



# Development Permit DP23-0079

# Development Variance Permit DVP23-0170



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

**3226 Appaloosa Road**

and legally known as

**Lot 1, Section 2, Township 23, ODYD, Plan EPP134314**

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:** February 13, 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 Academy Nominee Ltd., Inc.No. BC1396329

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. DP23-0079 and Development Variance Permit DVP23-0170 for Lot 1, Section 2, Township 23, ODYD, Plan 134314 located at at 3226 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 **\$62,682.50**

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

## 4. INDEMNIFICATION

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

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

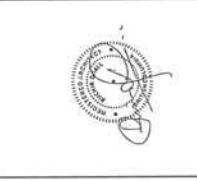
**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**





**ARCHITECTURE PANELING**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
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 FAX: (303) 733-1112  
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NO.	DATE	DESCRIPTION
1	10/20/10	ISSUED FOR PERMITS
2	11/15/10	REVISIONS
3	12/15/10	REVISIONS
4	01/15/11	REVISIONS
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100	01/15/19	REVISIONS

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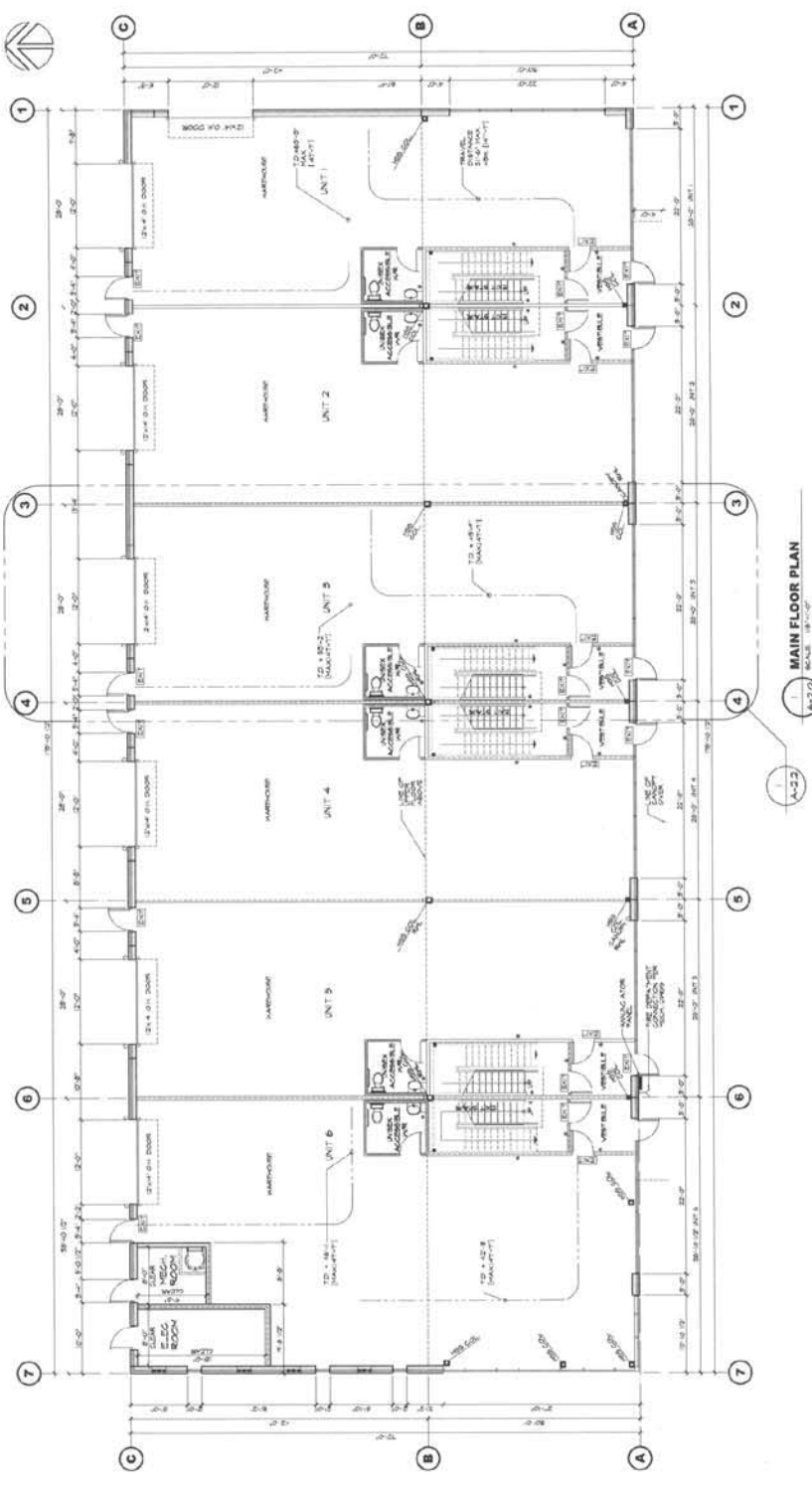
**ASTRIA**  
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**BUILDING A**  
**MAIN FLOOR PLAN**

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**A-2.0**



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

**SCHEDULE A**  
 This forms part of application  
 # DP23-0079&DVP23-0170  
 City of Kelowna  
 DEVELOPMENT SERVICES  
 Planner Initials BC





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**IN ASSOCIATION WITH**

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**ASTRIA PROPERTIES**  
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 PHONE: (303) 733-1111

NO.	DATE	DESCRIPTION
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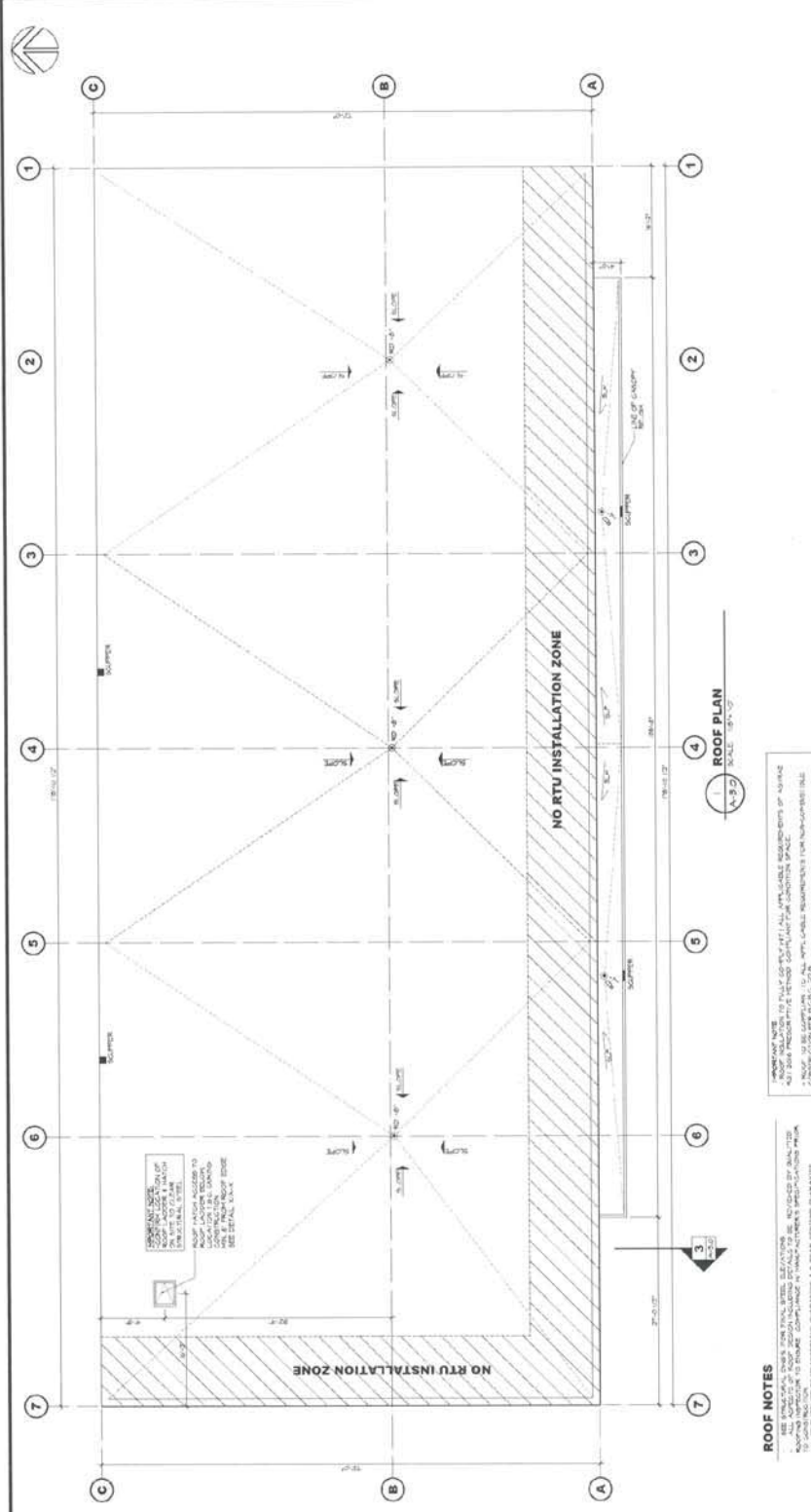
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**ASTRIA ACADEMY**  
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**BUILDING A ROOF PLAN**

