

DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP16 -0300

Issued To: K & L Holdings Co. Ltd
Site Address: 3510 Spectrum Ct
Legal Description: Lot 17 Section 14 Township 23 ODYD Plan KAP82802
Zoning Classification: CD15 – Airport Industrial
Development Permit Area: Comprehensive Form and Character

SCOPE OF APPROVAL

This 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 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 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.

1. TERMS AND CONDITIONS

THAT DP16-0300 for Lot 17 Section 14 Township 23 ODYD Plan KAP82802 located at 3510 Spectrum Ct, Kelowna, BC be approved subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued.

AND FURTHER THAT this Development is valid for two (2) years from the date of Council approval, with no opportunity to extend.

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 Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$_____ OR
- b) A Certified Cheque in the amount of \$_____ OR
- c) An Irrevocable Letter of Credit in the amount of \$_____ .

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.

2. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

3. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

4. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

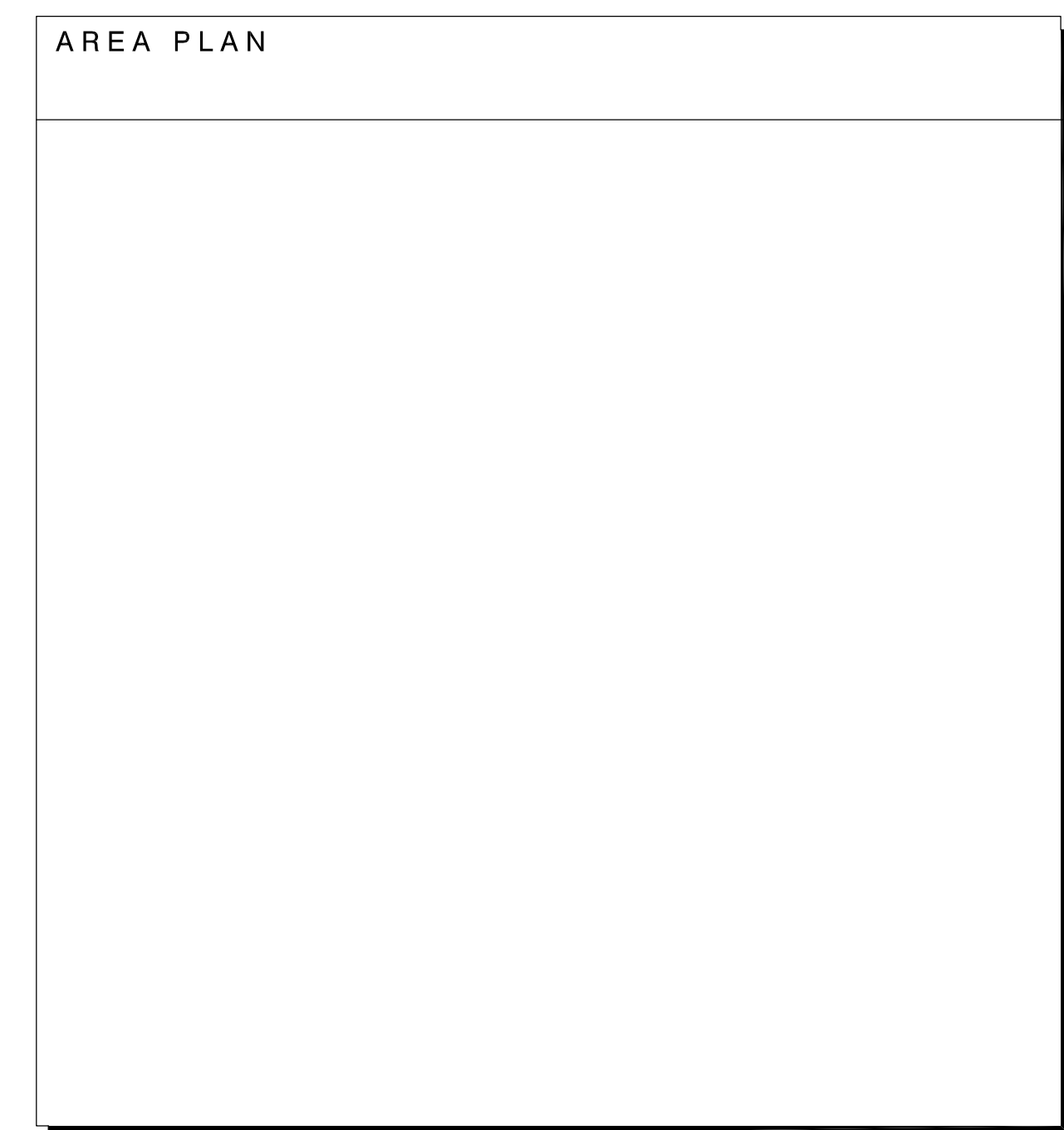
2	16/11/22	CONSULTANT COORDINATION
1	16/11/10	CLIENT COORDINATION
No:	DATE: v4v9	DESCRIPTION:
REVISION:		

SCHEDULE A
This forms part of application
DP16-0300

City of Kelowna
COMMUNITY PLANNING

Planner Initials:

