CITY OF KELOWNA

MEMORANDUM

Date: August 16, 2017

File No.: DP17-0185

To: Urban Planning Management (AC)

From: Development Engineer Manager (JK)

Subject: 1965 Pier Mac Way Lot 2, Plan EPP64961

ATTACHMENT A
This forms part of application
DP17-0185
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. Subdivision

   a) Subdivision requirements have been addressed in the Development Engineering report under file S13-0003.

   b) Provide Right of Way and Easement as may be required.

   c) Pier Mac Way will be closed at Airport Way. Traffic access will be via Quail Ridge Blvd and Circuit Rd.

2. Geotechnical Study.

   As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

   (a) Area ground water characteristics.
   (b) Site suitability for development, unstable soils, etc.

   (c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

   (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

   Additional geotechnical survey may be necessary for building foundations, etc

3. Domestic water and fire protection.

(a) This development is within the service area of the Glenmore Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements for the proposed development.

4. Sanitary Sewer.

(a) The existing lot is serviced with sanitary service. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service if needed. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing service and the installation of a new larger service.

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5. Stormwater Management plan.

(a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. The existing lot is serviced with a 150mm diameter storm service. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

6. Power and Telecommunication Services.

(a) The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

7. Development Permit and Site Related Issues

Access and Manoeuvrability

(i) A MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.

(ii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.

8. Design and Construction

(a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject

to the approval of the City Engineer. Drawings must conform to City standards and requirements.

(b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

(c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

(d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

(e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

James Kay, P.Eng.
Development Engineering Manager

RO

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Development Permit
DP17-0185

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

1965 Pier Mac Way

and legally known as

Lot 2, Section 32, Township 14, ODYD, Plan EPP64961

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision:	tbd
Issued Date:	tbd
Development Permit Area:	Comprehensive Development Permit Area
File Manager:	AC

This permit will not be valid if development has not commenced by 2 years from the date of decision.

Existing Zone: CD15-Aiprot Business Park (IND) Future Land Use Designation: Industrial

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:	MKK Property Corp Inc. No. BC1097313
Address:	#4 – 1890 Cooper Road
City:	Kelowna, BC
Phone:	250-869-1639

_____ _____

Ryan Smith, Community Planning Department Manager Date
Community Planning & Strategic Investments

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

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"; and

d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of decision (identified above) 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 own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) A Certified Cheque in the amount of $ 39,995.00 OR

b) An Irrevocable Letter of Credit in the amount of 39,995.00

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.

