

Development Permit

DP23-0078



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

3256 Appaloosa Road

and legally known as

Lot 16, Section 2, Township 23, ODYD, Plan 18861

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 8, 2024

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: Astria Hollywood Nominee Ltd., Inc.No. BC1363016

Applicant: Jack Priestley – Orion Commercial Construction Ltd.

Dean Strachan
Community Planning and Development Manager
Planning & Development Services

Date of Issuance

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. DP23-0078 for Lot 16, Section 2, Township 23, ODYD, Plan 18861 located at at 3256 Appaloosa 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 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 **\$90,306.25**

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

This forms part of application
DP23-0078

Planner
Initials **BC**



PROPOSED INDUSTRIAL BUILDING FOR:



ASTRIA HOLLYWOOD

ADDRESS : 3256 APPALOOSA RD, KELOWNA, BC



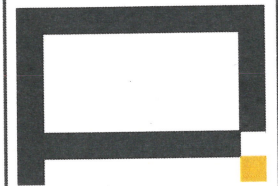
PERSPECTIVE VIEW OF FRONT (SOUTH FACING)



PERSPECTIVE VIEW OF SOUTHEAST CORNER ALONG HOLLYWOOD ROAD NORTH

ARCHITECTURAL DRAWING LIST

COVER SHEET	A-0.0
SITE CONTEXT	A-0.1
OVERALL SITE PLAN	A-1.0
SITE DETAILS	A-1.1
STREET ELEVATION	A-1.2
FLOOR PLANS	A-2.0
ROOF PLAN	A-3.0
ELEVATIONS	A-4.0
ELEVATIONS	A-4.1

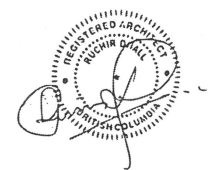


ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 206 - 1493 FOSTER STREET, WHITBY, ONT. L9B 5C4
904.783.3450 | RICHIE@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN INC.
2825A ALLIANCE STREET, ABBOTSFORD, B.C., V2G 3J9
TEL: (604) 807-5033 | EMAIL: DAREY@DFORCE.CA

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7	AUG 25 23	RE-OP PER CITY COMMENTS
6	JUL 14 23	RE-ISSUED FOR DP
5	JUL 06 23	RE-ISSUED FOR DP
4	MAY 16 23	RE-ISSUED FOR DP
3	MAR 07 23	ISSUE FOR DEVELOPMENT PERMIT
2	FEB 24 23	CLIENT REVIEW
1	FEB 17 23	CLIENT REVIEW
NO.	DATE	DESCRIPTION

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT:
PROPOSED:
ASTRIA HOLLYWOOD INDUSTRIAL BUILDINGS
ADDRESS: 3256 APPALOOSA RD, KELOWNA, BC

COVER SHEET

SEAL	JOB NO. 23-040	DRAWN df
DESIGNED		
CHECKED	R.D.	
PLOT DATE	AUG 25 23	

PROJECT - DRAWING NUMBER **A-0** REV. **7**

SCHEDULE A

This forms part of application
DP23-0078

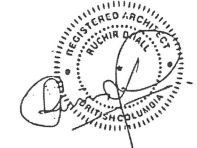
Planner Initials **BC**



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UNIT 206, 1493 FOSTER STREET, WHITE ROCK, BC, V4B 1C4
604.785.1456 | INFO@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.FORGE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: 604.857.3855 | EMAIL: DANY@DFORGE.CA

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11	JUL 14.23	RE-ISSUED FOR CP
10	JUL 08.23	RE-ISSUED FOR CP
9	JUN 25.23	RE-ISSUED FOR CP
8	JUN 08.23	CLIENT REVIEW
7	MAY 31.23	CLIENT REVIEW
6	MAY 16.23	RE ISSUED FOR CP
5	MAY 09.23	ISSUED FOR CONSULTANT USE
4	APR 28.22	PLANNING RESPONSE
3	MAR 30.23	REV'D CUL DE SAC
2	MAR 22.23	ISSUED FOR DEVELOPMENT PERMIT
1	JAN 18.23	ISSUED FOR CONSULTANT USE

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LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

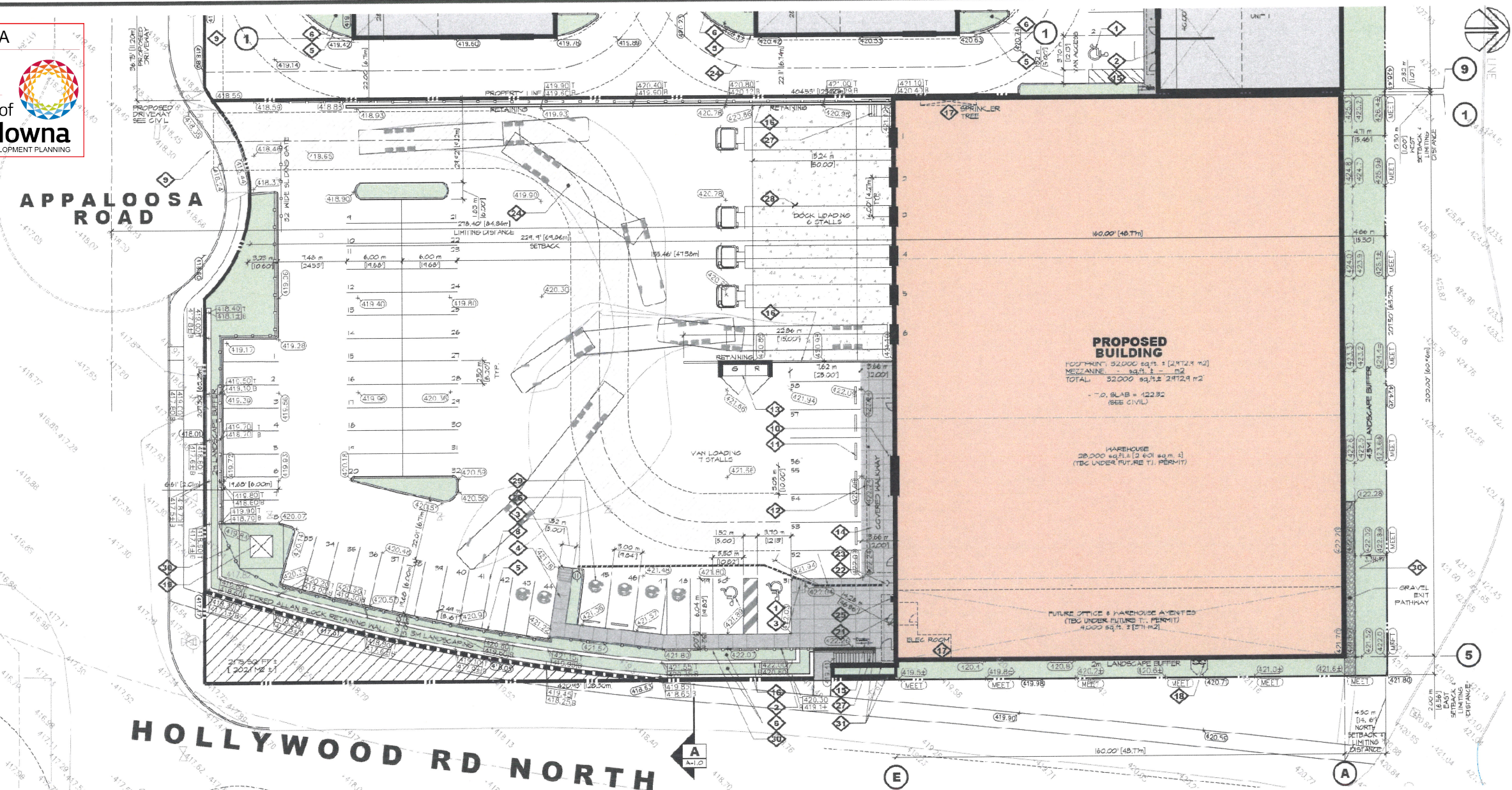
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UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT:
PROPOSED:
ASTRIA HOLLYWOOD INDUSTRIAL BUILDINGS

ADDRESS: 3225 APPALOOSA RD, KELOWNA, BC

SEAL	JOB NO.	DRAWN
	23-048	DF/oc
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	AUG 31 23

PROJECT - DRAWING NUMBER **A-1.0** REV. **12**

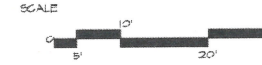


KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PER DETAIL 3/A-1.	17	ELECTRICAL & OR MECHANICAL ROOMS / EQUIPMENT
2	POST MOUNTED H.C. SIGN PER DETAIL 2/A-1.	18	GAS METERS PER MECHANICAL DRAWINGS WITH FENCE AND PROTECTION AS REQUIRED BY GAS PROVIDER AND MUNICIPALITY. SEE DETAIL 5/A-1.
3	5' X 3' SIDEWALK LEADUP PROVIDED MINIMUM 5' X 0' CLEAR AT TOP OF LEADUP. SEE DETAIL 1/A-1.	19	ELECTRICAL K.O.S.K. PER ELEC. DRAWINGS. SEE DETAIL 5/A-1.
4	CONCRETE SIDEWALK 6" ABOVE ADJACENT ASPHALT LIGHT BRDN FINISH.	20	FREE STANDING SIGNAGE. SEE ELEVATIONS FOR DETAILS.
5	6"x6" EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING. PER DETAIL 9/A-1.	21	TYPICAL ACCESSIBLE ENTRANCE.
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS.	22	FIRE DEPARTMENT CONNECTION. SEE MECHANICAL DRAWINGS.
7	PAINT ON ASPHALT.	23	TRAVEL DISTANCE FROM HYDRANT TO FDG - 110' [33.5m] (147' [45m] MAX. CONFORM ON SITE PRIOR TO INSTALL).
8	4" PAINT STRIPS, TYPICAL.	24	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE. DESIGN REQUIREMENTS PER BELOW: - HAVE A CLEAR WIDTH NOT LESS THAN 6m - HAVE A CENTER-LINE RADIUS NOT LESS THAN 12m - HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m - HAVE A CHANGE OF GRADE NOT MORE THAN 1 IN 25 - OVER A MINIMUM DISTANCE OF 15m - ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 74,000 LBS GVWR - HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 30m LONG - BE CONNECTED WITH A PUBLIC THROUGHFARE.
9	6" X 1/4" THICK CONCRETE FILLED STEEL BOLLARD PAINTED BRIGHT YELLOW OR EQUIVALENT AT EACH SIDE OF GRADE LEVEL. DOOR TYPICAL AT ALL GRADE DOORS. PER DETAIL 8/A-1.	25	AVIATOR PANEL. SEE ELECTRICAL DRAWINGS.
10	0.5m [16"] HIGH WHEEL STOP. INSTALLED 0.5m [16"] FROM EDGE OF STALL. PER C.O.A. STANDARD. SEE DETAIL 10/A-1.	26	PROPOSED HYDRANT. PER CIVIL DRAWINGS.
11	LINE OF GANTRY ABOVE. SEE PLANS AND DETAILS FOR MORE INFORMATION.	27	EXTERIOR CONCRETE STAIRS COMPLETE WITH BIKE TROUGH OR TRACK CAST IN PLACE WITH 5" AIRS.
12	EXTERIOR GARBAGE ENCLOSURE. PER DETAIL 4/A-1.	28	CONCRETE DOLLY PAD. SEE STRUCT FOR THICKNESS AND REINFORCING.
13	CONCRETE SIDEWALK FLUSH WITH ADJACENT ASPHALT LIGHT BRDN FINISH.	29	LEVEL 2 ELECTRICAL CAR CHARGES.
14	BICYCLE PARKING, MIN. 1.8m DEPTH. SEE DETAIL 1/A-1.	30	6" HIGH BLACK VINYL WRAP CHAINLINK FENCE.
15	TIERED ALLAN BLOCK RETAINING WALL PER CIVIL & GEOTECHNICAL DINGS.	31	CAST IN PLACE CONCRETE RETAINING WALL PAINTED TO MATCH BUILDING.

SITE PLAN

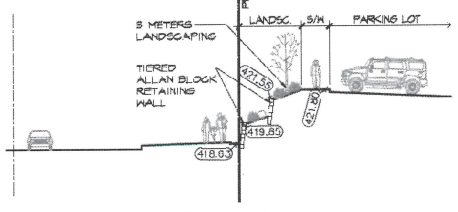
SCALE: 1" = 20'-0"



LEGEND

EXISTING GRADE: X 0.55
PROPOSED GRADE: 11.10
SELECT GRADES SHOWN REFER TO CIVIL PLANS AND TOPOGRAPHY PLAN FOR GRADES.

HOLLYWOOD RD NORTH

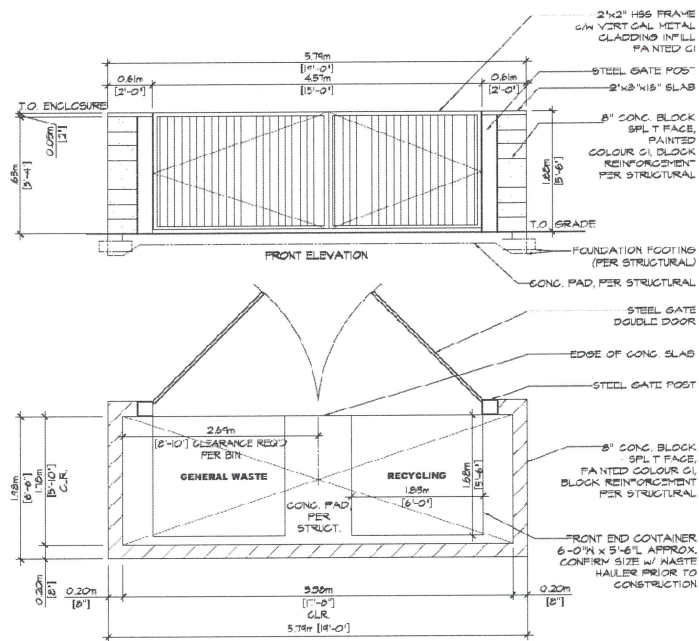


SITE SECTION

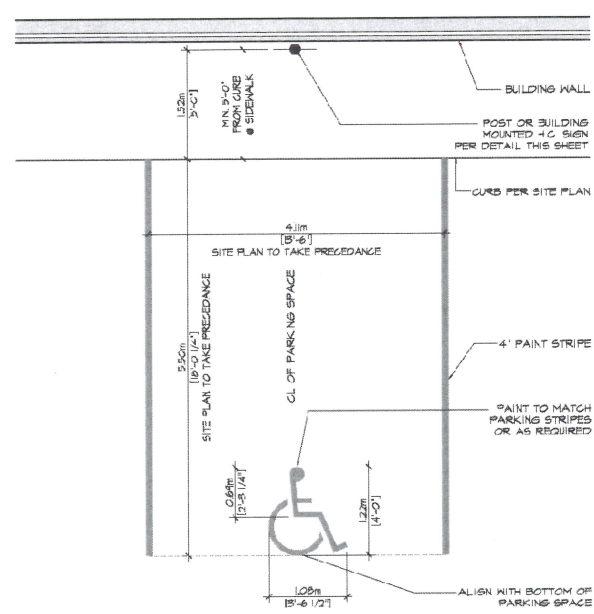
SCALE: 1/8" = 1'-0"

