM



PARKING SUMMARY

Parking Required - By Building Lot 2

Occupancy	Area (SM)	Parking Required Factor	Parking Required Spaces
Bldg C			
Industrial	3,760 m ²	1,076.0	37.6
Office	1,390 m ²	430.0	34.8
	5,150 m ²		72.4
Bldg D			
Industrial	7,430 m ²	1,076.0	74.3
Office	2,080 m ²	430.0	51.9
	9,510 m ²		126.3
Bldg E			
Industrial	2,540 m ²	1,076.0	25.4
Office	720 m ²	430.0	18.1
	3,260 m ²		43.5
	17,920 m ²		242.2

Parking Provided - By Building Lot 2

Building C			
Accessible Space: Standard 6.0m x 3.9m	1		
Accessible Space: Van 6.0m x 4.8m	1		
Parking Space: Parallel 7m x 2.6m	6		
Parking Space: Regular 6.0m x 2.5m	43		
Parking Space: Small 4.8m x 2.3m	22		
	73		
Building D			
Accessible Space: Standard 6.0m x 3.9m	1		
Accessible Space: Van 6.0m x 4.8m	1		
Parking Space: Regular 6.0m x 2.5m	122		
Parking Space: Small 4.8m x 2.3m	5		
	129		
Building E			
Accessible Space: Standard 6.0m x 3.9m	1		
Accessible Space: Van 6.0m x 4.8m	1		
Parking Space: Regular 6.0m x 2.5m	29		
Parking Space: Small 4.8m x 2.3m	13		
	44		
	246		

Loading Provided - By Building Lot 2

Building C			
Loading Space: Dock 3.5m x 18.4m	8		
Loading Space: Grade 3m x 9m	8		
	16		
Building D			
Loading Space: Dock 3.5m x 18.4m	16		
Loading Space: Grade 3m x 9m	9		
	25		
Building E			
Loading Space: Grade 3m x 12m	9		
	50		

Bicycle Parking Required - By Building Lot 2

Occupancy	Area (SM)	Bike Factor	Bike Spaces
Bldg C			
Industrial	3,760 m ²	21520	2
Office	1,390 m ²	21520	1
	5,150 m ²		3
Bldg D			
Industrial	7,430 m ²	21520	4
Office	2,080 m ²	21520	1
	9,510 m ²		5
Bldg E			
Industrial	2,540 m ²	21520	1
Office	720 m ²	21520	0
	3,260 m ²		2
	17,920 m ²		9

Bicycle Parking Provided

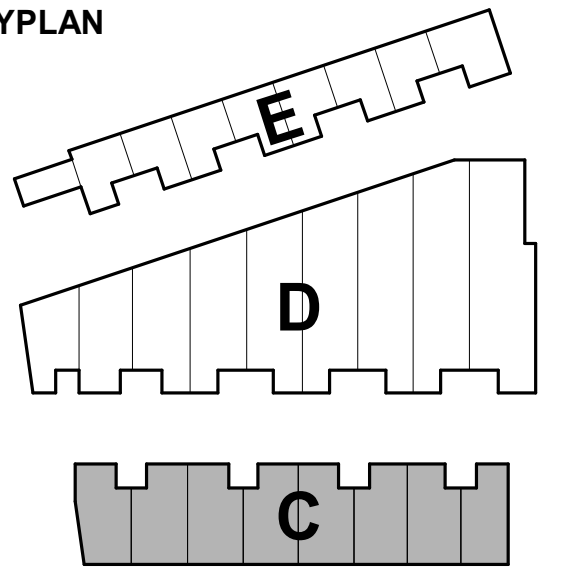
Bicycle stall: Long Term	43		
	43		

KEYNOTES

- TAG DESCRIPTION
- BKRK BIKE RACK
- EP ELECTRICAL PANEL
- FAAP FIRE ALARM ANNUNCIATOR PANEL
- FDC FIRE DEPARTMENT CONNECTION
- FE FENCE - BLACK CHAINLINK
- FH FIRE HYDRANT
- GM GAS METER
- GRD GUARD RAIL
- LD ACCESSIBLE CURB LETDOWN
- LS STREET LIGHT
- MS MONUMENT SIGN
- PB POST BOX
- PMT PAD MOUNTED TRANSFORMER
- PP PERMEABLE PAVERS
- RA REFUSE & RECYCLING AREA
- RW RETAINING WALL
- SIGN1 SIGNAGE; MONUMENT



1 Site Plan - Lot 2
1" = 40'-0"



KEYNOTES

TAG	DESCRIPTION
BKRK	BIKE RACK
DLV	DOCK LEVELLER
EP	ELECTRICAL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FDC	FIRE DEPARTMENT CONNECTION
GM	GAS METER
GRD1	GUARD RAIL - TYPE 1
LA	ROOF LADDER
LBD	LOADING BAY - DOCK
LBG	LOADING BAY - GRADE
PB	POST BOX
RA	REFUSE & RECYCLING AREA

NOTES

- OCCUPANT LOAD LIMITED TO 10 OCCUPANTS PER UNIT WITH CURRENT NUMBER OF PROVIDED WATER CLOSETS. PERMANENT SIGNS NOTING MAXIMUM OCCUPANT LOAD OF 10 TO BE PROVIDED IN EACH UNIT AS PER BCBC 3.1.17.1 (2).
- SECOND STOREY TO COMPLY WITH BCBC 3.8.2.1 (1) g): CONTAINS ONLY FACILITIES THAT ARE ALSO CONTAINED ON THE ACCESSIBLE STOREY
- BUILDING CONTAINS NO MEZZANINES

SCHEDULE A
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 DEVELOPMENT PLANNING
 Planner Initials: TC



REV	DATE	DESCRIPTION
23/04/14		Re-issued for Development Permit

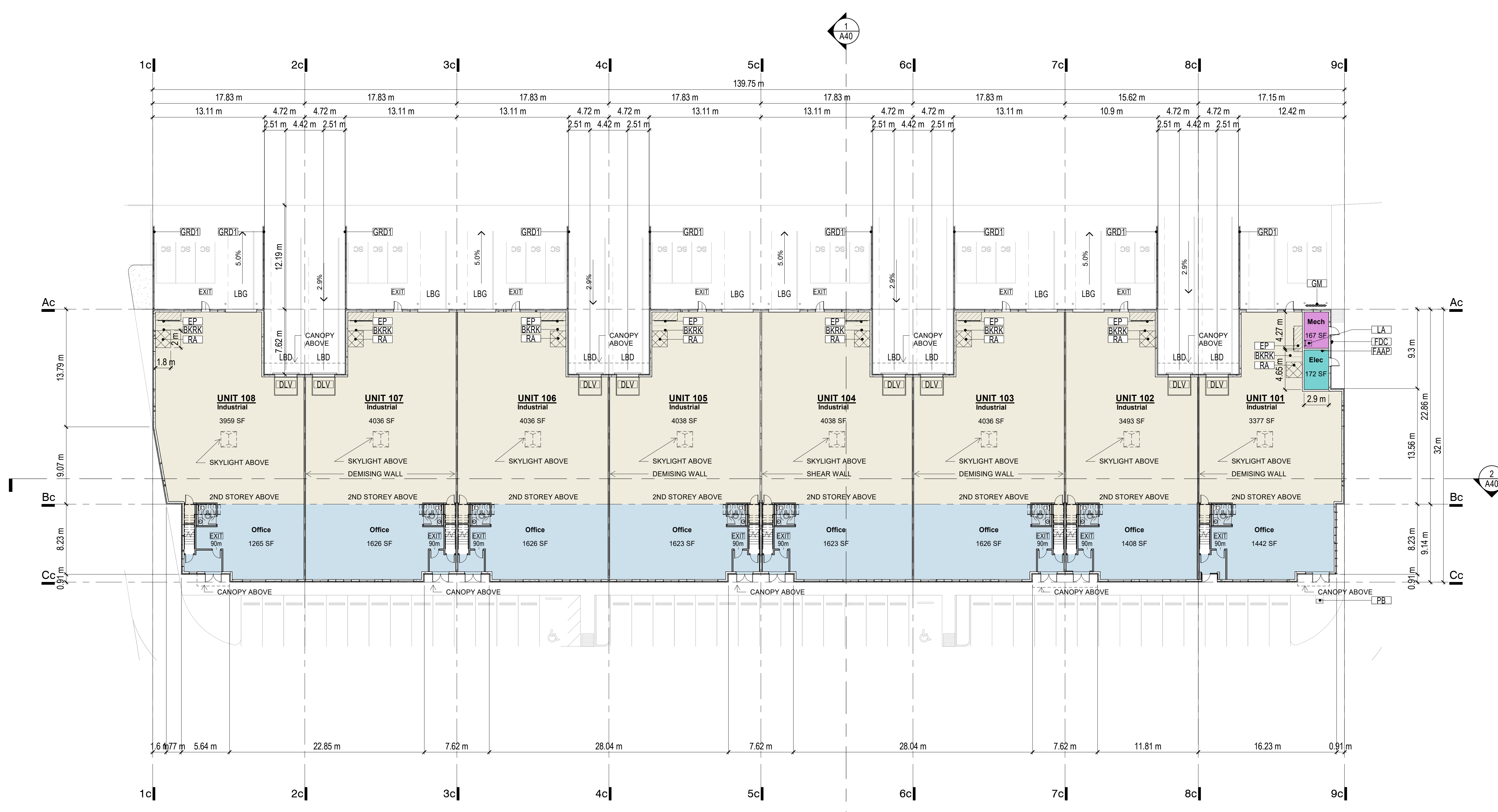
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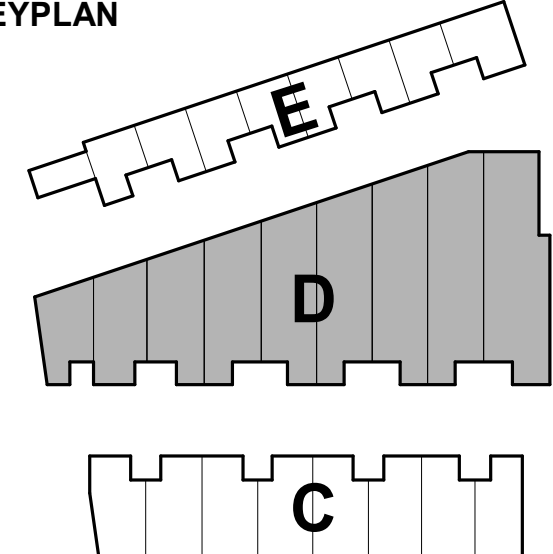
TKA+D ARCHITECTURE + DESIGN INC
 305 - 1930 PANDORA STREET - VANCOUVER - V5L 0C7 - P 604 569 3499

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Floor Plan 1st Storey BC
 PLOT DATE: 4/13/2023 4:14:01 PM



1 BC - 1st Storey
 1" = 20'-0"



KEYNOTES

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BKRR	BIKE RACK
DLV	DOCK LEVELLER
EP	ELECTRICAL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FDC	FIRE DEPARTMENT CONNECTION
GM	GAS METER
GRD2	GUARD RAIL - TYPE 2
LA	ROOF LADDER
LBD	LOADING BAY - DOCK
LBG	LOADING BAY - GRADE
PMT	PAD MOUNTED TRANSFORMER
PP	PERMEABLE PAVERS
RA	REFUSE & RECYCLING AREA

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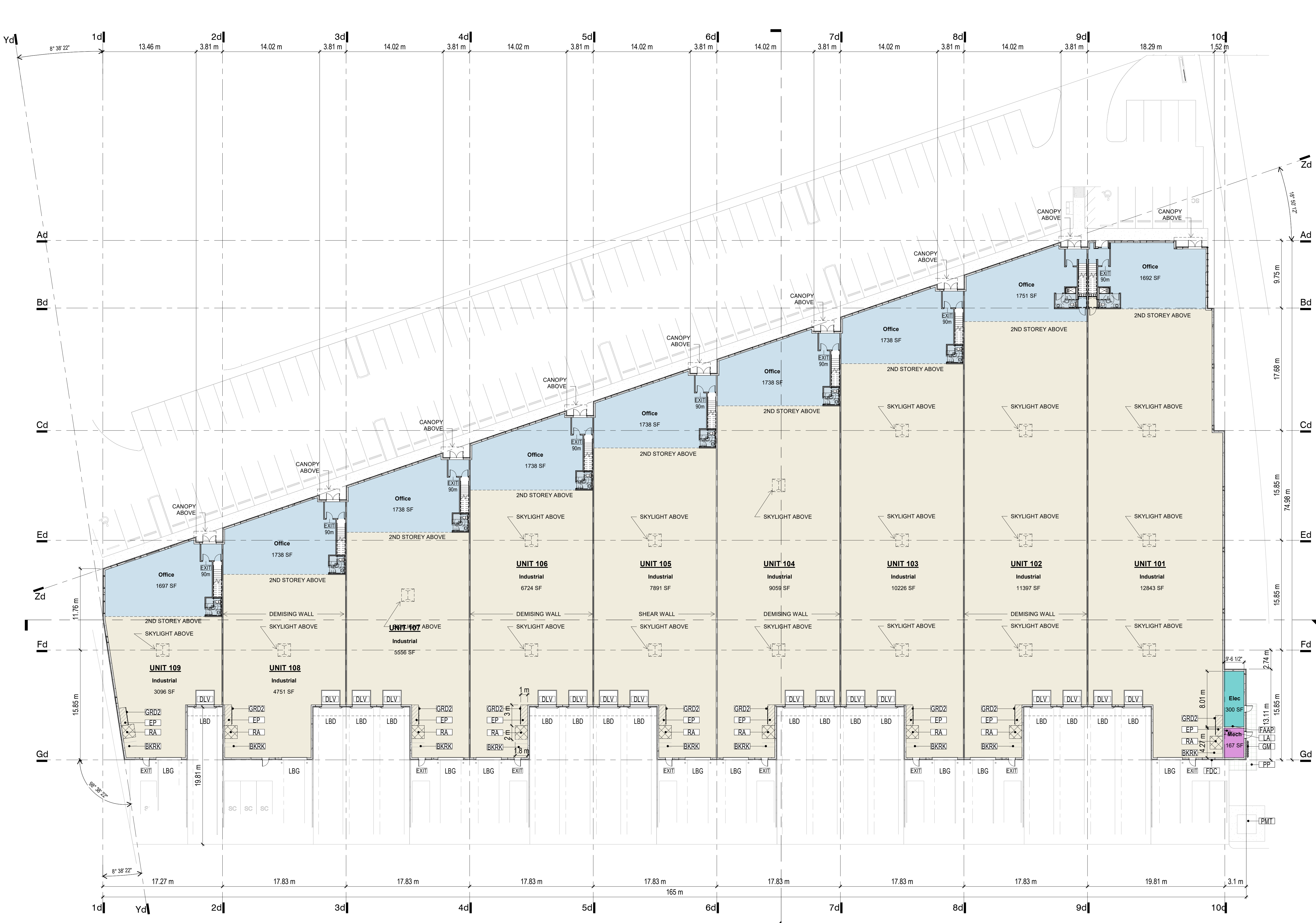
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Floor Plan 1st Storey BD

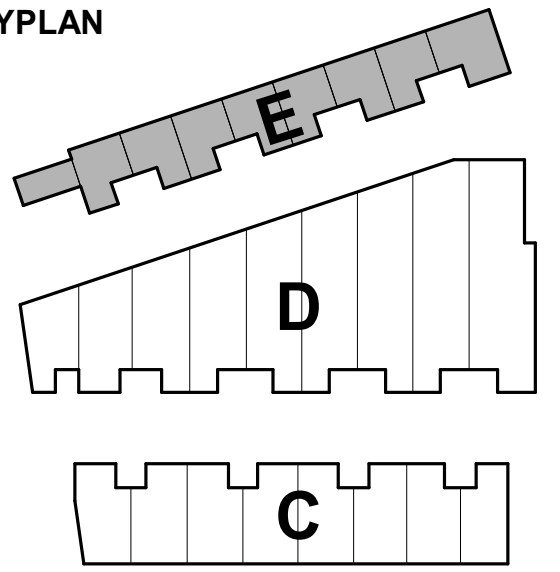
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A13



1 BD - 1st Storey
1" = 20'-0"





KEYNOTES

TAG	DESCRIPTION
BKRK	BIKE RACK
EP	ELECTRICAL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FDC	FIRE DEPARTMENT CONNECTION
GM	GAS METER
GRD2	GUARD RAIL - TYPE 2
LA	ROOF LADDER
LBG	LOADING BAY - GRADE
PP	PERMEABLE PAVERS
RA	REFUSE & RECYCLING AREA