COORDINATION SET
JANUARY 10, 2017



PROJECT DATA - Phase 1		
TITLE	OWNER	ARCHITECT
	K & L HOLDINGS 6885 EAGLE CREEK DRIVE BURNABY, BC V5E 1W9 604.788.2229	THOMAS GAFFNEY ARCHITECT INC. 740 WINDERS ROAD WEST KELOWNA, BC V1Z 1J8 250.769.7628
LEGAL	LOT 17 SEC. 14 TRINSHIP 243 OOYO. PLAN KAPR2802	PROJECT ADDRESS 3510 SPECTRUM COURT KELOWNA, B.C.
ZONE	CD-15 AIRPORT BUSINESS PARK - INDUSTRIAL USES	
FLOOR AREA	10,320.99m ² (111,096.9sf)	
LOT AREA	1,911.09m ² (20,840.0m ² Net)	
SITE COVERAGE	19 %	
DEVELOPMENT REGULATIONS - INDUSTRIAL	REQUIRED / MAXIMUM	PROPOSED
FL AREA Ratio	MAXIMUM: 1 : 1.5	1,934.09m ² (Net) / 10,320.99m ² = 0.186
HEIGHT	MAXIMUM: 18m or 4 Storeys	16m / 2 Storeys
FRONT YARD	6.0m	6.0m
SIDE YARD EAST	0.0m	3.05m
SIDE YARD WEST	7.0m MINIMUM & 10m MAXIMUM	PHASE 2 VARIANCE
REAR YARD NORTH	4.5m (FLANKING STREET)	6.0m
REAR YARD SOUTH	0.0m	3.05m
PARKING REGULATIONS - INDUSTRIAL		
BROADCAST STUDIOS	2.5 per 100 m ² GFA	35 SPACES
OFFICES	2.5 per 100 m ² GFA	15 SPACES
LOADING	1 per 1900 m ² GFA	2 SPACES
BICYCLES CLASS 2	0.30 per 100 m ² GFA	6 SPACES

K & L HOLDINGS
c/o EAGLE CREEK
STUDIOS LTD.

THOMAS GAFFNEY
ARCHITECT
INC.
740 WINDERS ROAD
WEST KELOWNA, B.C. V1Z 1J8
T: 250.769.7628
E: tga@tga.net

PROJECT NAME:
SOUNDSTAGE

3510 Spectrum Court
Kelowna BC

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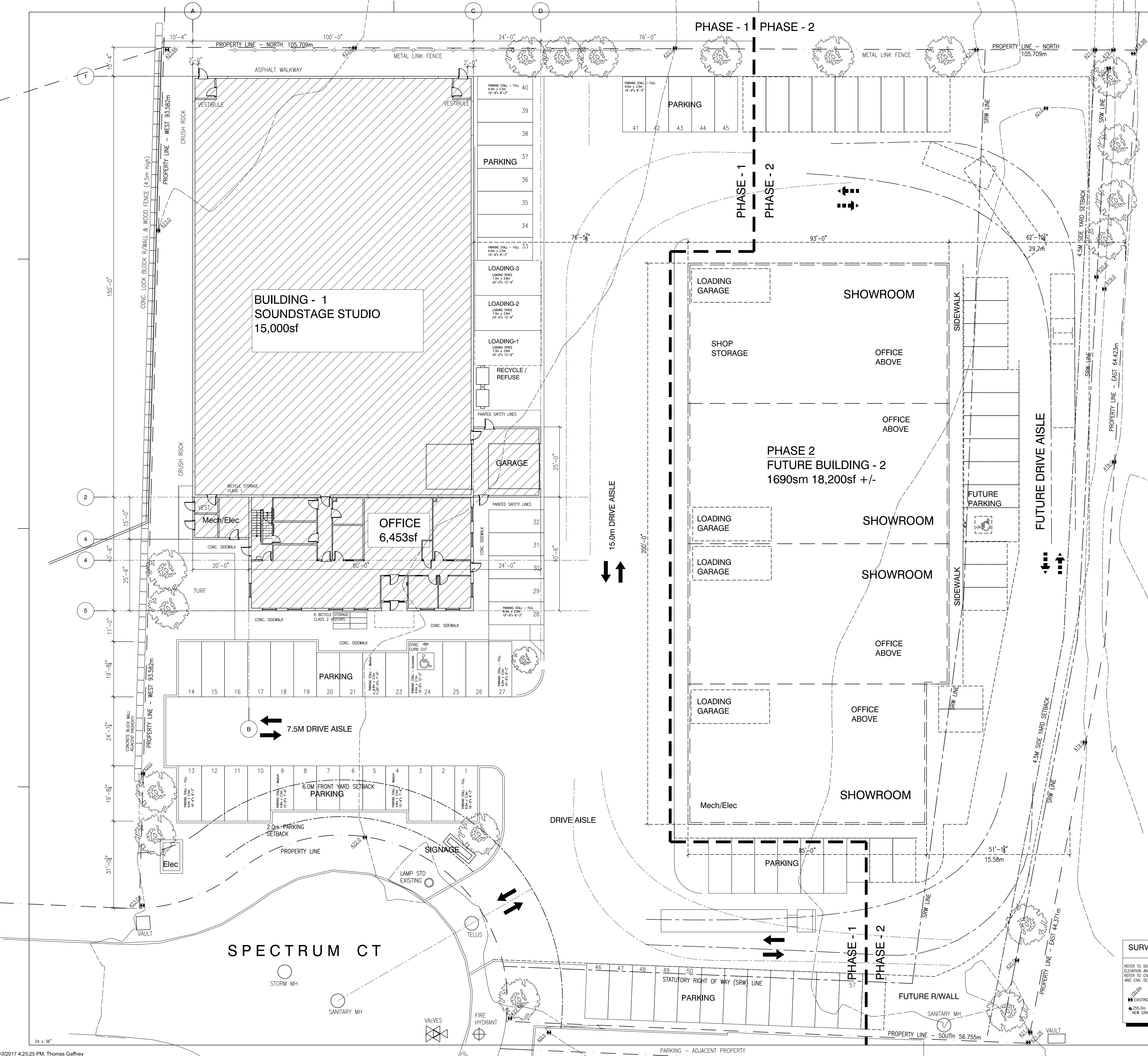
SHEET TITLE:
SITE PLAN