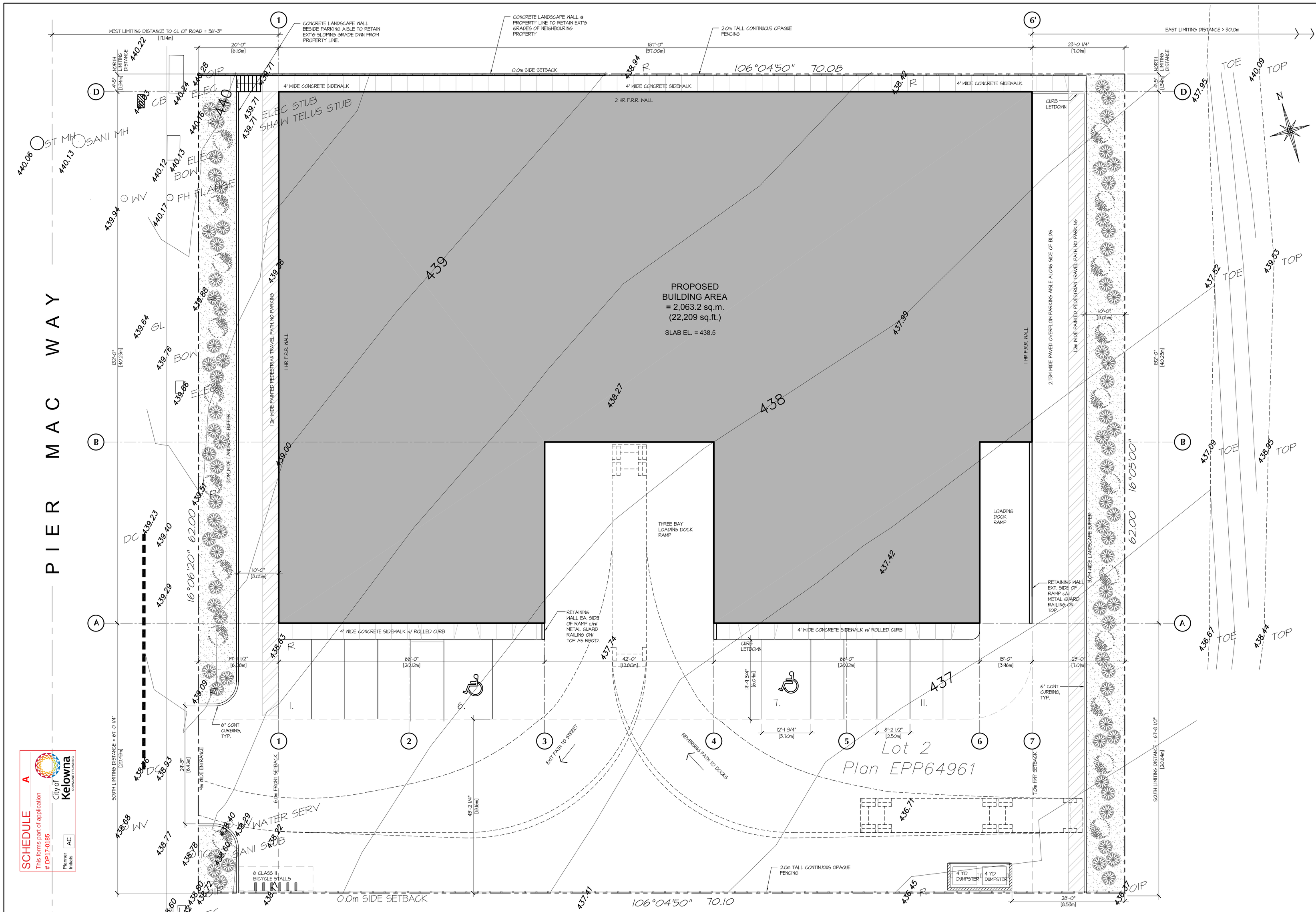
4. Indemnification

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 <u>CURRENT LAND OWNER</u>.
Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.



SITE PLAN

SCALE: 3/32" = 1'-0"

SCHEDULE A
This forms part of application # DP17-0185
City of Kelowna COMMUNITY PLANNING
Planner Initials AC

PROJECT DATA

CIVIC ADDRESS:	1965 PIER MAC WAY, KELOWNA BC
LEGAL DESCRIPTION:	LOT 2 D.L. 32 & SEC 14 TP. 23 O.D.Y.D. PLAN EPP64961
PROJECT NAME:	TG CORP - INTERIOR DISTRIBUTION CTR
OWNER/ APPLICANT:	MKK PROPERTY CORP./JON BAHRY, CELL 250-826-7470

HANS P. NEUMANN ARCHITECT INC.
1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0837