NOTES

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Planner Initials **TC**

2023-04-13

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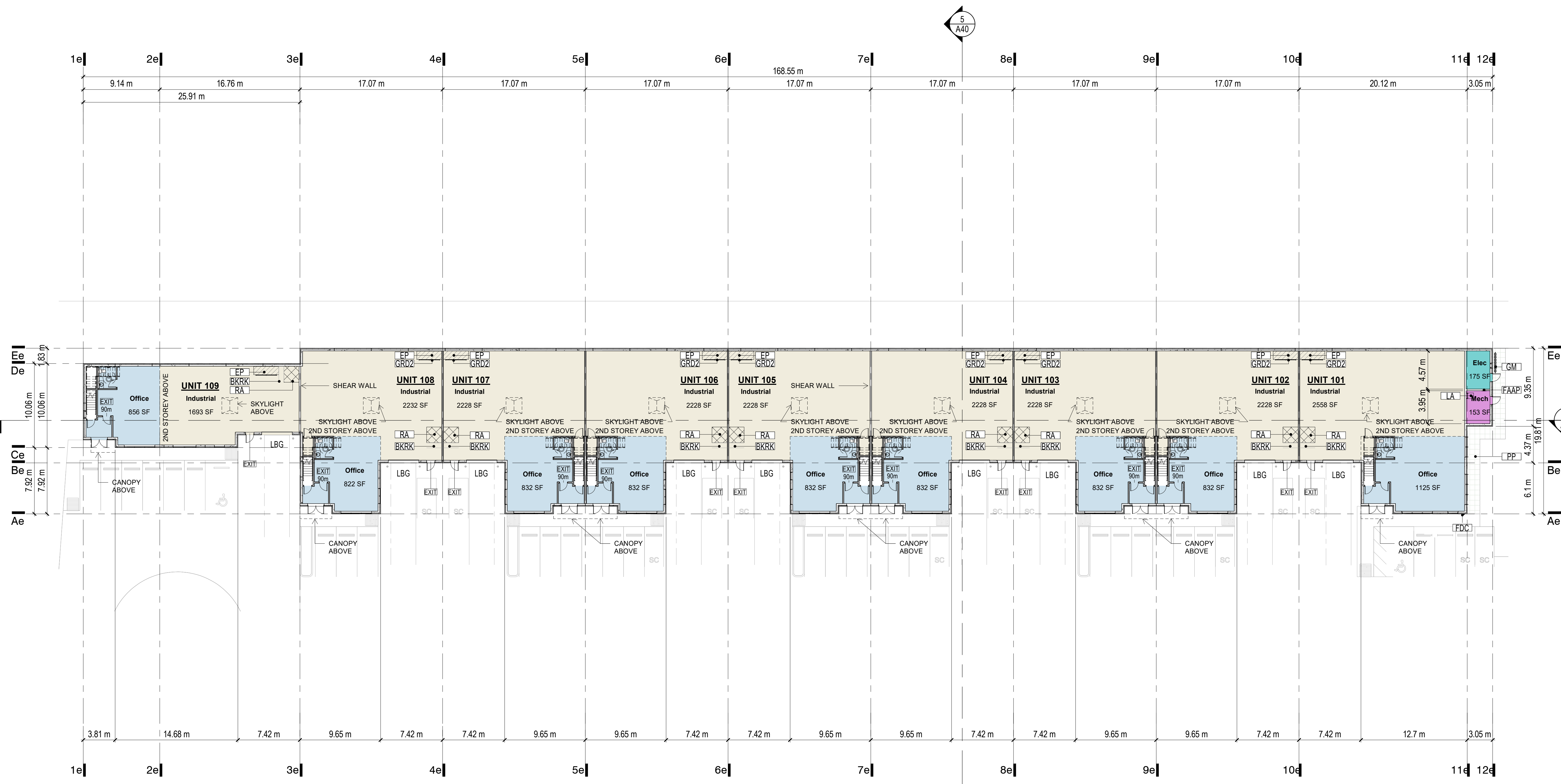
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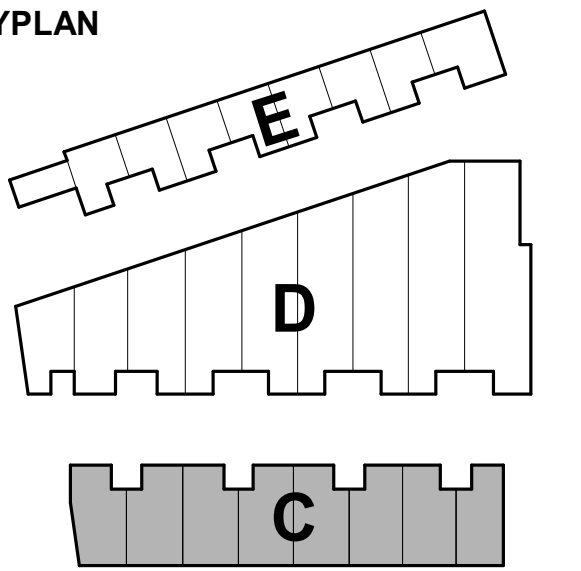
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Floor Plan 1st Storey BE
 PLOT DATE: 4/13/2023 4:14:10 PM



1 BE - 1st Storey
 1" = 20'-0"

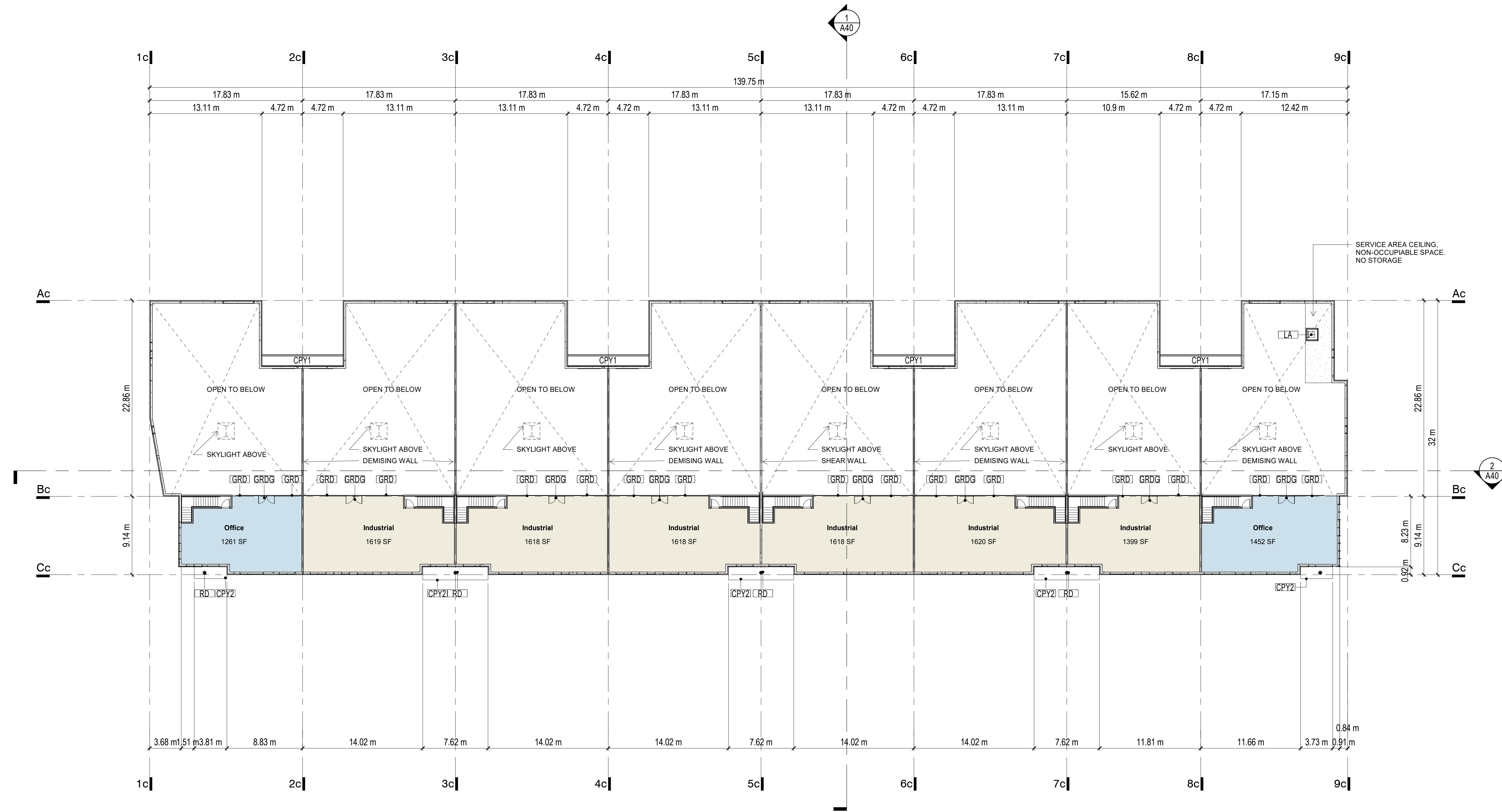


KEYNOTES

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

NOTES

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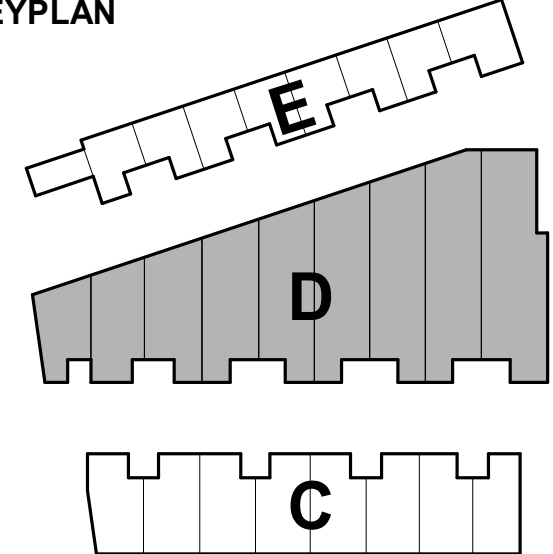
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Floor Plan 2nd Storey BC
PLOT DATE: 4/13/2023 4:14:11 PM



1 BC - 2nd Storey
1" = 20'-0"



KEYNOTES

TAG	DESCRIPTION
CPY1	CANOPY - TYPE 1
CPY2	CANOPY - TYPE 2
GRD	GUARD RAIL
GRDG	GUARD RAIL GATE
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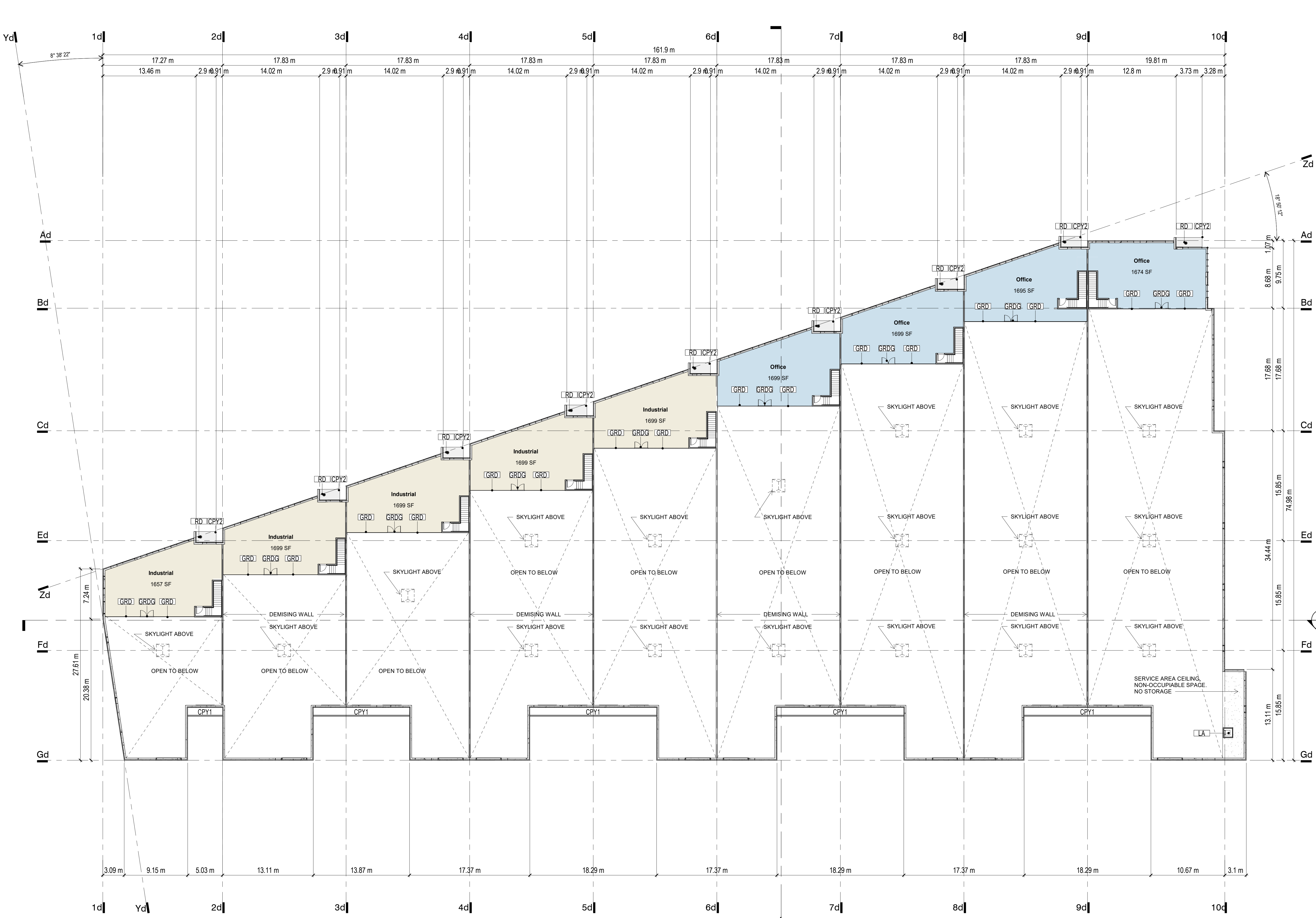
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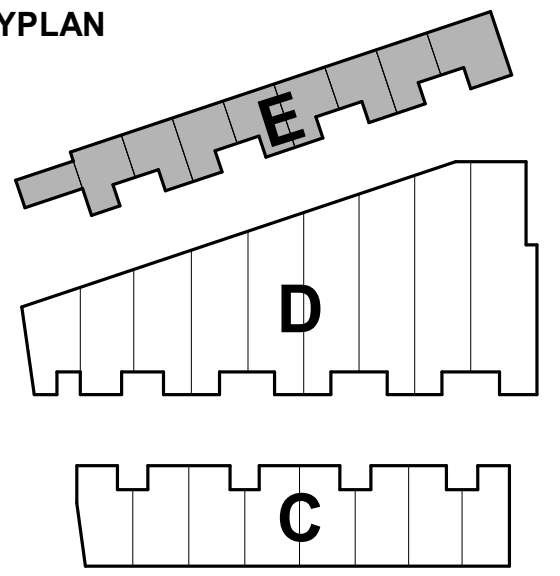
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Floor Plan 2nd Storey BD
 PLOT DATE: 4/13/2023 4:14:14 PM



1 BD - 2nd Storey
 1" = 20'-0"

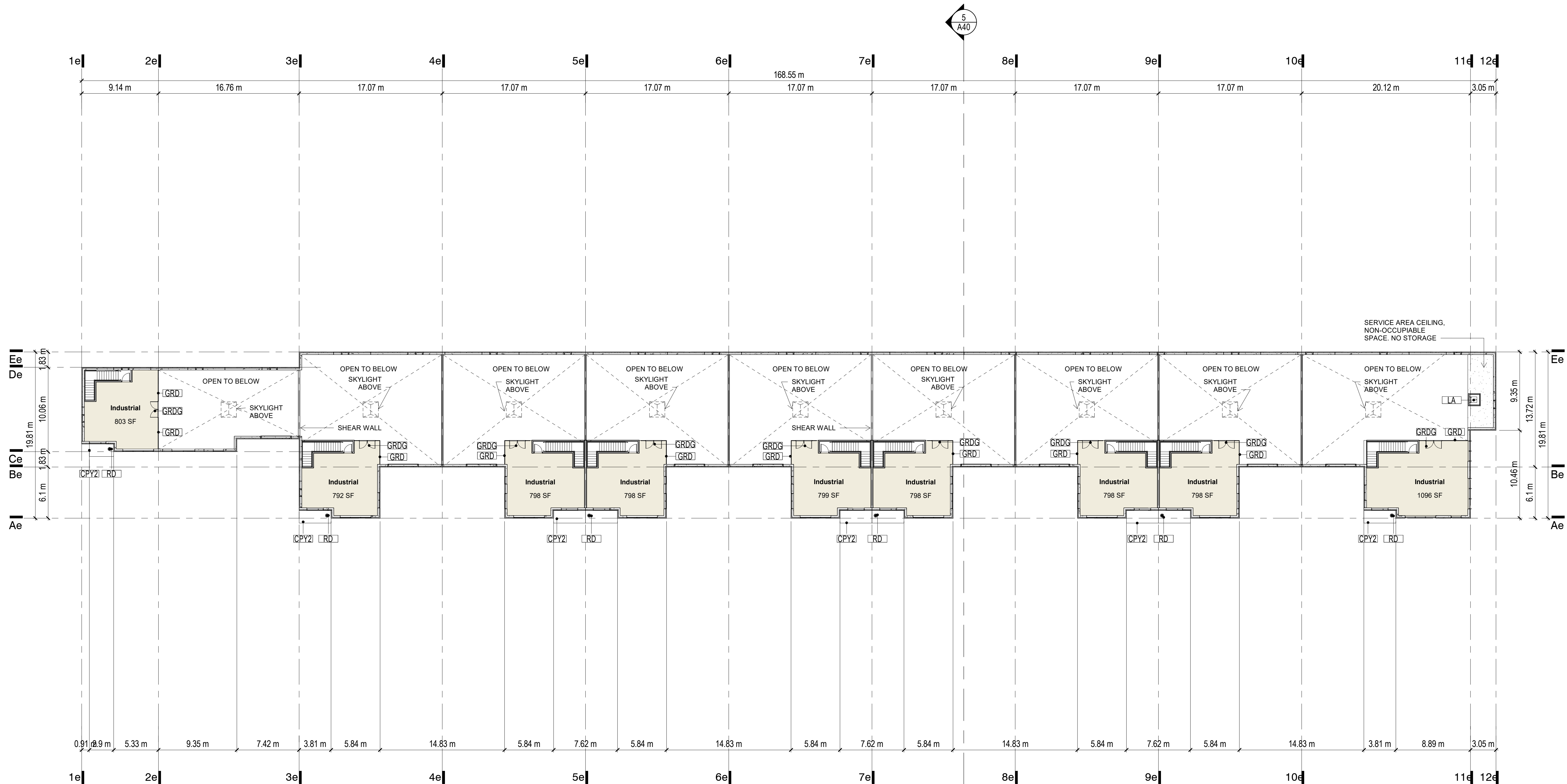


KEYNOTES

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CPY2	CANOPY - TYPE 2
GRD	GUARD RAIL
GRDG	GUARD RAIL GATE
LA	ROOF LADDER
RD	ROOF DRAIN

NOTES

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1 BE - 2nd Storey
1" = 20'-0"

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Beedie

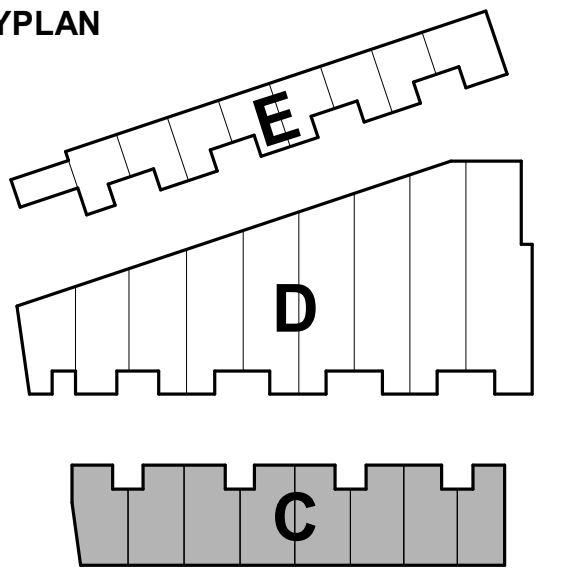
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Floor Plan 2nd Storey BE
PLOT DATE: 4/13/2023 4:14:17 PM