TIA PROJECT NO.	1614	SHEET NO.	
SCALE	1/16" = 1'-0"		
DRAWN	TG	CHECKED	
DATE: YEAR	16/10/17	REVISION	2

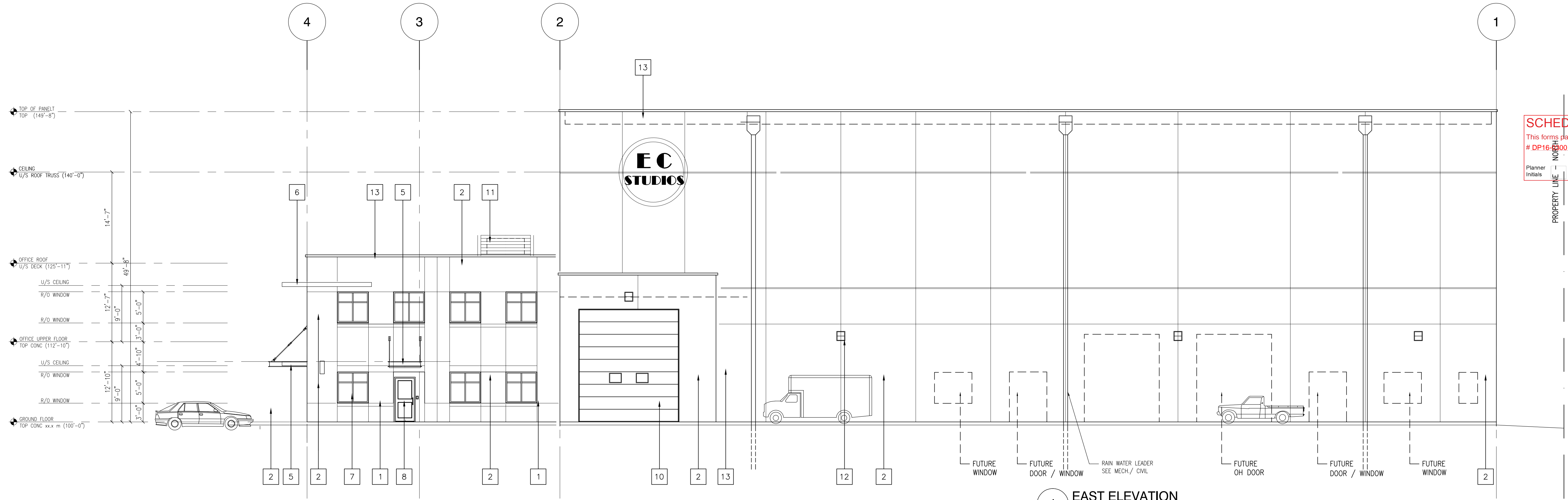
SURVEY DATA	
REFER TO VECTOR GEOMETRICS SURVEYING LTD SURVEY DATA. SURVEYORS ELEVATION AND CONTOUR DATA IS REFERENCED TO GEODESIC DATA.	
REFER TO CIVIL ENGINEERS DRAWINGS FOR OFF-SITE AND ON-SITE GRADING AND CIVIL DESIGN.	
	EXISTING GRADE
	NEW GRADE
	PLAN ELEVATION MARKER

ARCHITECTURAL BUILDING - 1		
No.	TITLE	SCALE
DP - 1	SITE PLAN & DATA	1/16"
DP - 2	GROUND FLOOR PLAN	1/8"
DP - 3	UPPER FLOOR PLAN	1/8"
DP - 4	BUILDING ELEVATIONS	1/8"
DP - 5	BUILDING ELEVATIONS	1/8"
DP - 6	WALL SECTIONS	1/2"
DP - 7	CONSTRUCTION NOTES & DATA	1/8"
L - 1	LANDSCAPE	

1 SITE PLAN
1/16" = 1'-0"



2		
1	16/11/10	COORDINATION
No.	DATE: Y/M/D	DESCRIPTION:
REVISION:		