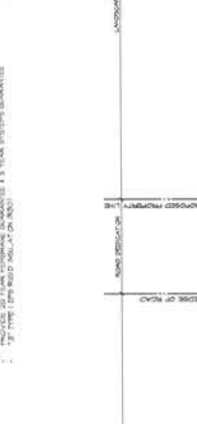
DATE: 08/20/22  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"

**A-3-0**



**SCHEDULE A**  
 This forms part of application # DP23-0079&DVP23-0170  
 City of Kelowna  
 DEVELOPMENT PLANNING

Planner Initials: BC



**ROOF NOTES**

- USE ENCLOSED CHAS. ONE PANEL ELEVATIONS.
- USE ENCLOSED CHAS. TWO PANEL ELEVATIONS.
- USE ENCLOSED CHAS. THREE PANEL ELEVATIONS.
- USE ENCLOSED CHAS. FOUR PANEL ELEVATIONS.
- USE ENCLOSED CHAS. FIVE PANEL ELEVATIONS.
- USE ENCLOSED CHAS. SIX PANEL ELEVATIONS.
- USE ENCLOSED CHAS. SEVEN PANEL ELEVATIONS.
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- USE ENCLOSED CHAS. TWELVE PANEL ELEVATIONS.
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- USE ENCLOSED CHAS. TWENTY EIGHT PANEL ELEVATIONS.
- USE ENCLOSED CHAS. TWENTY NINE PANEL ELEVATIONS.
- USE ENCLOSED CHAS. THIRTY PANEL ELEVATIONS.





**ARCHITECTURE PANEL INC.**  
 407 W. HASTINGS STREET, SUITE 100, VANCOUVER, BC V6C 1A6  
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**IN ASSOCIATION WITH**

**DEVELOPER:**  
 ASTRIA ACADEMY  
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NO.	DATE	DESCRIPTION
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98	11/15/28	ISSUED FOR PERMITS
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100	01/15/29	ISSUED FOR PERMITS

**DORION CONSTRUCTION**  
 1000 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 1T1  
 TEL: (604) 273-1111 FAX: (604) 273-1112  
 WWW.DORIONCONSTRUCTION.COM

**ASTRIA PROPERTY SERVICES**  
 1000 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 1T1  
 TEL: (604) 273-1111 FAX: (604) 273-1112  
 WWW.ASTRIAPROPERTIES.COM

**ASTRIA ACADEMY**  
 1000 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 1T1  
 TEL: (604) 273-1111 FAX: (604) 273-1112  
 WWW.ASTRIAACADEMY.COM

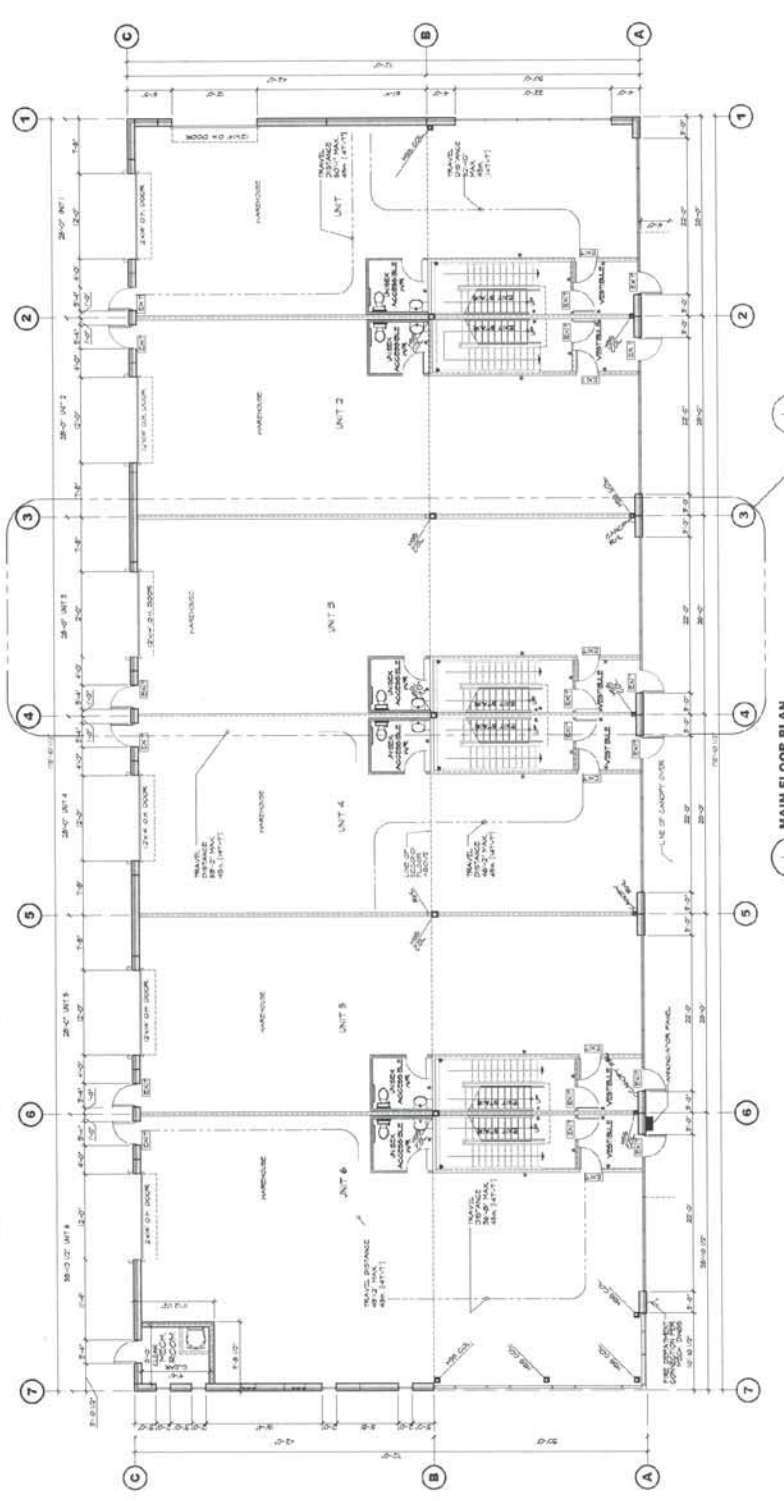
**ASTRIA ACADEMY**  
 1000 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 1T1  
 TEL: (604) 273-1111 FAX: (604) 273-1112  
 WWW.ASTRIAACADEMY.COM

**ASTRIA ACADEMY**  
 1000 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 1T1  
 TEL: (604) 273-1111 FAX: (604) 273-1112  
 WWW.ASTRIAACADEMY.COM

**ASTRIA ACADEMY**  
 1000 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 1T1  
 TEL: (604) 273-1111 FAX: (604) 273-1112  
 WWW.ASTRIAACADEMY.COM