A17

KEYPLAN

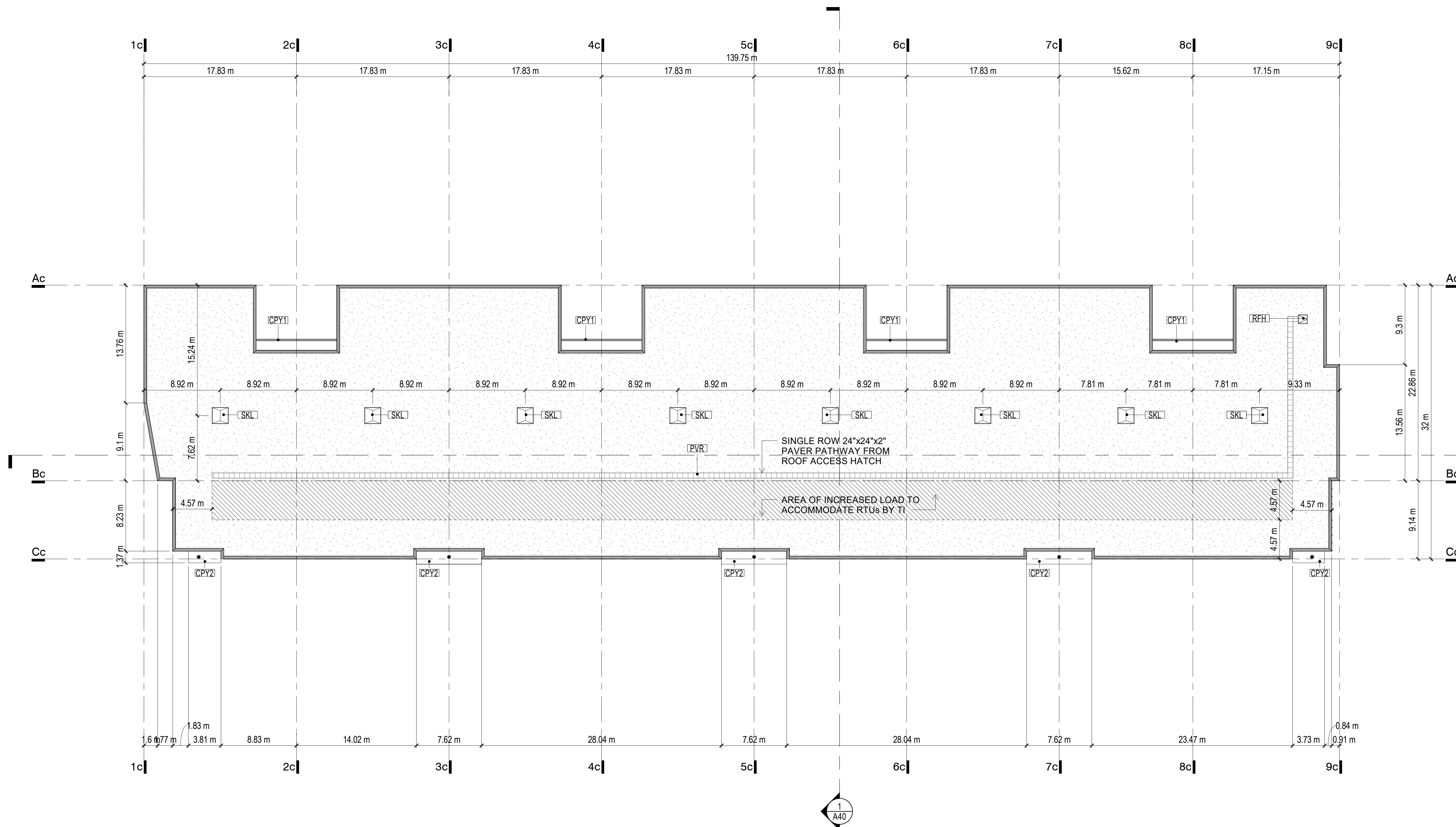


KEYNOTES

TAG	DESCRIPTION
CPY1	CANOPY - TYPE 1
CPY2	CANOPY - TYPE 2
PVR	PAVER - CONCRETE 2'x2'
RFH	ROOF HATCH
SKL	SKYLIGHT

NOTES

- OCCUPANT LOAD LIMITED TO 10 OCCUPANTS PER UNIT WITH CURRENT NUMBER OF PROVIDED WATER CLOSETS. PERMANENT SIGNS NOTING MAXIMUM OCCUPANT LOAD OF 10 TO BE PROVIDED IN EACH UNIT AS PER BCBC 3.1.17.1 (2).
- SECOND STOREY TO COMPLY WITH BCBC 3.8.2.1 (1) g): CONTAINS ONLY FACILITIES THAT ARE ALSO CONTAINED ON THE ACCESSIBLE STOREY
- BUILDING CONTAINS NO MEZZANINES



2
A40

SCHEDULE A
 This forms part of application
 # DP22-0199
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials TC



REV	DATE	DESCRIPTION
23/04/14		Re-issued for Development Permit

SCALE: As indicated | DATE: April 13th, 2023 | DRAWN: Author
 PROJECT NUMBER: 21025
 FILE: C:\Users\GSD\Documents\Pier Mac Way_Kelowna_Lot | PLOT DATE: 4/13/2023 4:14:18 PM
 PATH: 2_R22_TKAD_Enk.rvt



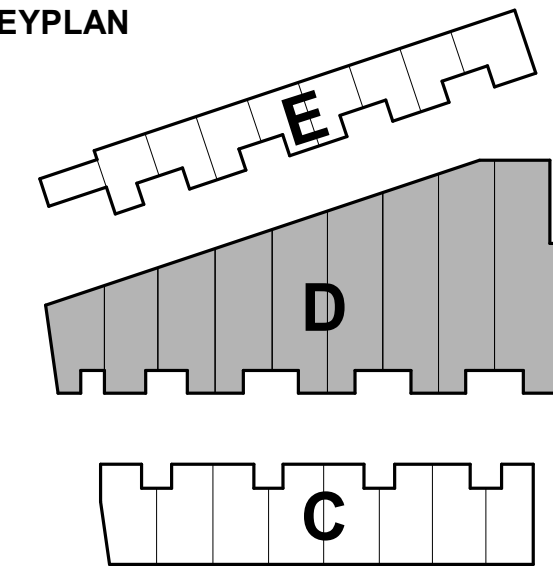
TKA+D ARCHITECTURE + DESIGN INC
 305 - 1930 PANDORA STREET - VANCOUVER - V5L 0C7 - P 604 569 3499

Stratosphere Business Centre - LOT 2
 1900 Pier Mac Way, Kelowna
 1950 Pier Mac Way, Kelowna
 1970 Pier Mac Way, Kelowna

Roof Plan BC
 PLOT DATE: 4/13/2023 4:14:18 PM

A18

1 **BC Parapet**
 1" = 20'-0"

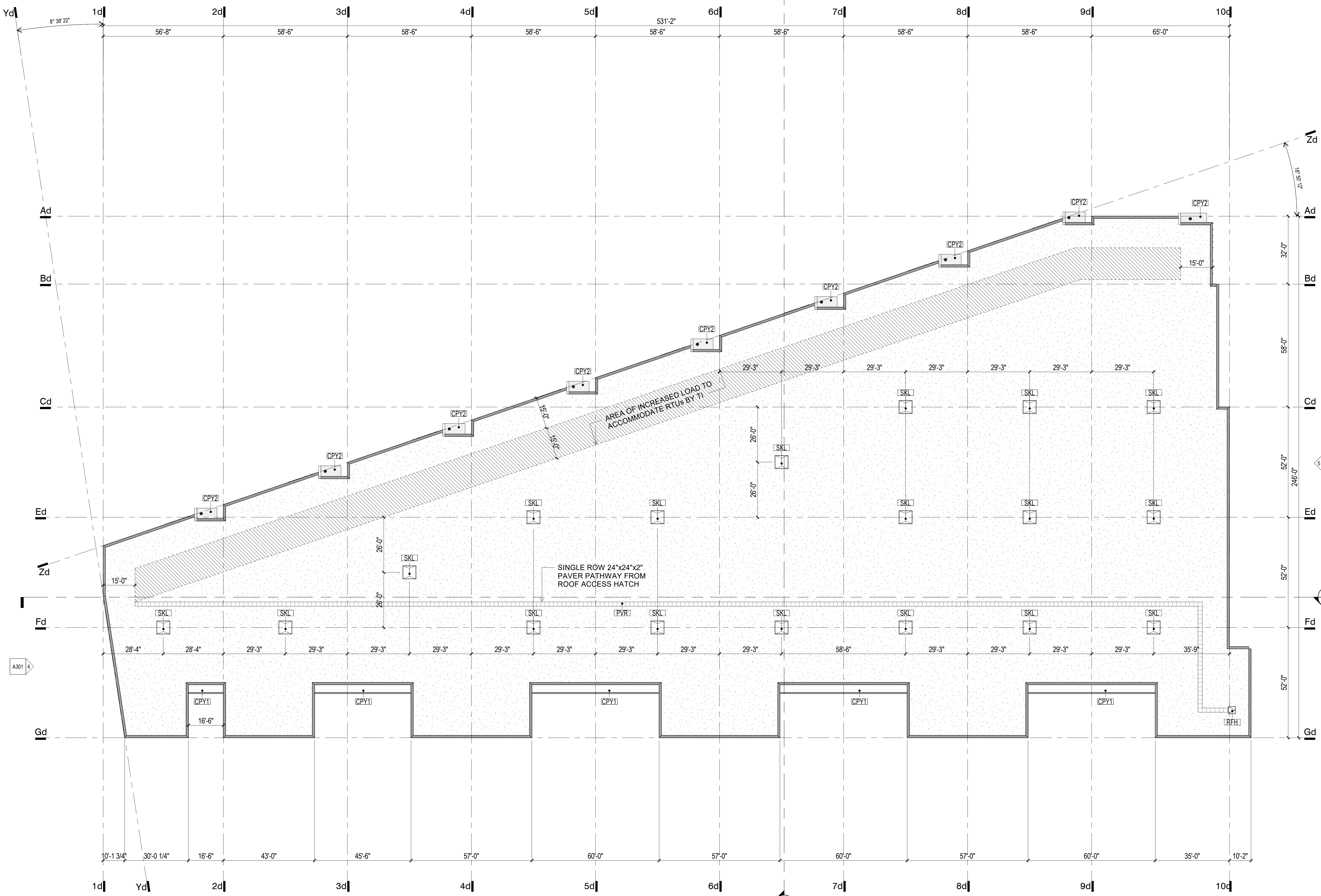


KEYNOTES

TAG	DESCRIPTION
CPY1	CANOPY - TYPE 1
CPY2	CANOPY - TYPE 2
PVR	PAVER - CONCRETE 2'x2'
RFH	ROOF HATCH
SKL	SKYLIGHT

NOTES

- OCCUPANT LOAD LIMITED TO 10 OCCUPANTS PER UNIT WITH CURRENT NUMBER OF PROVIDED WATER CLOSETS. PERMANENT SIGNS NOTING MAXIMUM OCCUPANT LOAD OF 10 TO BE PROVIDED IN EACH UNIT AS PER BCBC 3.1.17.1 (2).
- SECOND STOREY TO COMPLY WITH BCBC 3.8.2.1 (1) g): CONTAINS ONLY FACILITIES THAT ARE ALSO CONTAINED ON THE ACCESSIBLE STOREY
- BUILDING CONTAINS NO MEZZANINES



SCHEDULE A
 This forms part of application # DP22-0199
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials: TC



2023-04-13

REV	DATE	DESCRIPTION
23/04/14		Re-issued for Development Permit

SCALE: As indicated | DATE: April 13th, 2023 | DRAWN: EB
 PROJECT NUMBER: 21025
 FILE: C:\Users\EBK\Documents\Per Mac Way_Kelowna_Lot 2\2022_13AD_Enk.rvt | PLOT DATE: 4/13/2023 4:14:25 PM
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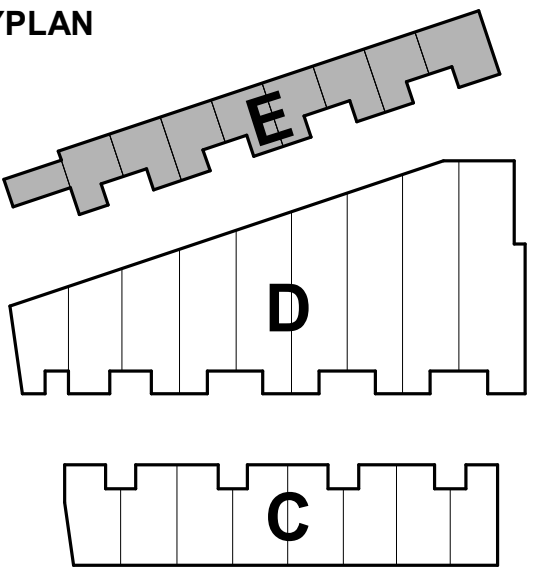
TKA+D ARCHITECTURE + DESIGN INC.
 305 - 1930 PANDORA STREET · VANCOUVER · V5L 0C7 · P 604 569 3499

Stratosphere Business Centre - LOT 2
 1900 Pier Mac Way, Kelowna
 1950 Pier Mac Way, Kelowna
 1970 Pier Mac Way, Kelowna

Roof Plan BD
 PLOT DATE: 4/13/2023 4:14:20 PM



1 **BD Parapet**
 1" = 20'-0"

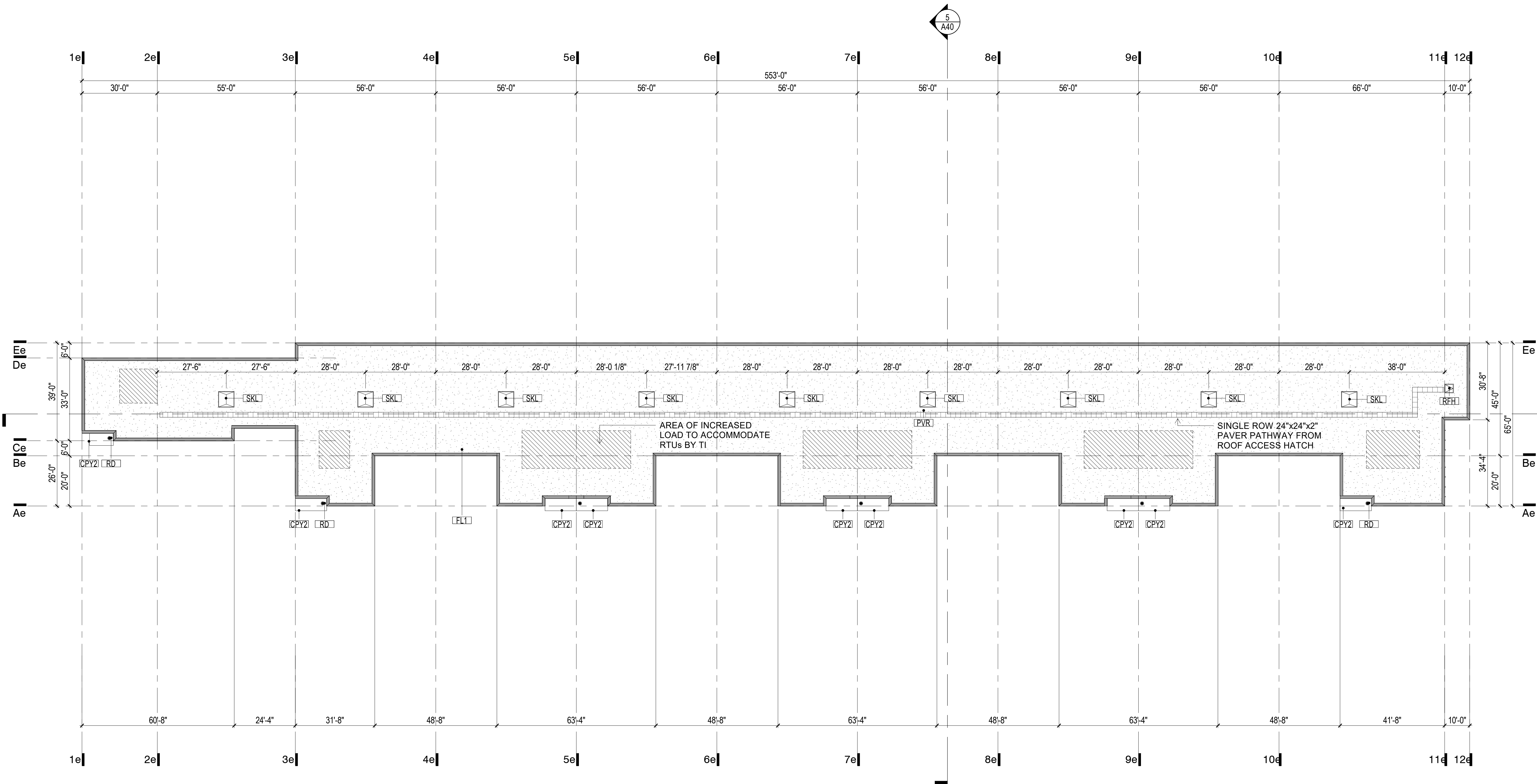


KEYNOTES

TAG	DESCRIPTION
CPY2	CANOPY - TYPE 2
FL1	FLASHING - TYPE 1
PVR	PAVER - CONCRETE 2'x 2'
RD	ROOF DRAIN
RFH	ROOF HATCH
SKL	SKYLIGHT

NOTES

- OCCUPANT LOAD LIMITED TO 10 OCCUPANTS PER UNIT WITH CURRENT NUMBER OF PROVIDED WATER CLOSETS. PERMANENT SIGNS NOTING MAXIMUM OCCUPANT LOAD OF 10 TO BE PROVIDED IN EACH UNIT AS PER BCBC 3.1.17.1 (2).
- SECOND STOREY TO COMPLY WITH BCBC 3.8.2.1 (1) g): CONTAINS ONLY FACILITIES THAT ARE ALSO CONTAINED ON THE ACCESSIBLE STOREY
- BUILDING CONTAINS NO MEZZANINES



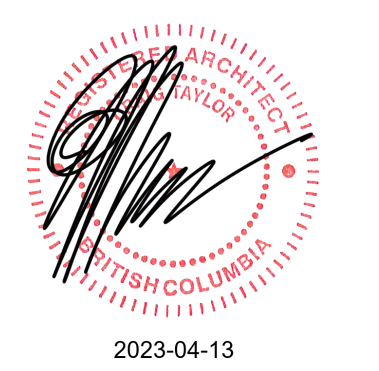
1 BE Parapet
1" = 20'-0"

SCHEDULE A

This forms part of application # DP22-0199

Planner Initials: **TC**

City of Kelowna
DEVELOPMENT PLANNING



REV	DATE	DESCRIPTION
23/04/14		Re-issued for Development Permit

SCALE: As indicated | DATE: April 13th, 2023 | DRAWN: Author
PROJECT NUMBER: 21025
FILE: C:\Users\GSK\Documents\Per Mac Way_Kelowna_Lot 2\2023\13AD_Ext.rvt | PLOT DATE: 4/13/2023 4:14:21 PM
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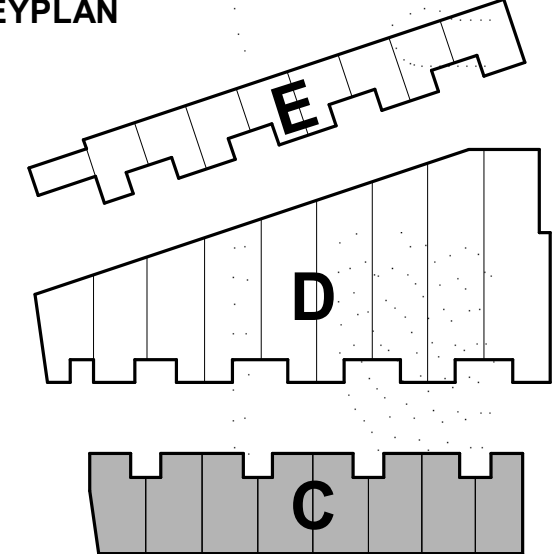