No.	DATE	DESCRIPTION
	JULY 26/17	ISSUED FOR DEVELOPMENT PERMIT
1.	NOV 7/17	RE-ISSUED FOR DEVELOPMENT PERMIT

DRAFTING CONSULTANT
CORNERSTONE CONTRACT SERVICES

PROJECT
PROPOSED WAREHOUSE FOR TG CORP.
1965 PIER MAC WAY, KELOWNA, BC

DRAWING TITLE
SITE PLAN

SCALE: 3/32" = 1'-0"
DATE: JUNE 2017
DRAWN: SAW
CHECKED: HPN

Drawing No.
DP1

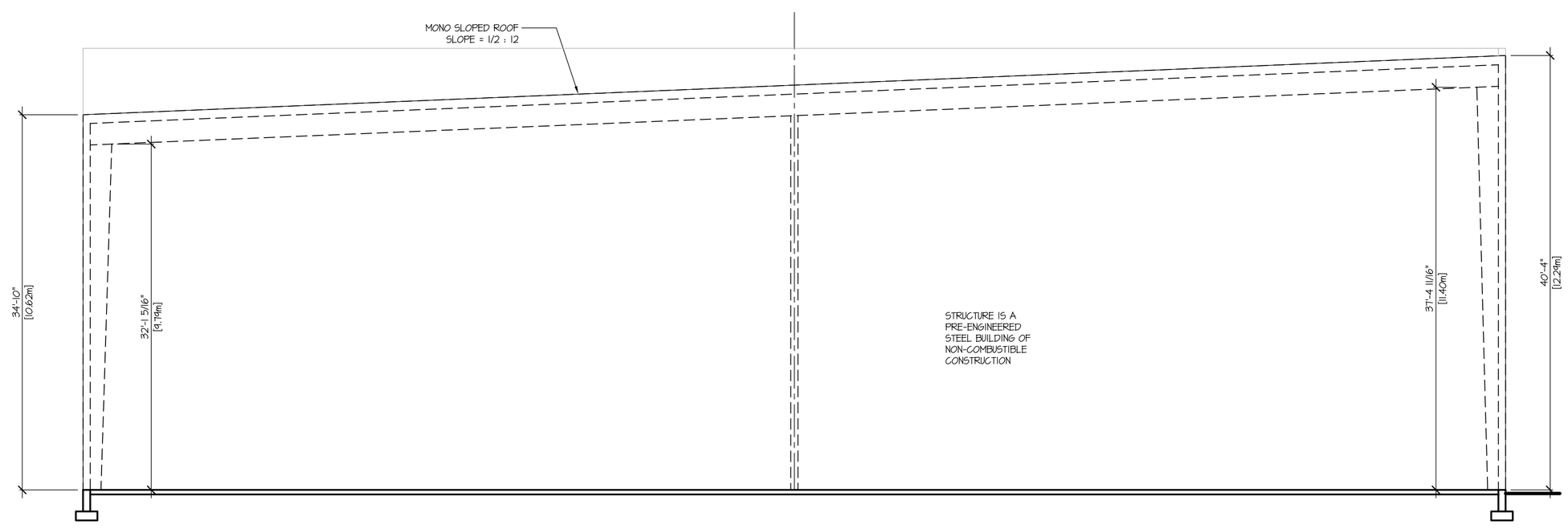
REVISION No. : 1

PROJECT DATA

CIVIC ADDRESS:	1965 PIER MAC WAY, KELOWNA BC
LEGAL DESCRIPTION:	LOT 2 D.L. 32 & SEC 14 TP. 23 O.D.Y.D. PLAN EPP64461
PROJECT NAME:	TG CORP - INTERIOR DISTRIBUTION CTR
OWNER/ APPLICANT:	MKK PROPERTY CORP./JON BAHRY, CELL 250-826-7470

EAST (HWY 97) ELEVATION
SCALE: 1/8" = 1'-0"

WEST (PIER MAC WAY) ELEVATION
SCALE: 1/8" = 1'-0"



BLDG X-SECTION
SCALE: 1/8" = 1'-0"

ZONING BYLAW REQUIREMENTS

CURRENT ZONING: CD15 - AIRPORT BUSINESS PARK
LOT AREA = 0.434 ha (4,345.34 sq m) 46,774.35 sq.ft.)
INTENDED USAGE: WAREHOUSING AND STORAGE

BUILDING AREA:

NEW BUILDING: GROSS FLOOR AREA (GFA) = 2,063.2 sq m

PROPERTY & STRUCTURES	PERMITTED/REQ'D	PROPOSED/ACTUAL
LOT WIDTH (min)	40.0m	62.0m
LOT DEPTH (min)	35.0m	70.1m
LOT AREA (min)	4,000 sq.m.	4,345.34 sq.m.
FLOOR AREA RATIO (max)	1:1.5	< 0.5 (estimated)
LOT COVERAGE (max %)	NOT SPECIFIED	47.5%
BUILDING HEIGHT (max)	18.0m	12.85m
SETBACKS (m)		
FRONT (PIER MAC WAY)	6.0m	6.1m
SIDE (SOUTH)	0.0m	20.43m
SIDE (NORTH)	0.0m	1.34m
REAR (HWY 97)	7.0m	7.01m

PARKING	REQ'D	PROVIDED
WAREHOUSING & STORAGE AREAS: 0.5 STALLS / 100 sq.m. GFA (2,063.2 sq.m./100 x 2.0) =	10.3 STALLS	11 STALLS
LOADING SPACES		
1 SPACE PER 1,900 sq.m. GFA	= 2 SPACES	4 SPACES
HANDICAP PARKING		
1 SPACE FOR > 50 STALLS	= 0 SPACES	2 STALLS
BICYCLE PARKING SPACES		
CLASS II = 0.3 PER 100 sq.m. GFA	= 6 STALLS	6 STALLS
LANDSCAPE BUFFERS (m)		
FRONT (WEST - PIER MAC WAY)	3.0m	3.0m
SIDE (NORTH)	0.0m	0.0m
SIDE (SOUTH)	0.0m	0.0m
REAR (EAST - HWY 97N)	3.0m	3.0m
LANDSCAPE TREATMENT LEVELS		
FRONT (WEST - PIER MAC WAY)	2	2
SIDE (NORTH)	3*	3*
SIDE (SOUTH)	3*	3*
REAR (EAST - HWY 97N)	4	4

* OR CONTINUOUS OPAQUE FENCING

EXTERIOR FINISH SCHEDULE

- (A) STANDING SEAM METAL ROOF SYSTEM, GALVALUME FINISH
- (B) DOUBLE GLAZING IN PREFIN. ALUMINUM STOREFRONT/CURTAINWALL FRAMES (CLEAR ANODIZED FINISH)
- (C) ARCHITECTURAL SMOOTH PROFILE METAL WALL PANELS, ZINC GREY
- (D) ACCENT VERTICAL CORRUGATED PROFILE WALL PANELS, BRIGHT SILVER
- (E) PRE-FINISHED METAL CAP FLASHING, DARK RED QC 18250
- (F) ARCHITECTURAL CONCRETE CAST-IN-PLACE RETAINING WALL
- (G) PAINTED INSULATED OVERHEAD DOOR, DARK RED QC 18250
- (H) PAINTED INSULATED MAN DOOR, DARK RED QC 18250
- (I) PREFINISHED METAL DOWNSPOUT, ZINC GREY
- (J) PREFINISHED METAL GUTTER, ZINC GREY
- (K) METAL GUARD RAILINGS, BLACK POWDER COATED FINISH
- (L) PAINTED METAL FRAME CANOPY, SILVER
- (M) DOCK LEVELER, BLACK
- (N) STANDARD PROFILE (AWR) METAL WALL CLADDING, ZINC GREY
- (O) ACCENT HORIZONTAL METAL WALL PANELS, DARK RED QC 18250 (6" PROJECTION FROM MAIN FACADE WALL SURFACE)
- (P) PAINTED 12"x12" METAL VERTICAL COLS, SILVER
- (Q) PAINTED 12" DP METAL CANOPY ABOVE WINDOWS & COLS (16" PROJECTION FROM MAIN FACADE WALL SURFACE), SILVER COLOUR
- (R) 5" DEEP CHANNEL LETTERING (WHITE) ON BLACK BACKGROUND (REFER TO SIGN SUPPLIER'S SHOP DWGS)
- (S) WALL MOUNTED EXTERIOR LIGHT ABOVE EXIT DOORS