SITE DATA

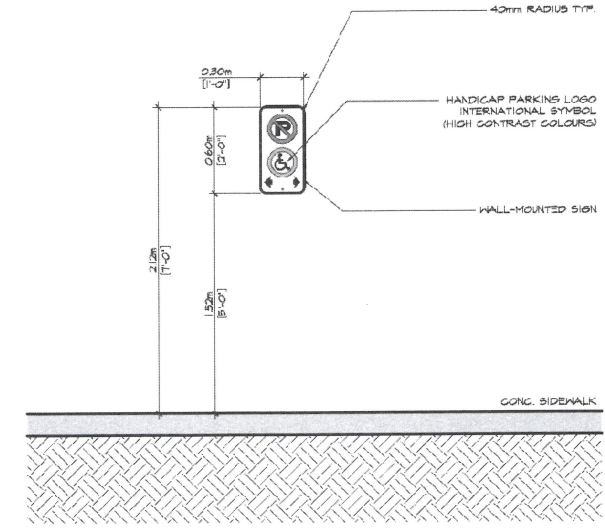
CIVIC ADDRESS:	3225 APPALOOSA RD, KELOWNA BC
LEGAL DESCRIPTION:	LOT 16, SECTION 2, TOWNSHIP 28, OSOYOOS DIVISION, YALE DISTRICT, PLAN KARI8861
EXISTING ZONING:	I-2
PROPOSED ZONING:	A-1
GROSS LOT AREA:	8 039 m ² / 0.8 ha [20,485 sq ft / 1.94 Ac.]
NET LOT AREA:	7 033 m ² / 0.7 ha [24,334 sq ft / 1.94 Ac.]
PROPOSED BUILDING AREA (FOOTPRINT):	2 475 m ² [25,000 sq ft.]
SITE COVERAGE (NET):	32.00% / 0.4334 = 38%
F.A.R. 1.5 MAX:	32,000 + 0 / 0.4334 = 0.38
SETBACKS:	MIN. PROPOSED
FRONT (SOUTH):	2.0m [6.56'] 61.86m [224.9']
SIDE @ STREET (EAST):	3.0m [9.84'] 3.2m [10.50']
SIDE (WEST):	3.0m [9.8'] 3.50m [11.48']
REAR (NORTH):	4.5m [14.76'] 4.5m [14.76']
HEIGHT:	18.0m [59.1'] MAX.
PROPOSED:	1.60m [5.25']
PARKING REQUIRED:	
INDUSTRIAL OFFICE:	1 STALLS PER 1,076 sq ft. (1 PER 100 sq m.) 1 STALLS PER 431 sq ft. (1 PER 40 sq m.)
INDUSTRIAL OFFICE (FUTURE "BC UNDER T. PERMIT"):	25,000 / 1,076 = 26 4,000 / 431 = 9
TOTAL REQUIRED:	36 (35.3)
PARKING PROVIDED:	58
SMALL CAR STALLS ALLOWED:	30% OF PROVIDED OR 16.5 STALLS
SMALL CAR PARKING PROVIDED:	0
BICYCLE PARKING:	1 PER 2,152 sq ft. [2,000 sq m.] 32,000 / 2,152 = 14.9 2 SPACES PROVIDED
LOADING STALLS:	1 PER 20,481 sq ft. [1,900 sq m.] 32,000 / 20,481 = 1.56 6 SPACES PROVIDED
LANDSCAPE AREA REQUIRED:	10% OR 741 m ² [2,523 sq ft.]
LANDSCAPE AREA PROVIDED:	762 m ² [2,525 sq ft.]



4 GARBAGE ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"

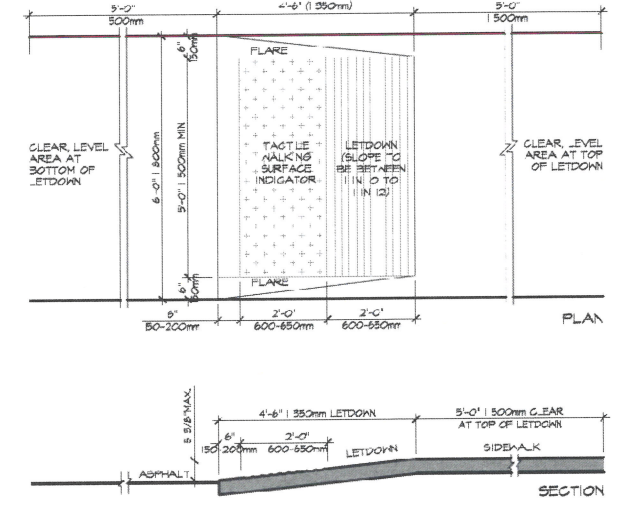


3 HANDICAP PARKING STALL DETAIL
SCALE: 1/4" = 1'-0"

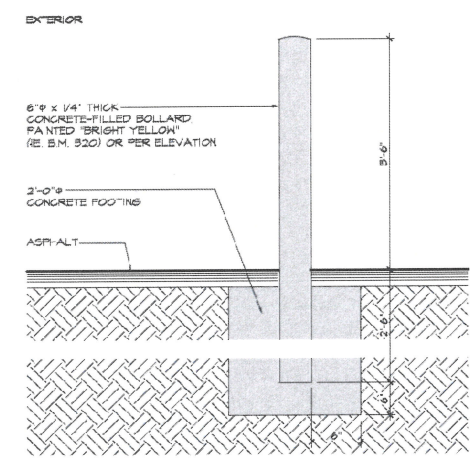


NOTE:
1. MOUNT TO FACE OF WALL AT FRONT OF HC PARKING SPACE, CENTER UNLESS THERE IS GLAZING.
2. COLOUR: WHITE BACKGROUND THROUGHOUT, RED TOP CIRCLE & CENTER SLASH, BLACK 'P', GREEN BOTTOM CIRCLE, BLACK CENTER SYMBOL, BLACK ARROWS & BLACK BORDER.

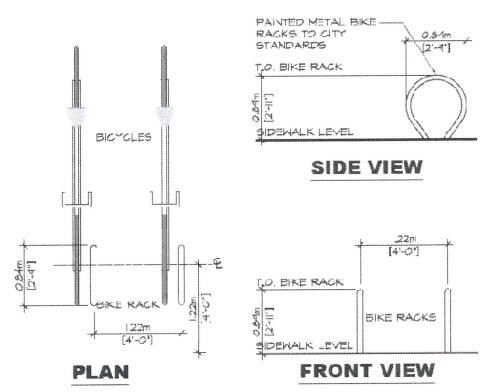
2 HANDICAP PARKING SIGN DETAIL
SCALE: 1/2" = 1'-0"



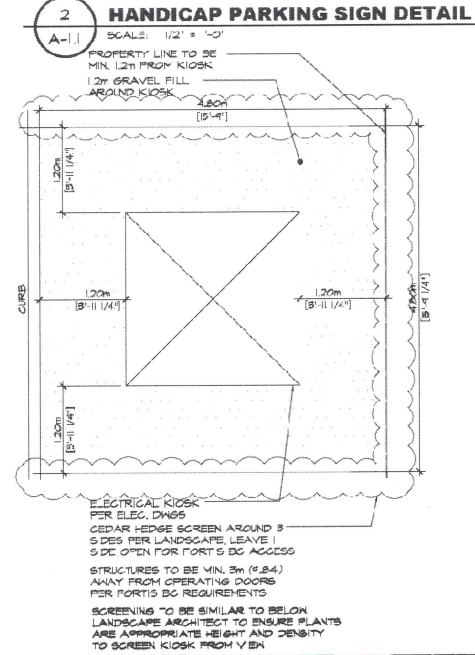
1 LETDOWN DETAIL
SCALE: 1/2" = 1'-0"



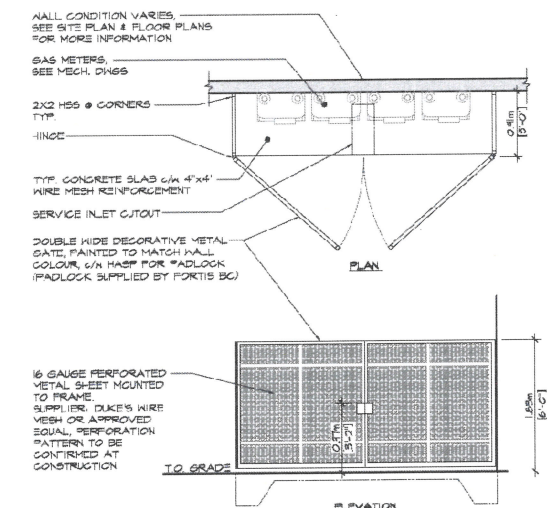
8 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



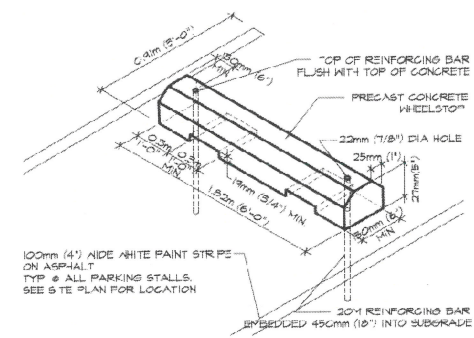
7 BIKE RACK DETAIL
SCALE: 1/4" = 1'-0"



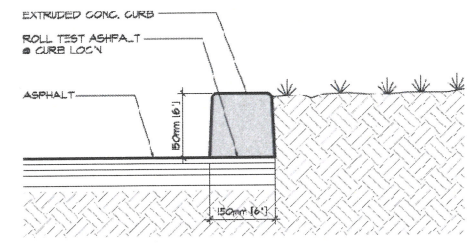
6 ELECTRICAL KIOSK DETAIL
SCALE: 1/4" = 1'-0"



5 GAS METER DETAIL
SCALE: 1/4" = 1'-0"



10 WHEELSTOP DETAIL
SCALE: 1/4" = 1'-0"

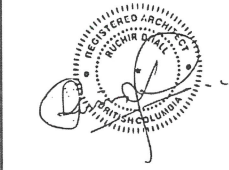


9 CURB DETAIL
SCALE: 1/2" = 1'-0"

SCHEDULE A
This forms part of application # DP23-0078
Planner Initials BC
City of Kelowna DEVELOPMENT PLANNING

ARCHITECTURE PANEL INC.
ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN
UNIT 206 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 783 1456 | 800-88-ARCHITECTUREPANEL.COM
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABOTSFORD, B.C. V2S 7J9
TEL: (504) 807-9935 EMAIL: UANR1@DFORCE.COM

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UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 367-2994

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT PROPOSED
ASTRIA HOLLYWOOD
INDUSTRIAL BUILDINGS
ADDRESS: 3225 APPALOOSA RD, KELOWNA, BC
DRAWING

SITE DETAILS

SCALE	JOB NO. 23-048	DRAWN VCF
	DESIGNED	
	CHECKED	H.U.
	PLOT DATE	AUG.23.23
PROJECT - DRAWING NUMBER	A-1.1	
REV.	4	

SCHEDULE A

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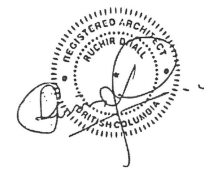
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UNIT 205 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0G4
604 783 1454 | RUCHE@ARCHITECTUREPANEL.COM

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TEL: 1(250) 607-5835 EMAIL: DAN@DFORGEDESIGN.COM

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1	FEB 23 23	ISSUED FOR CLIENT REVIEW

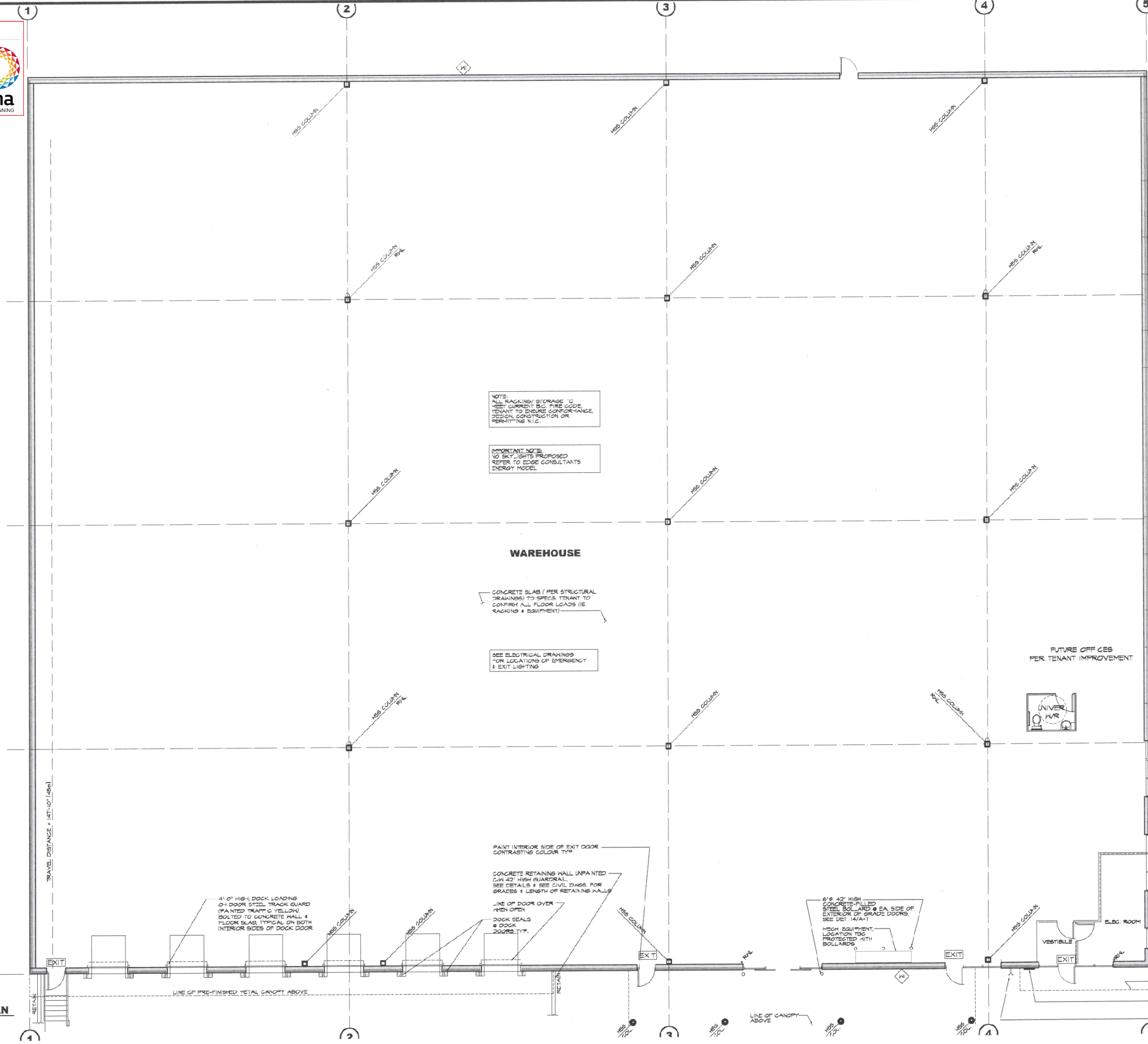
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ADDRESS: 3225 APPALOOSA RD, KELOWNA, BC

FLOOR PLANS

SEAL	JOB NO. 23-040	DRAWN JA
DESIGNED		
CHECKED	K.U.	
PLOT DATE	AUG 25 23	
PROJECT - DRAWING NUMBER	A-2.0	REV. 7



NOTE:
ALL RACKING/STORAGE TO MEET CURRENT B.C. FIRE CODE. TENANT TO ENSURE CONFORMANCE, DESIGN, CONSTRUCTION OR PERMITTING N.I.C.