TKA+D ARCHITECTURE + DESIGN INC
305 - 1930 PANDORA STREET - VANCOUVER - V5L 0C7 - P 604 569 3499

Stratosphere Business Centre - LOT 2
1900 Pier Mac Way, Kelowna
1950 Pier Mac Way, Kelowna
1970 Pier Mac Way, Kelowna

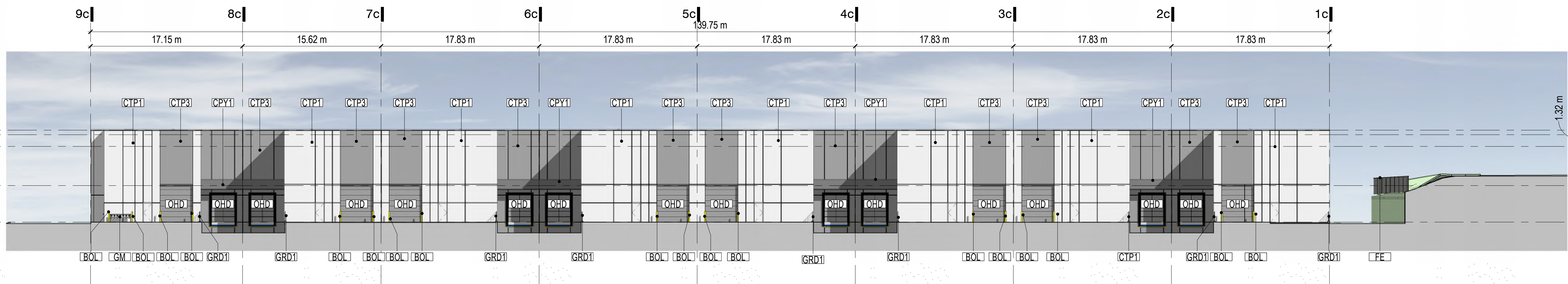
Roof Plan BE
PLOT DATE: 4/13/2023 4:14:21 PM

A20

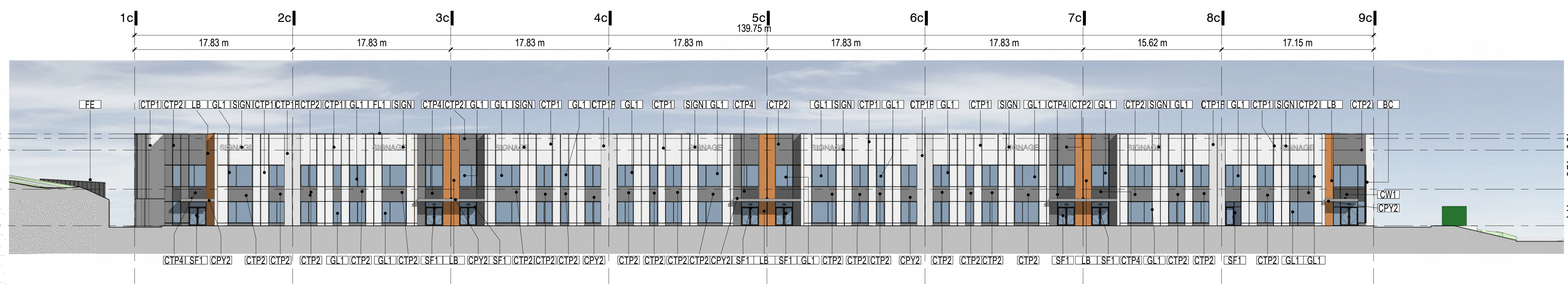


KEYNOTES

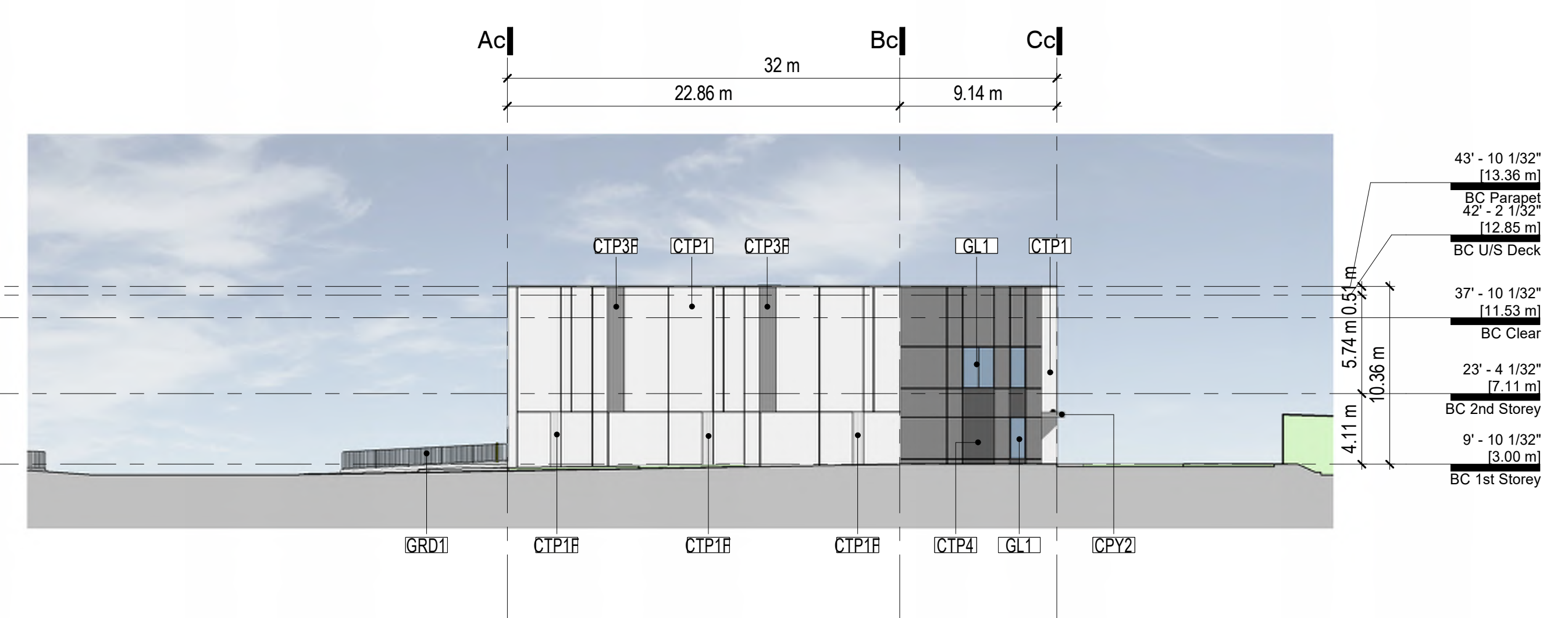
TAG	DESCRIPTION
BC	MULLION BEAUTY CAP
BOL	BOLLARD
CPY1	CANOPY - TYPE 1
CPY2	CANOPY - TYPE 2
CTP1	CONCRETE TILT-UP; PAINT FINISH P1
CTP1F	CONCRETE TILT-UP; W/ FORMLINER; PAINT FINISH P1
CTP2	CONCRETE TILT-UP; PAINT FINISH P2
CTP3	CONCRETE TILT-UP; PAINT FINISH P3
CTP3F	CONCRETE TILT-UP; - PAINTED P3 W/ FORMLINER
CTP4	CONCRETE TILT-UP; - PAINTED P4
CW1	CURTAIN WALL - TYPE 1
FDC	FIRE DEPARTMENT CONNECTION
FE	FENCE - BLACK CHAINLINK
FL1	FLASHING - TYPE 1
GL1	GLAZING - TYPE 1
GM	GAS METER
GRD	GUARD RAIL
GRD1	GUARD RAIL - TYPE 1
LB	LONG BOARD
OHD	OVERHEAD DOOR
RW	RETAINING WALL
SF1	SHOP FRONT GLAZING - TYPE 1
SIGN	SIGNAGE; BY OWNER
SIGN4	SIGNAGE; BUILDING ADDRESS



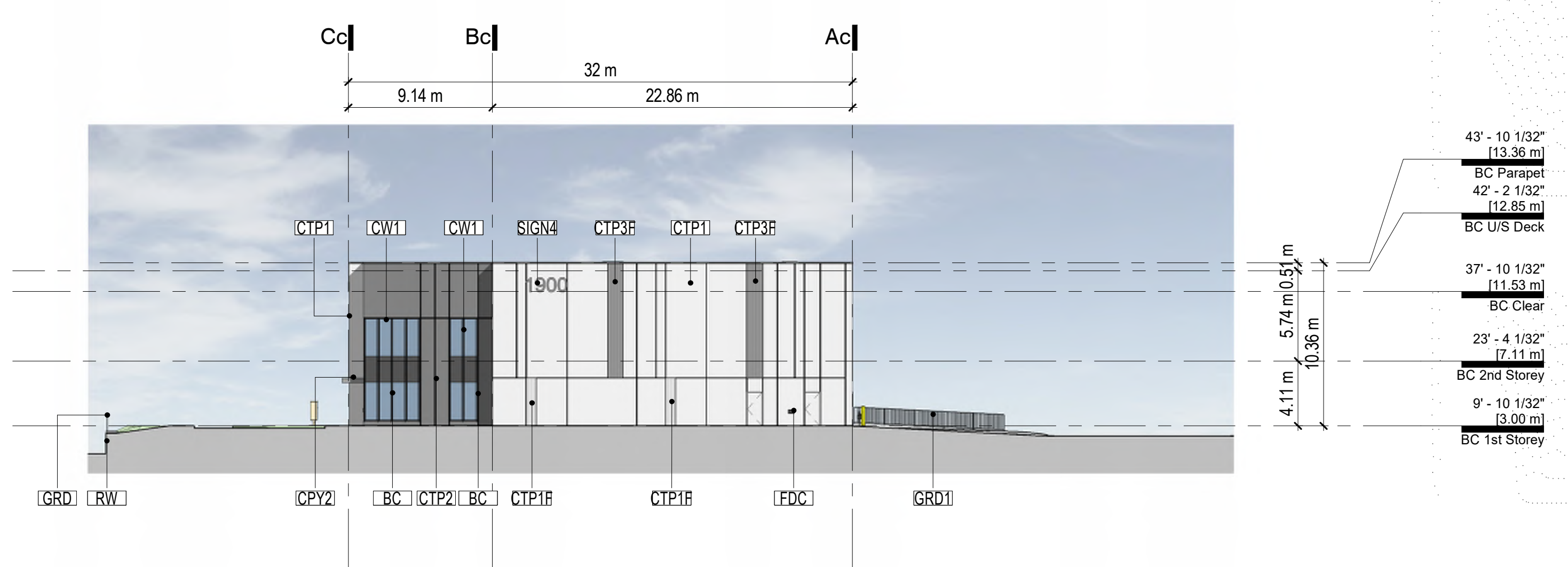
1 **BC - North**
3/64" = 1'-0"



2 **BC - South**
3/64" = 1'-0"



3 **BC - West**
3/64" = 1'-0"



4 **BC - East**
3/64" = 1'-0"

SCHEDULE B
This forms part of application # DP22-0199
City of Kelowna DEVELOPMENT PLANNING
Planner Initials TC



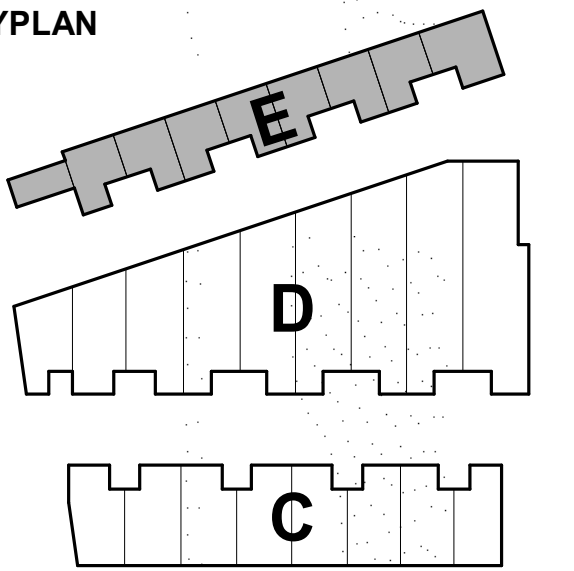
23/04/14 Re-issued for Development Permit

REV	DATE	DESCRIPTION

SCALE: 3/64" = 1'-0" DATE: April 13th, 2023 DRAWN: EB
PROJECT NUMBER: 21025
FILE: C:\Users\GSD\Documents\Per Mac Way_Kelowna_Lot 2\2022_1900_Elev.dwg PLOT DATE: 4/13/2023 4:14:33 PM
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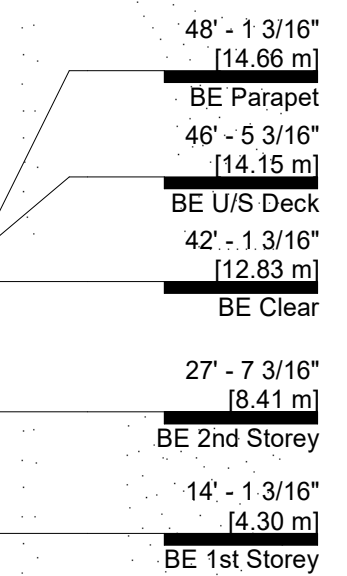
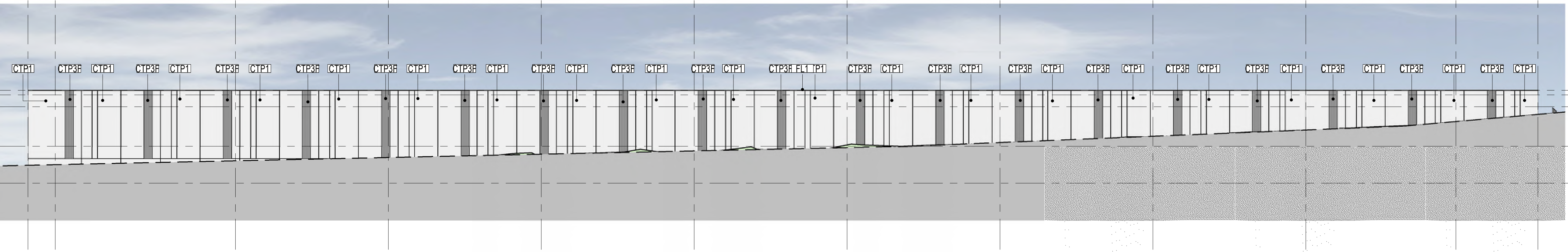
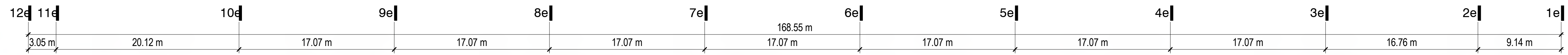
Beedie
TKA+D ARCHITECTURE + DESIGN INC
305 - 1930 PANDORA STREET - VANCOUVER - V5L 0C7 - P 604 569 3499

Stratosphere Business Centre - LOT 2
1900 Pier Mac Way, Kelowna
1950 Pier Mac Way, Kelowna
1970 Pier Mac Way, Kelowna
Elevations BC
PLOT DATE: 4/13/2023 4:14:33 PM
A30

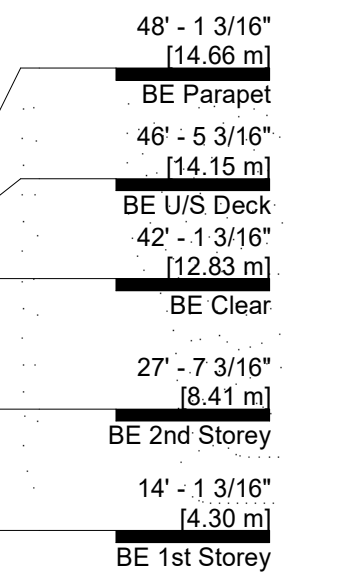
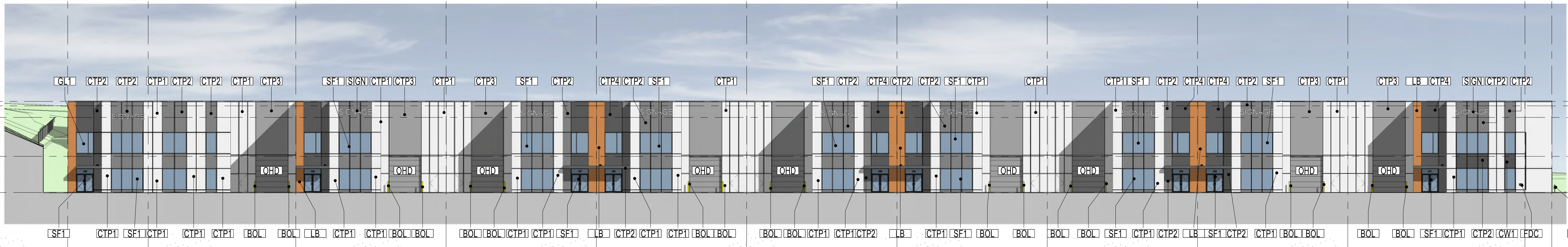
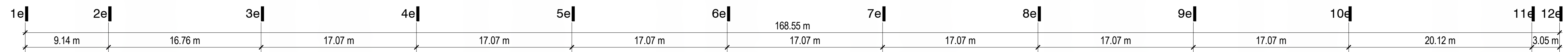