SCHEDULE B
This forms part of application
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City of Kelowna
COMMUNITY PLANNING
Planner Initials AC

HANS P. NEUMANN ARCHITECT INC.
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No.	DATE	DESCRIPTION
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1.	NOV 7/17	RE-ISSUED FOR DEVELOPMENT PERMIT

DRAFTING CONSULTANT
CORNERSTONE CONTRACT SERVICES

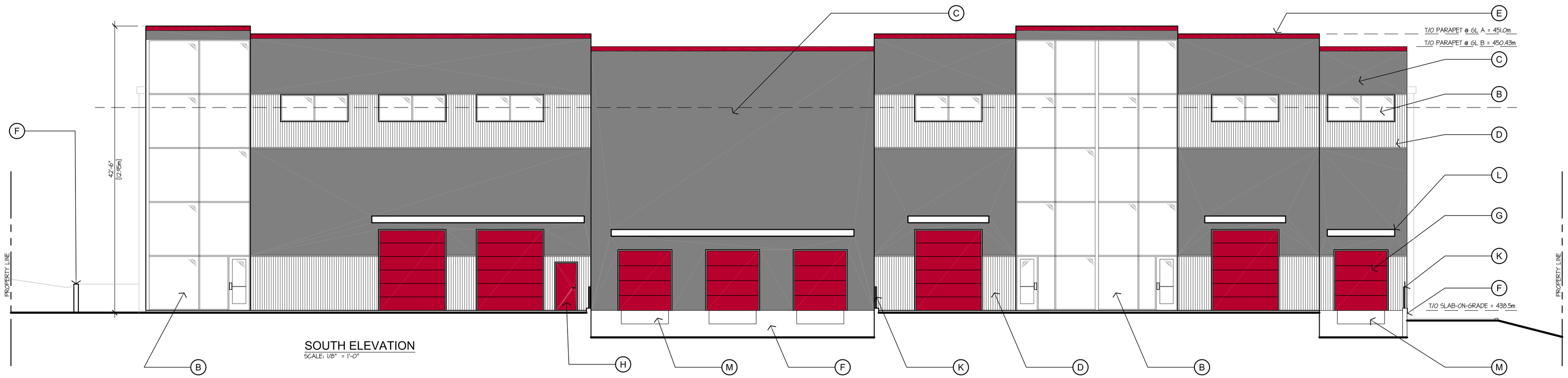
PROJECT
PROPOSED WAREHOUSE FOR TG CORP.
1965 PIER MAC WAY, KELOWNA, BC

DRAWING TITLE
ELEVATIONS, BLDG CROSS SECTION & ZONING ANALYSIS

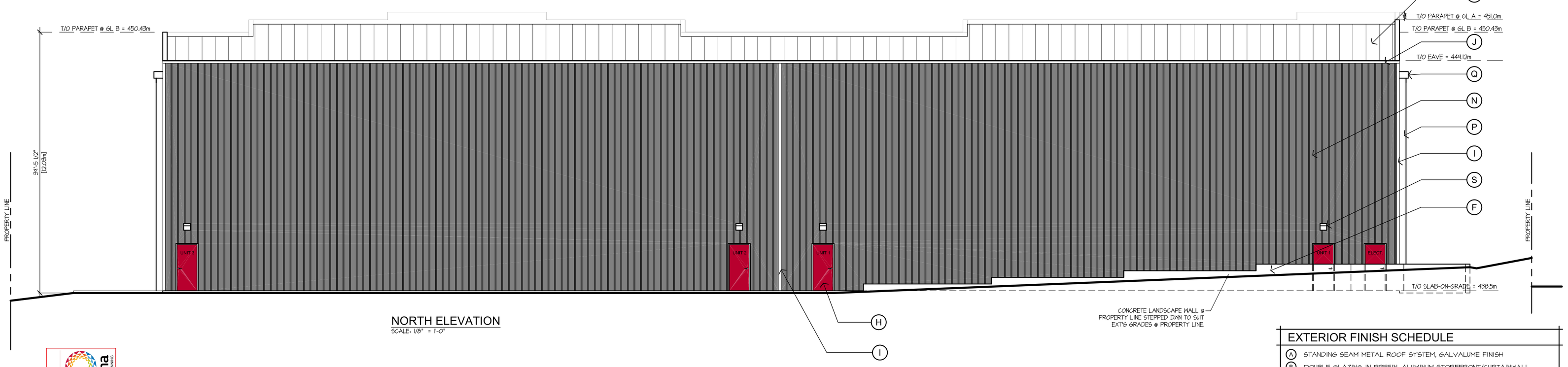
SCALE: 3/32" = 1'-0"
DATE: JUNE 2017
DRAWN: SAW
CHECKED: HPN