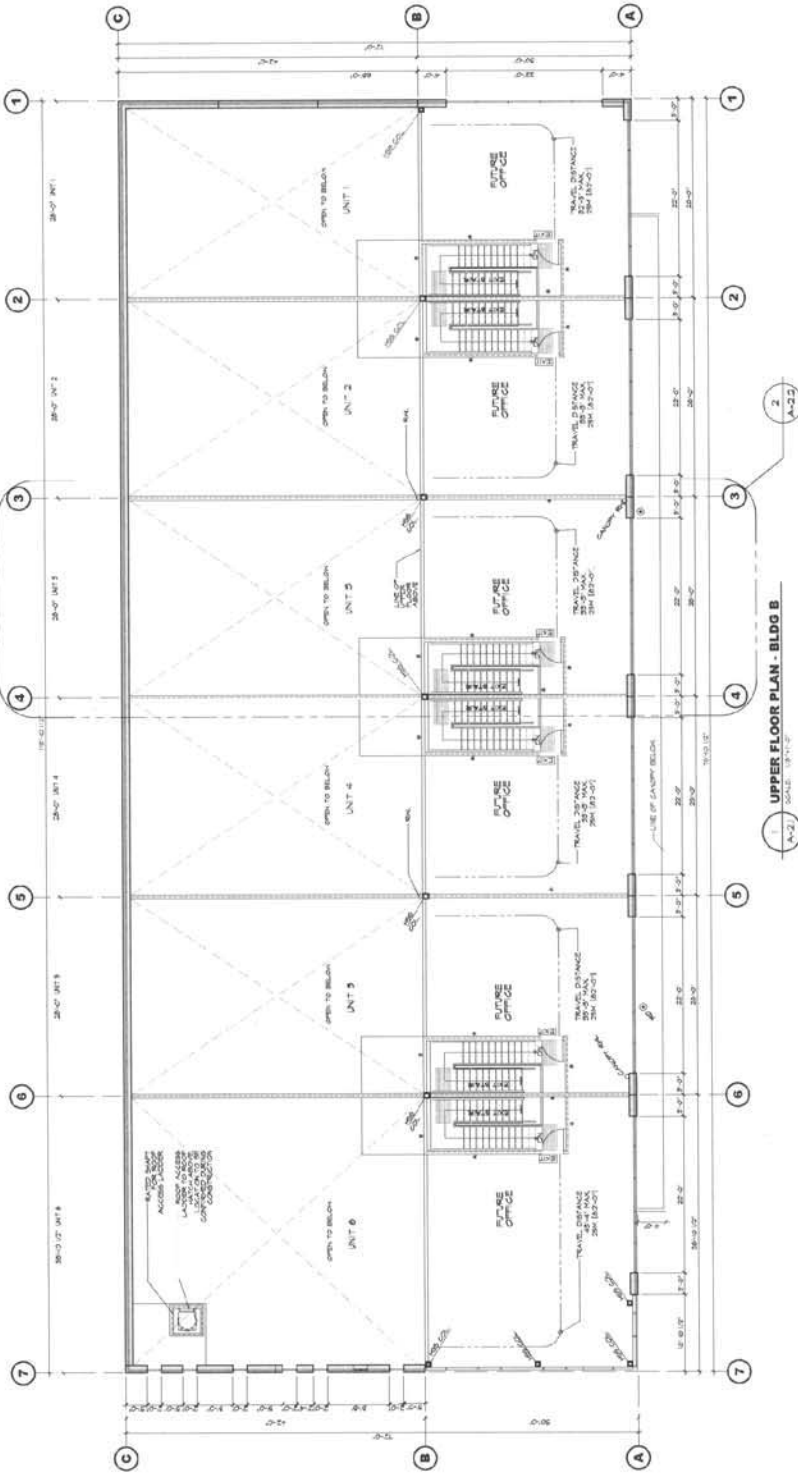
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100	01/15/29	ISSUED FOR PERMITS

**ASTRIA ACADEMY**  
 1000 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 1T1  
 TEL: (604) 273-1111 FAX: (604) 273-1112  
 WWW.ASTRIAACADEMY.COM



1 MAIN FLOOR PLAN  
 10/15/20 11/10/20

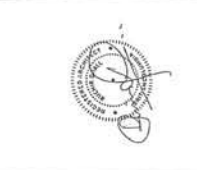
**SCHEDULE A**  
 This forms part of application  
 # DP23-0079 & DVP23-0170  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials BC



UPPER FLOOR PLAN - BLDG B  
SCALE: 1/4" = 1'-0"

**ARCHITECTURE PANELING**  
 1000 WEST 10TH AVENUE, SUITE 100  
 ASTORIA, OREGON 97103  
 PHONE: (503) 325-1111  
 FAX: (503) 325-1112  
 WWW.ARPANELING.COM

**D.FORCE CONSTRUCTION**  
 1000 WEST 10TH AVENUE, SUITE 100  
 ASTORIA, OREGON 97103  
 PHONE: (503) 325-1111  
 FAX: (503) 325-1112  
 WWW.DFORCECONSTRUCTION.COM



NO.	DATE	DESCRIPTION
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3	12/15/2019	REVISIONS
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60	09/15/2024	REVISIONS

**ORION**  
 1000 WEST 10TH AVENUE, SUITE 100  
 ASTORIA, OREGON 97103  
 PHONE: (503) 325-1111

**ASTRIA REALTY**  
 1000 WEST 10TH AVENUE, SUITE 100  
 ASTORIA, OREGON 97103  
 PHONE: (503) 325-1111

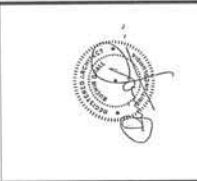
**ASTRIA ACADEMY**  
 1000 WEST 10TH AVENUE, SUITE 100  
 ASTORIA, OREGON 97103  
 PHONE: (503) 325-1111

DRAWING	
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59	08/15/2024
60	09/15/2024

**SCHEDULE A**  
 This forms part of application  
 # DP23-0079&DVP23-0170  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials **BC**



IN ASSOCIATION WITH  
**D.FORCE** ENGINEERING  
 1515 W. 10TH AVENUE, SUITE 100  
 WILLOW PARK, CO. 80202  
 TEL: 303.440.1100 FAX: 303.440.1101



1	REVISIONS
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**DORION** CONSTRUCTION  
 UNIT 105, 16027 DORLAND  
 WILLOW PARK, CO. 80202  
 PHONE: (303) 952-7994

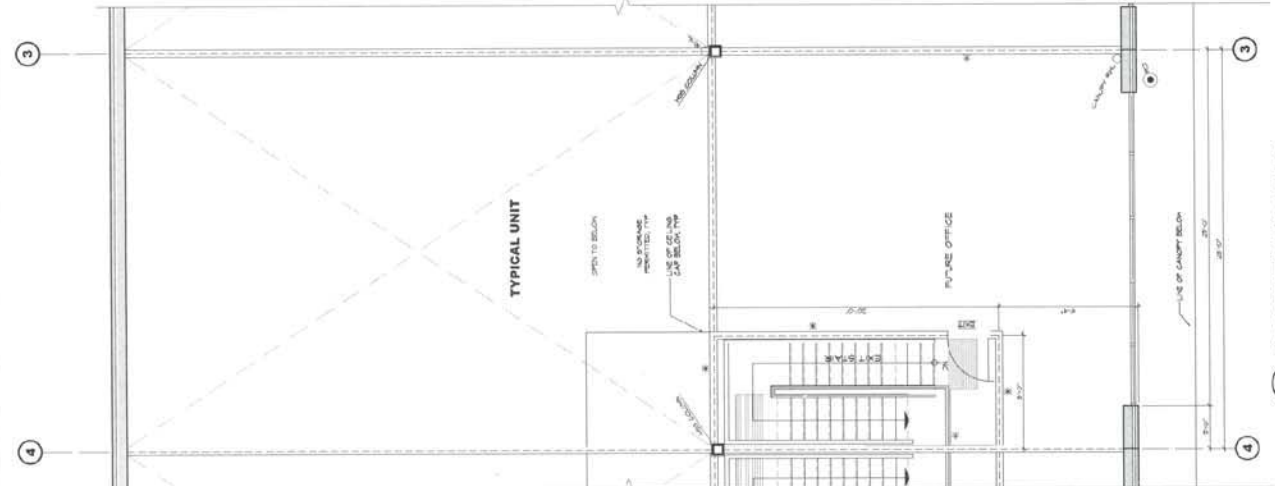
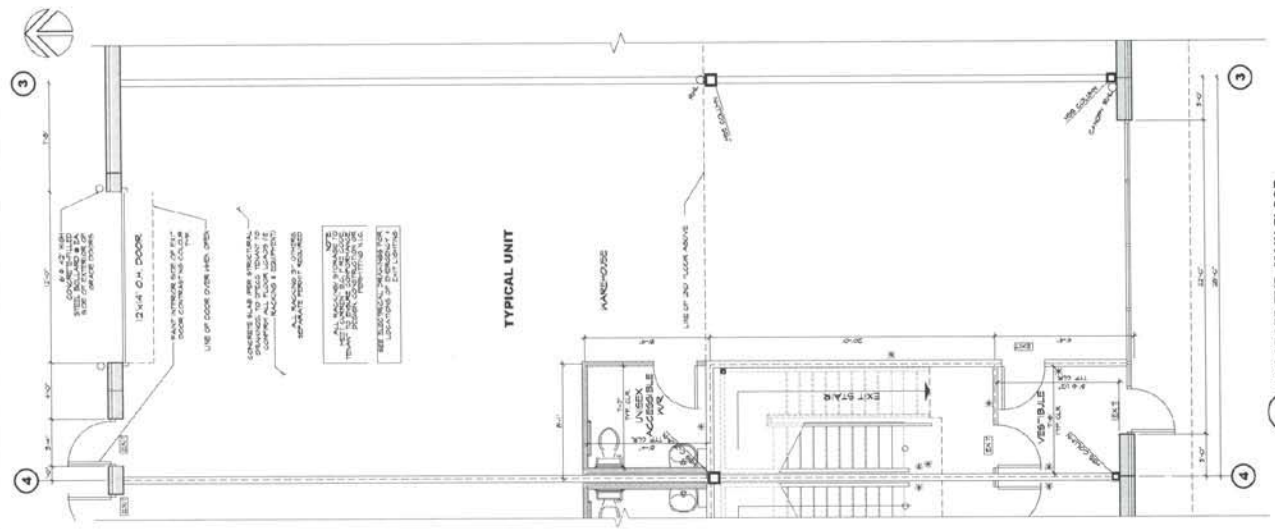
**ASTRIA PROPERTIES**  
 UNIT 105, 16027 DORLAND  
 WILLOW PARK, CO. 80202