1 EAST ELEVATION
1/8" = 1'-0"

SCHEDULE B
This forms part of application # DP16-0000

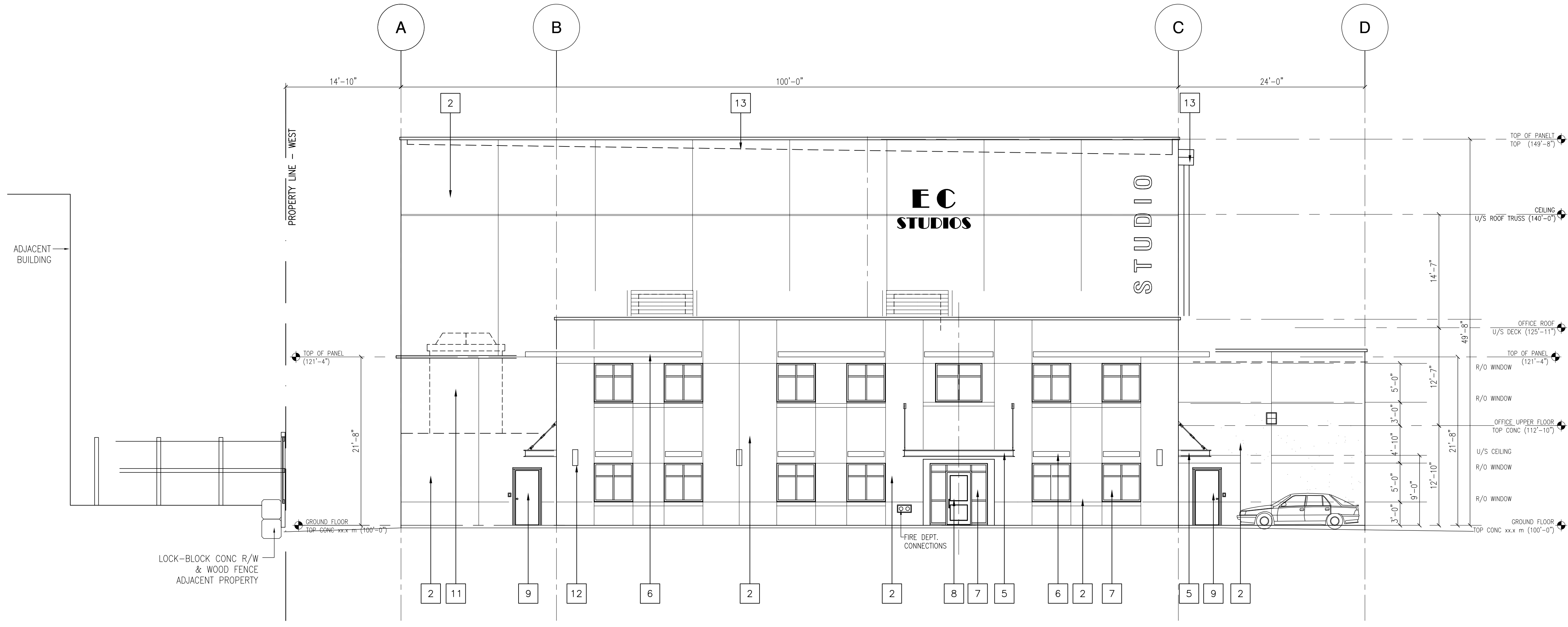
Planner Initials: _____

City of Kelowna
COMMUNITY PLANNING

COORDINATION SET
JANUARY 10, 2017

MATERIALS & COLOURS

1	METAL CLADDING: & FLASHINGS	PREFIN.
2	CONCRETE TILT-UP	SMOOTH. PAINTED.
3		
4	RETAINING WALLS: SIDEWALKS, SLABS	CONCRETE NATURAL GREY. SEALED WALKS: BROOM FINISH NONSLIP.
5	STRUCTURAL METAL:	PAINT.
6	ARCHITECTURAL METAL SUNSCREEN	ALUMINUM. POWDERCOAT.
7	ALUM WINDOWS:	CLEAR ANODIZED ALUMINUM
8	ALUM DOORS:	CLEAR ANODIZED
9	METAL DOORS : METAL FRAMES:	PAINT. TAUPE, CLEAR SAFETY GLASS PAINT. DARK TAUPE,
10	OVERHEAD DOORS:	METAL. PREFIN. WHITE
11	MECHANICAL EQUIPMENT	METAL. PREFIN GREY
12	ELECTRICAL EQUIPMENT	METAL. PREFIN. CLEAR ANODIZED.
13	ROOF MEMBRANE: CUTTERS & RWL's:	SBS SYSTEM. LIGHT GREY METAL. PREFIN. SANDSTONE



2 SOUTH ELEVATION
1/8" = 1'-0"

OWNER:
K & L HOLDINGS
c/o EAGLE CREEK STUDIOS LTD.

ARCHITECT:
THOMAS GAFFNEY ARCHITECT INC.
740 ANDES ROAD
WEST KELOWNA, B.C. V1Z 1J8
T: 250.769.7628
E: tga@tga.net

PROJECT NAME:
SOUNDSTAGE

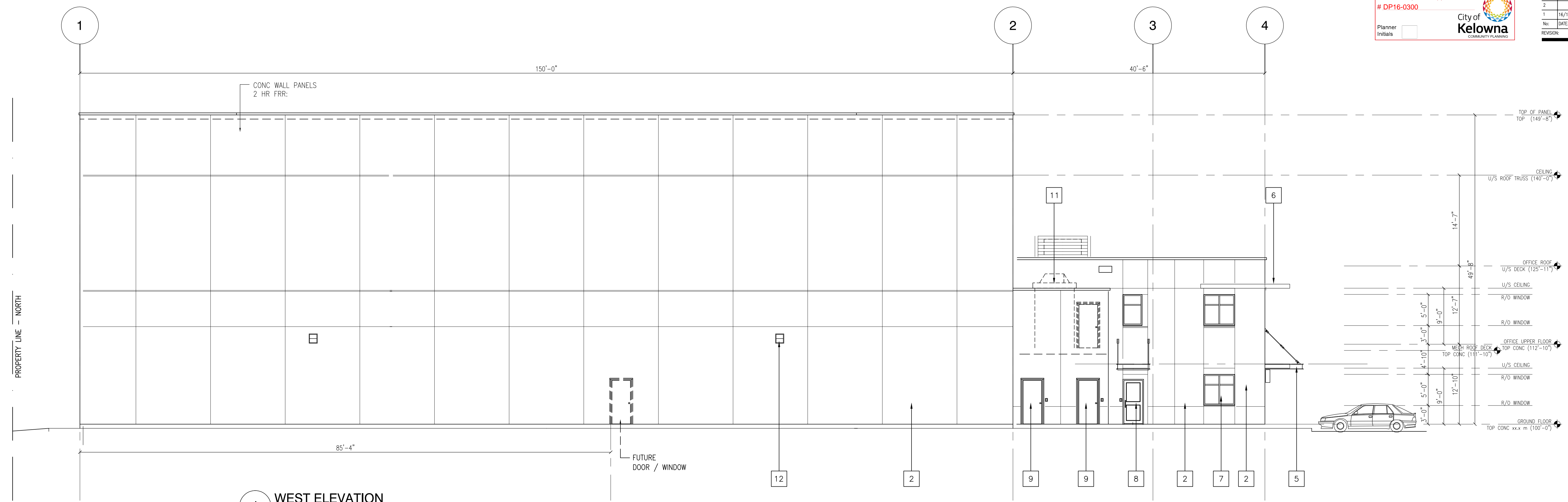
PROJECT ADDRESS:
3510 Spectrum Court Kelowna BC