Drawing No.
DP2

REVISION No. : 1



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



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

SCHEDULE B
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City of Kelowna
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Planner Initials AC

EXTERIOR FINISH SCHEDULE

- (A) STANDING SEAM METAL ROOF SYSTEM, GALVALUME FINISH
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- (R) 5" DEEP CHANNEL LETTERING (WHITE) ON BLACK BACKGROUND (REFER TO SIGN SUPPLIER'S SHOP DWGS)
- (S) WALL MOUNTED EXTERIOR LIGHT ABOVE EXIT DOORS

PROJECT DATA

CIVIC ADDRESS:	1965 PIER MAC WAY, KELOWNA BC
LEGAL DESCRIPTION:	LOT 2 D.L. 32 & SEC 14 TP. 23 O.D.Y.D. PLAN EPP64961
PROJECT NAME:	TG CORP - INTERIOR DISTRIBUTION CTR
OWNER/ APPLICANT:	MKK PROPERTY CORP./JON BAHRY, CELL 250-826-7470

HANS P. NEUMANN ARCHITECT INC.
1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0837

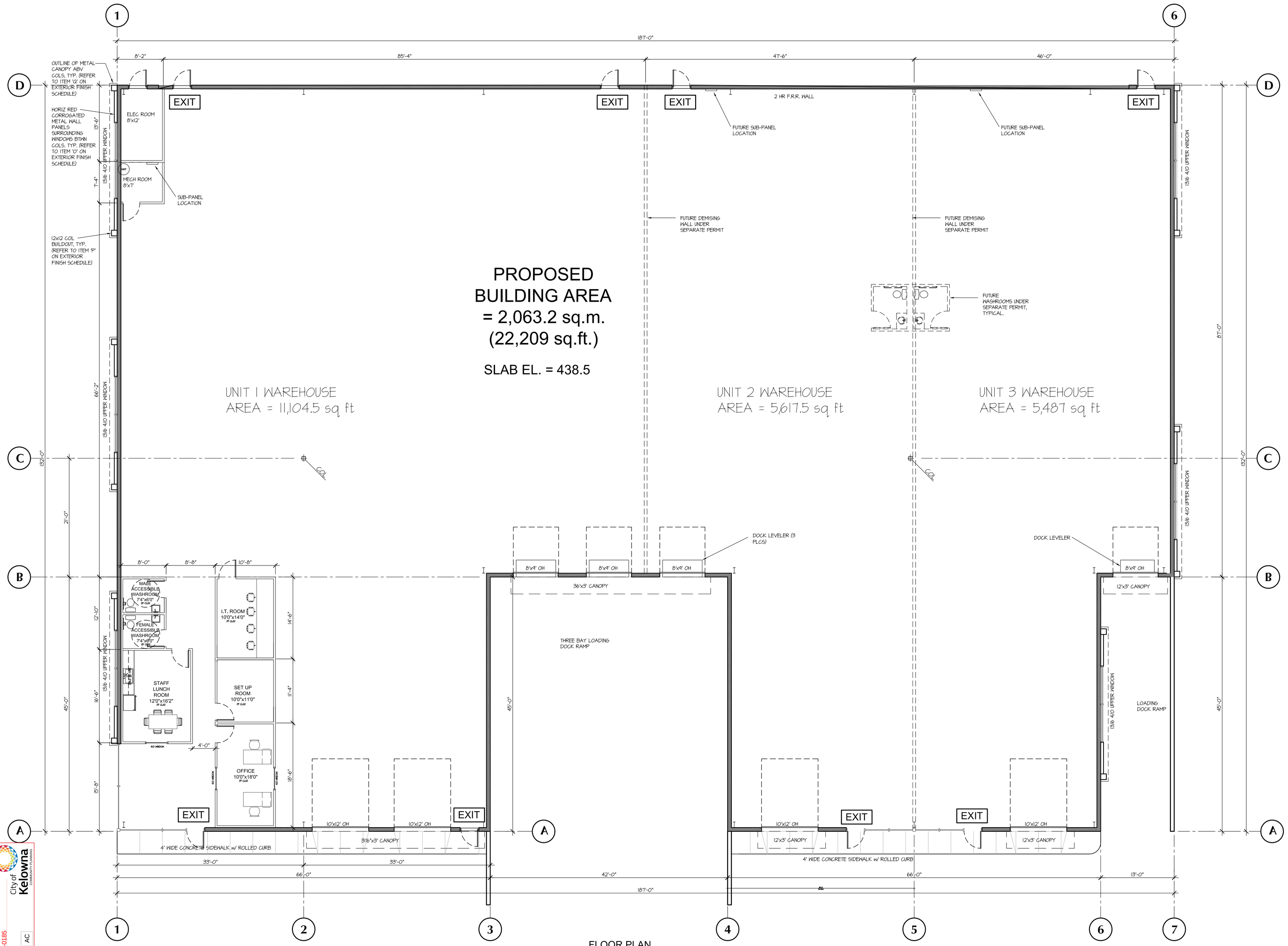
No.	DATE	DESCRIPTION
	JULY 26/17	ISSUED FOR DEVELOPMENT PERMIT
1.	NOV 7/17	RE-ISSUED FOR DEVELOPMENT PERMIT