**ASTRIA ACADEMY**  
 ADDITIONAL BILLINGS

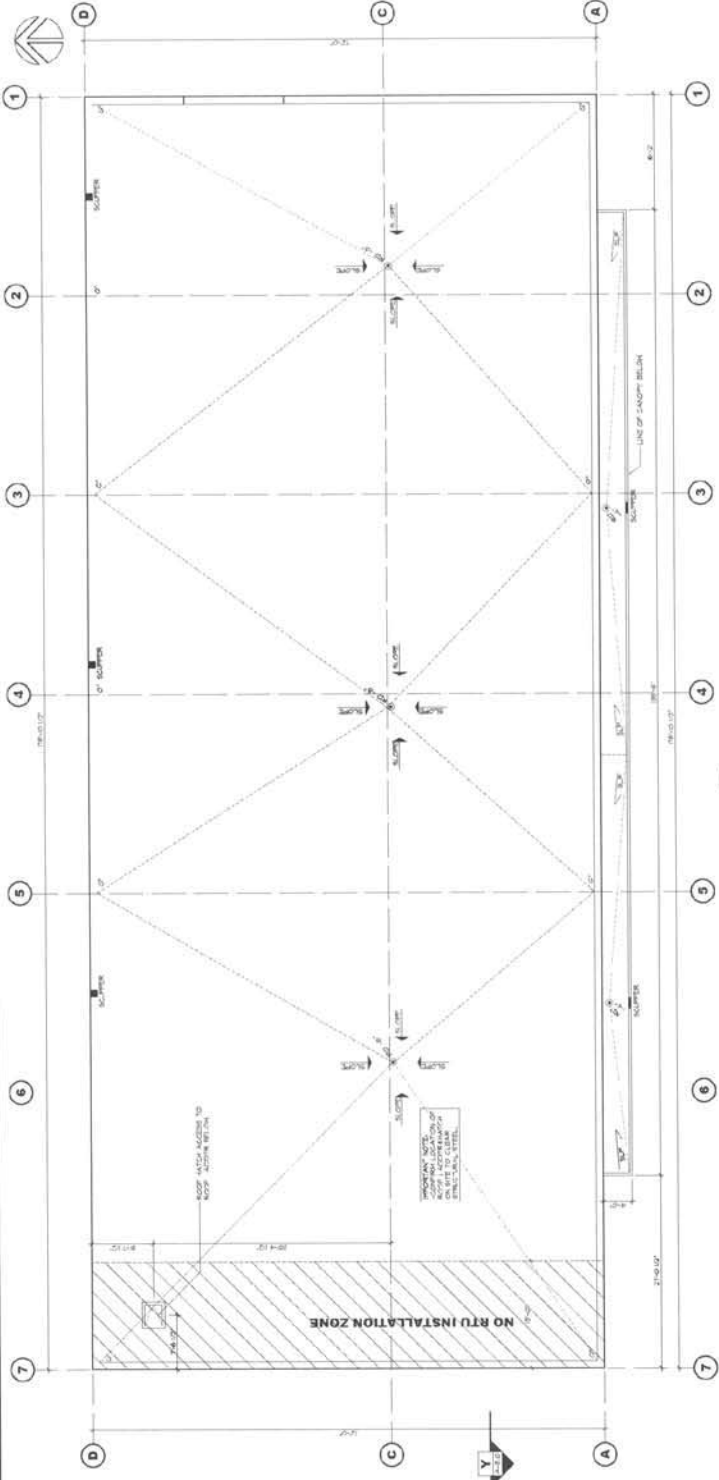
ADDRESS: 10500 WILLOW BLVD, COLO SPRING, CO  
 PROJECT: BUILDING B  
 ENLARGED FLOOR PLANS

SCALE	DATE	BY
AS SHOWN	04/24/18	DF
ISSUED		
REVISION		
DATE		
BY		
PROJECT NUMBER		
PROJECT NAME		
PROJECT DATE		
PROJECT LOCATION		
PROJECT NUMBER		
PROJECT NAME		
PROJECT DATE		
PROJECT LOCATION		

REV: 5  
**A-2.2**



**SCHEDULE A**  
 This forms part of application  
 # DP23-0079&DVP23-0170  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials BC



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

**ROOF NOTES**

1. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE SPECIFICATIONS FOR ROOFING MATERIALS. DETAILS TO BE REVIEWED BY QUALIFIED CONTRACTOR TO OBTAIN COMPLIANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. (SEE SPECIFICATIONS FOR ROOFING MATERIALS).

2. ROOF SHALL BE MAINTAINED FREE OF DEBRIS AND OTHER OBSTRUCTIONS AT ALL TIMES.

3. ROOF SHALL BE MAINTAINED FREE OF DEBRIS AND OTHER OBSTRUCTIONS AT ALL TIMES.

4. ROOF SHALL BE MAINTAINED FREE OF DEBRIS AND OTHER OBSTRUCTIONS AT ALL TIMES.

5. ROOF SHALL BE MAINTAINED FREE OF DEBRIS AND OTHER OBSTRUCTIONS AT ALL TIMES.

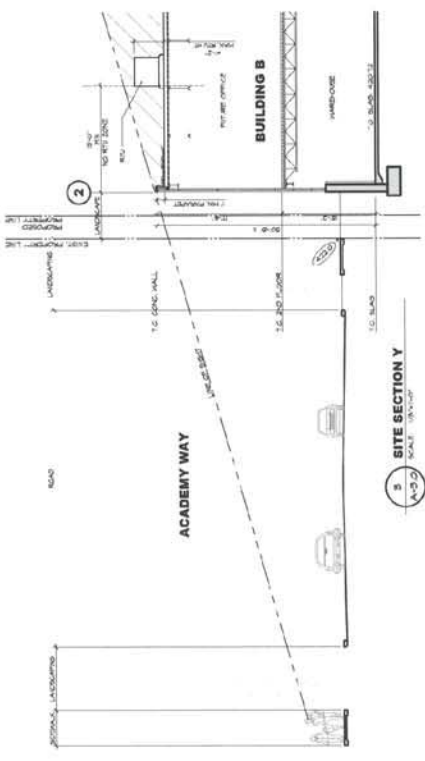
6. ROOF SHALL BE MAINTAINED FREE OF DEBRIS AND OTHER OBSTRUCTIONS AT ALL TIMES.