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SHEET TITLE:
ELEVATIONS

TIA PROJECT No.	1614	SHEET No.	
SCALE	1/8" = 1'-0"		
DRAWN	-		DP-5
CHECKED	-		
DATE: Y/M/D	16/10/17	REVISION	2

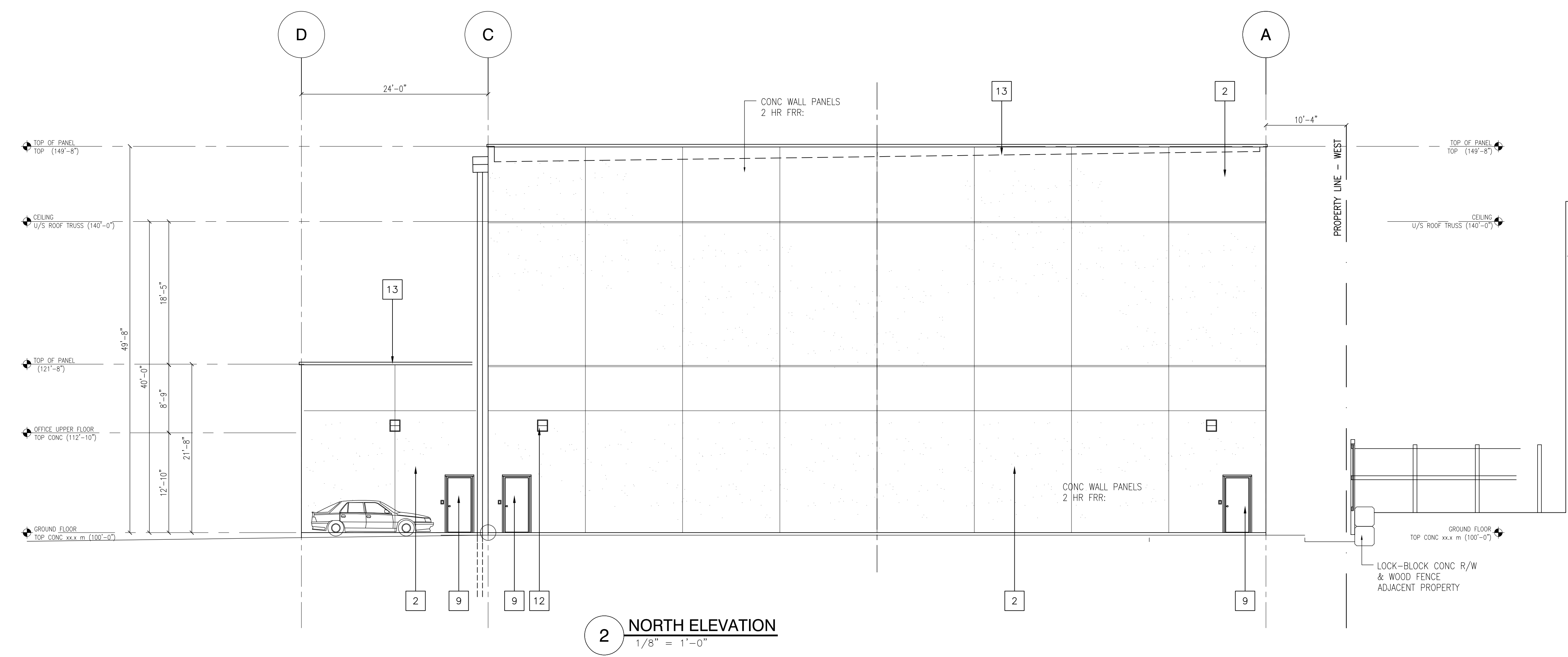
No.	DATE: yyy	DESCRIPTION:
1	16/11/10	COORDINATION
2		



1 WEST ELEVATION
 1/8" = 1'-0"

COORDINATION SET
 JANUARY 10, 2017

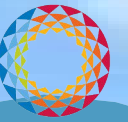
MATERIALS & COLOURS		
1	METAL CLADDING: & FLASHINGS	PREFIN.
2	CONCRETE TILT-UP	SMOOTH. PAINTED.
3		
4	RETAINING WALLS: SIDEWALKS, SLABS	CONCRETE NATURAL GREY. SEALED WALKS: BROOM FINISH NONSLIP.
5	STRUCTURAL METAL:	PAINT.
6	ARCHITECTURAL METAL SUNSCREEN	ALUMINUM. POWDERCOAT.
7	ALUM WINDOWS:	CLEAR ANODIZED ALUMINUM
8	ALUM DOORS:	CLEAR ANODIZED
9	METAL DOORS : METAL FRAMES:	PAINT. TAUPE, CLEAR SAFETY GLASS PAINT. DARK TAUPE,
10	OVERHEAD DOORS:	METAL. PREFIN. WHITE
11	MECHANICAL EQUIPMENT	METAL. PREFIN GREY
12	ELECTRICAL EQUIPMENT	METAL. PREFIN. CLEAR ANODIZED.
13	ROOF MEMBRANE: CUTTERS & RWL's:	SBS SYSTEM. LIGHT GREY METAL. PREFIN. SANDSTONE



2 NORTH ELEVATION
 1/8" = 1'-0"

CLIENT:
 ADJACENT BUILDING:
 K & L HOLDINGS
 c/o EAGLE CREEK STUDIOS LTD.
 THOMAS GAFFNEY ARCHITECT INC.
 740 WINDERS ROAD
 WEST KELOWNA, B.C. V1Z 1J8
 T: 250.769.7628
 E: tga@tga.net
 PROJECT NAME:
 SOUNDSTAGE
 3510 Spectrum Court
 Kelowna BC
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TIA PROJECT No.	1614	SHEET No.	
SCALE	1/8" = 1'-0"		
DRAWN	-		DP-6
CHECKED	-		
DATE: Y/M/D	16/10/17	REVISION	2



SOUTH ELEVATION

EAGLE CREEK STUDIOS
KELOWNA BC

THOMAS
GAFFNEY
ARCHITECT
INC.