DRAFTING CONSULTANT
CORNERSTONE CONTRACT SERVICES

PROJECT
PROPOSED WAREHOUSE FOR TG CORP.
1965 PIER MAC WAY, KELOWNA, BC

DRAWING TITLE
ELEVATIONS

SCALE: 3/32" = 1'-0"
DATE: JUNE 2017
DRAWN: SAW
CHECKED: HPN
Drawing No.
DP3
REVISION No.: 1



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

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DRAFTING CONSULTANT
CORNERSTONE CONTRACT SERVICES

PROJECT
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1965 PIER MAC WAY, KELOWNA, BC

DRAWING TITLE
FLOOR PLAN

SCALE: 3/32" = 1'-0"
DATE: JUNE 2017
DRAWN: SAW
CHECKED: HPN

Drawing No.
DP4

REVISION No. : 1

SCHEDULE A
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DP17-0185
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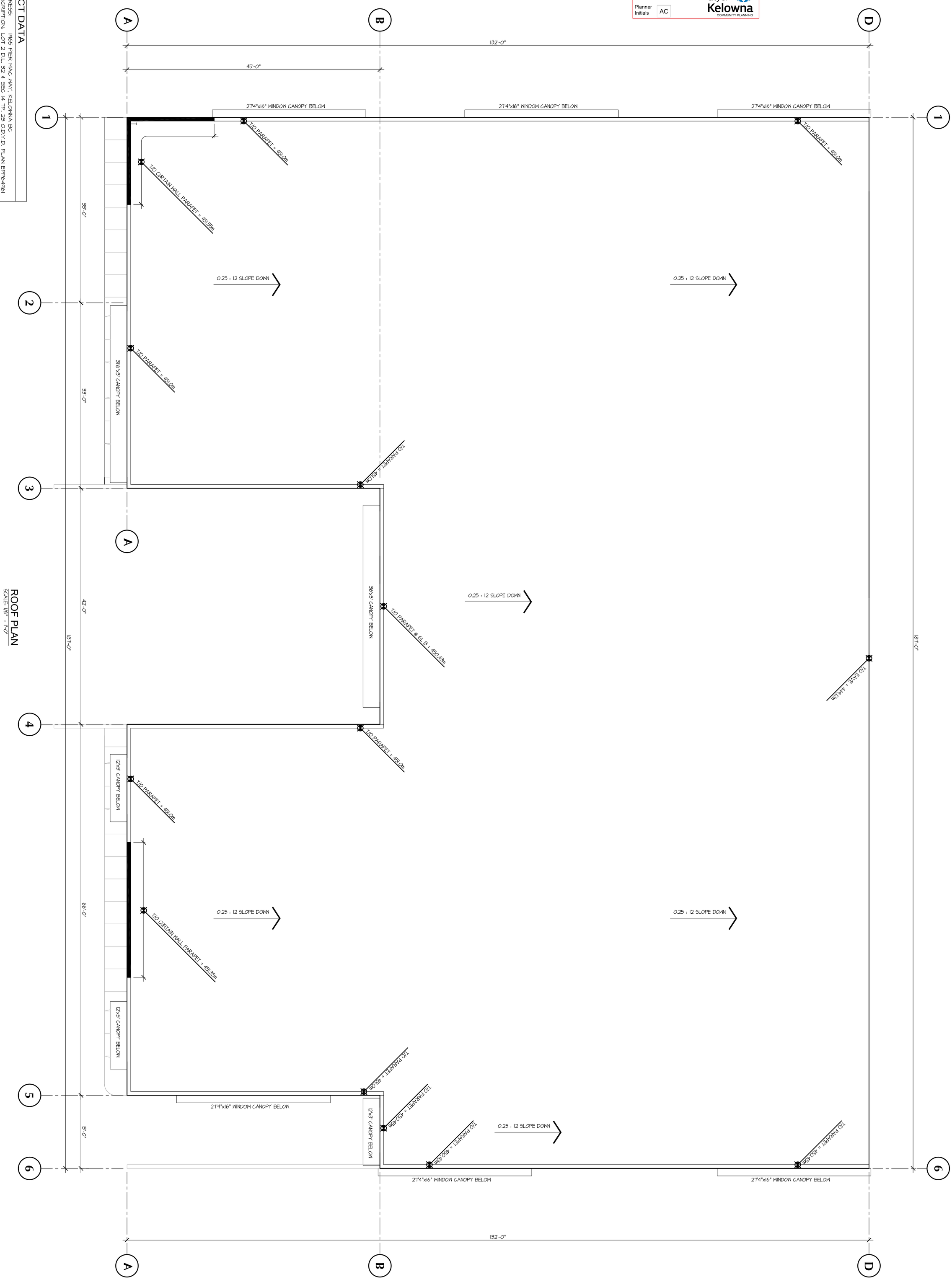
City of Kelowna
COMMUNITY PLANNING