7. ROOF SHALL BE MAINTAINED FREE OF DEBRIS AND OTHER OBSTRUCTIONS AT ALL TIMES.

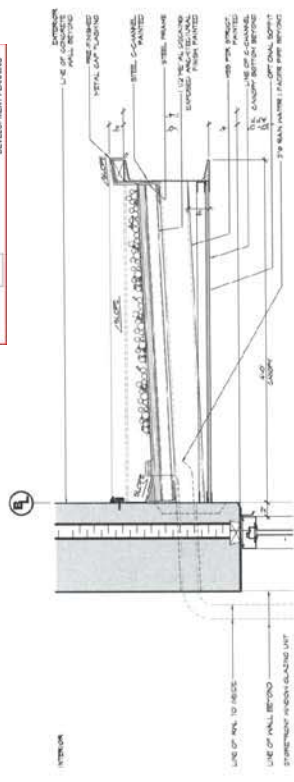
8. ROOF SHALL BE MAINTAINED FREE OF DEBRIS AND OTHER OBSTRUCTIONS AT ALL TIMES.

9. ROOF SHALL BE MAINTAINED FREE OF DEBRIS AND OTHER OBSTRUCTIONS AT ALL TIMES.

10. ROOF SHALL BE MAINTAINED FREE OF DEBRIS AND OTHER OBSTRUCTIONS AT ALL TIMES.



3 SITE SECTION Y  
SCALE: 1/8"=1'-0"



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

**SCHEDULE A**

This forms part of application  
# DP23-0079&DVP23-0170  
City of Kelowna  
DEVELOPMENT PLAN 60

Planner Initials BC

**ARCHITECTURE PANEL INC.**  
100-1000 WESTERN AVENUE, SUITE 100  
VICTORIA, BC V8M 3K7  
PHONE: (250) 383-1111  
WWW.ARCHITECTUREPANEL.COM

**D.FORCE DEVELOPMENT**  
100-1000 WESTERN AVENUE, SUITE 100  
VICTORIA, BC V8M 3K7  
PHONE: (250) 383-1111  
WWW.DFORCEDEVELOPMENT.COM



NO.	DATE	DESCRIPTION
1	1.10.2023	ISSUED FOR PERMIT
2	1.10.2023	ISSUED FOR PERMIT
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20	1.10.2023	ISSUED FOR PERMIT

**ORION**

100-1000 WESTERN AVENUE  
VICTORIA, BC V8M 3K7  
PHONE: (250) 383-1111

**ASTRIA**

100-1000 WESTERN AVENUE  
VICTORIA, BC V8M 3K7  
PHONE: (250) 383-1111

**ASTRIA ACADEMY**

INDUSTRIAL BUILDING

ALANIS AND PROFESSIONAL BUILDING

NO.	DATE	DESCRIPTION
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2	1.10.2023	ISSUED FOR PERMIT
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**A-3.0**





**ARCHITECTURE PANEL, INC.**  
 1000 W. UNIVERSITY AVENUE, SUITE 100  
 ANN ARBOR, MI 48106-1500  
 TEL: (734) 769-1000 FAX: (734) 769-1001  
 WWW.ARPANEL.COM

**D.FORCE**  
 DESIGN PARTNERS  
 1000 W. UNIVERSITY AVENUE, SUITE 100  
 ANN ARBOR, MI 48106-1500  
 TEL: (734) 769-1000 FAX: (734) 769-1001  
 WWW.DFORCEDESIGN.COM



NO.	DATE	DESCRIPTION
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60	09/15/15	REVISIONS
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63	12/15/15	REVISIONS
64	01/15/16	REVISIONS
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99	12/15/18	REVISIONS
100	01/15/19	REVISIONS

**ORION**  
 CONSULTING  
 1000 W. UNIVERSITY AVENUE  
 ANN ARBOR, MI 48106-1500  
 PHONE: (734) 322-2000

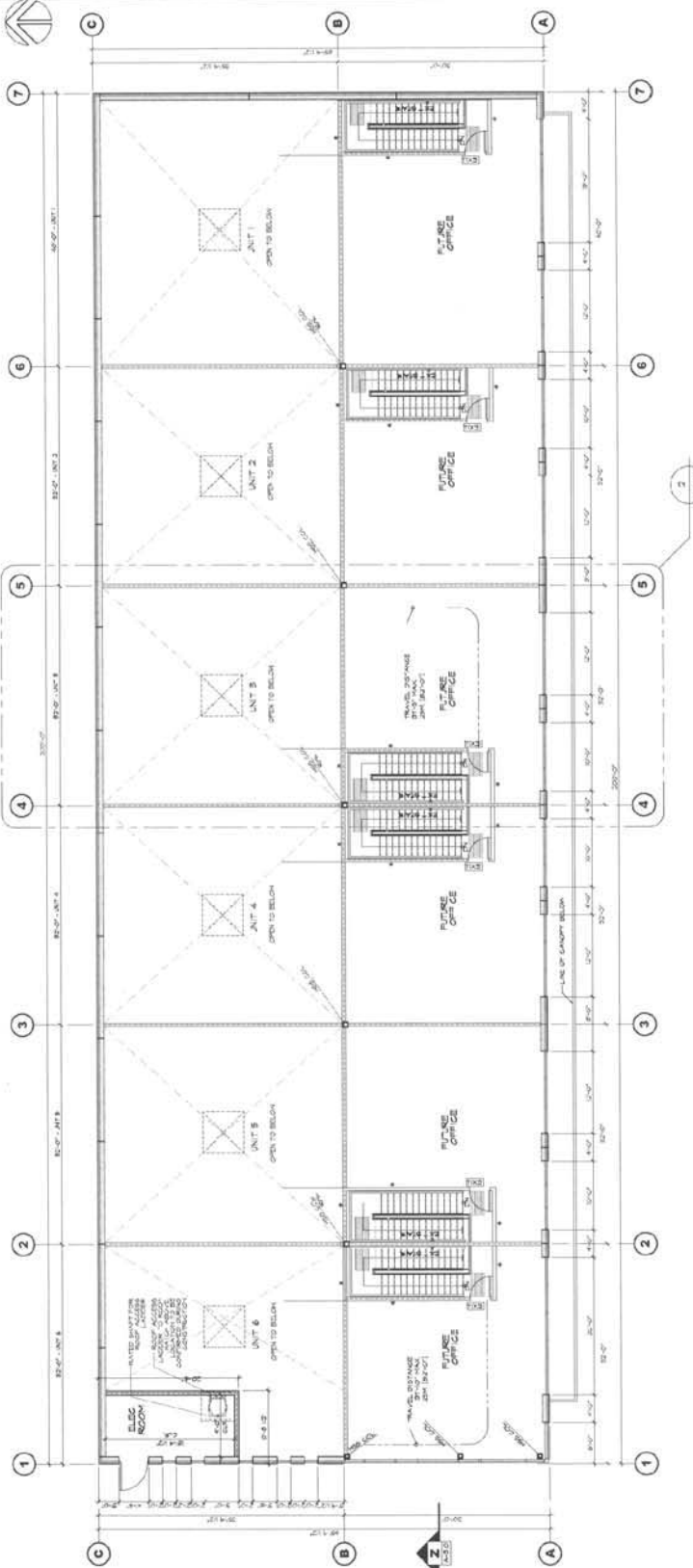
**ASTRIA**  
 APPERTERTILES  
 1000 W. UNIVERSITY AVENUE  
 ANN ARBOR, MI 48106-1500  
 PHONE: (734) 769-1000

**ASTRIA**  
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**ASTRIA**  
 APPERTERTILES  
 1000 W. UNIVERSITY AVENUE  
 ANN ARBOR, MI 48106-1500  
 PHONE: (734) 769-1000



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

**SCHEDULE A**  
 This forms part of application  
 # DP25-0079&DVP23-0170  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner: IBIBS BC















# MATERIAL & COLOUR BOARD

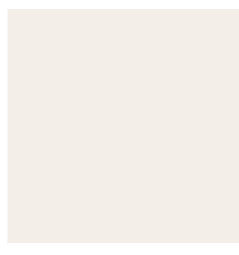
PROJECT  
INDUSTRIAL BUILDINGS FOR  
**ASTRIA**  
PROPERTIES  
ACADEMY

PROJECT MANAGERS / CONTRACTORS:  
**ORION**  
CONSTRUCTION  
ORION CONSTRUCTION  
UNIT 105 19923 80A AVE  
LANGLEY, BC V3Y 0E2  
PHONE: (604) 362-2994