IMPORTANT NOTE:
NO SKY LIGHTS PROPOSED. REFER TO EDGE CONSULTANTS ENERGY MODEL.

WAREHOUSE

CONCRETE SLAB (PER STRUCTURAL DRAWINGS) TO SPEC. TENANT TO CONFIRM ALL FLOOR LOADS (IE RACKING & EQUIPMENT)

SEE ELECTRICAL DRAWINGS FOR LOCATIONS OF EMERGENCY & EXIT LIGHTING

FUTURE OFF CES PER TENANT IMPROVEMENT

GENERAL LEGEND

- DA = DISHWASHER (NIC)
- F = FRIIDGE (NIC)
- FD = FLOOR DRAIN
- GB = GRAB BAR
- HC = HANDICAP TOILET
- R = RANGE W/ HOOD
- TP = METAL TOILET PARTITIONS
- WD = WALL DRAIN

GENERAL NOTES

- SEE MECH DRGS FOR FLOOR DRAINS, WALL DRAINS & HOSE BIBBS
- SEE STRUCT DRGS FOR FLOOR SLOPES WHERE APPLICABLE
- APPLIANCES, WORK STATIONS, RECEPTION DESK ETC. NOT INCLUDED
- ADD PRIME PAINT TWO (2) COATS WAREHOUSE CONCRETE WALLS
- ADD PRIME PAINT TWO (2) COATS WAREHOUSE DRYWALL WALLS
- DELETE INTERIOR WAREHOUSE WALL
- PLAYHOOD SUPPLY - STEEL PLATE BY OWNER
- ALL CONSTRUCTION TRADES TO REFER TO INTERIOR DESIGNER DRGS. FOR ALL INTERIOR FINISHES.

GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

TRAVEL DISTANCE = 147'-10" (45m)

4'-0" HIGH DOCK LOADING DOOR STEEL TRACK GUARD (PAINTED TRAFFIC YELLOW) BOLTED TO CONCRETE WALL & FLOOR SLAB. TYPICAL ON BOTH INTERIOR SIDES OF DOCK DOOR

PAINT INTERIOR SIDE OF EXIT DOOR CONTRASTING COLOUR TYPE
CONCRETE RETAINING WALL UNPAINTED C/W 40" HIGH GUARDRAIL. SEE DETAILS & SEE CIVIL DRGS. FOR GRADES & LENGTH OF RETAINING WALLS

LINE OF DOOR OVER WHEN OPEN
DOCK SEALS @ DOOR ZONES TYP.

6'-8" 42" HIGH CONCRETE-FILLED STEEL BOLLARD @ EA. SIDE OF EXTERIOR OF GRADE DOORS. SEE DET. 14/A-7
MECH EQUIPMENT, LOCATION TO BE PROTECTED WITH BOLLARDS

LINE OF PRE-FINISHED METAL CANOPY ABOVE

LINE OF CANOPY ABOVE

LINE OF CANOPY ABOVE

ANNUNCIATOR PANEL PER ELECTRICAL DRAWINGS

FIRE DEPARTMENT CONNECTION PER MECH DRGS

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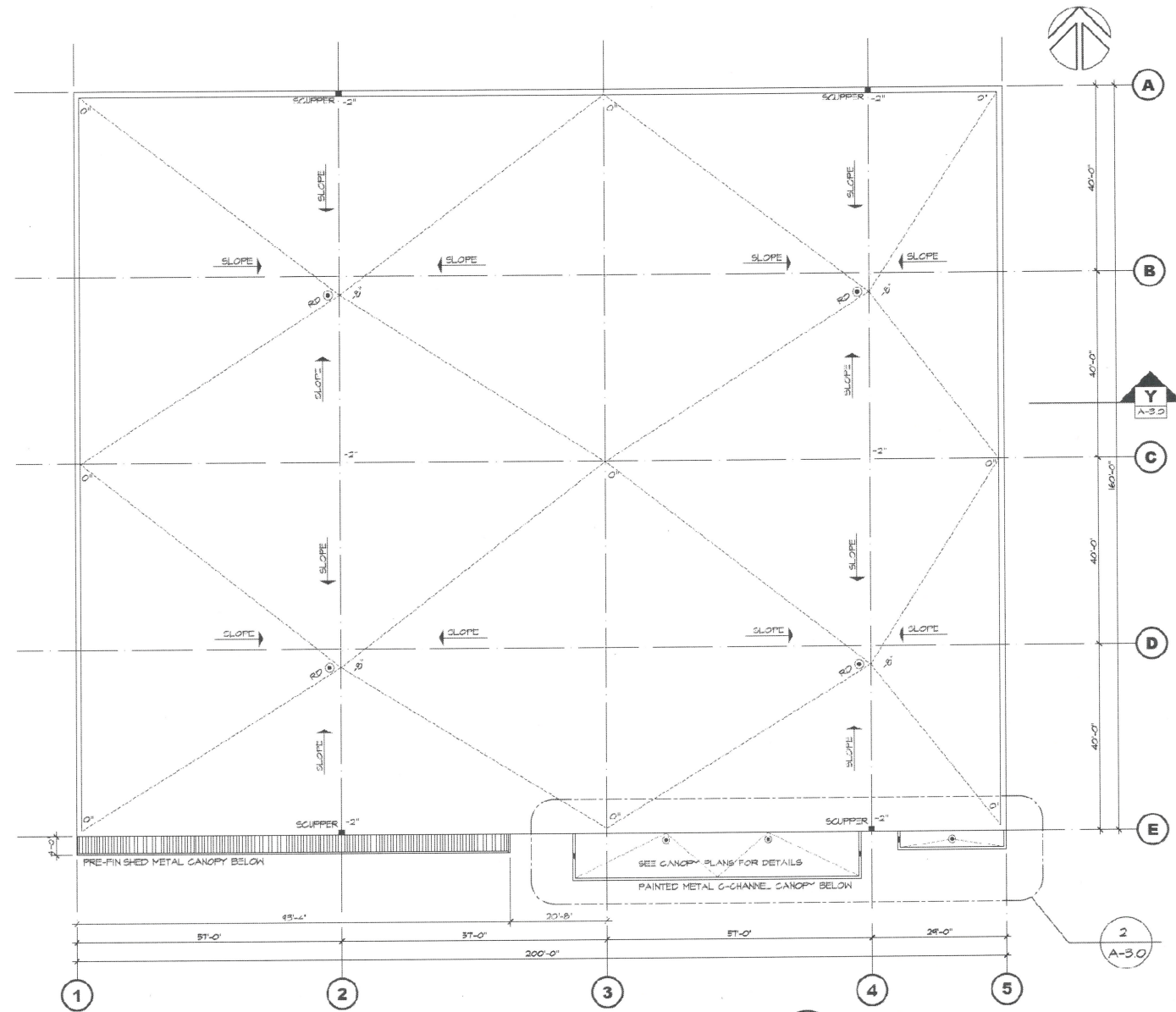
NO.	DATE	DESCRIPTION
3	AUG 25 23	ISSUED FOR CONSULTANT USE
3	AUG 18 23	ISSUED FOR CONSULTANT USE
4	JUL 06 23	RE-ISSUED FOR DP
3	MAY 16 23	RE-ISSUED FOR DP
2	MAR 02 23	ISSUE FOR DEVELOPMENT PERMIT
1	FEB 22 23	ISSUED FOR REVIEW

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 362-9964

DEVELOPER:
ASTRIA PROPERTIES
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2

PROJECT:
ASTRIA HOLLYWOOD INDUSTRIAL BUILDING
 ADDRESS: 3225 APPALOOSA RD, KELOWNA, BC
 DRAWING

ROOF PLAN		
SCALE	JOB NO. 23-040	DRAWN DC
	DESIGNED	
	CHECKED K.L.	
	PLAT DATE AUG. 25 23	
PROJECT - DRAWING NUMBER	REV.	
A-3.0	6	



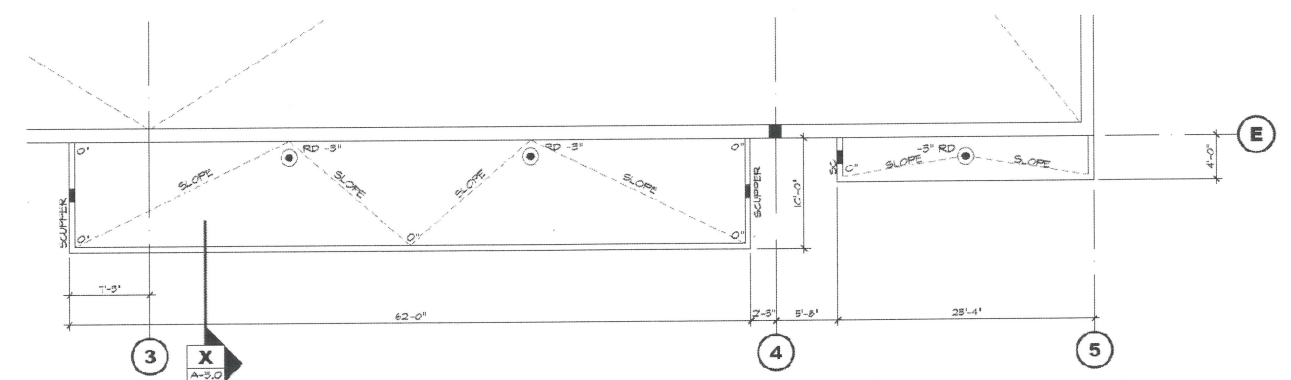
1 ROOF PLAN
 SCALE: 1/8" = 1'-0"

ROOF NOTES

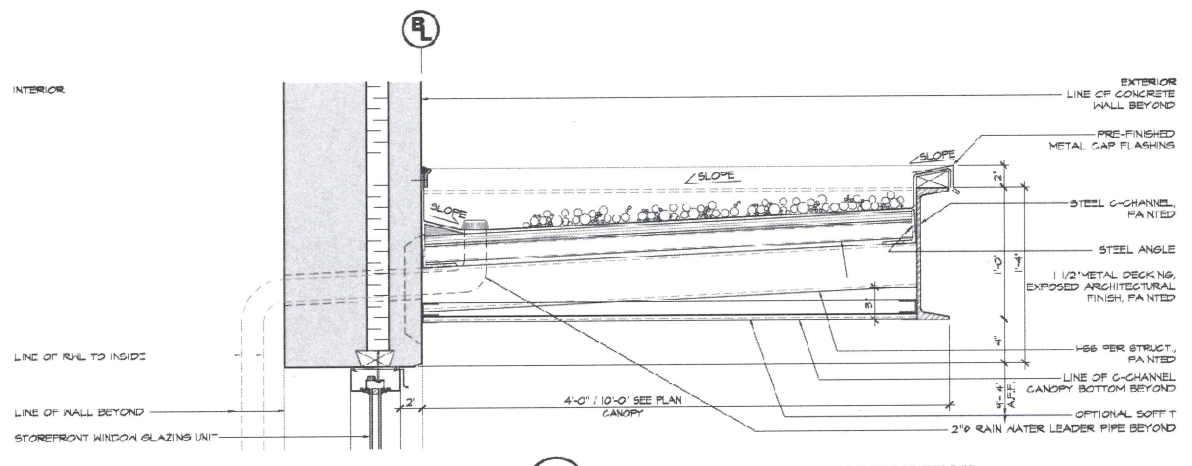
- SEE STRUCTURAL SHEETS FOR FINAL STEEL ELEVATIONS
- ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE REVIEWED BY QUALIFIED ROOFING INSPECTOR TO ENSURE COMPLIANCE W/ MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION
- PROVIDE 20 YEAR MEMBRANE GUARANTEE & 5 YEAR SYSTEMS GUARANTEE
- EPDM ROOF MEMBRANE
- R-40 MIN TYPE EPS RIGID INSULATION
- BALLAST TO BE LOOSE Laid LIGHT GREY GRAVEL

IMPORTANT NOTES:

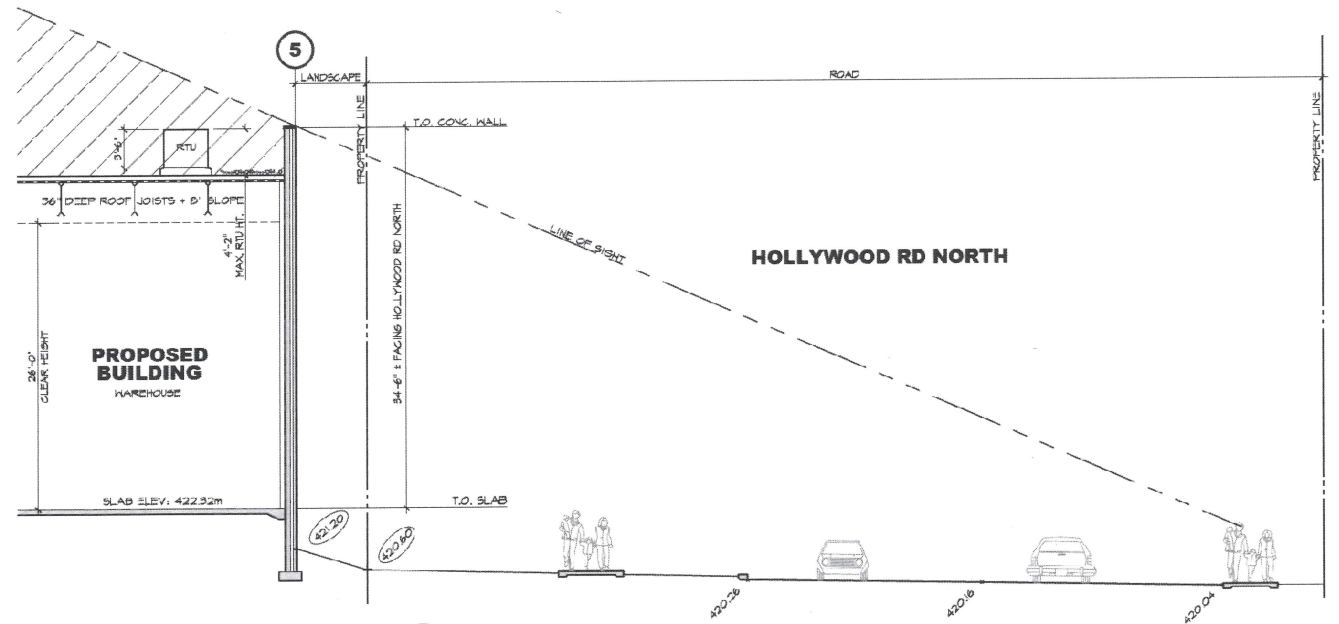
- ROOF INSULATION & SKYLIGHTS (IF APPLICABLE) TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASHRAE 90.1 2016 PRESCRIPTIVE METHOD OR ENERGY MODEL COMPLIANT FOR CONDITION SPACE
- ROOF & SKYLIGHT (IF APPLICABLE) TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-COMFORTIBLE CONSTRUCTION PER B.C.B.C.