SCHEDULE **B**



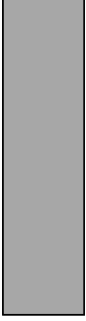




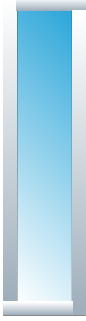


This forms part of application
DP16-0300

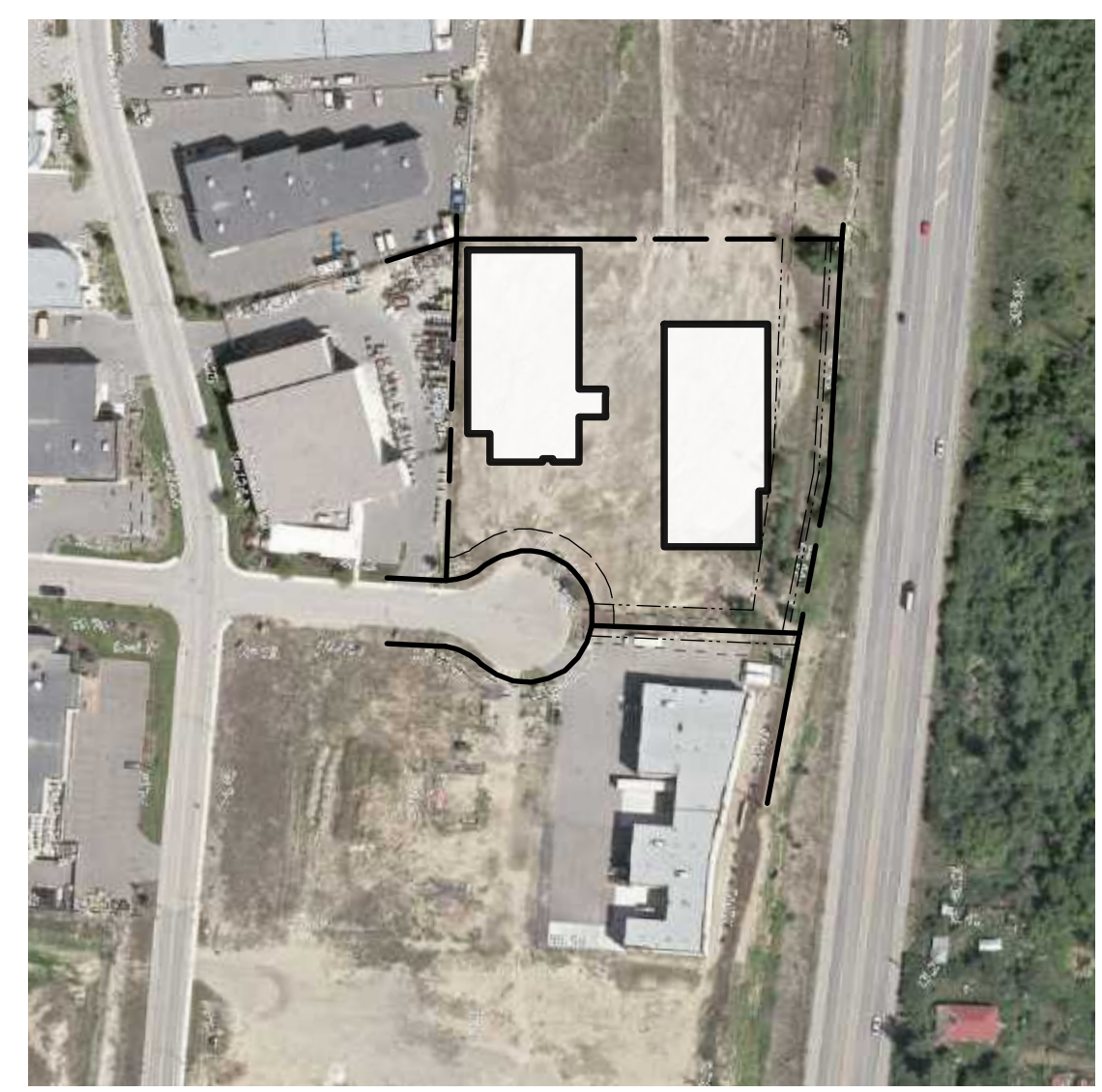
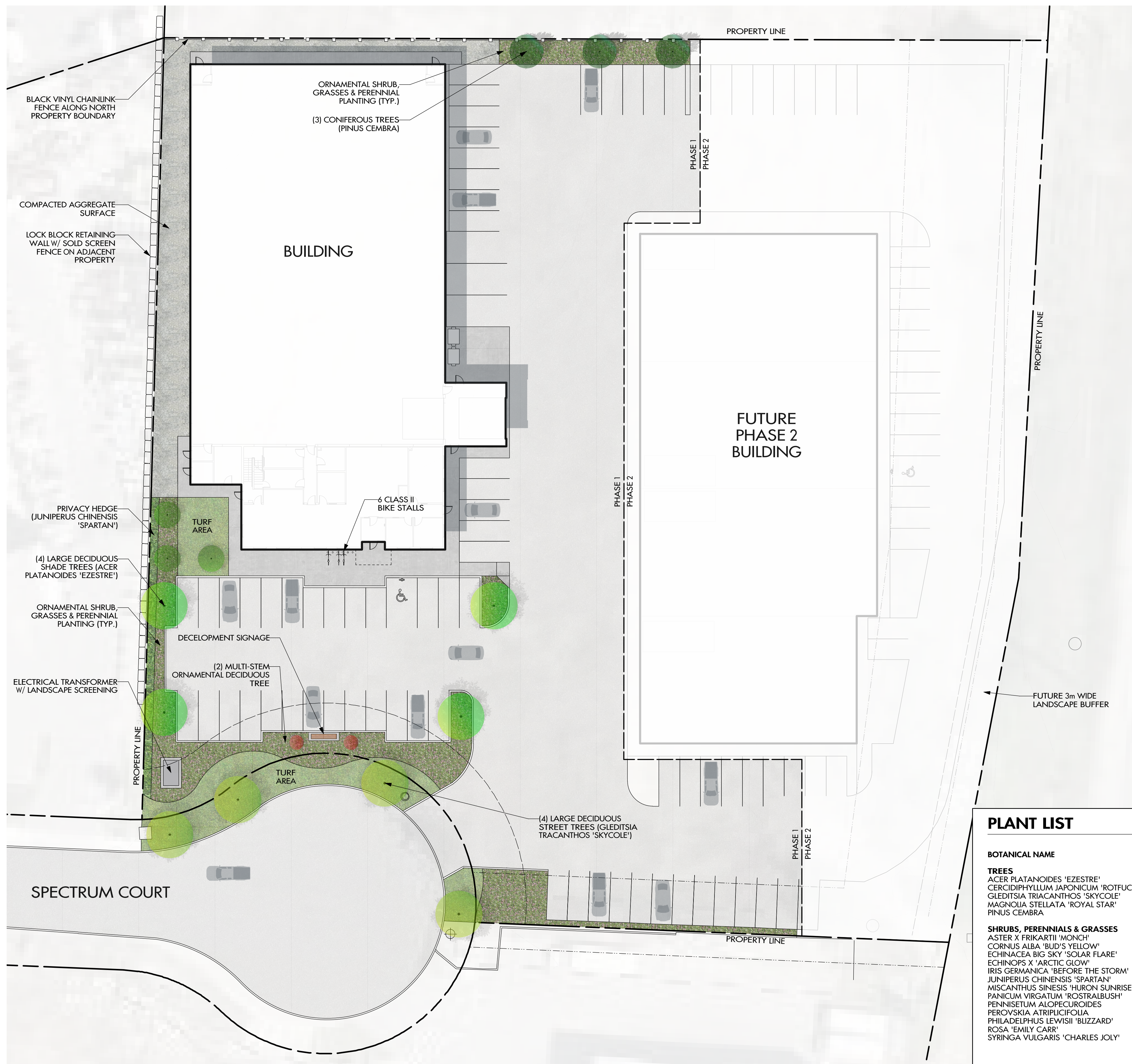
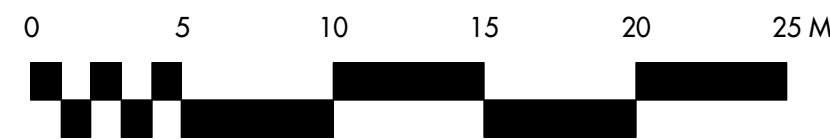