CIVIC ADDRESS: 3226 APPALOOSA RD, KELOWNA, BC  
LEGAL ADDRESS: LOT 15, SECTION 2, TOWNSHIP 23, OSOYOOS  
DIVISION YALE DISTRICT, PLAN KAP18861

**D.FORCE DESIGN INC.**  
IN ASSOCIATION WITH  
ARCHITECTURE PANEL  
OF THE BRITISH COLUMBIA  
ASSOCIATION OF ARCHITECTS  
2500 AVENUE 6 STREET, ARMBRISTERS, B.C. V2B 3J9  
TEL: 250.733.7400 FAX: 250.733.7401

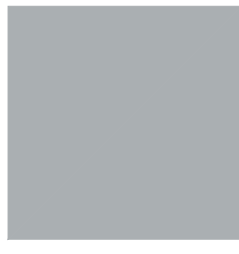
MAIN FIELD COLOUR  
ARCADE WHITE (SW 7100)



ACCENT COLOUR  
ROCK BOTTOM (SW 7062)



ACCENT COLOUR  
MORNING FOG (SW 6255)



CANOPY ACCENT COLOUR  
LUCKY GREEN (SW 6926)



TYPICAL METAL CAP FLASHING  
WESTFORM METALS  
WHITE WHITE



METAL CAP FLASHING @ C2 PANELS  
WESTFORM METALS  
CHARCOAL GREY



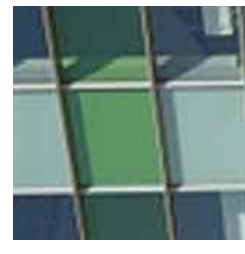
TYPICAL GLASS:  
CLEAR



TYPICAL SPANDREL GLASS:  
LIGHT GREY REFLECTIVE



TYPICAL SPANDREL GLASS:  
GREEN REFLECTIVE



ALUMINIUM STOREFRONT MULLIONS  
CLEAR ANODIZED ALUMINIUM



ROOFING MATERIAL  
GRAVEL BALLAST



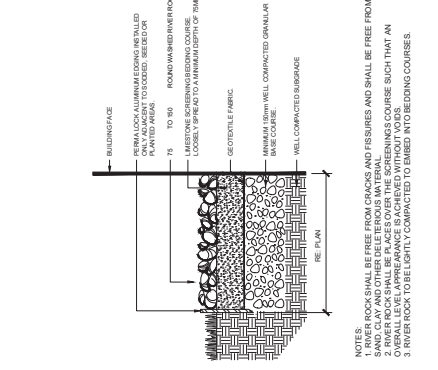
**SCHEDULE B**  
This forms part of application  
# DP23-0079&DVP23-0170  
City of Kelowna  
PLANNING DEPARTMENT  
Planner Initials BC





**MANUFACTURER, LINE  
 MODEL NUMBER: H-572  
 COLOUR: ORION BLUE  
 QUANTITY: 3**

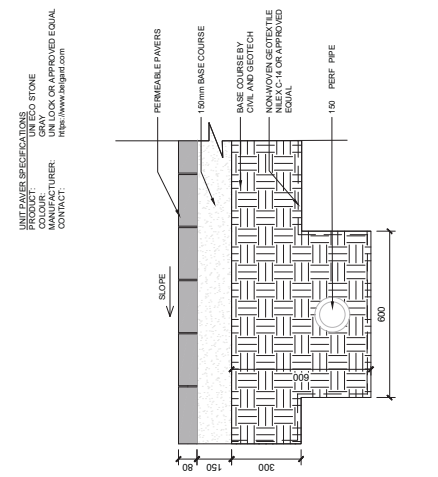
N.T.S.



- NOTES:
- RIVER ROCK SHALL BE FREE FROM CRACKS AND FISSURES AND SHALL BE FREE FROM
  - RIVER ROCK SHALL BE PLACED OVER THE SCREENINGS COURSE SUCH THAT AN
  - RIVER ROCK TO BE LOOSELY COMPACTED TO EMBED INTO BEDDING COURSES.

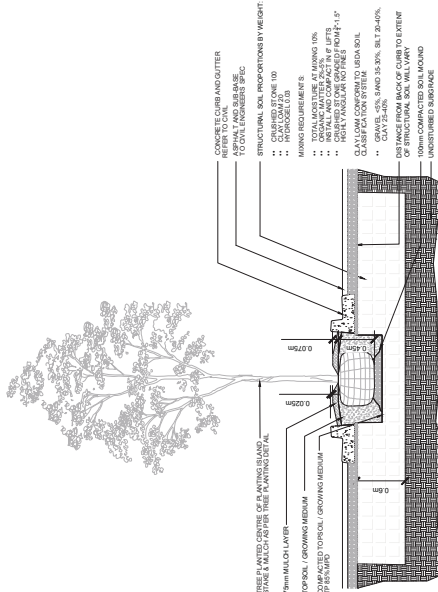
1:10

BIKE RACK



1:10

GRAVEL



1:30

PERMEABLE PAVERS

STRUCTURAL SOIL

N.T.S.

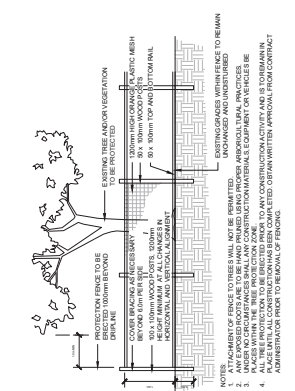
NO.	DATE (YYYY)	DESCRIPTION	PREPARED BY
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2	2019/05	ISSUED FOR COORDINATION	...
3	2019/05	ISSUED FOR PERMITS	...
4	2019/05	ISSUED FOR COORDINATION	...
5	2019/05	ISSUED FOR PERMITS	...
6	2019/05	ISSUED FOR COORDINATION	...
7	2019/05	ISSUED FOR PERMITS	...
8	2019/05	ISSUED FOR COORDINATION	...
9	2019/05	ISSUED FOR PERMITS	...
10	2019/05	ISSUED FOR COORDINATION	...



**SCHEDULE C**  
 This forms part of application # DP23-00798DVP23-0170  
 City of Kelowna  
 Planning Dept. BC

N.T.S.

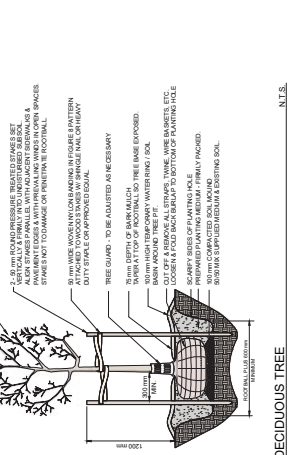
PROJECT NAME	PROJECT ADDRESS	DATE	SCALE	DATE	PROJECT NO.	DRAWING NO.
ASTRIA ACADEMY INDUSTRIAL BUILDINGS	3228 APPALOSA ROAD KELOWNA, BC		AS NOTED	NA	JT	2008L



1:10

DECIDUOUS TREE

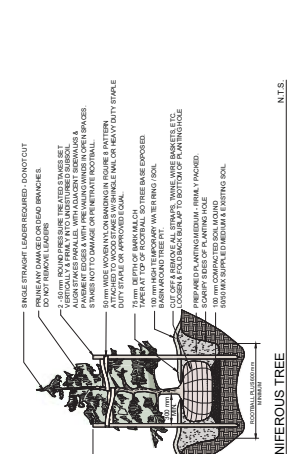
N.T.S.



1:10

CONIFEROUS TREE

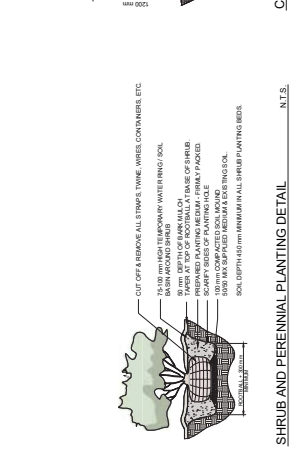
N.T.S.



1:10

SHRUB AND PERENNIAL PLANTING DETAIL

N.T.S.