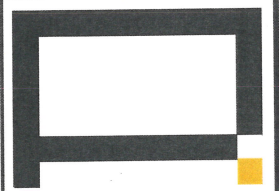
2 CANOPY PLAN
 SCALE: 1/8" = 1'-0"



X STEEL C CHANNEL CANOPY DETAIL
 SCALE: 1/2" = 1'-0"



Y ROOF TOP SIGHTLINE SECTION
 SCALE: 1/8" = 1'-0"

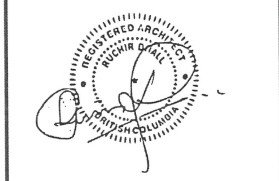


ARCHITECTURE PANEL INC.
ARCHITECTURE, LANDSCAPE AND INTERIOR URBAN DESIGN
UNIT 106 - 1493 GERTZ STREET, WHITE ROCK, BC, V4B 0G4
TEL: (604) 607-9055 EMAIL: GARY@APANEL.COM

IN ASSOCIATION WITH
D.FORGE DESIGN INC.

2625A ALLIANCE STREET, ANIMATORS, B.C., V2E 2J9
TEL: (604) 607-9055 EMAIL: GARY@DFORGE.CA

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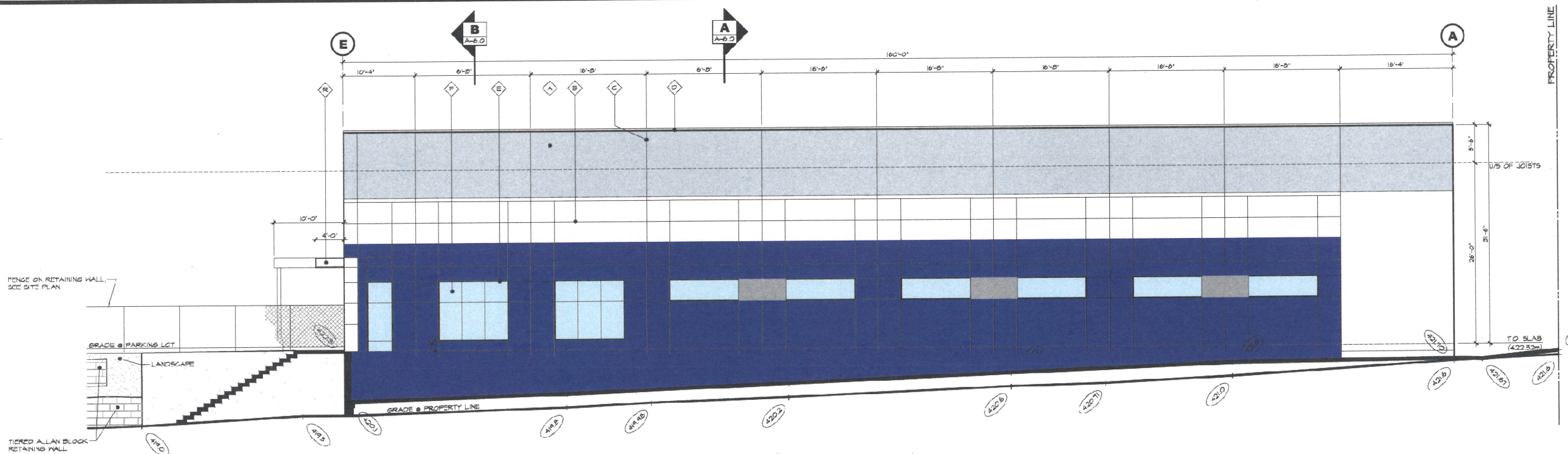
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7	AUG 11 21	RF-OP PER CITY COMMENTS
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4	MAY 16 23	RE-ISSUED FOR DP
3	APR 28 23	PLANNING REVISIONS
2	MAR 22 23	ISSUE FOR DEVELOPMENT PERM
1	FEB 23 23	ISSUED FOR CLIENT REVIEW
NO	DATE	DESCRIPTION

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E7
PHONE: (604) 382-2594

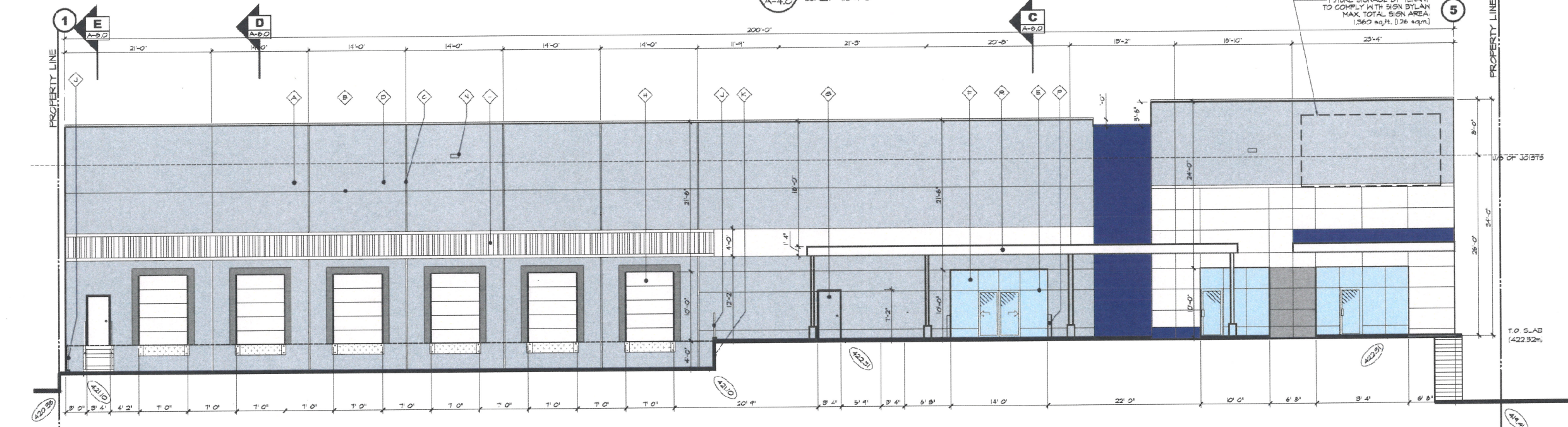
DEVELOPER:
ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROPOSED:
ASTRIA HOLLYWOOD INDUSTRIAL BUILDING
ADDRESS: 1276 APPALOOSA RD, KFI CWANA, BC

ELEVATIONS			
SEAL	JOB NO. 23-040	DRAWN JA	
	DESIGNED		
	CHECKED	R.D.	
	PLOT DATE	AUG 31 23	
PROJECT - DRAWING NUMBER		REV	
A-4.0		7	



EAST ELEVATION (FRONTING HOLLYWOOD ROAD)
SCALE: 1/8"=1'-0"



SOUTH ELEVATION (FRONTING APPALOOSA ROAD)
SCALE: 1/8"=1'-0"

MATERIAL LEGEND

- ◆ CONCRETE TILT-UP WALL TYP. - PAINTED
- ◆ REVEAL IN CONCRETE - PAINTED
- ◆ PANEL JOINT
- ◆ PRE-FINISHED METAL CAP FLASHING
- ◆ STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- ◆ STOREFRONT GLASS - CLEAR
- ◆ STEEL HANDDOORS - PAINTED
- ◆ STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- ◆ STEEL GUARDRAILS - PAINTED
- ◆ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ◆ LIGHT FIXTURE - SEE ELECTRICAL DIAGS
- ◆ SPANDREL GLAZING (OBSCURE TO MATCH VISION GLASS)
- ◆ SCUPPER
- ◆ STEEL BOLLARD - PAINTED
- ◆ CONCRETE CURB UNDER - PAINTED
- ◆ STEEL CHANNEL CANOPY - PAINTED
- ◆ CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- ◆ CURTAIN WALL GLASS - CLEAR

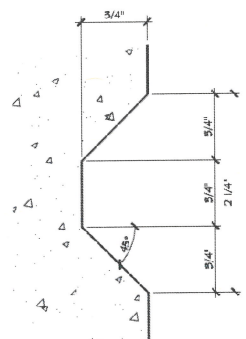
NOTE:
- NOT ALL MATERIALS ARE APPLICABLE
◆ SPANDREL GLAZING

PROJECT COLOURS

- ALL COLOURS TO BE SHERWIN WILLIAMS
- ① MAIN FIELD COLOUR I: ARCADE WHITE (SW 700)
 - ② FIELD ACCENT COLOUR I: COLOUR MATCH TO PAINTS PMS 200 C
 - ③ FIELD ACCENT COLOUR II: MORNING FOG (SW 6295)
 - ④ CANOPY ACCENT COLOUR I: MOONLIT GRCHP (SW 1153)
 - ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED ALUMINUM
 - TYPICAL GLAZING: CLEAR LOW E ANL / CR. ASHRAE 90.1 2016 COMPLIANT, LIGHT GREY
 - SP: TYPICAL SPANDREL GLAZING COLOUR: NESTFORM METALS WHITE WHITE METAL CAP FLASHING @ 22 PANELS, NESTFORM METALS CHARCOAL GREY

LEGEND

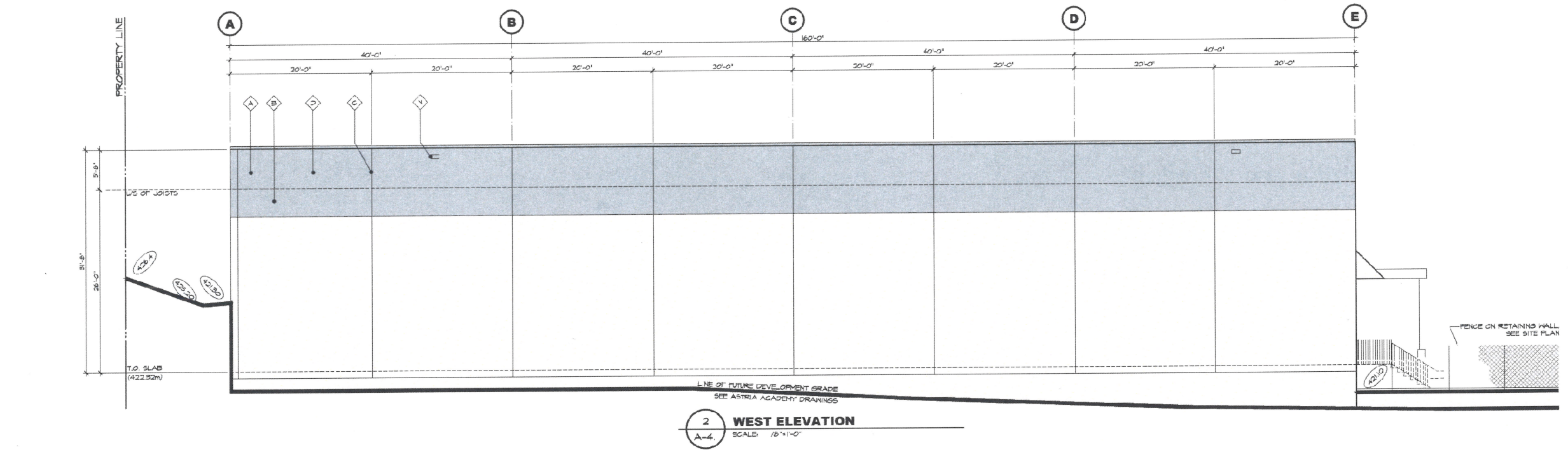
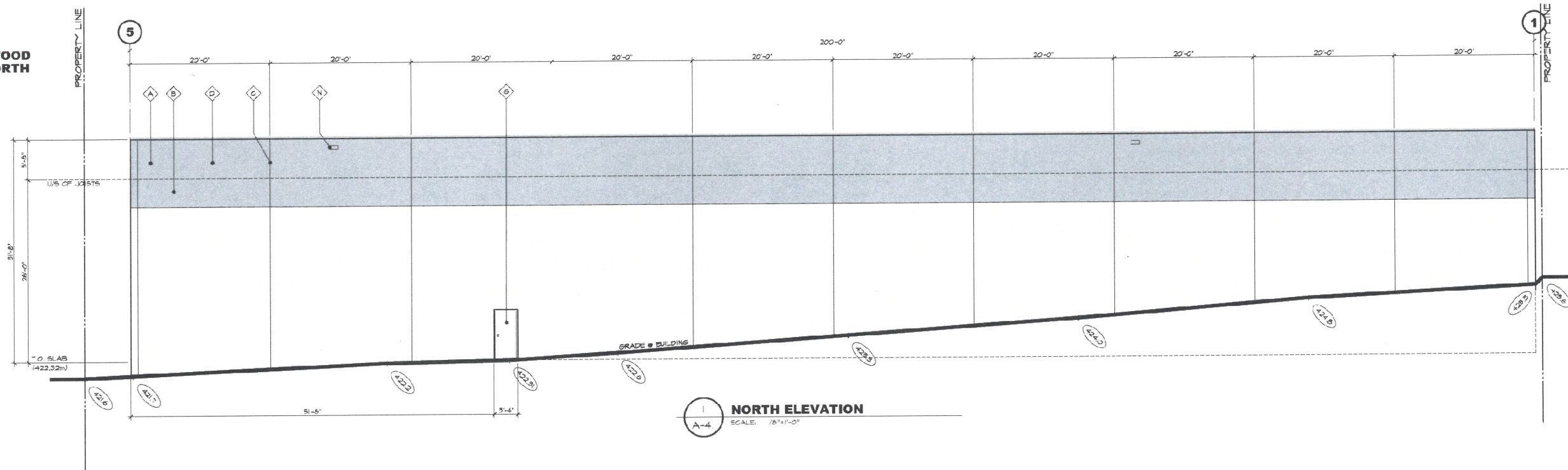
- PROPOSED GRADE
- EXISTING GRADE



TYPICAL REVEAL
SCALE: FULL SCALE

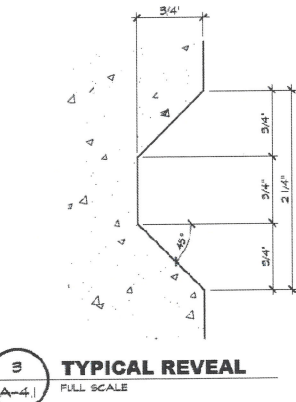
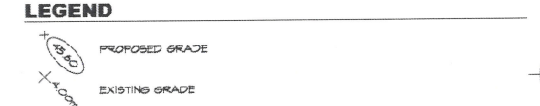
SCHEDULE B
This forms part of application # DP23-0078
Planner Initials **BC**
City of Kelowna DEVELOPMENT PLANNING