PROJECT DATA

CIVIC ADDRESS: 1965 PIER MAC WAY, KELOWNA BC
LEGAL DESCRIPTION: LOT 2 D.L. 32 & SEC. 14 TP. 23 O.D.Y.D. PLAN EPP64461
PROJECT NAME: TG CORP - INTERIOR DISTRIBUTION CTR
OWNER/ APPLICANT: MKK PROPERTY CORP./JON BAHRY, CELL 250-826-7410



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

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KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX:(250) 868-0837

DP5
Drawing No.
REVISION No.: 1
CHECKED: HPN
DRAWN: SAW
DATE: JUNE 2017
SCALE: 3/32" = 1'-0"

DRAFTING CONSULTANT
CORNERSTONE CONTRACT SERVICES

DRAWING TITLE
ROOF PLAN

PROJECT
PROPOSED WAREHOUSE FOR TG CORP.
1965 PIER MAC WAY, KELOWNA, BC

No.	DATE	DESCRIPTION
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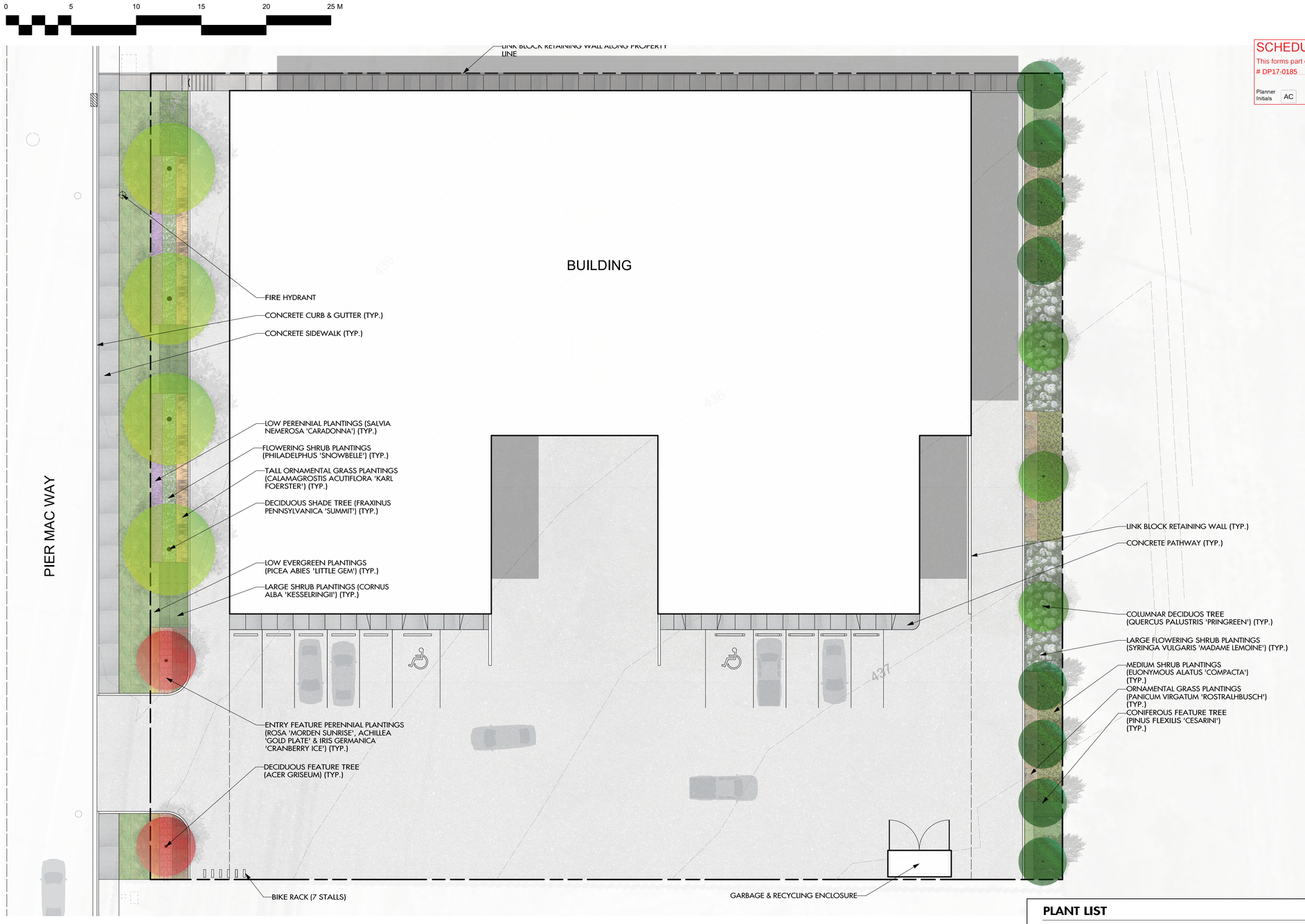