1:10

TREE PROTECTION DETAIL

N.T.S.





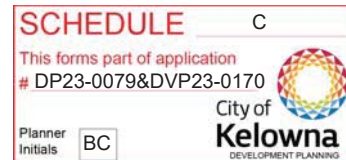


## LANDSCAPE PROPOSAL OF COSTS

**Astria Academy**  
3226 Appaloosa Road Kelowna, BC  
British Columbia

NO.	ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
<b>Supplied and Installed with 1 year warranty</b>					
<b>Softscape</b>					
1.0	Deciduous trees 60mm cal.	19	each	\$350.00	\$6,650.00
2.0	Coniferous trees 3.5m & 4.5m ht.	6	each	\$400.00	\$2,400.00
3.0	Shrubs #3 pot	152	each	\$30.00	\$4,560.00
4.0	Shrubs #5 pot	135	each	\$30.00	\$4,050.00
5.0	Shrubs #2 pot	12	each	\$50.00	\$600.00
6.0	Perennials, Grasses, Groundcovers Potted	309	each	\$15.00	\$4,635.00
				Plant Sub-total	\$22,895.00
7.0	Permeable Pavers	15	sq.m	\$35.00	\$525.00
7.0	Composted Bark Mulch	51	cub.m.	\$30.00	\$1,530.00
8.0	450mm topsoil	230	cub.m.	\$30.00	\$6,900.00
9.0	200mm topsoil	22	cub.m.	\$18.00	\$396.00
10.0	Structural Soil	103	cub.m.	\$130.00	\$13,390.00
11.0	Gravel	137	cub.m.	\$30.00	\$4,110.00
<b>Site Furniture</b>					
12.0	Single Bike Rack	1	each	\$400.00	\$400.00

**LANDSCAPE PROPOSED TOTAL \$50,146.00**



**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:

<b>SECTION 6.o: RETAIL, COMMERCIAL AND INDUSTRIAL</b>						
<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>6.1 General Guidelines</b>						
<b>6.1.1 Relationship to the Street</b>	N/A	1	2	3	4	5
a. Orient the long side of each building to be parallel to the public street.					✓	
b. Locate entries to be visible and directly accessible from the public street.					✓	
c. 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.					✓	
<b>6.1.2 Site Planning and Landscaping</b>	N/A	1	2	3	4	5
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.						✓
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.						✓
c. 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"> <li>• Soften property edges facing the street;</li> <li>• Define internal roads, pedestrian routes, and open spaces;</li> <li>• Create pleasant pedestrian conditions;</li> <li>• Screen parking, loading, service, and utility areas;</li> <li>• Manage stormwater on-site; and</li> <li>• Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls;</li> </ul>					✓	
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"> <li>• Parking areas to building entrances;</li> <li>• Main building entrances to public sidewalks (where applicable);</li> <li>• Main building entrances to transit stopes (where applicable);</li> <li>• Between buildings on adjacent lots.</li> </ul>						✓

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.						✓
<b>6.1.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. 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"> <li>• Integrating these facilities into the footprint of the building; or</li> <li>• Screening using fencing, walls, and/or landscaping</li> </ul>						✓
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.					✓	
<b>6.1.4 Building Articulation, Features, and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience					✓	
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.					✓	
c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall).						✓
d. Design signage as an integral element of the building's façade and to be compatible in scale and design with the design, color and material of the building.					✓	
e. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.	✓					
f. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.	✓					

g. Provide shielded, down lighting to provide security and ambient lighting while minimizing light pollution and spill over lighting into adjacent properties.					✓	
h. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.					✓	
i. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.	✓					
j. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						✓
<b>6.4 Industrial and Service Commercial</b>						
<b>6.4.1 Relationship to the Street</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Design primary entries to be clearly visible and accessible from the street.						✓
b. Site the building's primary façade parallel to the street and close to the minimum setback to establish a defined street edge.					✓	
c. Include glazing, as a major component of street facing facades.						✓
d. Maintain and enhance street edge definition by preserving or incorporating street trees.					✓	
e. Locate the office, reception, or sales component of the building closer to the street than the plant or warehouse component.					✓	
f. Do not locate service doors (e.g., an overhead loading door) facing the street.						✓
<b>6.4.2 Site Planning and Landscaping</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Pedestrian pathways should provide clear sight lines and connect the building to outdoor amenity spaces.						✓
b. Consider providing landscaped green roofs to manage runoff, add visual appeal, improve energy efficiency, reduce heat island effect, and provide amenity value.	✓					
<b>6.4.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. The preferred location for main parking areas is at the rear and/or side of the building.					✓	
b. Avoid locating large parking areas between the building and street. A single loaded row of visitor parking and passenger drop-off areas may be located between the building and the street.						✓
c. Where parking areas are visible from the street, screen it using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.						✓
d. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.						✓
e. Locate outdoor storage areas within rear yards and/or interior side yards and screened from street view.					✓	
<b>6.4.4 Building Articulation, Features and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Avoid facing unarticulated facades to the street and use projections, recesses, plantings, awnings, color and texture to reduce the visual size of any unglazed walls.						✓

b. Use different exterior materials to distinguish between the plant/warehouse component of a building from the office/sales component.					✓	
---	--	--	--	--	---	--

5.1.5 Publicly Accessible and Private Open Spaces	N/A	1	2	3	4	5
<b>Public Art</b>						
a. Where applicable, integrate public art on-site to generate interest and activity and reflect the unique natural, Indigenous, or human history of Kelowna.						✓
b. Provide adequate building setbacks and space to accommodate the pedestrian view and experience of public art installations.						✓
c. Site artwork at key pedestrian spaces such as courtyards, mid-block connections, lanes, and plazas.					✓	



ASTRIA PROPERTIES | 3226 APPALOOSA ROAD, KELOWNA BC  
MURAL CONCEPT

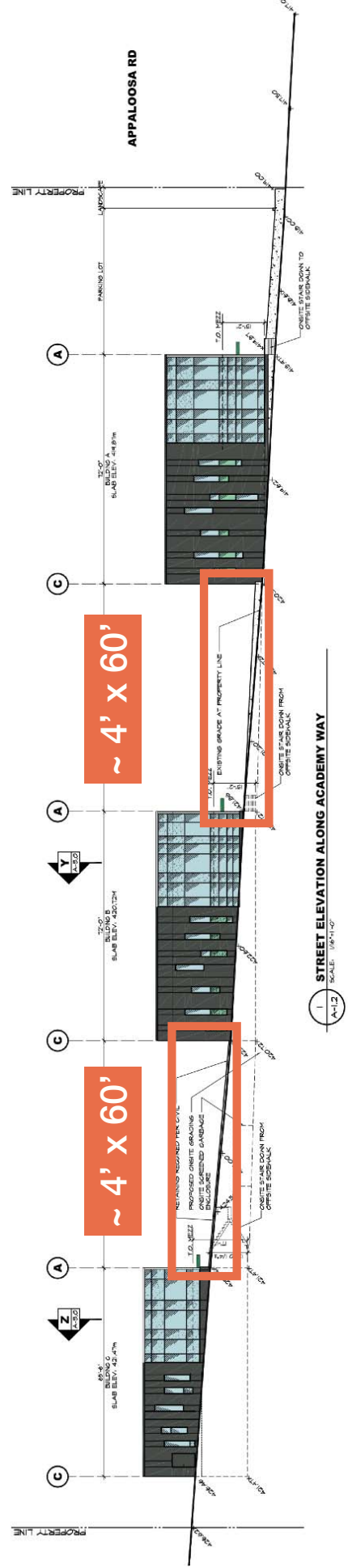
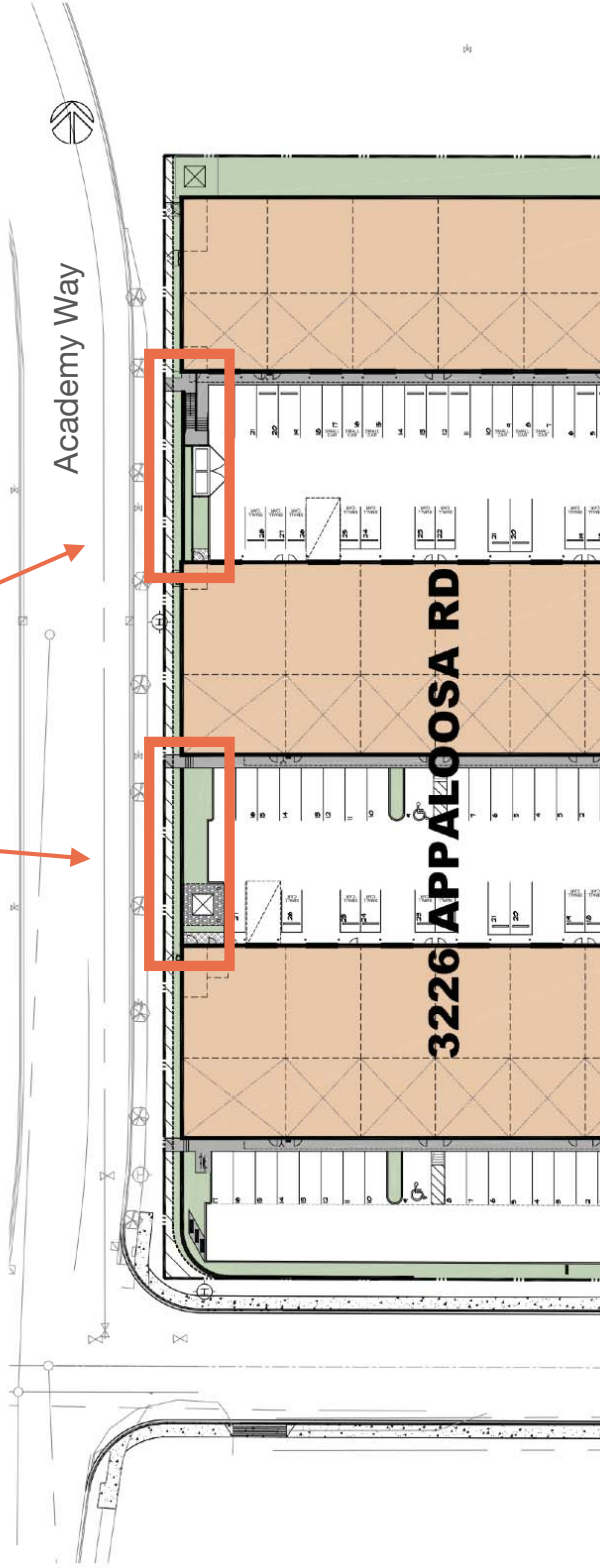
**ATTACHMENT C**  
This forms part of application  
# DP23-0079/DVP/23-0170  
City of Kelowna  
DEVELOPMENT PLANNING  
Planner Initials BC