KEYNOTES

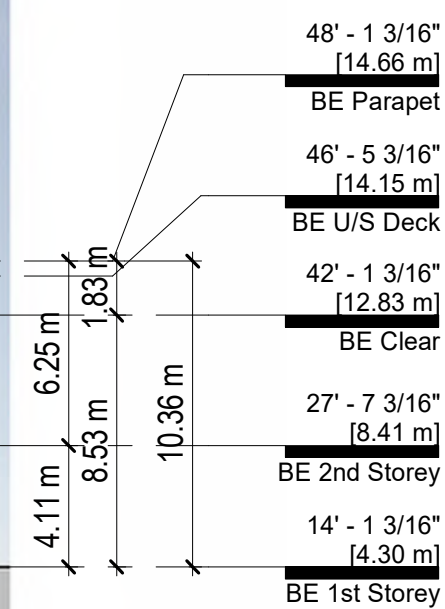
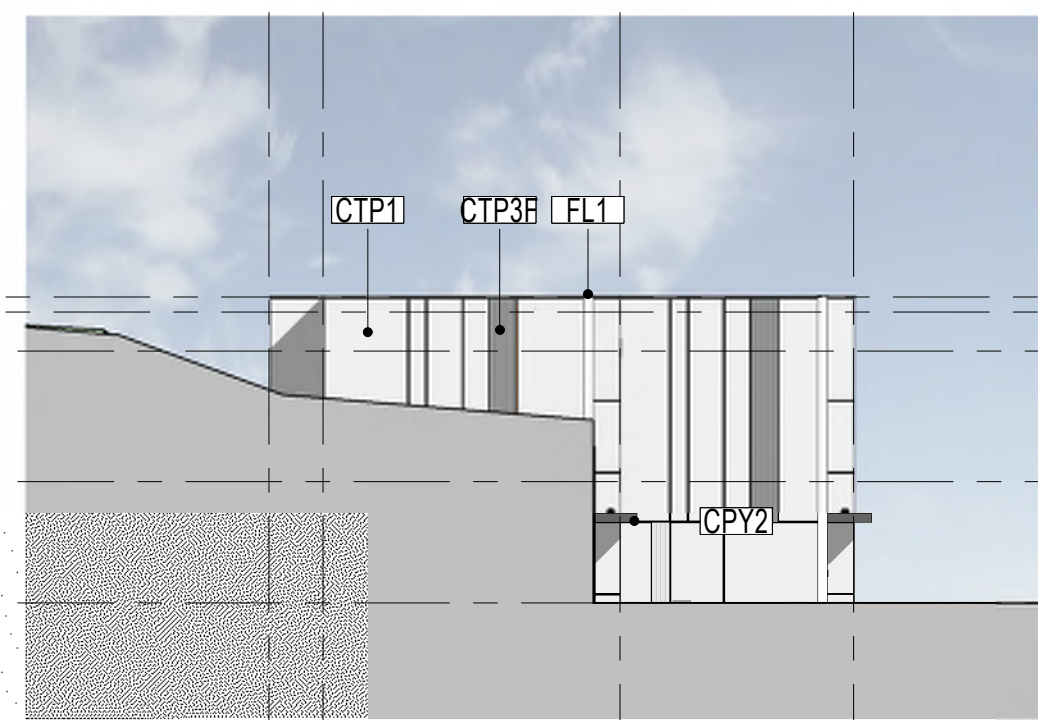
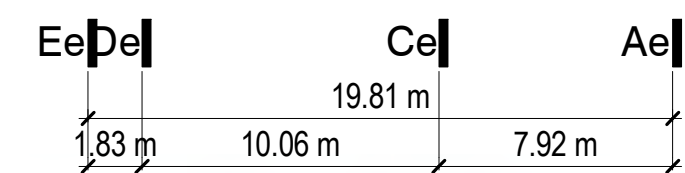
TAG	DESCRIPTION
BC	MULLION BEAUTY CAP
BOL	BOLLARD
CPY2	CANOPY - TYPE 2
CTP1	CONCRETE TILT-UP; PAINT FINISH P1
CTP2	CONCRETE TILT-UP; PAINT FINISH P2
CTP3	CONCRETE TILT-UP; PAINT FINISH P3
CTP3F	CONCRETE TILT-UP; - PAINTED P3 W/ FORMLINER
CTP4	CONCRETE TILT-UP; - PAINTED P4
CW1	CURTAIN WALL - TYPE 1
FDC	FIRE DEPARTMENT CONNECTION
FL1	FLASHING - TYPE 1
GL1	GLAZING - TYPE 1
GM	GAS METER
LB	LONG BOARD
OHD	OVERHEAD DOOR
SF1	SHOP FRONT GLAZING - TYPE 1
SIGN	SIGNAGE; BY OWNER



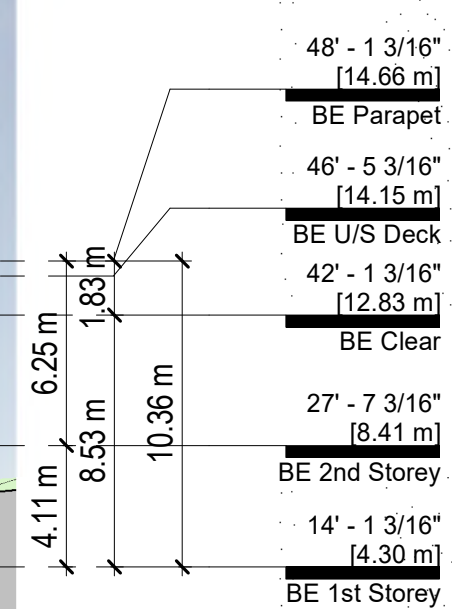
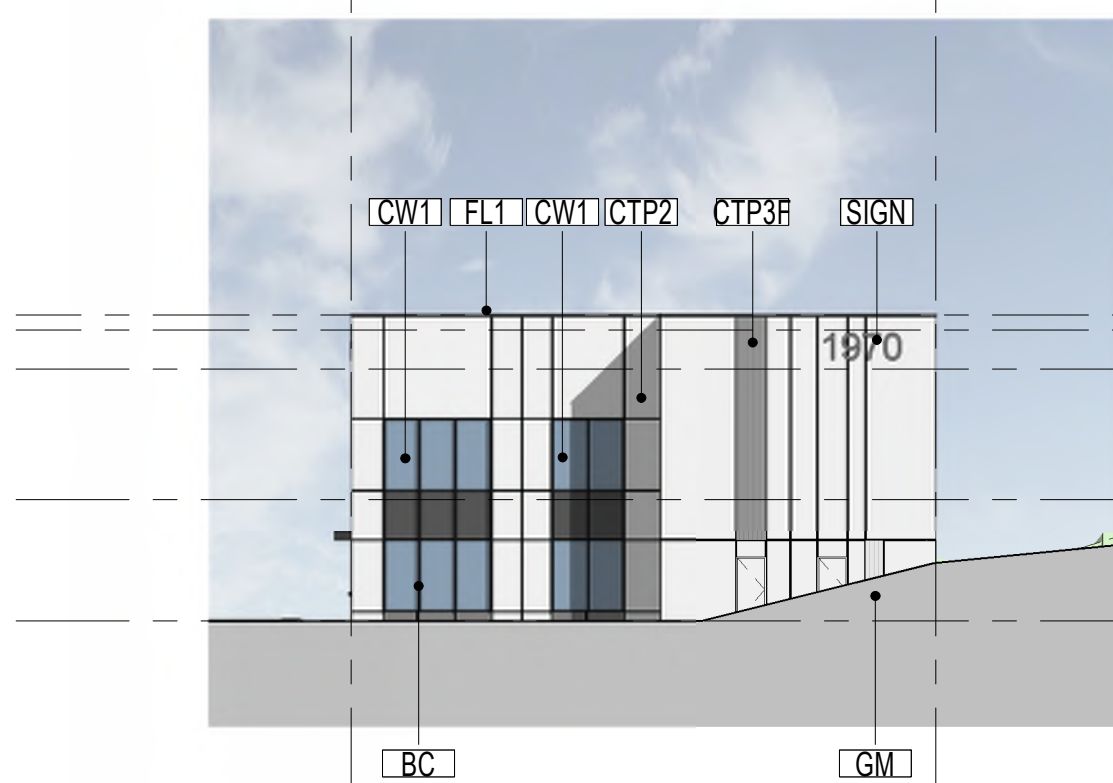
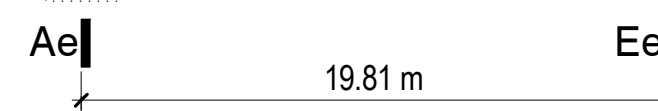
1 BE - North
3/64" = 1'-0"



2 BE - South
3/64" = 1'-0"



3 BE - West
3/64" = 1'-0"



4 BE - East
3/64" = 1'-0"

SCHEDULE B

This forms part of application # DP22-0199
City of Kelowna DEVELOPMENT PLANNING

Planner Initials TC
2023-04-13

REV	DATE	DESCRIPTION
1	2023-04-13	Re-issued for Development Permit

SCALE: 3/64" = 1'-0" | DATE: April 13th, 2023 | DRAWN: Author
PROJECT NUMBER: 21025
FILE: C:\Users\GRI\Documents\Pier Mac Way_Kelowna_Lot PATH: 2_R22_TKAD_Ext.rvt | PLOT DATE: 4/13/2023 4:15:01 PM

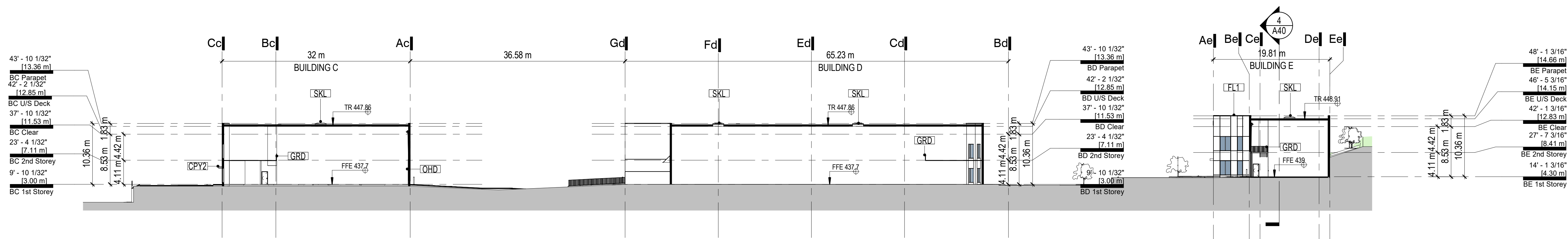


TKA+D ARCHITECTURE + DESIGN INC
305 - 1930 PANDORA STREET - VANCOUVER - V5L 0C7 - P 604 569-3499

Stratosphere Business Centre - LOT 2
1900 Pier Mac Way, Kelowna
1950 Pier Mac Way, Kelowna
1970 Pier Mac Way, Kelowna

Elevations BE
PLOT DATE: 4/13/2023 4:15:01 PM

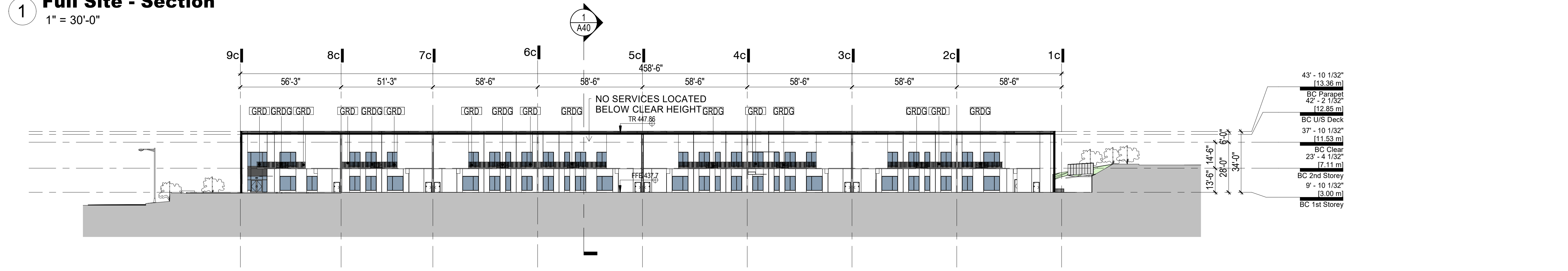
A32



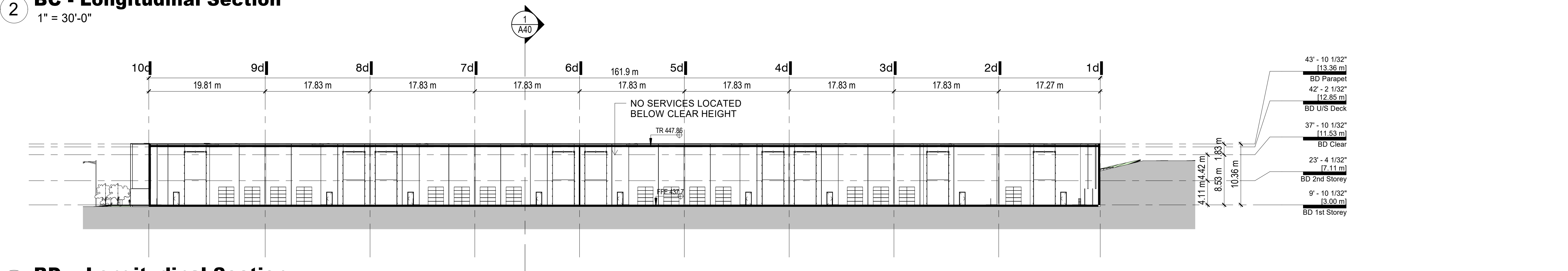
KEYNOTES

TAG	DESCRIPTION
CPY2	CANOPY - TYPE 2
FL1	FLASHING - TYPE 1
GRD	GUARD RAIL
GRDG	GUARD RAIL GATE
OHD	OVERHEAD DOOR
SKL	SKYLIGHT

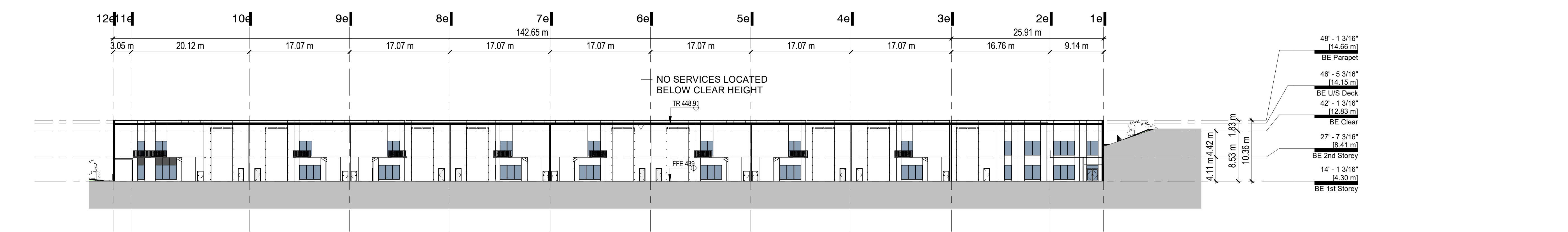
1 **Full Site - Section**
1" = 30'-0"



2 **BC - Longitudinal Section**
1" = 30'-0"



3 **BD - Longitudinal Section**
1" = 30'-0"



4 **BE - Longitudinal Section**
1" = 30'-0"

SCHEDULE B

This forms part of application
DP22-0199

Planner Initials: TC

City of Kelowna
DEVELOPMENT PLANNING



23/04/14 Re-issued for Development Permit

REV	DATE	DESCRIPTION
SCALE:	1" = 30'-0"	DATE: April 13th, 2023 DRAWN: EB
PROJECT NUMBER	21025	
FILE:	C:\Users\TKAD\Documents\Per Mac Way_Kelowna_Lot 2\21025\21025_13AD_Enk.rvt	
PLOT DATE:	4/13/2023 4:15:08 PM	

Beedie

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET - VANCOUVER - V6L 0C7 - P 604 569-3499

Stratosphere Business Centre - LOT 2
1900 Pier Mac Way, Kelowna
1950 Pier Mac Way, Kelowna
1970 Pier Mac Way, Kelowna

Site Sections
PLOT DATE: 4/13/2023 4:15:08 PM

A40



1 BC - SW Corner



2 BC - SE Corner



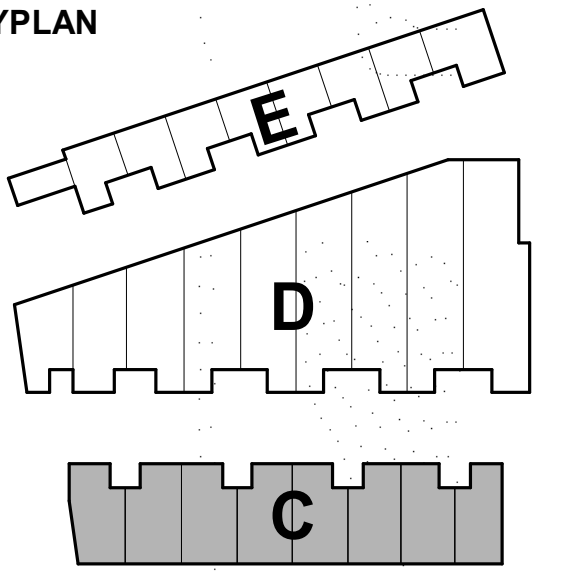
3 BC - NW Corner



4 BC - NE Corner

TKA+D

KEYPLAN



SCHEDULE B
 This forms part of application # DP22-0199
 Planner Initials TC
 City of Kelowna DEVELOPMENT PLANNING



REV	DATE	DESCRIPTION	DATE	APRIL 13th, 2023	DRAWN:	EB
SCALE:						
PROJECT NUMBER						21025
FILE:	C:\Users\EB\Documents\Pier Mac Way_Kelowna_Lot		PLOT DATE:		4/13/2023 4:10:53 PM	
PATH:	2_R22_TKAD_Ext.rvt					

Beedie

TKA+D ARCHITECTURE + DESIGN INC
 305 - 1930 PANDORA STREET · VANCOUVER · V5L 0C7 · P 604 569 3499

Stratosphere Business Centre - LOT 2
 1900 Pier Mac Way, Kelowna
 1950 Pier Mac Way, Kelowna
 1970 Pier Mac Way, Kelowna

3D Views - BC
 PLOT DATE: 4/13/2023 4:10:53 PM

A03



1 **BD - NW Corner**



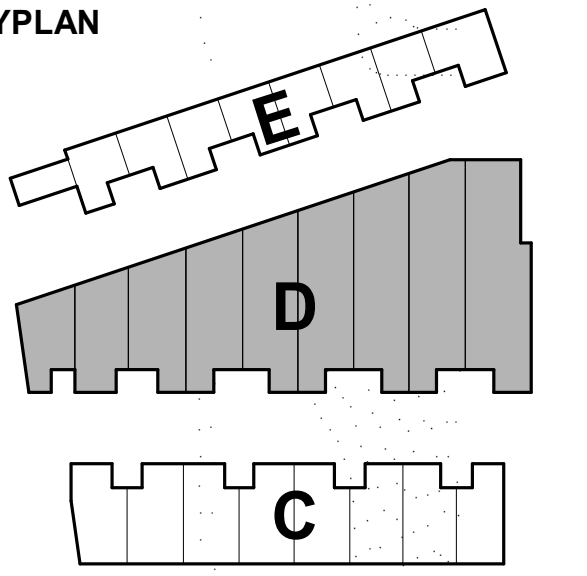
2 **BD - NE Corner**



3 **BD - SW Corner**



4 **BD - SE Corner**



SCHEDULE B
 This forms part of application # DP22-0199
 Planner Initials **TC**
 City of Kelowna
 DEVELOPMENT PLANNING