HOLLYWOOD ROAD NORTH



- MATERIAL LEGEND**
- ◊ → CONCRETE "ILT-UP" WALL TYP. - PAINTED
 - ◊ → REVEAL IN CONCRETE - PAINTED
 - ◊ → PANEL JOINT - PAINTED
 - ◊ → PRE-FINISHED METAL CAP FLASHING
 - ◊ → STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
 - ◊ → STOREFRONT GLASS - CLEAR
 - ◊ → STEEL HANDDOORS - PAINTED
 - ◊ → STEEL SECTIONAL OVERHEAD DOORS - PAINTED
 - ◊ → STEEL GUARDRAILS - PAINTED
 - ◊ → CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
 - ◊ → LIGHT FIXTURE - SEE ELECTRICAL DWGS
 - ◊ → SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
 - ◊ → SCUPPER
 - ◊ → STEEL BOLLARD - PAINTED
 - ◊ → CONCRETE CURB UNDER - PAINTED
 - ◊ → STEEL CHANNEL CANOPY - PAINTED
 - ◊ → CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
 - ◊ → CURTAIN WALL GLASS - CLEAR
- NOTE:**
 - NOT ALL MATERIALS ARE APPLICABLE
 ◊ → SPANDREL GLAZING

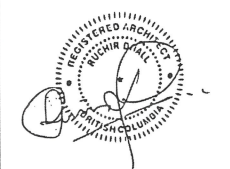
- PROJECT COLOURS**
 ALL COLOURS TO BE SHERWIN WILLIAMS:
- ◊ (C1) MAIN FIELD COLOUR 1: ARCADE WHITE (SW 7100)
 - ◊ (C2) FIELD ACCENT COLOUR 1: COLOUR MATCH TO PANTONE PMS 280 C
 - ◊ (C3) FIELD ACCENT COLOUR 1: MORNING FOG (SW 6299)
 - ◊ (C4) CANOPY ACCENT COLOUR 1: NOONLIT ORCHID (SW 4195)
- ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED ALUMINUM
 TYPICAL GLAZING: CLEAR (LOW E AND / OR ACHRAC 10.1 2016 COMPLIANT)
 LIGHT GREY
- SP. TYPICAL SPANDREL GLAZING COLOUR: WESTFORM METALS WHITE WHITE
 TYPICAL METAL CAP FLASHING: WESTFORM METALS CHARCOAL GREY



ARCHITECTURE PANEL INC.
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 UNIT 206-1891 KOTLER STREET, WHITE ROCK, BC V4B 0K4
 604 783 9450 | INFO@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.FORGE DESIGN INC.
 2625A ALLIANCE STREET, ABERTSFORD, B.C., V2S 2A5
 TEL: 1-800-491-5635 EMAIL: DANCE@DFORGE.CA

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6	AUG.25.23	RE-UP PER CITY COMMENTS
5	AUG.18.23	ISSUED FOR CONSULTANT USE
4	JUL.06.23	RE-ISSUED FOR DP
3	MAY.16.23	RE-ISSUED FOR DP
2	MAR.02.23	ISSUE FOR DEVELOPMENT PERMIT
1	FEB.23.23	ISSUED FOR CLIENT REVIEW
NO.	DATE	DESCRIPTION

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 362-2994

DEVELOPER:
ASTRIA PROPERTIES
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2

PROJECT PROPOSED:
ASTRIA HOLLYWOOD INDUSTRIAL BUILDING
 ADDRESS: 3225 APF ALGOSA RD, KLOWNA, BC
 DRAWING

ELEVATIONS

SEAL	JOB NO. 23 040	DRAWN JA
	DESIGNED	
	CHECKED K.L.	
	PLOT DATE AUG.25.23	
PROJECT - DRAWING NUMBER	REV.	
A-4.1	6	

SCHEDULE B

This forms part of application
 # DP23-0078

Planner Initials **BC**

City of Kelowna
 DEVELOPMENT PLANNING

MATERIAL & COLOUR BOARD

PROJECT
INDUSTRIAL BUILDINGS FOR

ASTRIA
 PROPERTIES
HOLLYWOOD

PROJECT MANAGERS / CONTRACTORS:

 ORION CONSTRUCTION
 UNIT 105 19923 80A AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 362-2994

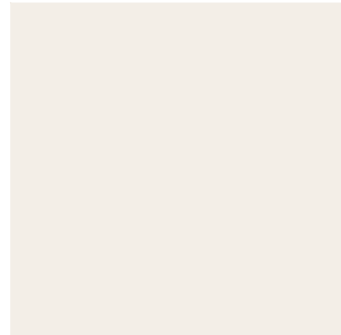
CIVIC ADDRESS: 3256 APPALOOSA RD, KELOWNA, BC
 LEGAL ADDRESS: LOT 16, SECTION 2, TOWNSHIP 23, OSOYOOS
 DIVISION YALE DISTRICT, PLAN KAP18861



ARCHITECTURE PANEL INC.
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 206 - 1493 FORTER STREET, WHITE ROCK, BC, V4B 0C4
 (604) 885-9600 | RUCHR@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
 TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

MAIN FIELD COLOUR
 ARCADE WHITE (SW 7100)



ACCENT COLOUR
 COLOUR MATCH TO
 PANTONE PMS 280 C



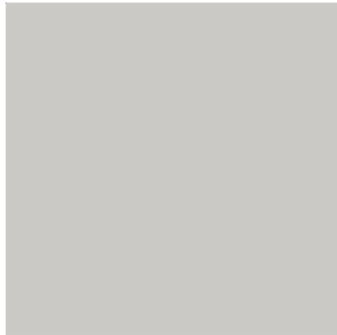
ACCENT COLOUR
 MORNING FOG (SW 6255)



ACCENT COLOUR
 MOONLIT ORCHID (SW 9153)



TYPICAL METAL CAP FLASHING
 WESTFORM METALS
 WHITE WHITE



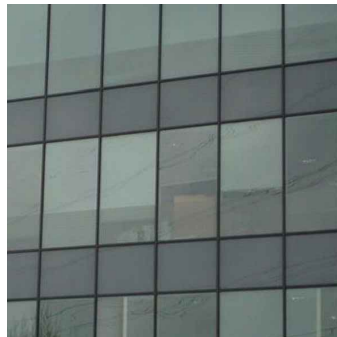
METAL CAP FLASHING @ C2 PANELS
 WESTFORM METALS
 CHARCOAL GREY



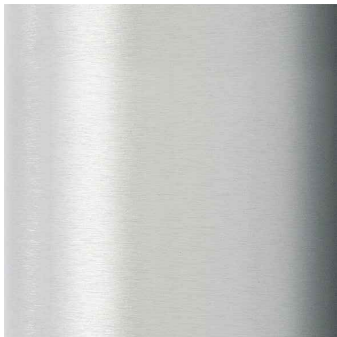
TYPICAL GLASS:
 CLEAR



TYPICAL SPANDREL GLASS:
 LIGHT GREY REFLECTIVE



ALUMINUM STOREFRONT MULLIONS
 CLEAR ANODIZED ALUMINUM




ROOFING MATERIAL
 GRAVEL BALLAST



SCHEDULE B

This forms part of application
 # DP23-0078

Planner Initials **BC**

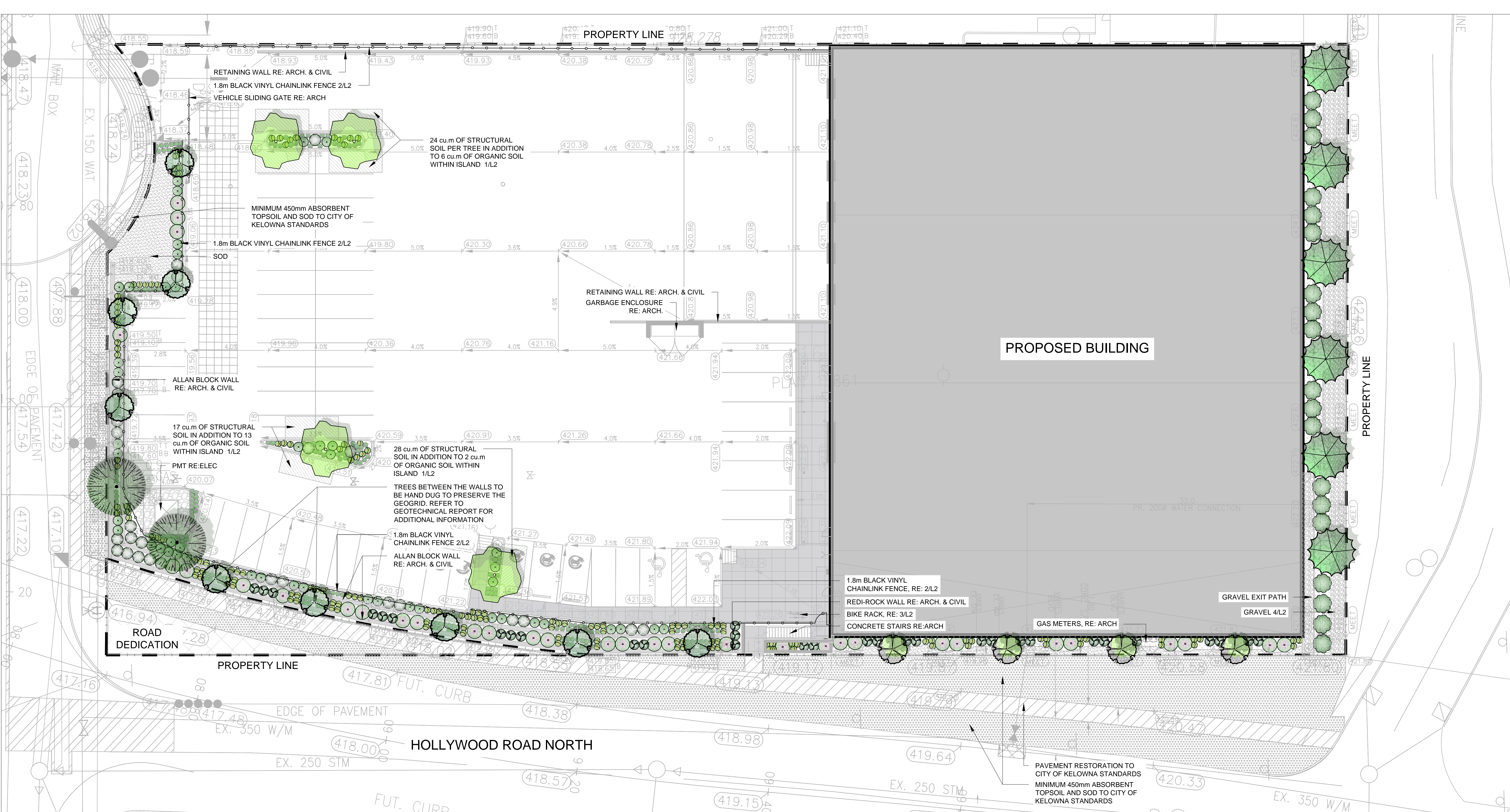
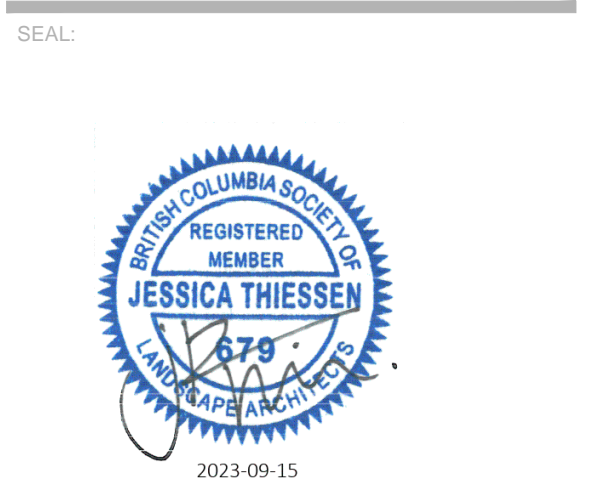


LEGEND

- SOD
- GRAVEL
- MINIMUM 450mm ABSORBENT TOPSOIL AND SOD TO CITY OF KELOWNA STANDARDS
- PLANTING MEDIUM
- CONCRETE WALK
- ROAD DEDICATION
- STRUCTURAL SOIL
- RETAINING WALL RE: ARCH & CIVIL
- 1.8m HIGH BLACK VINYL FENCE
- PROPERTY LINE

8	23/09/15	ISSUED FOR RE-DP
7	23/08/15	ISSUED FOR COORDINATION
6	23/06/29	ISSUED FOR RE-DP
5	23/06/22	ISSUED FOR DP RESUBMISSION
4	23/06/19	ISSUED FOR COORDINATION
3	23/05/16	RE-ISSUED FOR DP
2	23/05/09	ISSUED FOR REVIEW
1	23/03/07	ISSUED FOR DP

NO. DATE: (y/m/d) DESCRIPTION:
ISSUES & REVISIONS:



SCHEDULE C

This forms part of application
DP23-0078

Planner Initials **BC**

City of Kelowna
DEVELOPMENT PLANNING

LANDSCAPE REQUIREMENTS

LANDSCAPED AREA: 757 ²
1 TREE/10 25 OR 1 TREE/30 25 (3)