# JOMAE

Liz & Dylan Ranney

[www.heyjomae.com](http://www.heyjomae.com) [heyjomae@gmail.com](mailto:heyjomae@gmail.com)  
(Dylan) 250-801-1583 (Liz) 250-862-6468

**MURAL LOCATION**





# PROPOSED SURFACE MATERIAL

## POWDER COATED ALUMINIUM BLADE FENCE



Powder-coated 4' vertical, aluminium blade fence

Visual Mock-up of proposed painted area. Fronts of the batons would be painted.  
 Not an actual rendering of what the final artwork will look like.

## DESIGN PROCESS

Our design process is very collaborative. We work closely with our clients to visualize and bring to life complimentary designs that uplift the building and surroundings. Our artwork is designed to create welcoming spaces that enrich the property, and reflect positively on the businesses within the development.

Our typical design process is straight-forward. We begin by creating an inspiration board that is collaboratively edited to include ideas that align with the project, and weed out ideas that do not. From there, we create 2 workable artwork drafts that we can edit and refine until it becomes the final design that you love.

The finalized artwork will be exactly as it appears in our digital drafts, and we will paint it on-site once the fence has been installed and surface prepped for painting.

## INSTALLATION

Our proposed mural design will be painted directly onto the front of the aluminium fence after preparing the surface for painting (sanding and priming).

- We require the aluminum surface to be sanded dull, and then we will prime it with **Kilz 3 Premium Exterior Primer** (water-based primer-sealer-stain blocker with excellent adhesion that provides mildew resistant coating, and is suitable for a variety of surfaces and textures.)
- We use **Aura Exterior Latex Paint** from Benjamin Moore (lifespan of 20+ years), paired with an optional top coating of **Benjamin Moore Corotech Aliphatic Urethane** (which has the potential to extend the mural's lifespan up to 50 years).

Aliphatic Urethane provides UV Resistance, and is a good product to use as a protective top-coat. It can withstand pressure washing and the use of solvents to remove graffiti/vandalism without damaging the artwork underneath. It will also protect the artwork from sprinklers used in surrounding landscaping.

## PROJECT TIMELINE

3 DAY PREP | 20 DAY MURAL INSTALL | 2 DAY ALIPHATIC | 1-2 DAY WRAP-UP

### TOTAL PROJECT DURATION: ESTIMATED 27 BUSINESS DAYS

EXACT DATES TO BE COORDINATED WITH PROJECT LIAISONS

- **STEP 1:** Site visit to confirm access (water, electrical, and all other project logistics). 50% project deposit is required at a minimum 2 weeks prior to beginning work.
- **STEP 2:** Wall preparation begins, estimated 2-3 days. Sanding and priming. If possible, we ask that the surface is pre-sanded prior to our arrival.
- **STEP 3:** Mural installation, estimated 10 business days per 60' section. We will use a projection to outline the design over the first 2 nights, mural painting for the following days.
- **STEP 4:** Once painting is completed, optional aliphatic urethane coating can be applied. Ideal application time is early morning before the fence gets too hot (zero precipitation or wind). This process is entirely dependant on the weather, which may result in additional days of security (See page 7). Product dry to touch in around 4 hours, full cure in 12-24 hours.
- **STEP 5:** Project completion, material clean up, project overview with site liaison, invoice remaining project payment.

## SECURITY & MAINTENANCE

Between the completion of the artwork and the application of the Urethane, we may require security/supervision for the artwork. If the mural is vandalized during any portion of the urethane coating, the artwork will be permanently damaged. Urethane application will need to occur during the coolest part of the day, and will be dry to the touch 2 hours after applied (12-24 hours for full cure). We have experience with this product, having applied it on a number of our previous mural projects.

**NOTE:** We suggest the creation of a maintenance plan for cleaning/graffiti removal, including incident reports for property manager. This will help track the maintenance that occurs, and determine if the Urethane coating needs to be re-applied. The suggested re-application of the Aliphatic Urethane is every 10 years.

## LOGISTICS

### MATERIALS | REQUIREMENTS | ACCESS

- **Benjamin Moore Aura Exterior Latex Paint** in our chosen colour palette, and all other pertinent materials (rollers, brushes, tape, etc.).
- Wall priming materials & tools: **Pre-sanded fence surface, Kilz 3 Premium Primer.**
- Moduloc fencing if necessary. Alternatively, we will use delineator posts with caution tape around our work area.
- Un-restricted access to the site, as well as no access interruptions, or other ground disturbing construction occurring in the immediate area that might kick-up dust or dirt.
- We require all landscaping in the area to be completed **AFTER** painting has been completed.
- Access to electrical outlet for power cords.
- Access to water and bathroom for cleaning brushes etc.
- **OPTIONAL** Anti-graffiti coating: One application of **Corotech Aliphatic Urethane** from Benjamin Moore is our product of choice (Product specifications attached at the end of this PDF).

**NOTE:** We have WCB, MEWP Certification, and we both have our PPE certification and equipment.

# PORTFOLIO EXAMPLES



**IRONMAN CANADA** Vinyl Mural, 2022. (Rotary Park, Penticton, BC)



**BANK OF MONTREAL** Painted Mural, 2022. (North Vancouver, B.C.)



**WESTMINSTER, Mission Group** Painted Mural, Anti-graffiti coating, 2023. (Westminster Ave, Penticton BC.)

**ATTACHMENT C**  
 This forms part of application  
 # DP23-0079/DVP23-0170  
 Planner Initiates BC  
**Kelowna**  
 DEVELOPMENT PLANNING



**METRO COMMUNITY** Painted Mural, Anti-graffiti coating, 2020. (Coronation Ave, Kelowna, BC.)



**OK TIRE** Painted Mural, Anti-graffiti coating, 2020. (Gray Road, Kelowna, BC.)

[WEBSITE](#)

[VIEW MORE PORTFOLIO HERE](#)