REV	DATE	DESCRIPTION	DATE	DESCRIPTION	DRAWN	DATE
23/04/14		Re-issued for Development Permit				
SCALE:		DATE:	April 13th, 2023	DRAWN:	EB	
PROJECT NUMBER					21025	
FILE:	C:\Users\EBK\Documents\Pier Mac Way_Kelowna_Lot		PLOT DATE:		4/13/2023 4:12:00 PM	
PATH:	2_822_TKAD_Ext.rvt					



TKA+D ARCHITECTURE + DESIGN INC.
 305 - 1930 PANDORA STREET - VANCOUVER - V5L 0C7 - P 604 569 3499

Stratosphere Business Centre - LOT 2
 1900 Pier Mac Way, Kelowna
 1950 Pier Mac Way, Kelowna
 1970 Pier Mac Way, Kelowna

3D Views - BD
 PLOT DATE: 4/13/2023 4:12:00 PM



1 BE - NE Corner



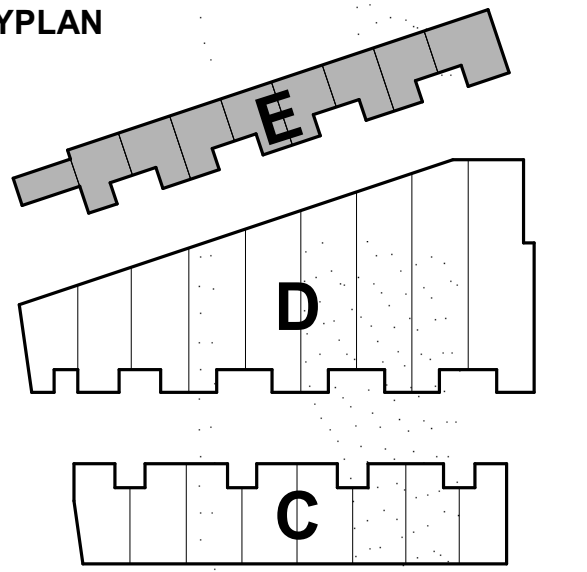
2 BE - Typ Entry



3 BE - SE Corner



4 BE - SW Corner



SCHEDULE B
 This forms part of application
 # DP22-0199

Planner Initials **TC**

City of Kelowna
 DEVELOPMENT PLANNING



23/04/14 Re-issued for Development Permit

REV	DATE	DESCRIPTION	DRAWN	AUTHOR
SCALE:	DATE:	April 13th, 2023	DRAWN:	Author
PROJECT NUMBER				21025
FILE:	C:\Users\TKA\Documents\Pier Mac Way_Kelowna_Lot		PLOT DATE: 4/13/2023 4:13:43 PM	
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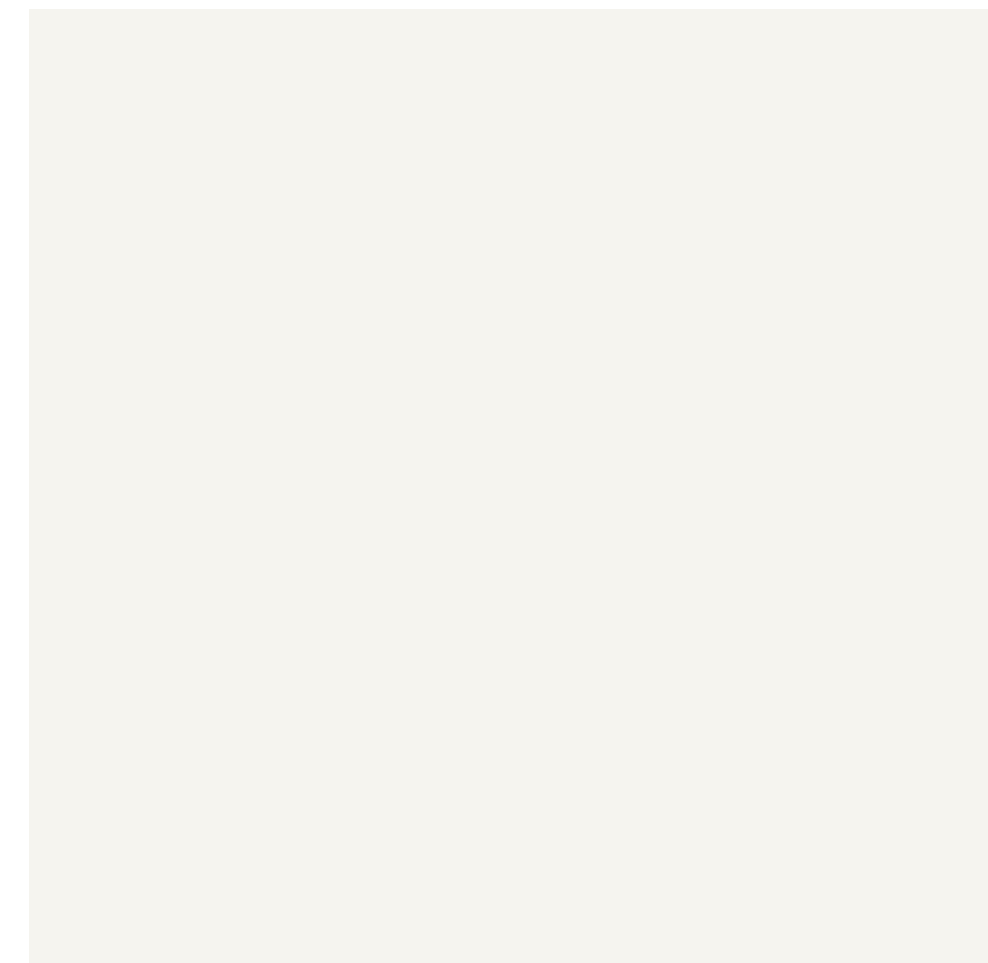
Beedie

TKA+D ARCHITECTURE + DESIGN INC.
 305 - 1930 PANDORA STREET - VANCOUVER - V5L 0C7 - P 604 569 3499

Stratosphere Business Centre - LOT 2
 1900 Pier Mac Way, Kelowna
 1950 Pier Mac Way, Kelowna
 1970 Pier Mac Way, Kelowna

3D Views - BE
 PLOT DATE: 4/13/2023 4:13:43 PM

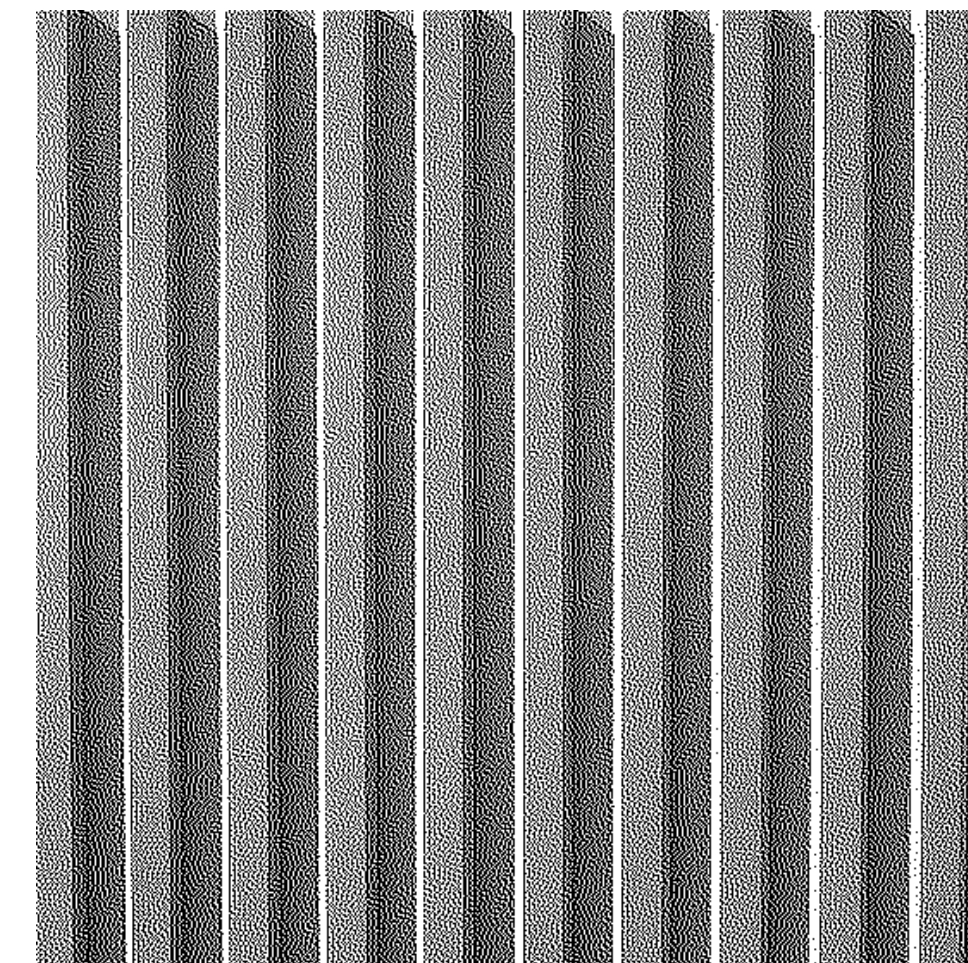
A05



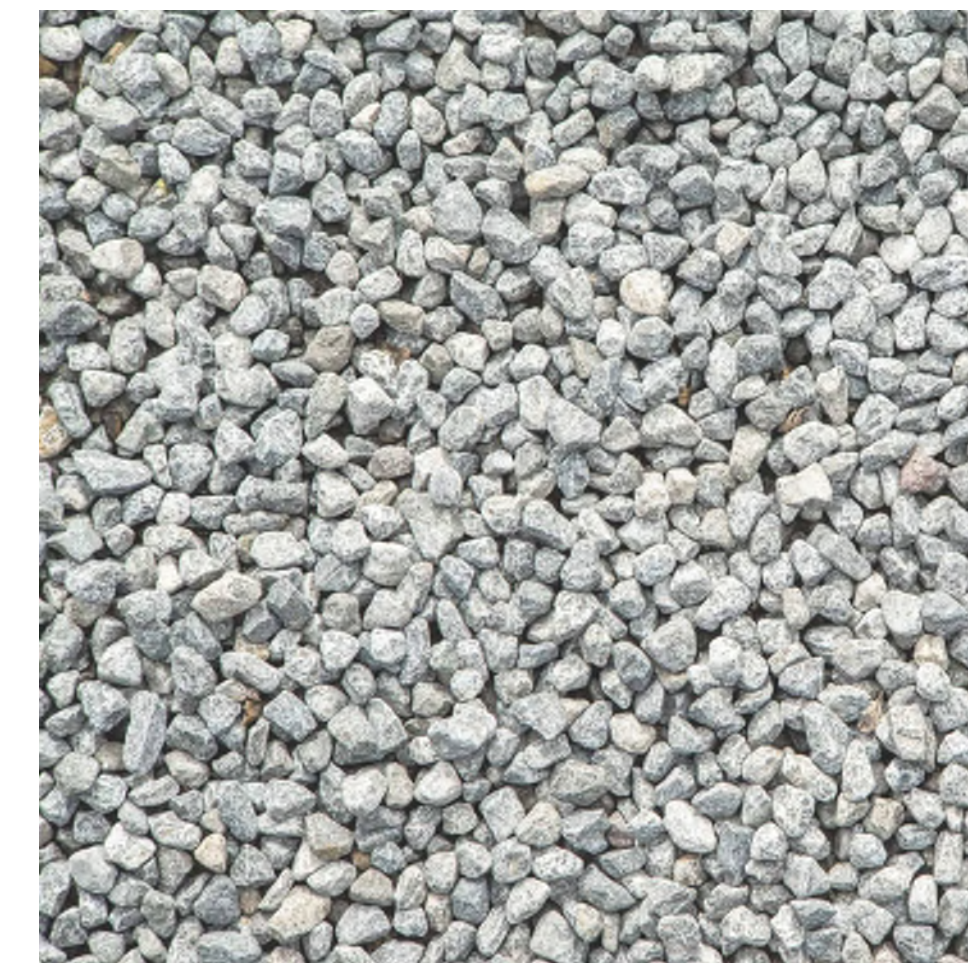
CONCRETE - PAINT WHITE
Primary Facade Colour



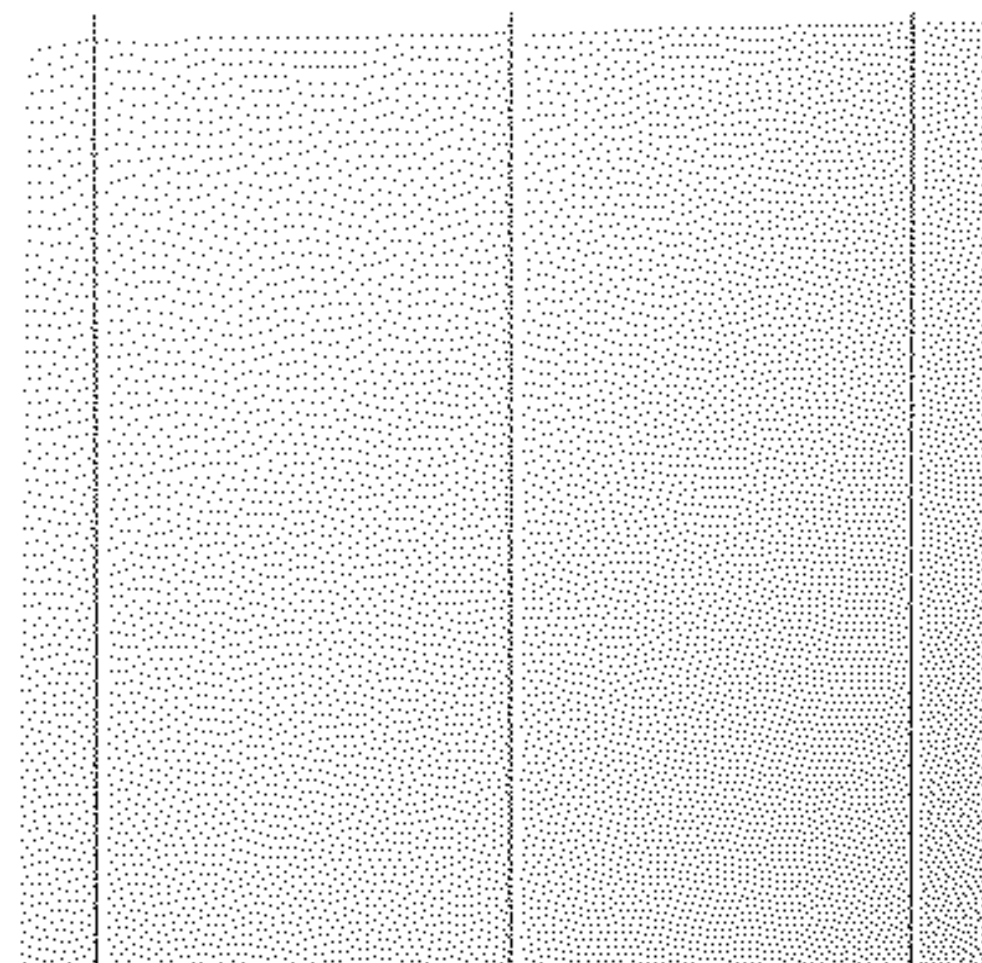
CONCRETE - PAINT GREY
Recessed Entries



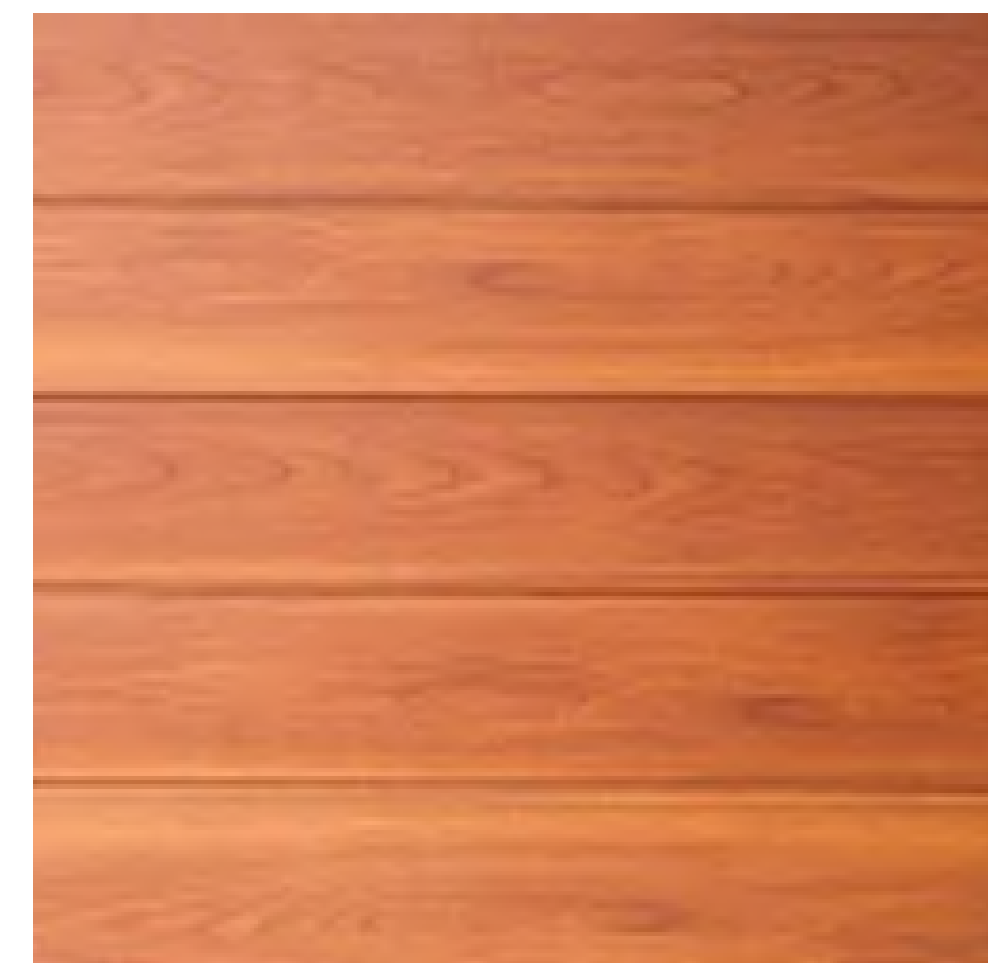
CONCRETE - FORMLINER
Secondary Facade Texture