City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

MATERIALS & COLOURS

1	METAL CLADDING: & FLASHINGS	PREFIN. 'GUNBARREL' DARK GREY	
2	CONCRETE TILT-UP	SMOOTH. PAINTED. LIGHT GREY	
3	CONCRETE TILT-UP	SMOOTH. PAINTED. DARK GREY	
4	RETAINING WALLS: SIDEWALKS, SLABS	CONCRETE NATURAL GREY. SEALED WALKS: BROOM FINISH NONSLIP.	
5	STRUCTURAL METAL:	PAINT. 'GUNBARREL' DARK GREY	
6	ARCHITECTURAL METAL SUNSCREEN	ALUMINUM. POWDERCOAT. 'GUNBARREL' DARK GREY	
7	ALUM WINDOWS:	CLEAR ANODIZED ALUMINIUM	
8	ALUM DOORS:	CLEAR ANODIZED	
9	METAL DOORS : METAL FRAMES:	PAINT. LIGHT GREY PAINT. DARK GREY,	
10	OVERHEAD DOORS:	METAL. PREFIN. WHITE	
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13	ROOF MEMBRANE: GUTTERS & RWL's:	SBS SYSTEM. LIGHT GREY METAL. PREFIN. SANDSTONE	



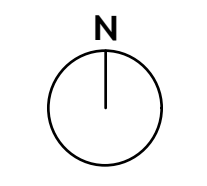
1 CONTEXT PLAN
L1 1:2000

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER PLATANOIDES 'EZESTRE'	EASY STREET MAPLE	4	6cm CAL
CERCIDIPHYLLUM JAPONICUM 'ROTFUCHS'	RED FOX KATSURA TREE	3	6cm CAL
GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	4	6cm CAL
MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	2	4cm CAL / MULTI STEMMED
PINUS CEMBRA	SWISS STONE PINE	3	2.5m HT.
SHRUBS, PERENNIALS & GRASSES			
ASTER X FRIKARTII 'MONCH'	FRIKART'S ASTER	64	#01 CONT. / 0.75M O.C. SPACING
CORNUS ALBA 'BUD'S YELLOW'	BUD'S YELLOW DOGWOOD	7	#01 CONT. / 2.0M O.C. SPACING
ECHINACEA BIG SKY 'SOLAR FLARE'	SOLAR FLARE CONEFLOWER	64	#01 CONT. / 0.75M O.C. SPACING
ECHINOPS X 'ARCTIC GLOW'	WHITE GLOBE THISTLE	64	#01 CONT. / 0.75M O.C. SPACING
IRIS GERMANICA 'BEFORE THE STORM'	BEFORE THE STORM TALL BEARDED IRIS	100	#01 CONT. / 0.6M O.C. SPACING
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	16	#01 CONT. / 1.5M O.C. SPACING
MISCANTHUS SINENSIS 'HURON SUNRISE'	HURON SUNRISE MAIDEN GRASS	19	#01 CONT. / 1.2M O.C. SPACING
PANICUM VIRGATUM 'ROSTRALBUSH'	RED SWITCH GRASS	27	#01 CONT. / 1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	27	#01 CONT. / 1.0M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	27	#01 CONT. / 1.0M O.C. SPACING
PHILADELPHUS LEWISII 'BUZZARD'	BUZZARD MOCKORANGE	12	#01 CONT. / 1.5M O.C. SPACING
ROSA 'EMILY CARR'	EMILY CARR ROSE	12	#01 CONT. / 1.5M O.C. SPACING
SYRINGA VULGARIS 'CHARLES JOLY'	CHARLES JOLY FRENCH LILAC	7	#01 CONT. / 2.0M O.C. SPACING

SCHEDULE C
This forms part of application
DP16-0300
City of Kelowna
COMMUNITY PLANNING



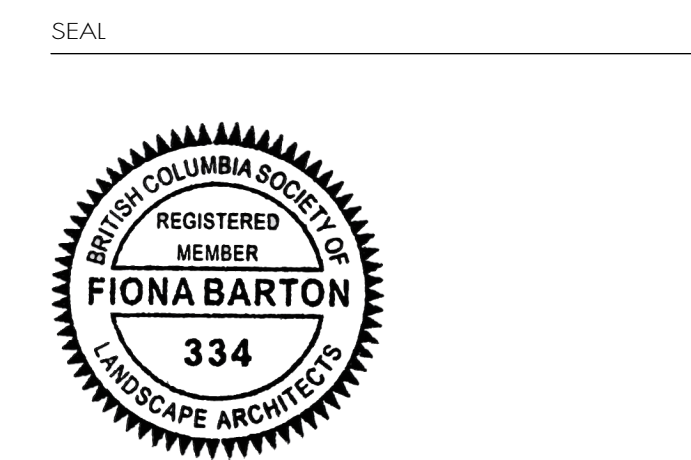
PROJECT TITLE
EAGLE CREEK STUDIOS
3510 SPECTRUM COURT
Kelowna, BC