SCHEDULE C
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City of Kelowna
COMMUNITY PLANNING

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 450mm 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 150mm 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 GRISEUM	PAPERBARK MAPLE	2	6cm CAL.
FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH	4	6cm CAL.
PINUS FLEXILIS 'CESARINI'	BLUE LIMBER PINE	8	2.0m HT.
QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR OAK	3	6cm CAL.
SHRUBS, ORNAMENTAL GRASSES & PERENNIALS			
ACHILLEA 'GOLD PLATE'	GOLD PLATE YARROW	20	#01 CONT. / 0.6m SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	42	#01 CONT. / 0.75m SPACING
CORNUS ALBA 'KESSELRINGII'	KESSELRINGI DOGWOOD	14	#02 CONT. / 2.0m SPACING
EUONYMOUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	25	#02 CONT. / 1.5m SPACING
IRIS GERMANICA 'CRANBERRY ICE'	BERRY RED BEARDED IRIS	65	#01 CONT. / 0.75m SPACING
PANICUM VIRGATUM 'ROSTRALHBUSCH'	RED SWITCH GRASS	30	#01 CONT. / 1.0m SPACING
PHILDELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	12	#02 CONT. / 1.5m SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	53	#01 CONT. / 0.6m SPACING
ROSA 'MORDEN SUNRISE'	MORDEN SUNRISE ROSE	10	#01 CONT. / 1.0m SPACING
SALVIA NEMEROSA 'CARADONNA'	CARADONNA SALVIA	64	#01 CONT. / 0.6m SPACING
SYRINGA VULGARIS 'MADAME LEMOINE'	MADAME LEMOINE FRENCH LILAC	14	#02 CONT. / 2.0m SPACING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca

N

PROJECT TITLE

TOMMY GUNS WAREHOUSE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	17.11.03	Review
2		
3		
4		
5		

PROJECT NO	17-072
DESIGN BY	KG
DRAWN BY	MC
CHECKED BY	FB
DATE	NOV. 3, 2017
SCALE	1:150

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY

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SCHEDULE C
This forms part of application
DP17-0185
Planner Initials AC
City of Kelowna COMMUNITY PLANNING

prepared for

TG Corporate Holdings Limited

Estimate of Probable Construction Costs

Tommy Guns Warehouse

Conceptual Landscape Plan Dated November 03, 2017

prepared on: 17.11.03

prepared by: MC

Hydroseed Area	0	m²		
Turf Area	124	m²		
Planting Area	326	m²		
Total	**450**	**m²**	**4844**	**ft²**

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A	**Topsoil & Mulch**					
1.	Topsoil, turf areas (0.15m depth)	19	m3	$75.00	$1,395.00	
2.	Topsoil, planting areas (0.3m depth)	98	m3	$75.00	$7,335.00	
3.	Wood Mulch, planting areas (0.05m depth)	16	m3	$100.00	$1,630.00	
						$10,360.00
B	**Planting**					
1.	Trees, 6cm Cal.	9	ea.	$500.00	$4,500.00	
2.	Trees, 2.0m Ht.	8	ea.	$350.00	$2,800.00	
3.	Shrubs, #02 Cont.	65	ea.	$22.00	$1,430.00	
4.	Grasses, Perennials, #01 Cont.	284	ea.	$16.00	$4,544.00	
5.	Hydroseeding	0	m²	$1.00	$0.00	
						$13,274.00
C	**Turf**					
1.	Turf from Sod	124	m²	$8.00	$992.00	
						$992.00
D	**Irrigation**					
1.	Irrigation System, turf areas	124	m²	$20.00	$2,480.00	
2.	Irrigation System, planting areas	326	m²	$15.00	$4,890.00	
						$7,370.00
E	**Total Construction Costs**					**$31,996.00**

The above items, amounts, quantities, and related information are based on Outland Design's judgment at this level of document preparation and is offered only as reference data. Outland Design has no control over construction quantities, costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.

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City of Kelowna
COMMUNITY PLANNING

Friday, November 3, 2017

Tommy Guns Warehouse
C/o TG Corporate Holdings Limited
#4, 1890 Cooper Road
Kelowna, BC V1Y 8B7
Attn: Jon Bahry, Construction Manager

Re: Proposed Tommy Guns Warehouse – Preliminary Cost Estimate for Bonding

Dear Jon:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Tommy Guns Warehouse conceptual landscape plan dated 17.11.03;

- 450 square metres (4,844 square feet) of improvements = $31,996.00

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Kim German

Kim German, MBCSLA, CSLA
as per
Outland Design Landscape Architecture

206-1889 Spall Road, Kelowna, BC, V1Y 4R2 P 250.868.9270
outlanddesign.ca