BALLESTED EPDM
Roof



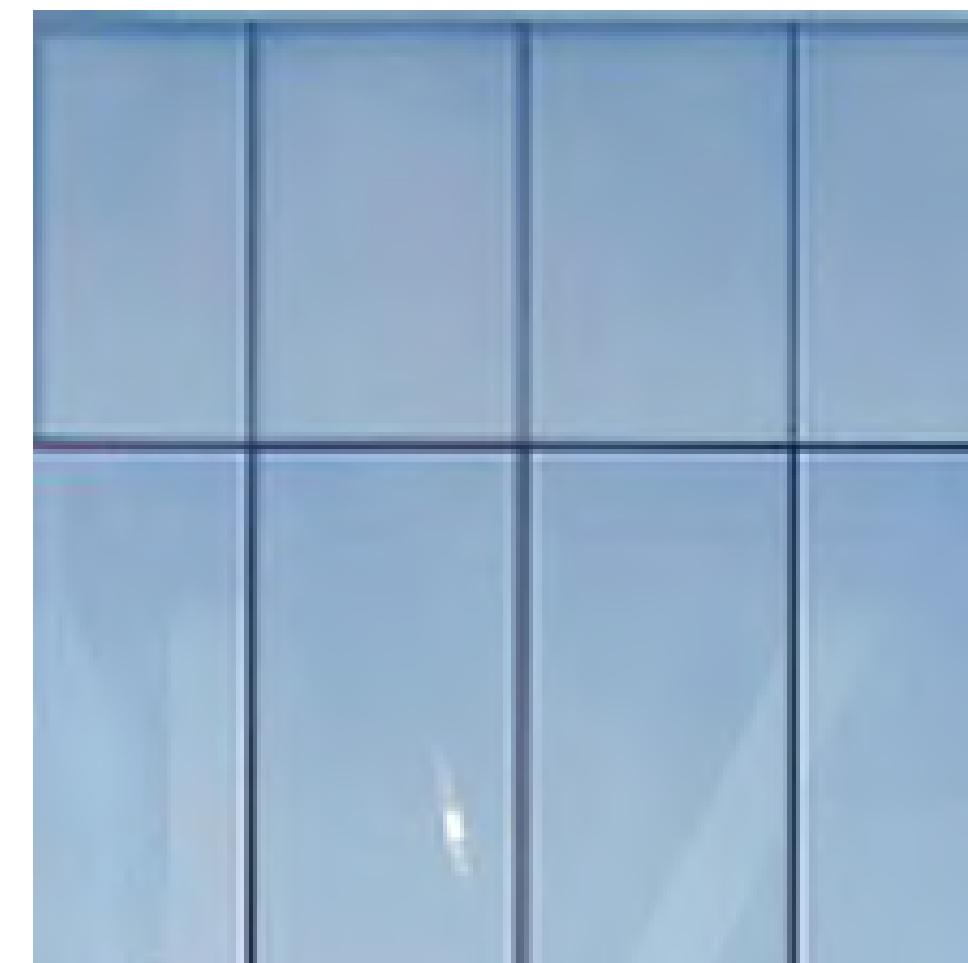
METAL CLADDING - WHITE
Metal White, Flashing



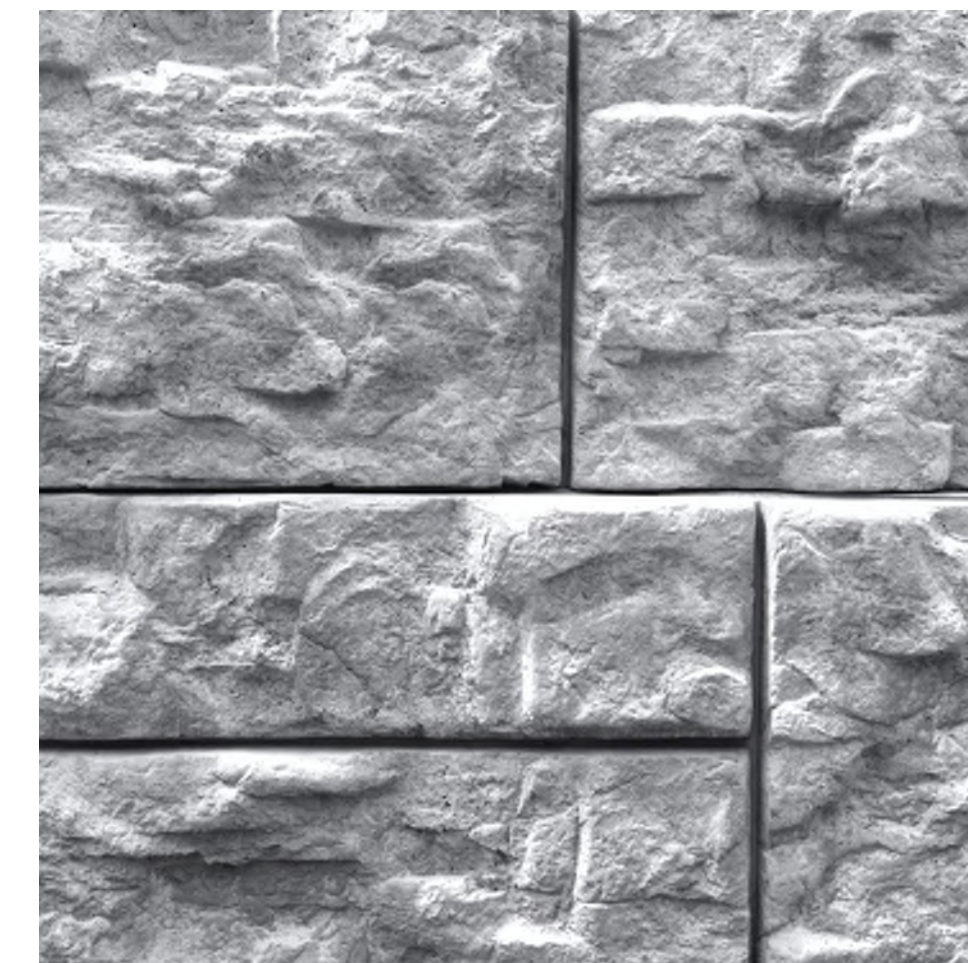
METAL CLADDING - LONGBOARD
Soffits, Unit entries



PAINTED METAL - CHARCOAL
Flashings, Canopies, Trim



GLAZING
Vision Glass and Spandrel Glass



ARCHITECTURAL WALL
Retaining walls

SCHEDULE B
This forms part of application # DP22-0199
Planner Initials **TC**
City of Kelowna
DEVELOPMENT PLANNING



23/04/14 Re-issued for Development Permit

REV	DATE	DESCRIPTION
SCALE:	1/4" = 1'-0"	DATE: April 13th, 2023 DRAWN: EB
PROJECT NUMBER	21025	
FILE	C:\Users\EBK\Documents\Per Mac Way_Kelowna_Lot	PLOT DATE: 4/13/2023 4:15:09 PM
PATH	2_R22_TKAD_Ext.rvt	

Beedie

TKA+D ARCHITECTURE + DESIGN INC
305 - 1930 PANDORA STREET - VANCOUVER - V6L 0C7 - P 604 569 3499

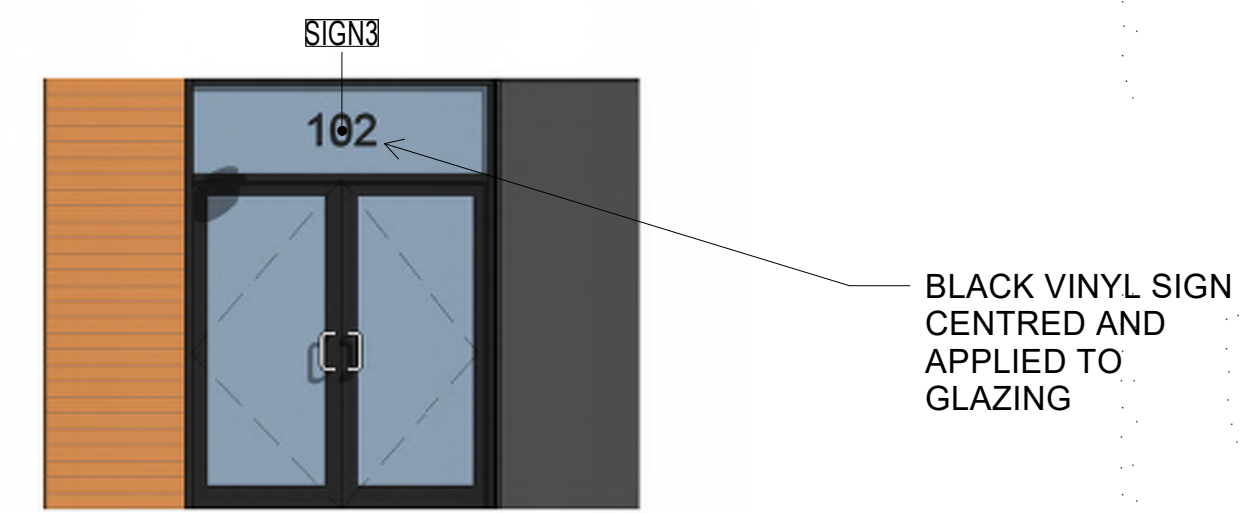
Stratosphere Business Centre - LOT 2
1900 Pier Mac Way, Kelowna
1950 Pier Mac Way, Kelowna
1970 Pier Mac Way, Kelowna

Colour Board
PLOT DATE: 4/13/2023 4:15:09 PM

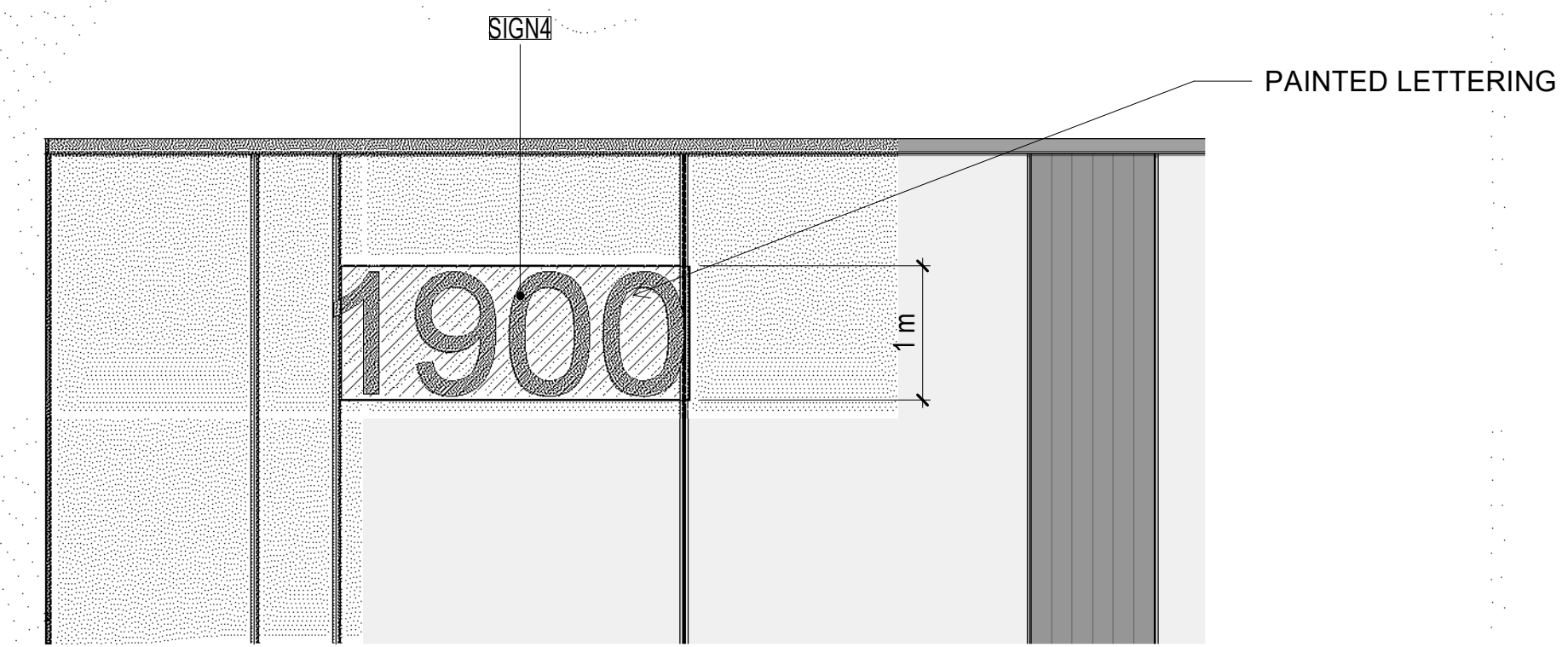
A70

KEYNOTES

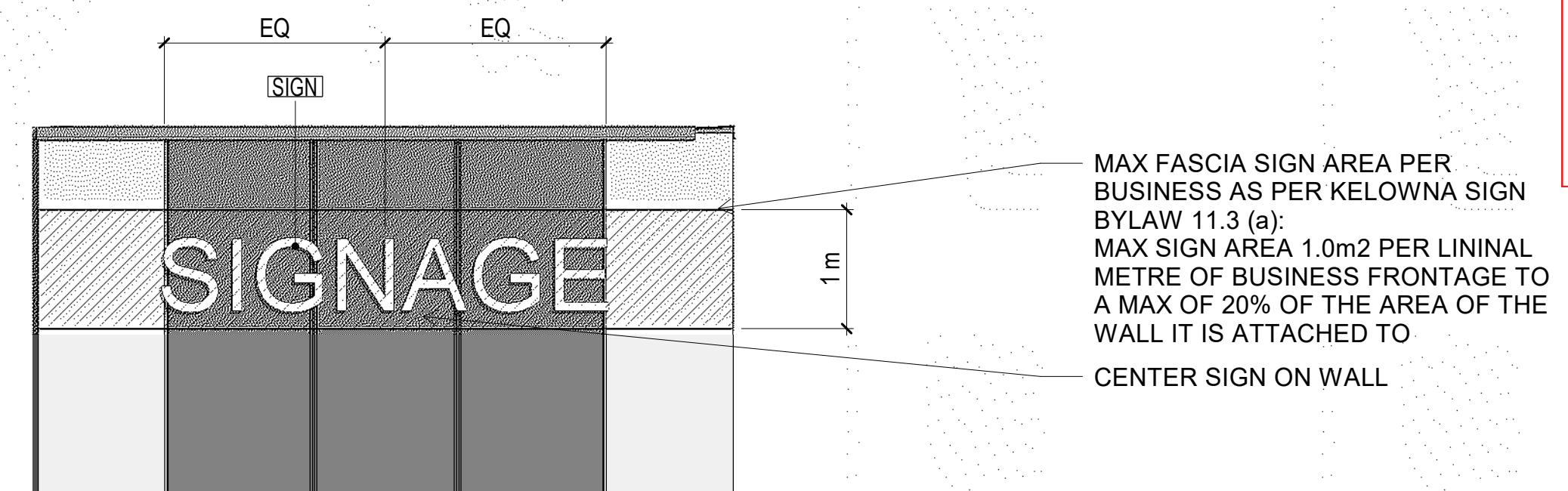
TAG	DESCRIPTION
MS	MONUMENT SIGN
SIGN	SIGNAGE; BY OWNER
SIGN3	SIGNAGE; UNIT NUMBER
SIGN4	SIGNAGE; BUILDING ADDRESS



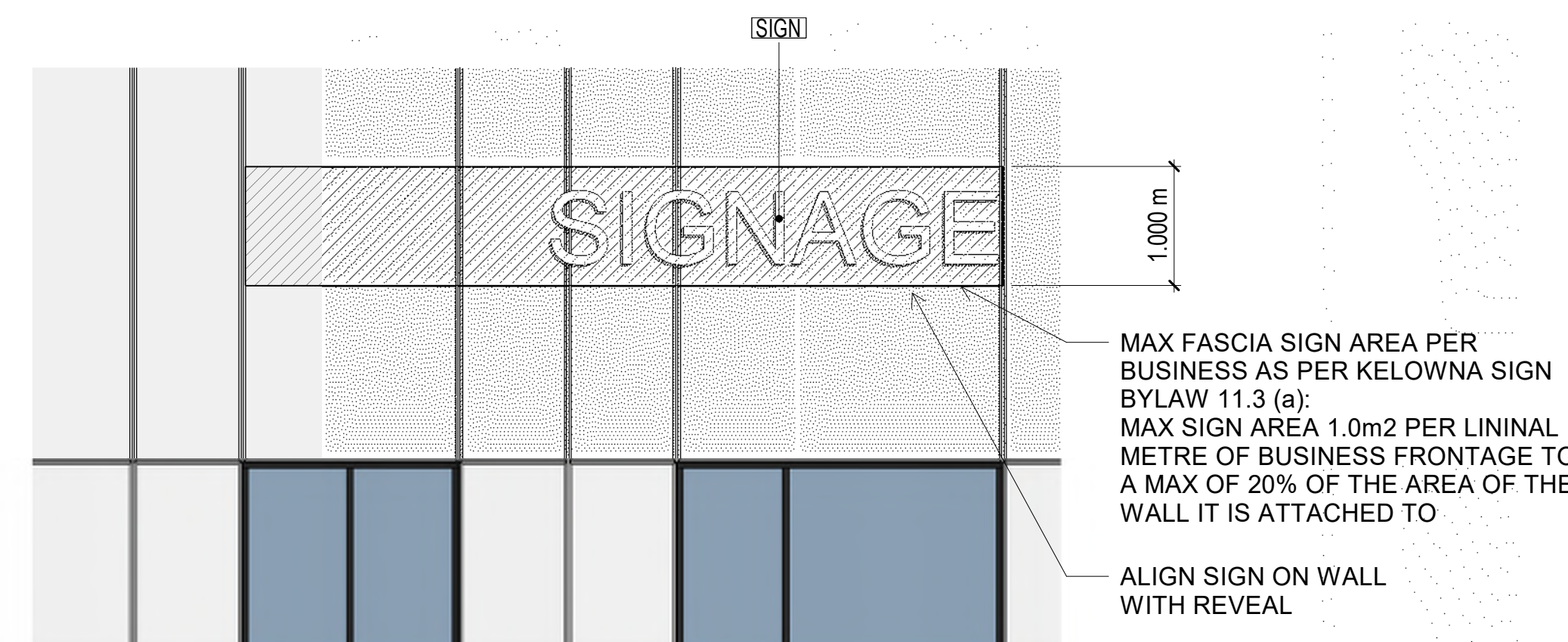
5 Typical Unit Address Signage
1/4" = 1'-0"



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



2 BE Typical Unit Entry Signage
1/4" = 1'-0"



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

FASCIA SIGN SUMMARY

ALLOWABLE:

- (1.0 m² per lineal meter of business frontage to a maximum of 20% of the area of the wall it is attached to)

PROPOSED

- 26 Fascia Signs (1 per Unit + 3 Address)