PROPOSED TREES: 25

SOIL BASED QUANTITY

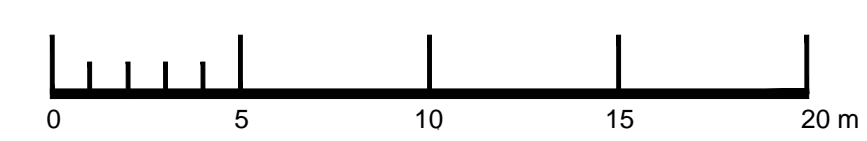
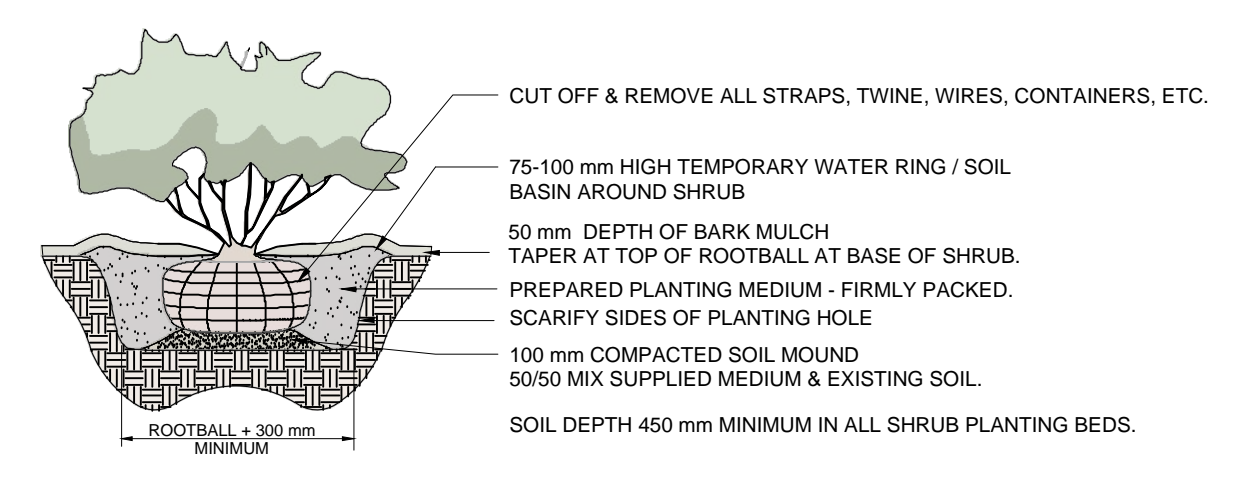
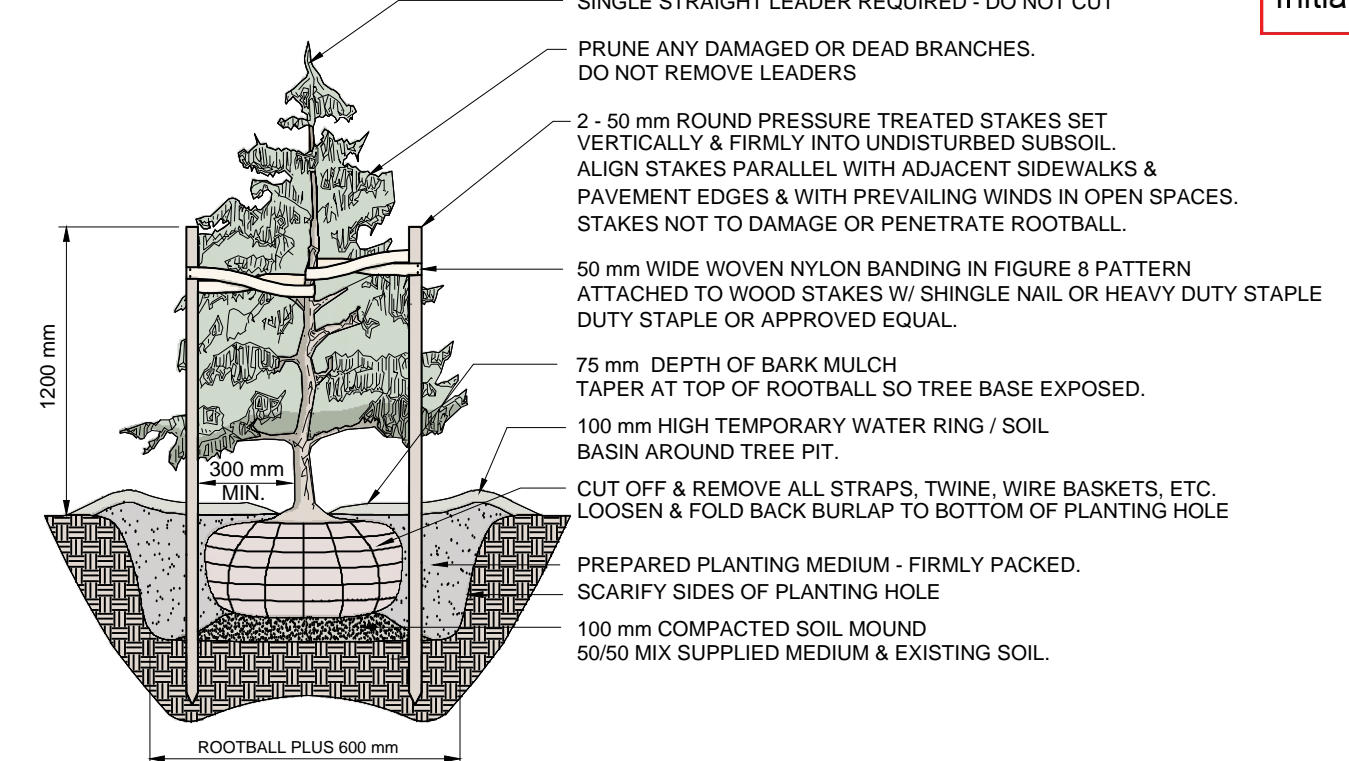
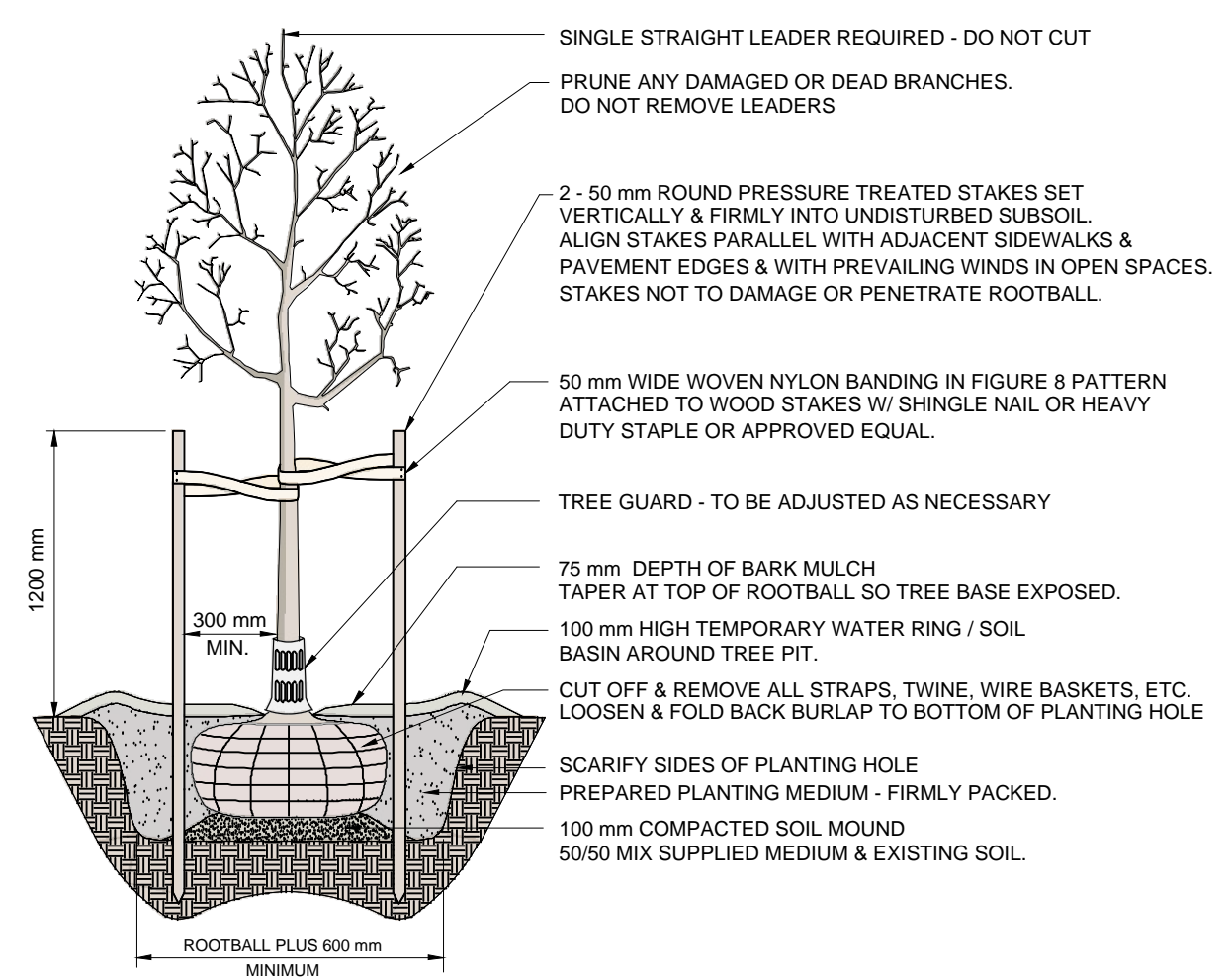
LANDSCAPED AREA: 703 ²
SOIL BASED PLANTING AREA: 524 ² (75)

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	4	Magnolia X 'Susan'	Susan Magnolia	6cm Cal.	As Shown	W.B.
	9	Acer Circinatum 'Pacific Fire'	Pacific Fire Vine Maple	2.5m ht.	As Shown	W.B.
	4	Acer Buergerianum	Trident Maple	6cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	2	Picea Engelmannii X Glauca	Hybrid White Spruce	4.5m ht.	As Shown	W.B.
	6	Abies Grandis	Grand Fir	3.5m ht.	As Shown	W.B.
SHRUBS						
	19	Amelanchier Alnifolia	Saskatoon Serviceberry			#5 Pot
	26	Rosa Rugosa 'Alba'	Rugosa Rose			#3 Pot
	33	Physocarpus Opulifolius 'Jefani'	Amber Jubilee Ninebark			#5 Pot
	31	Vaccinium Ovatum	Evergreen Huckleberry			#5 Pot
	149	Berberis Thunbergii 'Monomi'	Cherry Bomb Japanese Barberry			#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	204	Festuca Glauca 'Elijah Blue'	Blue Fescue			#1 Pot
	46	Potentilla Fruticosa	Shrubby Cinquefoil			#1 Pot

TREE PLANTING NOTE:

TREES BETWEEN THE WALLS TO BE HAND DUG TO PRESERVE THE GEOGRID. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION



NORTH ARROW:

PROJECT NAME:
ASTRIA HOLLYWOOD

PROJECT ADDRESS:
**3256 APPALOOSA ROAD
KELOWNA, BC**

DRAWING TITLE:
LANDSCAPE PLAN

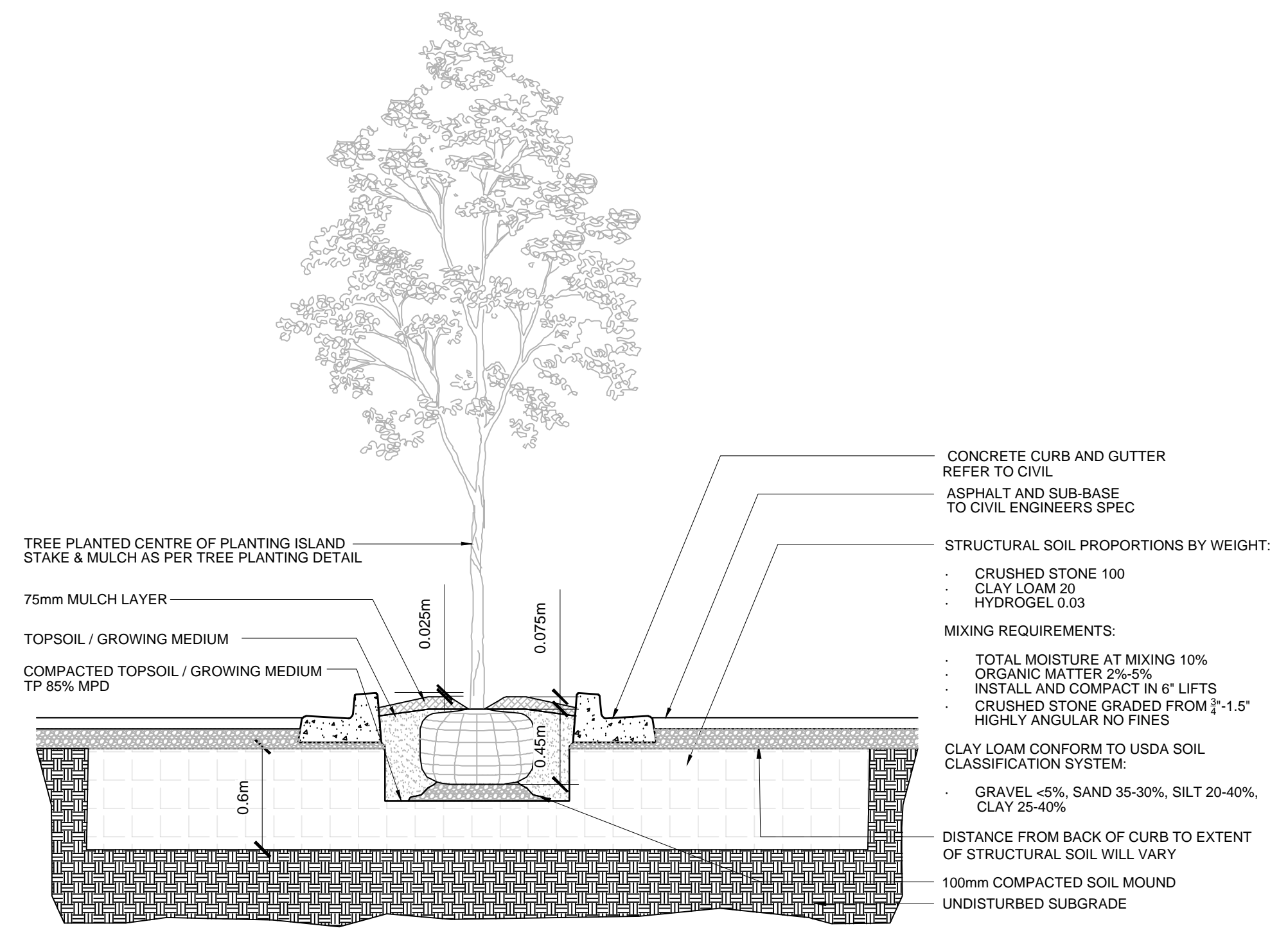
SCALE: 1:200

DRAWN: MA

CHECKED: JT

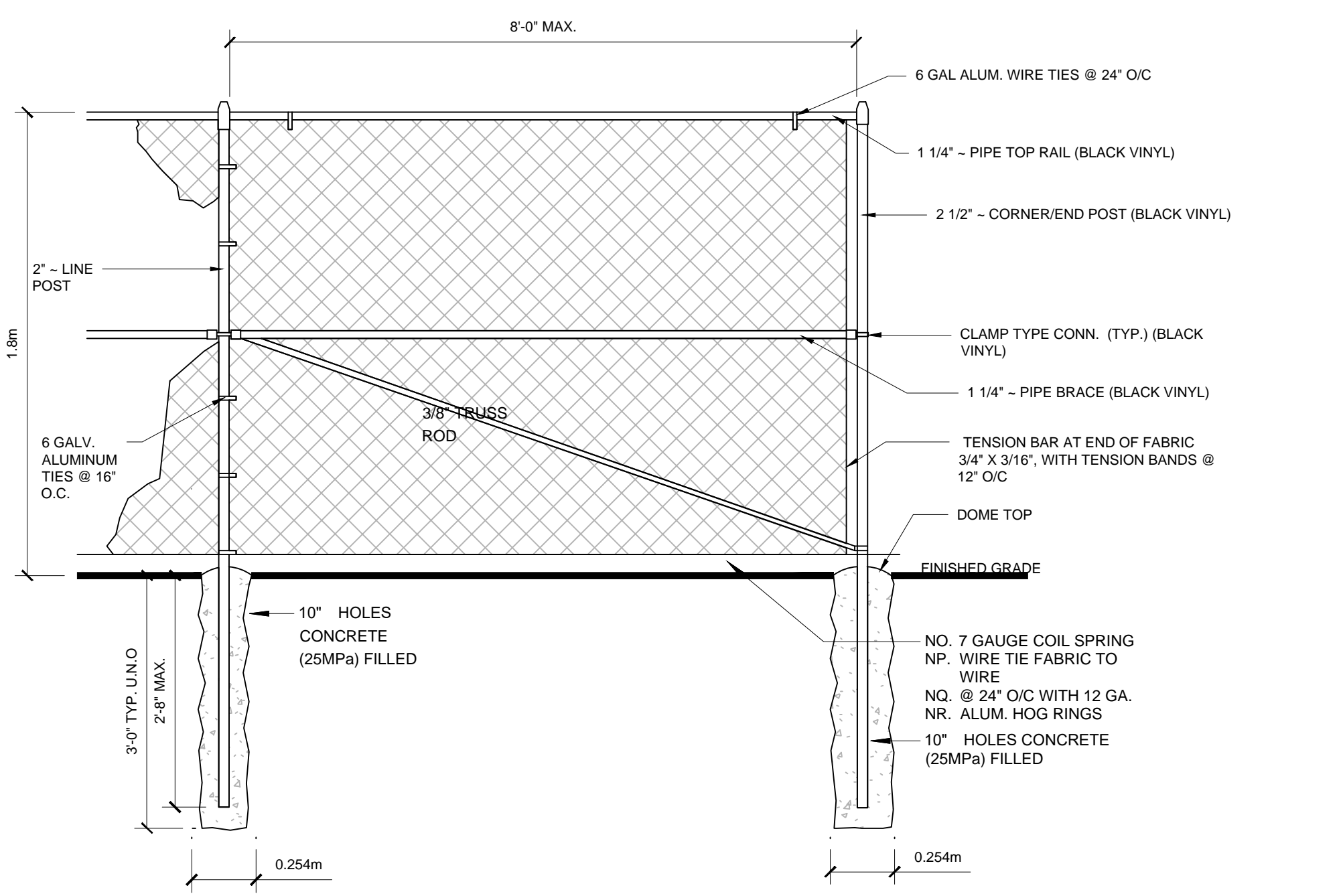
PROJECT NO: 230049-L

DRAWING NO: **L1**



1 STRUCTURAL SOIL 1:30

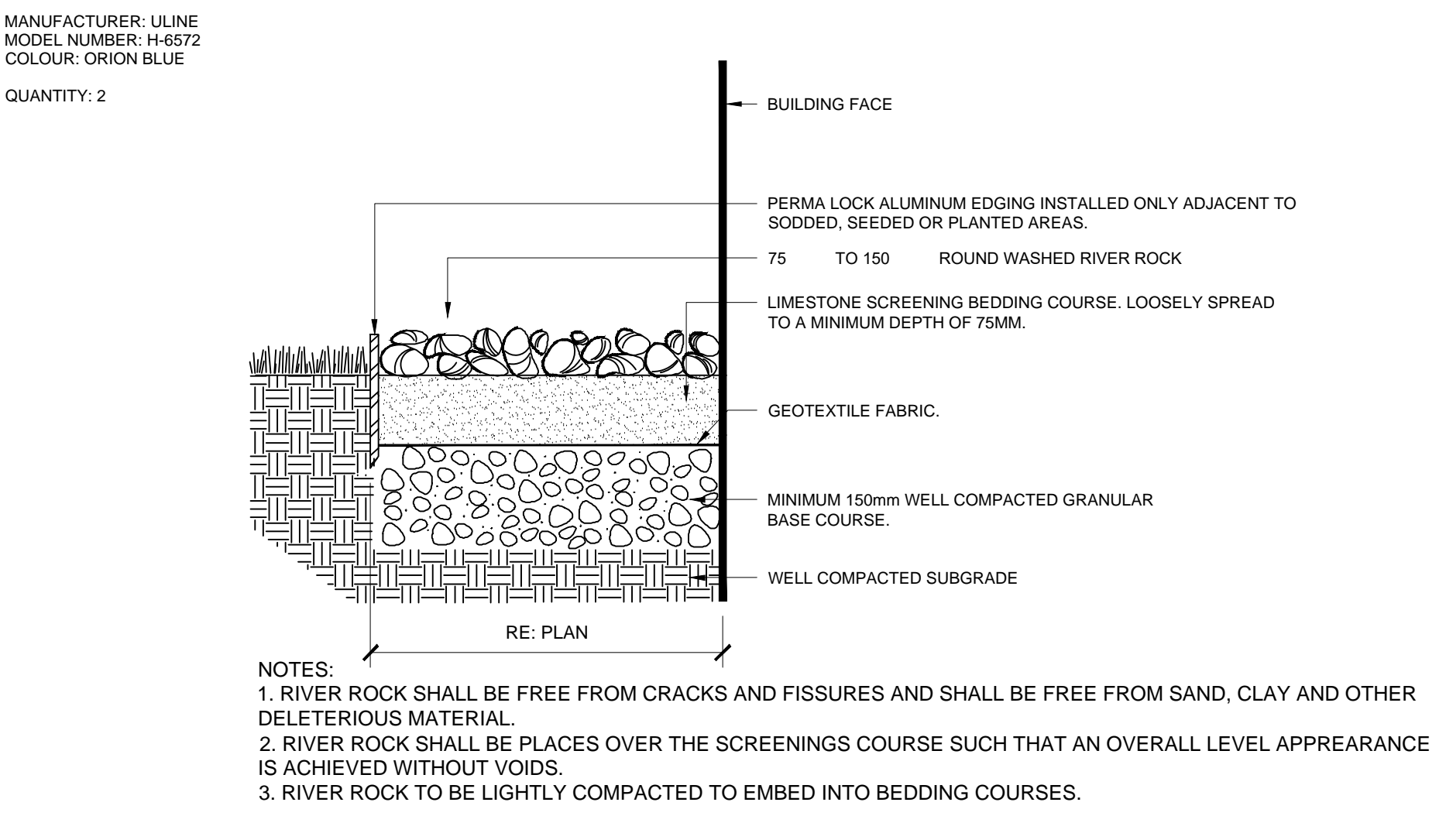
NOTES:
 - ALL COMPONENTS GALVANIZED & COATED WITH BLACK VINYL.



2 1.8m BLACK VINYL CHAINLINK FENCE 1:20



3 BIKE RACK N.T.S.



4 GRAVEL 1:20

NOTES

GENERAL NOTES

- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
- CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
- CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
- OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
- UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

PLANTING NOTES

- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
- PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
- TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
- ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
- SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm
- SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
- ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
- PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 - Maintenance and additional installation of mulch
 - Weed removal
 - Disease control

SODDING NOTES

- SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
 - 40% CREEPING RED FESCUE
 - 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
- AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
- LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOW. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
- PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
- DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
- LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
- WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES

- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
- IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE SUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
- THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
- ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
- USE POP-UP SPRINKLER HEADS.
- DO NOT SPRAY WATER ONTO TREE TRUNKS.

SEEDING NOTES

- AREAS DESIGNATED FOR SEED WILL FOLLOW THESE GUIDELINES.
- REMOVE ALL DEBRIS INCLUDING BUT NOT LIMITED TO ALL GRANULAR STONE, CONCRETE, WOOD AND METAL. SCARIFY ALL DISTURBED AREAS TO ELIMINATE COMPACTION OF TOPSOIL.
- TO PREPARE AREAS FOR SEEDING, SPREAD, LOOSEN AND FINE GRADE TOPSOIL. GRADE FOR POSITIVE DRAINAGE. DEPTH OF TOPSOIL TO BE MIN. 150MM.
- TO ENSURE ACCEPTANCE OF THE COMPLETED WORK, THE CONTRACTOR SHALL NOT COMMENCE SEEDING UNTIL THE PROJECT MANAGER HAS APPROVED FINE GRADES.
- SEEDING OPERATIONS SHALL BE COMPLETED BETWEEN SPRING THAW AND JUNE 15TH FOR SPRING WORK, OR BETWEEN AUGUST 15TH AND OCTOBER 15TH FOR FALL WORK.
- SEED APPLICATION METHOD: HYDROSEEDING BY APPROVED CONTRACTOR.
- CONTRACTOR TO ENSURE ADEQUATE SEED MIX CATCH. SEEDING AREAS WILL BE ACCEPTED PROVIDED THAT A SUFFICIENT AMOUNT OF THE SEED HAS GERMINATED AND BECOME ESTABLISHED IN THE OPINION OF THE PROJECT MANAGER.
- MAINTENANCE FOR SEEDED AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE PROJECT MANAGER.

SEED MIX TO BE AS FOLLOWS:
 PREMIER PACIFIC SEEDS COASTAL REVEGETATION MIX AT A SEEDING RATE OF 100 KG/HECTARE OR APPROVED EQUAL AT SEEDING RATE OF 100KG/HECTARE.

BIOSWALE SOIL SPECIFICATION

COARSE GRAVEL:	0-1%
ALL GRAVEL:	0-5%
SAND:	70-80%
Larger than 0.005mm	
Smaller than 2mm	
SILT:	5-15%
Larger than 0.002mm	
Smaller than 0.05mm	
CLAY:	10-20%
Smaller than 0.002mm	
CLAY AND SILT COMBINED:	MAX 25%
ORGANIC CONTENT (by weight):	15%
Organics not to be derived from food waste	
ACIDITY (pH):	6.0-6.5

BOULDER NOTES

- BOULDERS bury average of 0.15-0.25m below surface, size at minimum:
- 00 L = LARGE AT 1m l. x 1m w. x 1m ht., 0.75m showing above surface, 2 tonne each
 - 00 M = MEDIUM AT 0.75m l. x 0.75m w. x 0.75m ht., 0.6m showing above surface, 1.2 tonne each
 - 00 S = SMALL AT 0.6m l. x 0.6m w. x 0.6m ht., 0.40-0.45m above surface, 0.6 tonne each
- CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT/PROJECT MANAGER APPROVAL BEFORE PURCHASING AND INSTALLING

SCHEDULE C

This forms part of application
DP23-0078

Planner
Initials

BC

City of
Kelowna

DEVELOPMENT PLANNING

KD Planning
DESIGN LTD

ABBOTSFORD OFFICE
400-34077 GLADYS AVE ABBOTSFORD, BC V2S 2E8
T: 604.853.8831 F: 604.850.1580 www.krahn.com

VANCOUVER OFFICE
110-2920 VIRTUAL WAY VANCOUVER, BC V5R 4Y3
T: 604.294.6662 F: 604.294.6665 www.krahn.com

8	23/09/15	ISSUED FOR RE-DP
7	23/08/15	ISSUED FOR COORDINATION
6	23/06/29	ISSUED FOR RE-DP
5	23/06/22	ISSUED FOR DP RESUBMISSION
4	23/06/19	ISSUED FOR COORDINATION
3	23/05/16	RE-ISSUED FOR DP
2	23/05/09	ISSUED FOR REVIEW
1	23/03/07	ISSUED FOR DP

NO. DATE: (y/m/d) DESCRIPTION:

ISSUES & REVISIONS:

SEAL:

2023-09-15

NORTH ARROW:

PROJECT NAME:

ASTRIA HOLLYWOOD

PROJECT ADDRESS:

3256 APPALOOSA ROAD
KELOWNA, BC

DRAWING TITLE:

DETAILS & NOTES

SCALE: AS NOTED

DRAWN: MA

CHECKED: JT



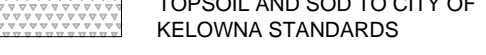




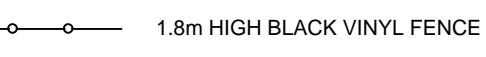


PROJECT NO: 230049-L

DRAWING NO:

L2

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LEGEND

-  SOD
-  GRAVEL
-  MINIMUM 450mm ABSORBENT TOPSOIL AND SOD TO CITY OF KELOWNA STANDARDS
-  PLANTING MEDIUM
-  CONCRETE WALK
-  ROAD DEDICATION
-  STRUCTURAL SOIL
-  RETAINING WALL RE: ARCH & CIVIL
-  1.8m HIGH BLACK VINYL FENCE
-  PROPERTY LINE

8	23/09/15	ISSUED FOR RE-DP
7	23/08/15	ISSUED FOR COORDINATION
6	23/06/29	ISSUED FOR RE-DP
5	23/06/22	ISSUED FOR DP RESUBMISSION
4	23/06/19	ISSUED FOR COORDINATION
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2	23/05/09	ISSUED FOR REVIEW
1	23/03/07	ISSUED FOR DP

NO. DATE: (y/m/d) DESCRIPTION:
ISSUES & REVISIONS:

SEAL:



NORTH ARROW:

PROJECT NAME:

ASTRIA HOLLYWOOD

PROJECT ADDRESS:

**3256 APPALOOSA ROAD
KELOWNA, BC**

DRAWING TITLE:

OFFSITE PLAN

SCALE: 1:200

DRAWN: MA

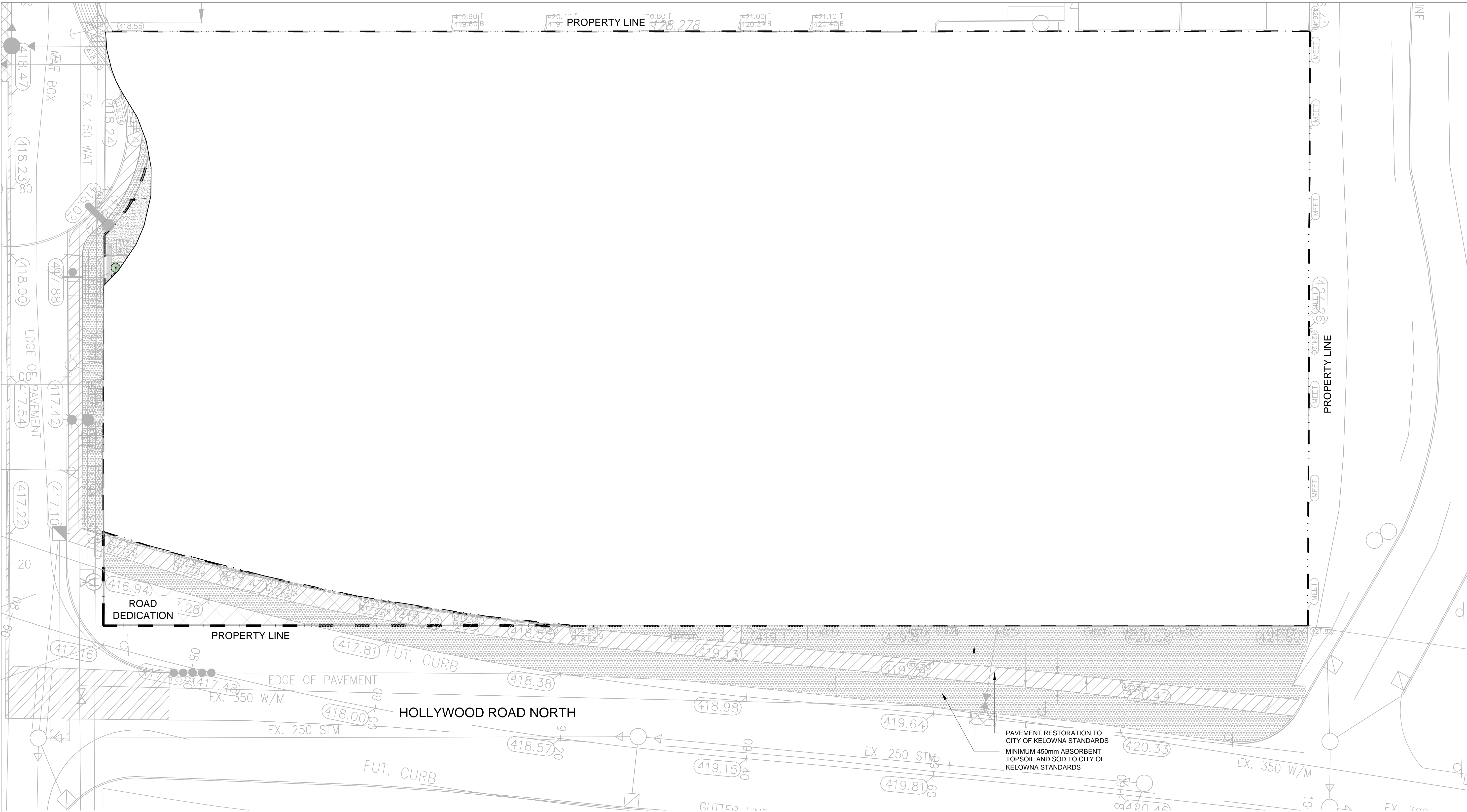
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PROJECT NO: 230049-L

DRAWING NO:

L3

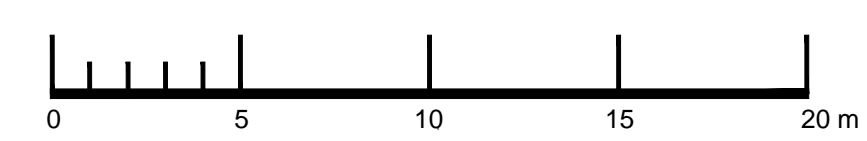
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SCHEDULE C

This forms part of application # DP23-0078

Planner Initials **BC**

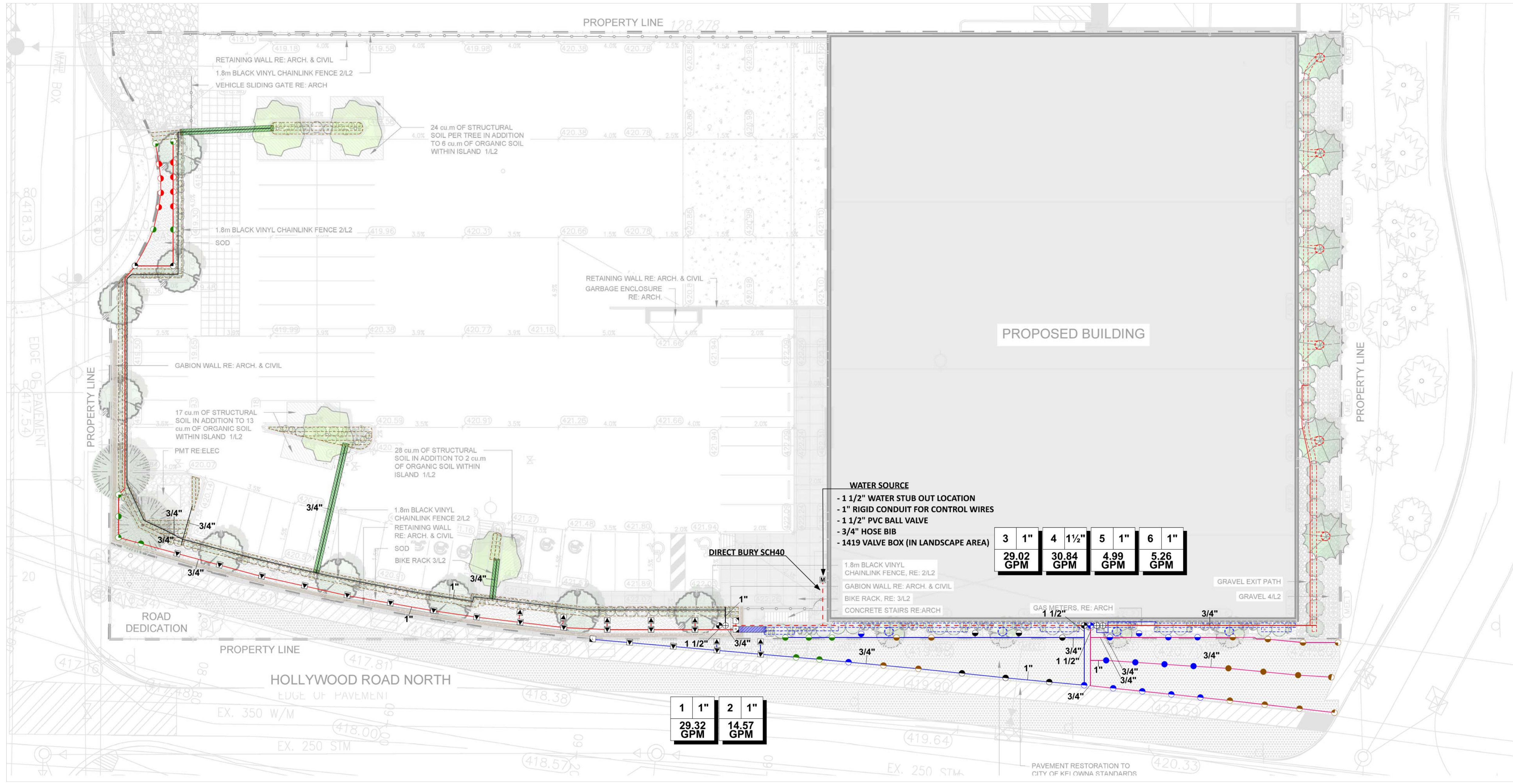
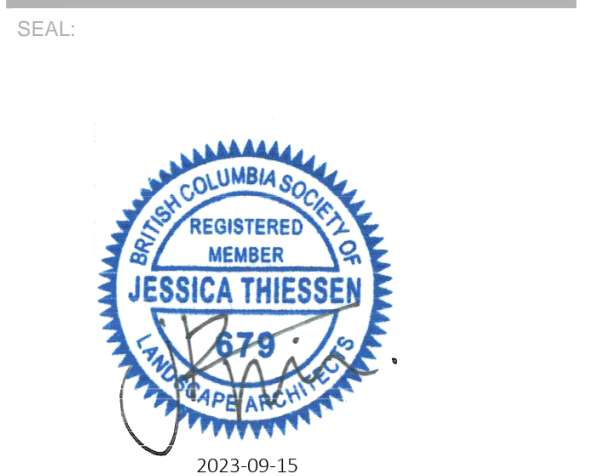



LEGEND

- SOD
- GRAVEL
- MINIMUM 450mm ABSORBMENT TOPSOIL AND SOD TO CITY OF KELOWNA STANDARDS
- PLANTING MEDIUM
- CONCRETE WALK
- ROAD DEDICATION
- STRUCTURAL SOIL
- RETAINING WALL RE: ARCH & CIVIL
- 1.8m HIGH BLACK VINYL FENCE
- PROPERTY LINE

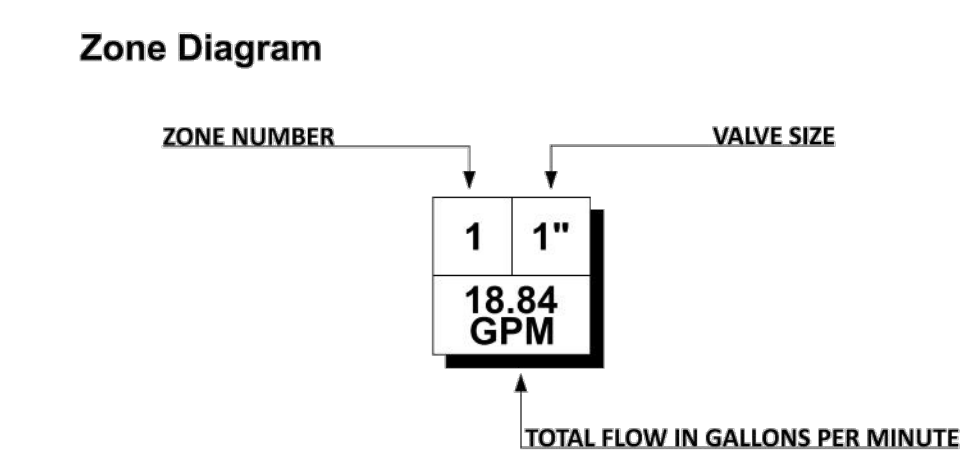
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7	23/08/15	ISSUED FOR COORDINATION
6	23/06/29	ISSUED FOR RE-OP
5	23/06/22	ISSUED FOR DP RESUBMISSION
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3	23/05/16	RE-ISSUED FOR DP
2	23/05/09	ISSUED FOR REVIEW
1	23/03/07	ISSUED FOR DP

NO. DATE: (y/m/d) DESCRIPTION:
ISSUES & REVISIONS:



Irrigation

Quantity	Symbol	Description	Pressure	Flow	Radius
Sprinklers					
4	●	Rain Bird 10F - 1804	30 psi	1.58 gpm	10 ft
11	●	Rain Bird 10H - 1804	30 psi	0.79 gpm	10 ft
3	●	Rain Bird 12F - 1804	30 psi	2.6 gpm	12 ft
11	●	Rain Bird 12H - 1804	30 psi	1.3 gpm	12 ft
2	●	Rain Bird 12Q - 1804	30 psi	0.65 gpm	12 ft
6	●	Rain Bird 15H - 1804	30 psi	1.85 gpm	15 ft
2	●	Rain Bird 15LS - 1804	30 psi	0.49 gpm	15 x 3 ft
2	●	Rain Bird 15Q - 1804	30 psi	0.92 gpm	15 ft
1	●	Rain Bird 15RCS - 1804	30 psi	0.49 gpm	15 x 3 ft
24	●	Rain Bird 15SST - 1804	30 psi	1.21 gpm	30 x 4 ft
8	●	Rain Bird 5H - 1804	30 psi	0.2 gpm	5 ft
9	●	Rain Bird 8H - 1804	30 psi	0.52 gpm	8 ft
4	●	Rain Bird 8Q - 1804	30 psi	0.26 gpm	8 ft
Water Source					
1	■	As shown			
Control Valves					
2	●	Rain Bird 100-PGA Globe			
1	●	Rain Bird 150-PGA Globe			
3	●	Rain Bird X CZ-100-PRF			
Lateral Line Pipe					
1176 ft	—	Class 200 3/4"			
364 ft	—	Class 200 1"			
144 ft	—	Class 200 1 1/2"			
Mainline Pipe					
147 ft	—	Class 200 1 1/2"			
Sleeving					
91 ft	—	Schedule 40 2"			
11 ft	—	Schedule 40 4"			
Drip Tubing (coloured to show drip zone separation)					
2527 ft	—	Rain Bird XFS-06-12			



- IRRIGATION NOTES:**
- SYSTEM TO BE INSTALLED AS PER IIABC STANDARDS
 - ALL SPRAY HEADS IN PLANTER AREAS TO BE RAINBIRD 1812 POPUPS SET TO HEIGHT SUITABLE FOR PLANT MATERIAL
 - SHRUBS RISERS CAN BE USED BUT MUST CONSIDER VEHICLE OVERHANG
 - DRIP TUBING TO BE SPACED AT 18" ON CENTER
 - WATER AND ELECTRICAL CONDUIT STUB OUTS TO LANDSCAPE AREA BY OTHERS
 - BACKFLOW / PRV INSTALLED BY OTHERS
 - SYSTEM DESIGNED FOR 1 1/2" WATER STUB SUPPLYING 35 GPM @ 55 PSI AT WATER STUB OUT LOCATION
 - PIPING SHOWN OUTSIDE OF LANDSCAPE AREA IS SCHEMATIC. CONTRACTOR TO ENSURE ALL PIPING IS LOCATED WITHIN LANDSCAPE AREAS
 - CONTROLLER TO BE RAINBIRD ESP-ME3 C/W WIRELESS RAIN SENSOR. CONTROLLER TO BE LOCATED IN MECHANICAL ROOM

SCHEDULE C

This forms part of application
DP23-0078

Planner Initials: BC

City of Kelowna
DEVELOPMENT PLANNING

NORTH ARROW:

PROJECT NAME:
ASTRIA HOLLYWOOD

PROJECT ADDRESS:
3256 APPALOOSA ROAD
KELOWNA, BC

DRAWING TITLE:
IRRIGATION PLAN

SCALE: 1:200

DRAWN: MA

CHECKED: JT

PROJECT NO.: 230049-L

DRAWING NO.: **L4**

LANDSCAPE PROPOSAL OF COSTS

Astria Hollywood Drive
3256 Appaloosa Road Kelowna, BC
British Columbia


NO.	ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Supplied and Installed with 1 year warranty					
Softscape					
1.0	Deciduous trees 60mm cal.	17	each	\$350.00	\$5,950.00
2.0	Coniferous trees 3.5m & 4.5m ht.	8	each	\$400.00	\$3,200.00
3.0	Shrubs #3 pot	184	each	\$30.00	\$5,520.00
4.0	Shrubs #5 pot	81	each	\$30.00	\$2,430.00
5.0	Perennials, Grasses, Groundcovers	263	each	\$15.00	\$3,945.00
				Plant Sub-total	\$21,045.00
6.0	Composted Bark Mulch	39	cub.m.	\$30.00	\$1,170.00
7.0	450mm topsoil	210	cub.m.	\$30.00	\$6,300.00
8.0	200mm topsoil	10	cub.m.	\$18.00	\$180.00
9.0	Structural Soil	121	cub.m.	\$130.00	\$15,730.00
10.0	Gravel	34	cub.m.	\$30.00	\$1,020.00
11.0	Black Vinyl Chainlink Fence 1.8mht.	189	lm.	\$100.00	\$18,900.00
12.0	Irrigation Lump Sum			lump sum	\$7,500.00
Site Furniture					
13.0	Single Bike Rack	1	each	\$400.00	<u>\$400.00</u>

LANDSCAPE PROPOSED TOTAL \$72,245.00

SCHEDULE C

This forms part of application
DP23-0078

Planner
Initials BC



City of
Kelowna
DEVELOPMENT PLANNING

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

SECTION 6.o: RETAIL, COMMERCIAL AND INDUSTRIAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 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. 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: <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. 						✓
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: <ul style="list-style-type: none"> 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.						✓