DRAWING TITLE
CONCEPTUAL
LANDSCAPE PLAN

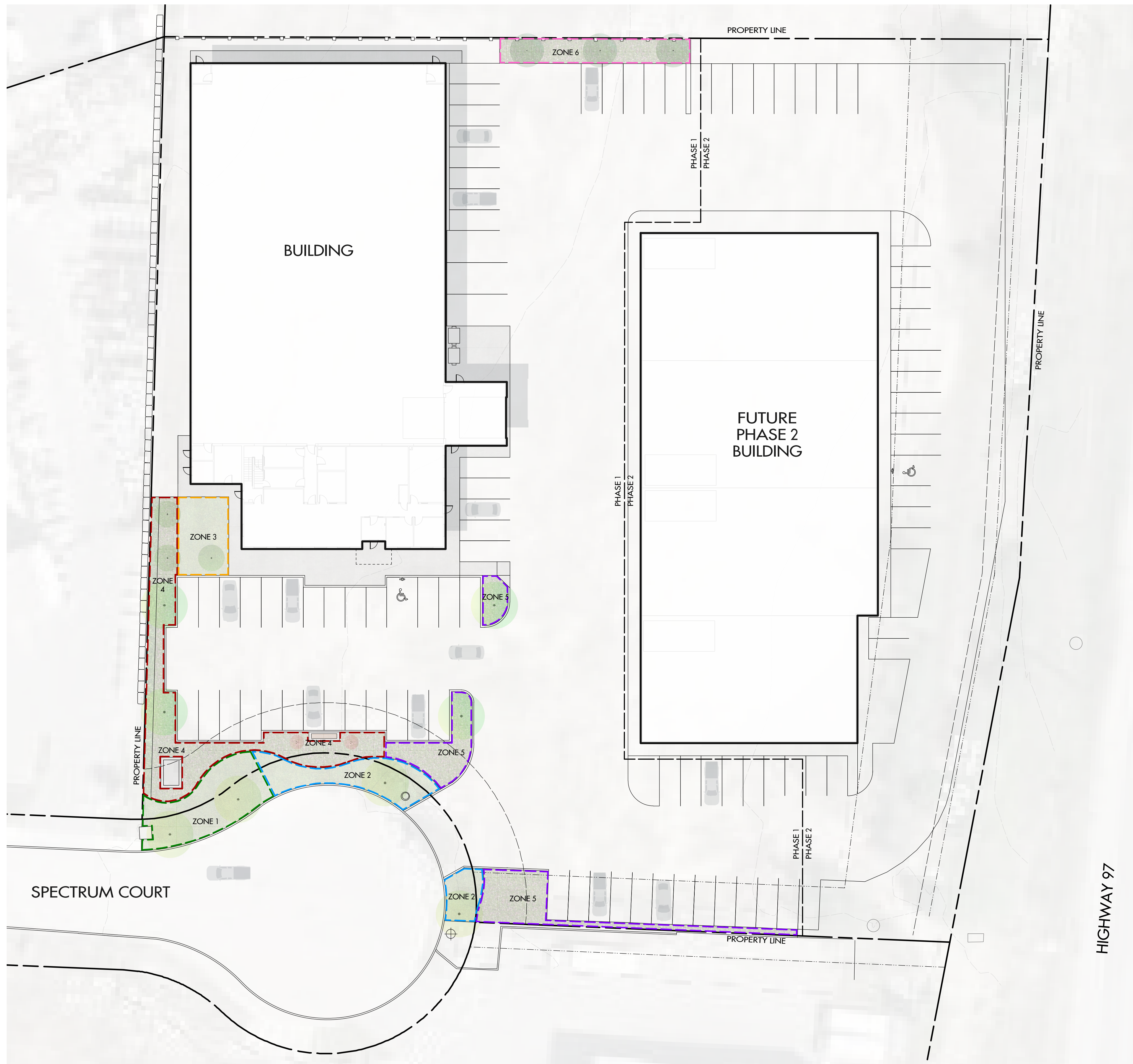
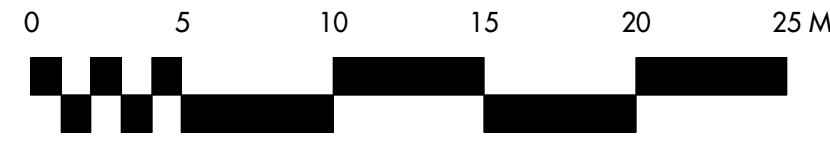
ISSUED FOR / REVISION

NO.	DATE	REVISION
1	17.01.17	Review
2		
3		
4		
5		

PROJECT NO: 16-097
DESIGN BY: SP
DRAWN BY: SR
CHECKED BY: FB
DATE: JAN. 17, 2017
SCALE: 1:250



DRAWING NUMBER
L1 / 2



WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 922 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 585 cu.m. / year
 WATER BALANCE = 337 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

- IRRIGATION LEGEND**
- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 98 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 140 cu.m.
 - ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 100 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 143 cu.m.
 - ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 57 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 81 cu.m.
 - ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 192 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 107 cu.m.
 - ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 136 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 76 cu.m.
 - ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 69 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 38 cu.m.

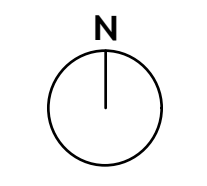
- IRRIGATION NOTES**
1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELLOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
 2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
 4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELLOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
 5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
 8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

SCHEDULE C

This forms part of application
 # DP16-0300

Planner Initials

City of Kelowna
 COMMUNITY PLANNING



PROJECT TITLE

EAGLE CREEK STUDIOS
3510 SPECTRUM COURT

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION & IRRIGATION PLAN

ISSUED FOR / REVISION

1	17.01.17	Review
2		
3		
4		
5		

PROJECT NO: 16-097

DESIGN BY	SP
DRAWN BY	KG
CHECKED BY	FB
DATE	JAN. 17, 2017
SCALE	1:250



DRAWING NUMBER

L2/2