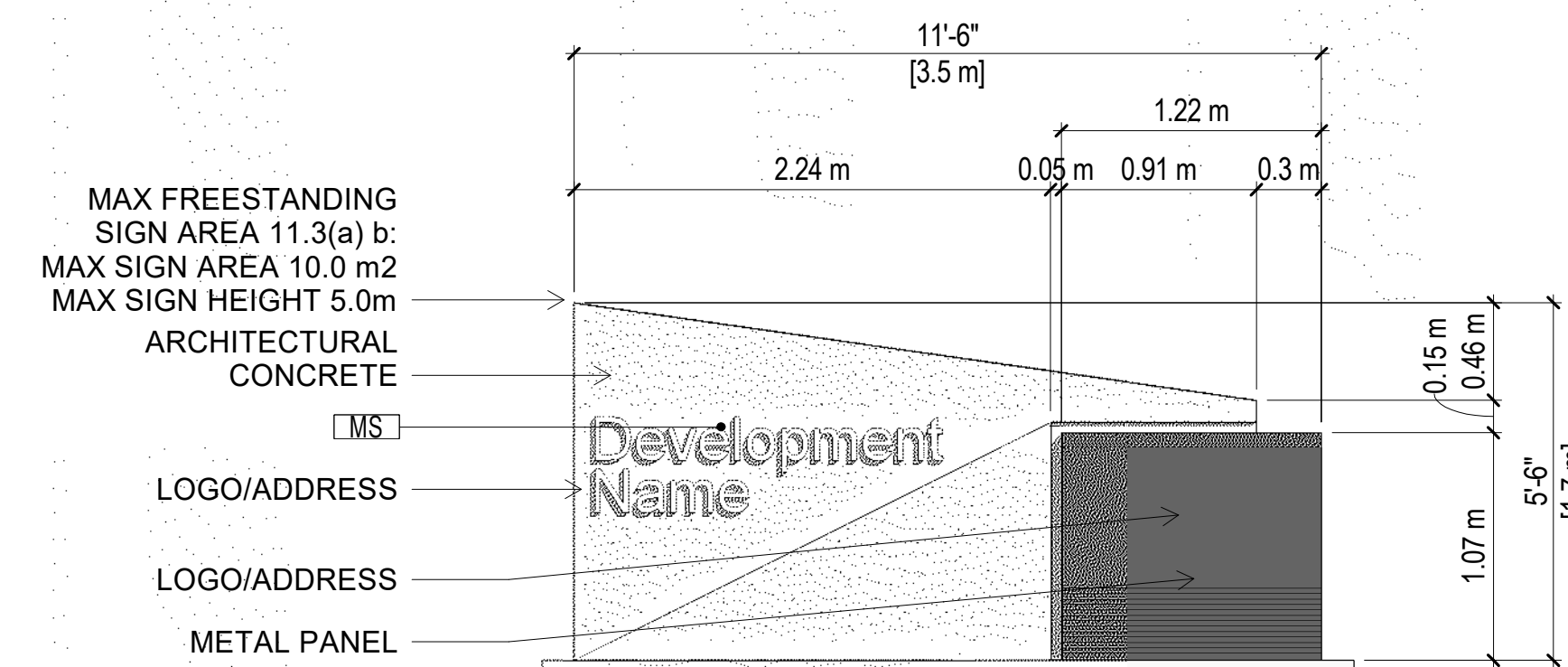
FREE STANDING SIGN SUMMARY

ALLOWABLE:

- Maximum sign area of 10.0m²
- Maximum sign height of 5.0m

PROPOSED:

- 3 Free Standing Signs (3.5m x 1.7m high)



6 Monument Sign
3/8" = 1'-0"

SCHEDULE B

This forms part of application # DP22-0199

Planner Initials **TC**

City of Kelowna DEVELOPMENT PLANNING



23/04/14 Re-issued for Development Permit

REV	DATE	DESCRIPTION
SCALE:	As indicated	DATE: April 13th, 2023 DRAWN: EB
PROJECT NUMBER		21025
FILE:	C:\Users\GK\Documents\Pier Mac Way_Kelowna_Lot	PLOT DATE: 4/13/2023 4:15:13 PM
PATH:	2_R22_TKAD_Ext.rvt	

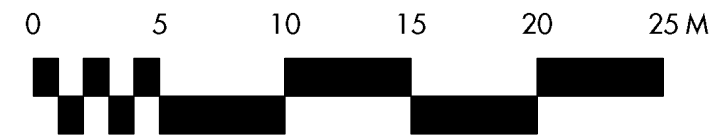
Beedie

TKA+D ARCHITECTURE + DESIGN INC
305 - 1930 PANDORA STREET - VANCOUVER - V5L 0C7 - P 604 569 3499

Stratosphere Business Centre - LOT 2
1900 Pier Mac Way, Kelowna
1950 Pier Mac Way, Kelowna
1970 Pier Mac Way, Kelowna

Signage
PLOT DATE: 4/13/2023 4:15:13 PM

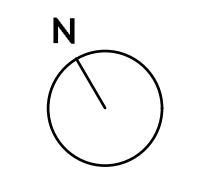
A75



REFER TO PAGE LS-102 FOR PLANT LIST AND NOTES



SCHEDULE C
 This forms part of application # DP22-0199
 Planner Initials: TC
 City of Kelowna DEVELOPMENT PLANNING



PROJECT TITLE
2050 PIER MAC WAY LOT 2
 Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION	DATE	BY
1	22.09.29	Review
2	23.04.10	Review
3	23.04.13	Development Permit
4		
5		

PROJECT NO	22-1215
DESIGN BY	KM
DRAWN BY	MC
CHECKED BY	FB
DATE	APR. 13, 2023
SCALE	1:300
PAGE SIZE	24x36"

SEAL

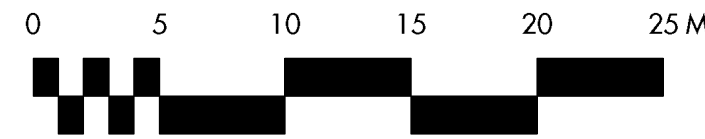


DRAWING NUMBER

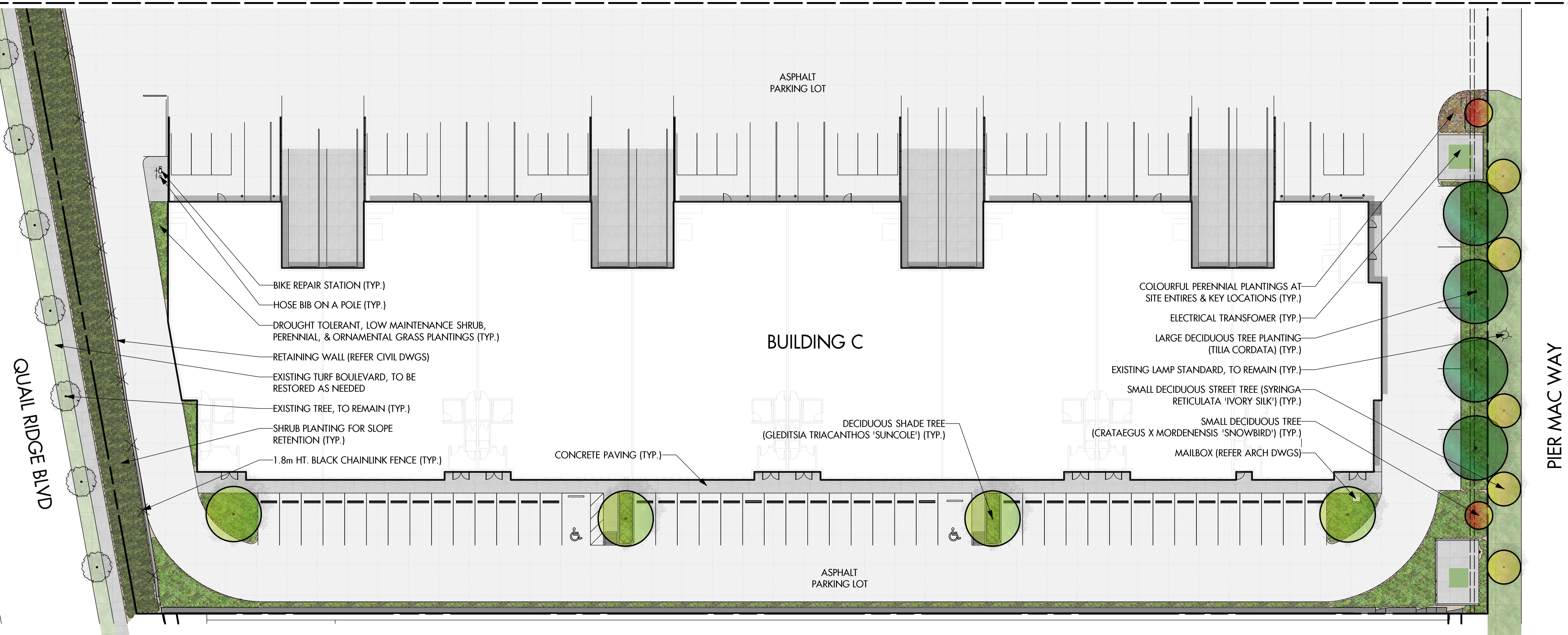
LS-101

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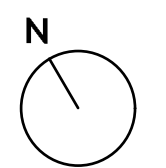
MATCHLINE; REFER LS-102 TOP



MATCHLINE; REFER LS-101 BOTTOM



SCHEDULE C
This forms part of application # DP22-0199
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING



PROJECT TITLE

2050 PIER MAC WAY LOT 2

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION	DATE	REVISION
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SEAL	



DRAWING NUMBER

LS-102

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PRECEDENT IMAGE: HOSE BIB BIKE WASH



PRECEDENT IMAGE: BIKE REPAIR STATION

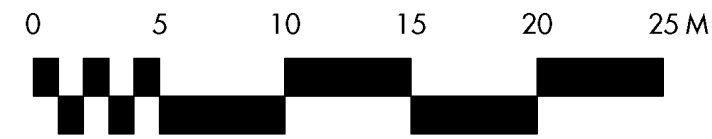


NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 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 NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING & REMARKS
TREES				
ARJ	6	ACER RUBRUM 'NORTHWOOD'	NORTHWOOD MAPLE	4cm CAL
CCA	4	CARPINUS CAROLINIANA 'CCSQU'	PALISADE AMERICAN HORNBEAM	4cm CAL
CMO	5	CRATAEGUS X MORDENENSIS 'SNOWBIRD'	SNOWBIRD HAWTHORN	3cm CAL
GTR	13	GLEDITSIA TRIACANTHOS 'HARVE'	NORTHERN ACCLAIM HONEY LOCUST	5cm CAL
SRE	18	SYRINGA RETICULATA	JAPANESE LILAC TREE	4cm CAL
TCO	12	TILIA CORDATA	LITTLELEAF LINDEN	5cm CAL
SHRUBS				
BT	75	BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY	#02 CONT. /1.5M O.C. SPACING
BU	118	BUXUS 'GREEN VELVET'	BOXWOOD	#02 CONT. /1.2M O.C. SPACING
FO	266	FORSYTHIA X 'SMFXGP'	SPRINGSHINE FORSYTHIA	#02 CONT. /0.9M O.C. SPACING
JH	67	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	#02 CONT. /1.8M O.C. SPACING
MA	75	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#02 CONT. /1.5M O.C. SPACING
PL	27	PHILADELPHUS LEWISII	WILD MOCK ORANGE	#02 CONT. /2.5M O.C. SPACING
PS	53	PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	#02 CONT. /1.8M O.C. SPACING
RA	149	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	#02 CONT. /1.2M O.C. SPACING
SE	24	SALIX EXIGUA	COYOTE WILLOW	#02 CONT. /3.6M O.C. SPACING
SA	75	SYMPHORICARPOS ALBUS	SNOWBERRY	#02 CONT. /1.5M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS				
CA	160	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	REED GRASS	#01 CONT. /1.0M O.C. SPACING
ED	110	EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	#01 CONT. /1.2M O.C. SPACING
HH	196	HEMEROCALLIS 'FRENCH LINGERIE'	FRENCH LINGERIE DAYLILY	#01 CONT. /0.9M O.C. SPACING
HS	110	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#01 CONT. /1.2M O.C. SPACING
IS	286	IRIS SIBIRICA 'BUTTER AND SUGAR'	BUTTER AND SUGAR IRIS	#01 CONT. /0.75M O.C. SPACING
NF	160	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#01 CONT. /1.0M O.C. SPACING
PA	160	PEROVSKIA ATRIPLICIFOLIA	DWARF RUSSIAN SAGE	#01 CONT. /1.0M O.C. SPACING
RF	196	RUDBECKIA FLUGIDA 'GOLDSTRUM'	GOLDSTURM CONEFLOWER	#01 CONT. /0.9M O.C. SPACING
SS	70	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	#01 CONT. /1.5M O.C. SPACING

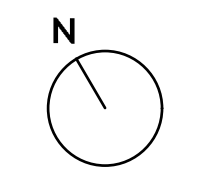


REFER TO PAGE LS-104 FOR LEGEND, NOTES, AND CALCULATIONS



MATCHLINE; REFER LS-104 TOP

SCHEDULE C
 This forms part of application
 # DP22-0199
 Planner Initials TC
 City of Kelowna
 DEVELOPMENT PLANNING



PROJECT TITLE
2050 PIER MAC WAY LOT 2
 Kelowna, BC

WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION	DATE	BY
1	22.09.29	Review
2	23.04.10	Review
3	23.04.13	Development Permit
4		
5		

PROJECT NO.	22-1215
DESIGN BY	KM
DRAWN BY	MC
CHECKED BY	FB
DATE	APR. 13, 2023
SCALE	1:300
PAGE SIZE	24x36"

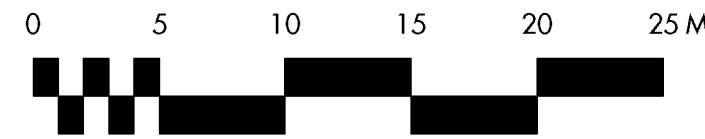
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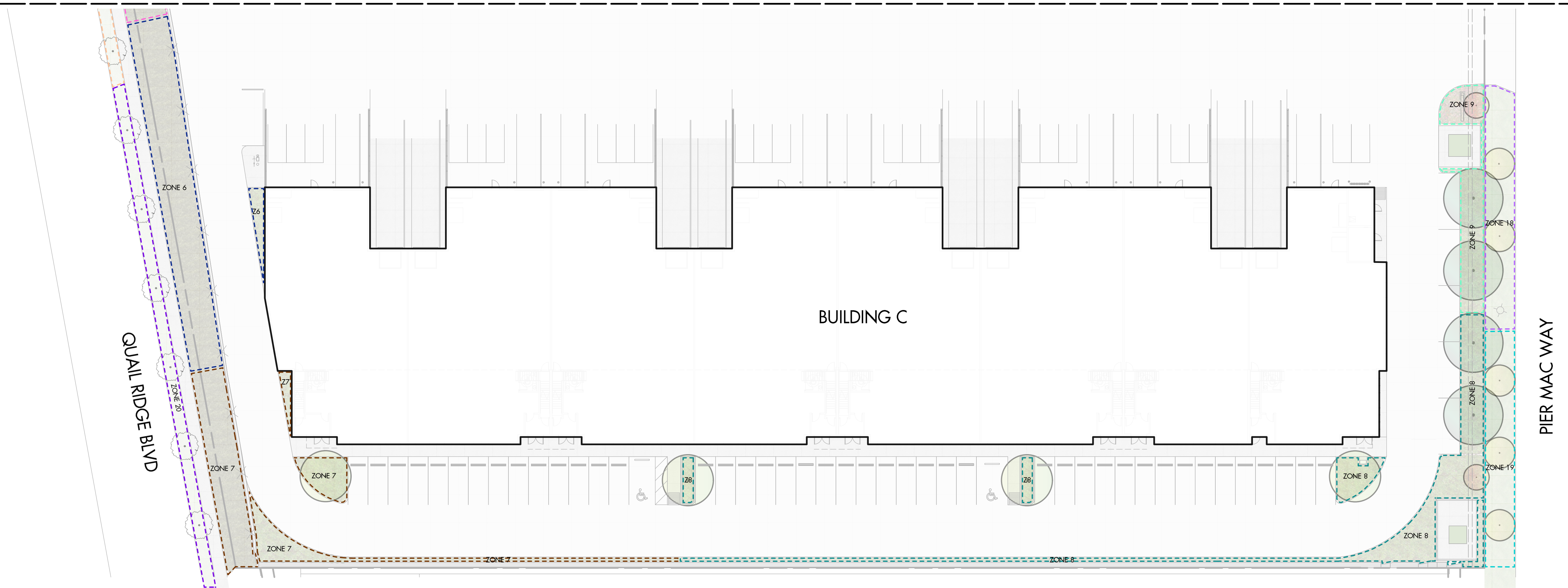
DRAWING NUMBER

LS-103

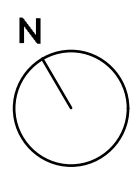
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MATCHLINE; REFER LS-103 BOTTOM



SCHEDULE C
 This forms part of application # DP22-0199
 Planner Initials TC
 City of Kelowna DEVELOPMENT PLANNING



PROJECT TITLE

2050 PIER MAC WAY LOT 2
 Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION

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PROJECT NO

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LS-104

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WATER CONSERVATION CALCULATIONS
 LANDSCAPE MAXIMUM WATER BUDGET (WB) = 2,884 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 1,870 cu.m. / year
 WATER BALANCE = 1,014 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

- IRRIGATION NOTES**
- 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).
 - THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 - 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.
 - 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.
 - DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 - IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 - IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
 - A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

	ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 208 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 69 cu.m.		ZONE #9: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 214 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 71 cu.m.		ZONE #17: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 74 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 63 cu.m.
	ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 72 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 24 cu.m.		ZONE #10: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 235 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 78 cu.m.		ZONE #18: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 118 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 101 cu.m.
	ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 236 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 79 cu.m.		ZONE #11: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 186 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 62 cu.m.		ZONE #19: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 116 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 99 cu.m.
	ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 205 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 68 cu.m.		ZONE #12: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 123 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 105 cu.m.		ZONE #20: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 104 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 89 cu.m.
	ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 213 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 71 cu.m.		ZONE #13: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 94 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 81 cu.m.		ZONE #21: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 107 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 92 cu.m.
	ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 231 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 77 cu.m.		ZONE #14: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 98 sq.m. MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 84 cu.m.		ZONE #22: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 110 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 94 cu.m.
	ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 206 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 69 cu.m.		ZONE #15: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 95 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 81 cu.m.		ZONE #23: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 224 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 75 cu.m.
	ZONE #8: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 243 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 81 cu.m.		ZONE #16: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 100 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 86 cu.m.		ZONE #24: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 160 sq.m. MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 53 cu.m.

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
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. For buildings fronting highways, entries can be located away from the street, as long as there is a direct pedestrian connection to the site.	✓					
d. 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: <ul style="list-style-type: none"> • 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. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> • 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. 						✓
g. 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.						
h. 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: <ul style="list-style-type: none"> Integrating these facilities into the footprint of the building; or Screening using fencing, walls, and/or landscaping 						✓
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. 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. Site the building's primary façade parallel to the street and close to the minimum setback to establish a defined street edge.				✓		
b. Include glazing, as a major component of street facing facades.					✓	
c. Maintain and enhance street edge definition by preserving or incorporating street trees.						✓
d. Locate the office, reception, or sales component of the building closer to the street than the plant or warehouse component.						✓
e. 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.						✓
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.				✓		
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.						✓

ATTACHMENT B
This forms part of application
DP22-0199



Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING