



WORMAN  
WORMAN HOMES | WORMAN COMMERCIAL

Sept. 9, 2024

Re: 1200 Mayfair Road  
Development Rationale Letter

Dear City of Kelowna,

The attached application is for a multi-tenant industrial building at 1200 Mayfair Road. The building consists of 39,742 sq. ft. of main floor industrial space. As no tenants have been secured yet, we are also allowing for a calculation of 10% of the main for tenants to have the potential to add some office or storages space as part of a future mezzanine structure if they choose.

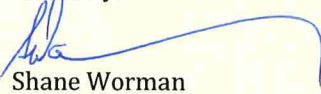
While this is an industrial building, we feel there is still great architectural detailing. We've avoided long blank walls by including a large percentage of windows and overhead doors. The facades have also been stepped and enhanced with different detailing, materials, and color. So, while this is a large building, it still has a great "feel" to it.

The application meets all applicable zoning requirements for setbacks, parking, landscape requirements, and site coverage.

As part of our design package, we've included a landscape plan. You'll note a larger than normal/required landscape buffer for the front of the building. This neighbourhood is quite devoid of landscaping, so we've chosen to include 2 entrances from Mayfair to allow for this larger buffer. We feel the offset of the additional landscape versus 2 entrances is a net benefit to this low traffic street.

This application maintains our philosophy of building great building which enhance the neighborhoods they are built in. We look forward to the application's approval.

Sincerely,



Shane Worman  
Worman Commercial

P. 250.762.0040

F. 250.762.0550



# 1200 MAYFAIR ROAD, KELOWNA, BC

## PROPERTY DESCRIPTION:

CIVIC: 1200 MAYFAIR ROAD, KELOWNA, BC  
LEGAL: PLAN EPP34289 LOT 2 SECTION 34 TOWNSHIP 26

## ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA I2 ZONING

## SITE INFORMATION:

GROSS SITE AREA = 71,964.0 SF (6,685.7 m<sup>2</sup>)

	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	60% (43,178.4 SF)	36% (25,840.0 SF)
SITE COVERAGE + HARDSCAPING =	90% (64,787.6 SF)	88% (62,985.3 SF)
FAR + BONUS DENSITY =	1.5 (107,964.9 SF)	0.53 (38,097.0 SF)

HEIGHT = 16.0m 8.8m

## YARD SETBACKS:

FRONT YARD =	2.0m	12.6m
SIDE YARD =	0.0m	18.5m/18.5m
FLANKING SIDE YARD =	2.0m	N/A
REAR YARD =	0.0m	10.1m

## PARKING CALCULATIONS:

\*OFFICE/DISPLAY GFA HAS BEEN CALCULATED AT 10% OF THE UNIT FLOOR AREA

GENERAL INDUSTRIAL =	1.0 per 100m <sup>2</sup>	
	3539.32m <sup>2</sup> GFA = 35.4 (36)	
*OFFICE/DISPLAY =	2.5 per 100m <sup>2</sup>	
	240.1m <sup>2</sup> GFA = 0.96 (1)	
TOTAL =	37	63
ACCESSIBLE PARKING =	2 (1 VAN ACCESSIBLE)	2 (1 VAN ACCESSIBLE)

## LONG-TERM BICYCLE STORAGE:

INDUSTRIAL =	0.05 per 100m <sup>2</sup>	
	3539.32m <sup>2</sup> GFA = 1.7 (2)	2
TOTAL =	2	2

## SHORT-TERM BICYCLE STORAGE:

REQUIRED =	N/A	4
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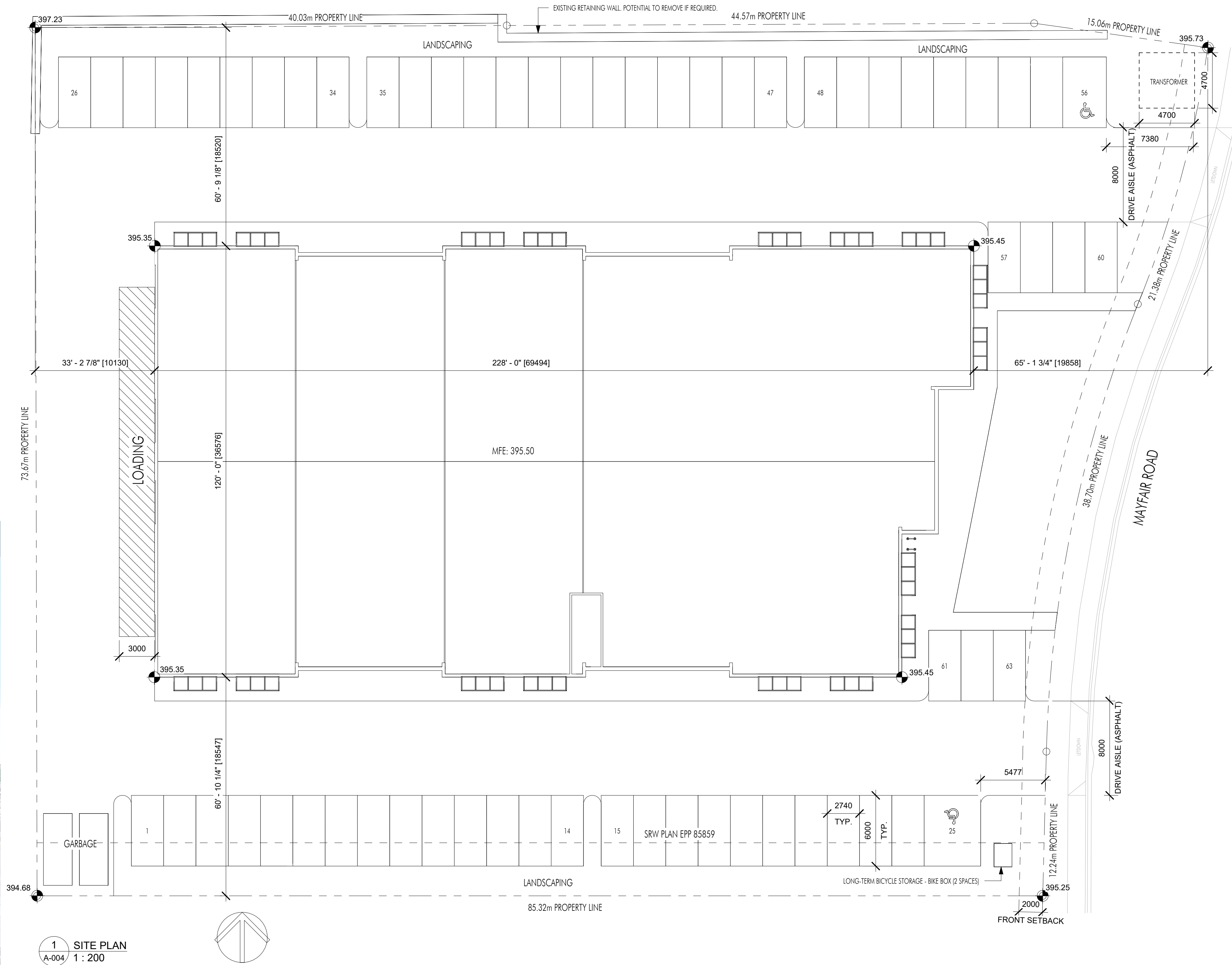
1200 MAYFAIR ROAD | Kelowna, BC

Worman Homes | Worman Commercial

## ARCHITECTURAL SHEET LIST

A-004	SITE & PROJECT INFORMATION
A-101	LEVEL 1 PLAN
A-200	ELEVATIONS
A-201	ELEVATIONS

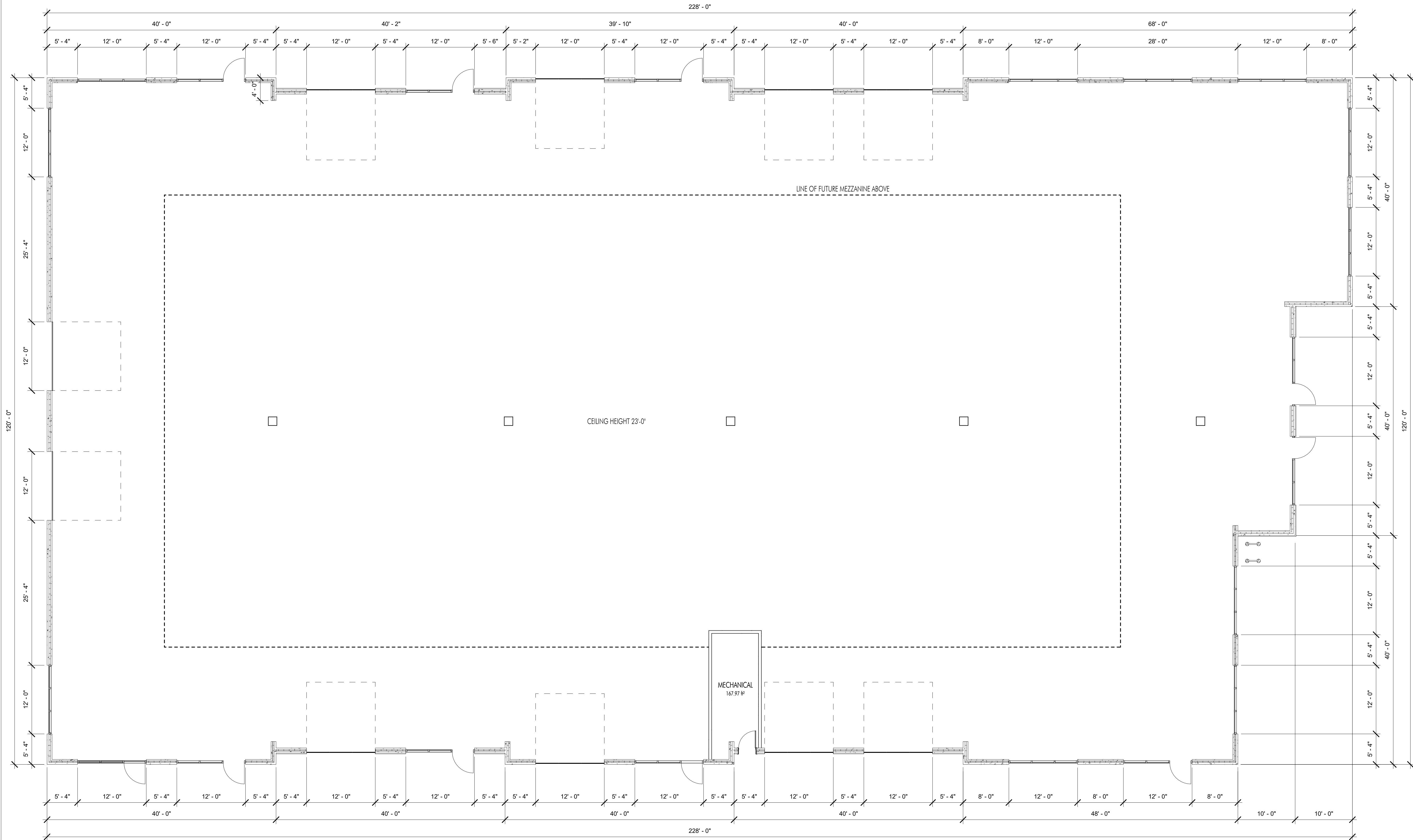
PARKING	
COUNT	TYPE
1	ACCESSIBLE (VAN) - 90 deg
1	ACCESSIBLE - 90 deg
61	TYPICAL - 90 deg



SURVEYED BY:  
FERGUSON LAND SURVEYING  
AUGUST 19, 2024

FOR DEVELOPMENT PERMIT





1 LEVEL 1  
A-101 1/8" = 1'-0"

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All trades are to execute the work in accordance with the current municipality building by laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

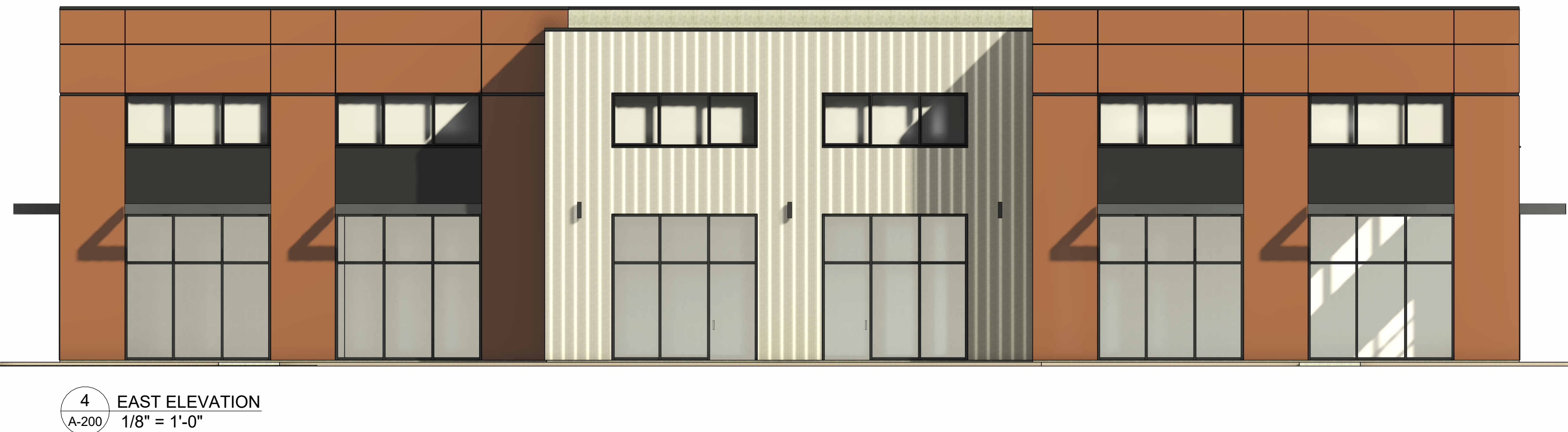
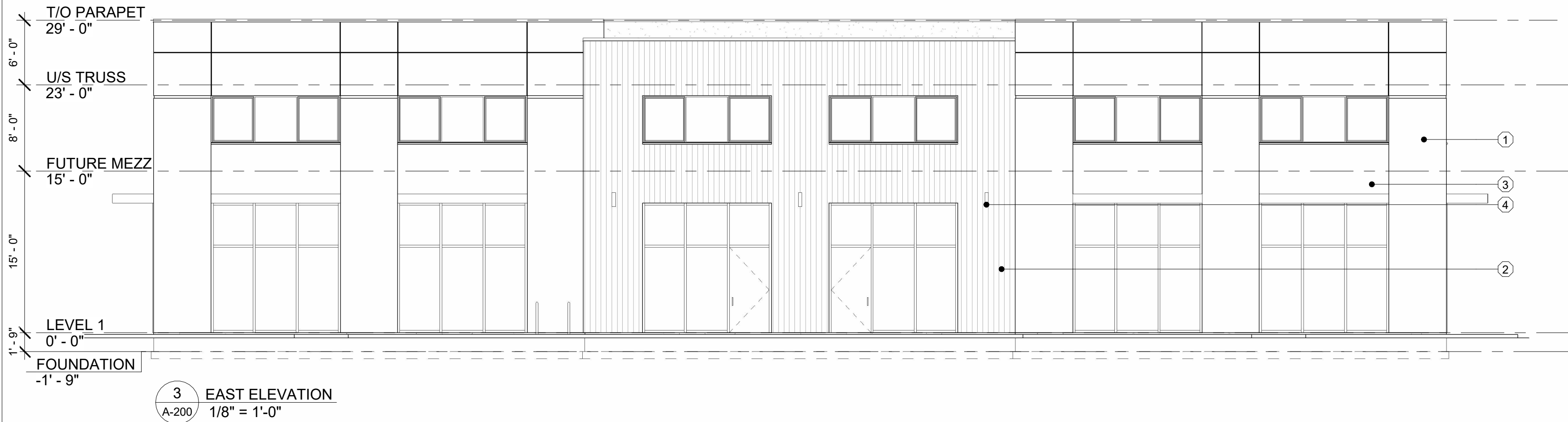
REVISION NO.	DATE	DESCRIPTION
08.23.24	FOR REVIEW	
08.28.24	FOR REVIEW	
08.29.24	FOR COORDINATION	
08.30.24	FOR REVIEW	
09.12.24	FOR DP	

**PLOT DATE**  
09.12.24  
**PROJECT**  
1200 MAYFAIR ROAD  
**DRAWING TITLE**  
LEVEL 1 PLAN

**DRAWING NO.**  
A-101



FOR DEVELOPMENT PERMIT



EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		WALL MATERIAL: ADVANCED PRECAST, SHERWIN WILLIAMS, COPPER POT SW7709
2		WALL FINISH: ADVANCED PRECAST, NATURAL CONCRETE, US FORMLINER 1/31 RIPPE PROFILE
3		METAL PANEL, FLASHING: WESTFORM METALS, SMP, BLACK
4		WINDOWS, DOORS, STEEL C-CHANNEL AWNINGS: BLACK

PHONE: 250-448-7801

205-1626 Richter Street,  
Kelowna, BC V1Y 2M3

[www.limearchitecture.com](http://www.limearchitecture.com)

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**PLOT DATE**  
09.12.24

**PROJECT**  
1200 MAYFAIR ROAD

**DRAWING TITLE**  
ELEVATIONS

**DRAWING NO.**  
A-200

FOR DEVELOPMENT PERMIT




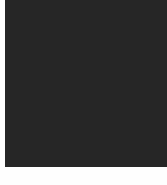


REVISION NO., DATE AND DESCRIPTION	
08.23.24	FOR REVIEW
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08.29.24	FOR COORDINATION
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09.12.24	FOR DP

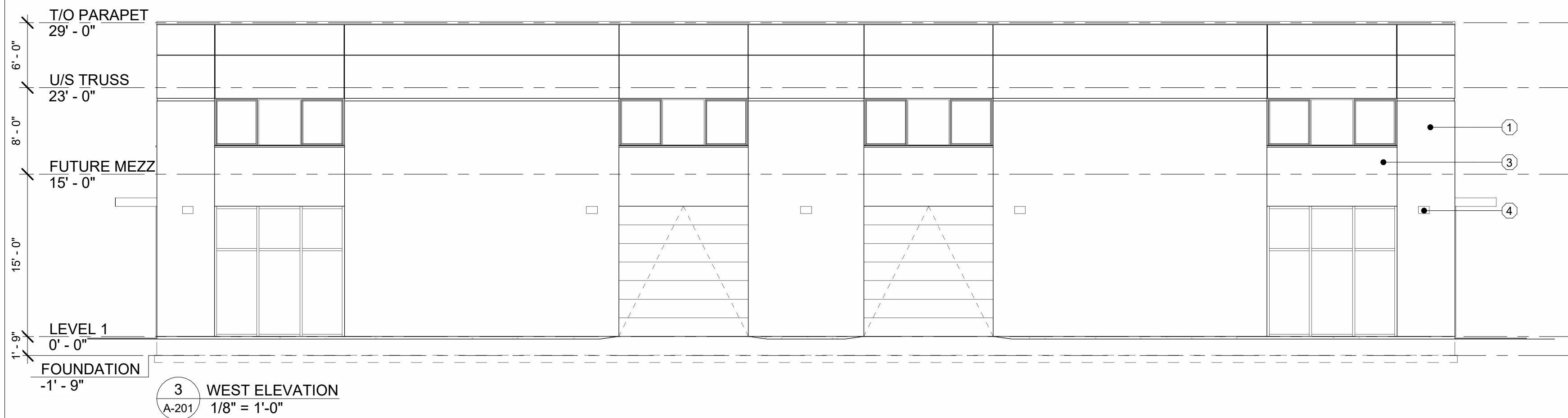
<b>PLOT DATE</b> 09.12.24
<b>PROJECT</b> 1200 MAYFAIR ROAD
<b>DRAWING TITLE</b> ELEVATIONS

**DRAWING NO.**  
**A-201**



EXTERIOR FINISHES		
#	IMAGE	MATERIAL
1		WALL MATERIAL: ADVANCED PRECAST, SHERWIN WILLIAMS, COPPER POT SW7709
2		WALL FINISH: ADVANCED PRECAST, NATURAL CONCRETE, US FORMLINER 1/31 RIPPE PROFILE
3		METAL PANEL, FLASHING: WESTFORM METALS, SMP, BLACK
4		WINDOWS, DOORS, STEEL C-CHANNEL AWNINGS: BLACK

FOR DEVELOPMENT PERMIT





WORMAN RESOURCES INC.

1200 MAYFAIR RD - INDUSTRIAL DEVELOPMENT

LANDSCAPE WORKS - ISSUED FOR DEVELOPMENT PERMIT

CITY OF KELOWNA

SEPTEMBER 11, 2024

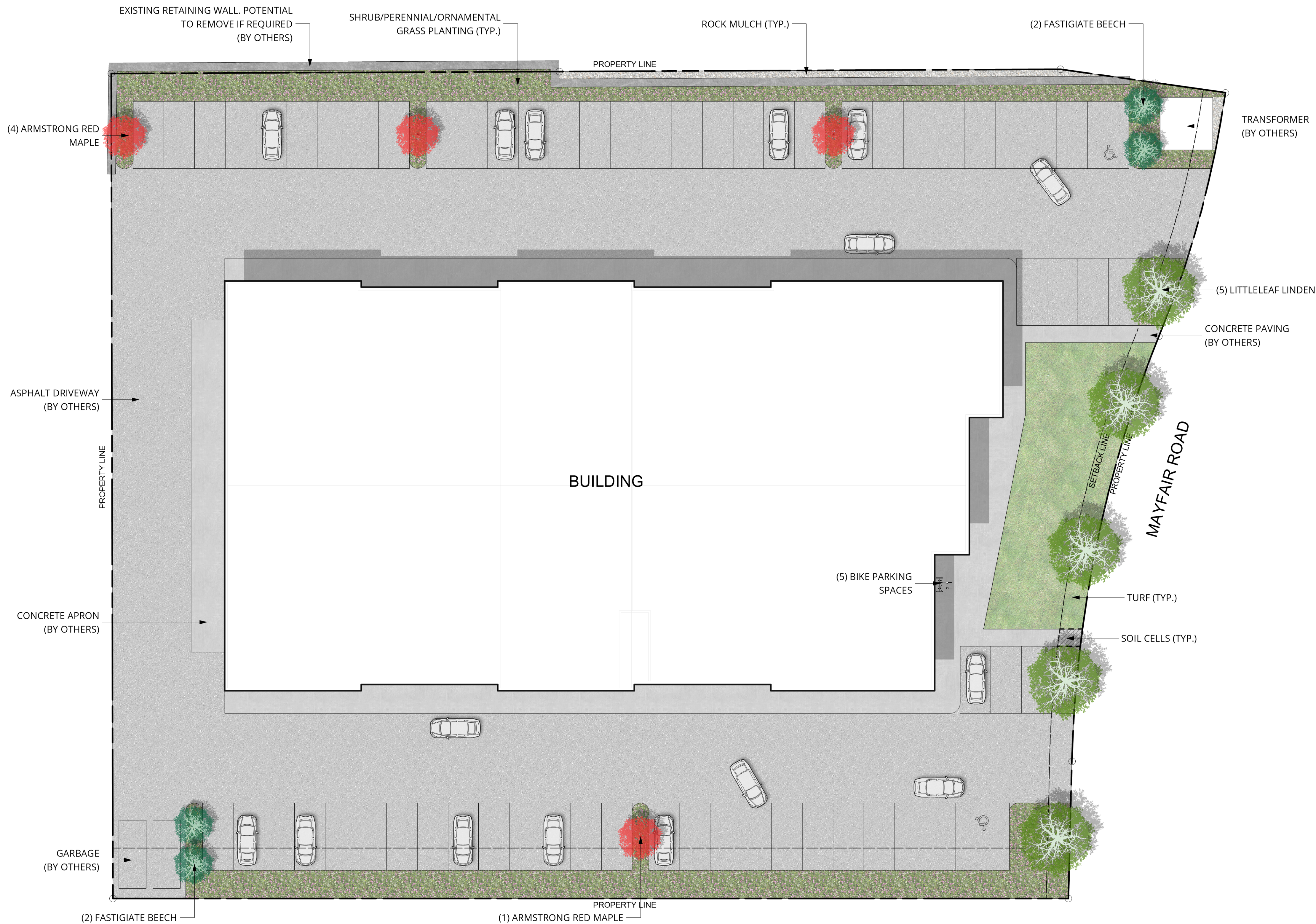
LIST OF DRAWINGS

LDP1 : CONCEPTUAL LANDSCAPE PLAN - ON SITE

LDP2 : WATER CONSERVATION PLAN

PROJECT NAME: Mayfair Rd - Industrial Development		
Landscape Bylaw 12375 (Table 7.2)	Required: I2 Zone (1 Tree/10 lin.m.)	Proposed
Min. tree amount	Landscape lin.m setback = 78 l.m/10 8 (min.) trees in Landscape Area setback	13 Trees <sup>1</sup>
Min. deciduous tree caliper:	Large: 5cm Medium: 4cm Small:3cm	Large: 5cm Medium: 4cm Small:3cm
Min. coniferous tree height:	250cm	N/A
Min. ratio between tree size:	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	(L) 4 trees = 50% (M) 4 trees = 50% (S) 0 trees = 0%
Min. growing medium (planted) area	Min. planted area 105m2 x 75% = 79m2	Total planted area = 99m2
Min. growing medium volumes per tree:	(L) Tree: Single: 30cu.m, Pair: 20cu.m, shared: 15cu.m (M) Tree: Single: 20cu.m, Pair: 15cu.m, shared: 12cu.m (S) Tree: Single: 15cu.m, Pair: 12cu.m, shared: 10cu.m	(L) Tree: 4 trees @ 15cu.m/tree, shared <sup>2</sup> (M) Tree: 4 trees @ 12cu.m/tree, shared (S) Tree: 0 trees @ 10cu.m/tree, shared
Landscape graded areas (7.2.7):	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.
Fence height:	2.0m max.	N/A
Riparian management area:	Y/N	N/A
Retention of trees on site:	Y/N	N
Surface parking lot (7.2.10):	Y/N	Y
Refuse & recycle bin screened:	Y/N	Y
Other:	N/A	N/A
NOTES:	1. (4) Medium trees located outside Landscape Area setback. (5) Additional trees provided. 2. Soil cells required to achieve minimum growing medium volume.	





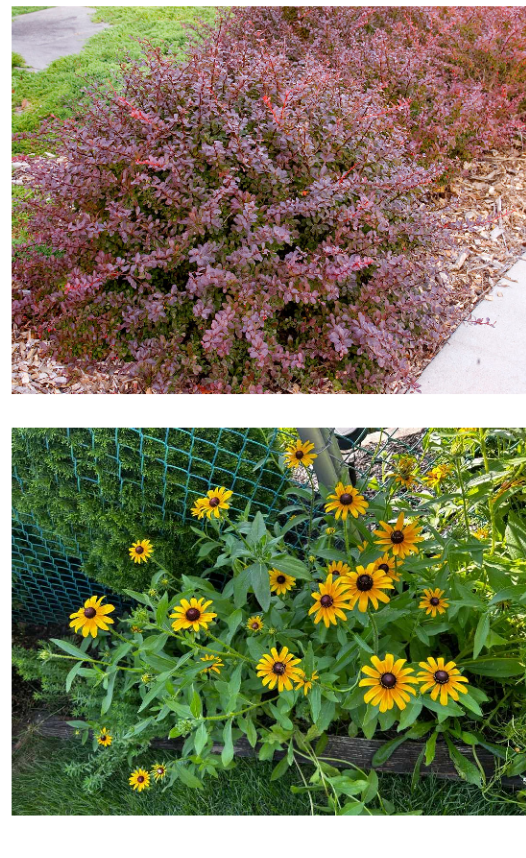
- LEGEND**
- PROPOSED TREES
  - ASPHALT (BY OTHERS)
  - CONCRETE (BY OTHERS)
  - ROCK MULCH
  - SHRUB/PERENNIAL/ORNAMENTAL GRASS PLANTING
  - TURF
  - SOIL CELLS



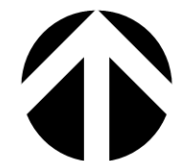
ARMSTRONG RED MAPLE



LITTLELEAF LINDEN



QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
<b>Trees</b>				
4	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	6cm Cal	B & B
4	<i>Fagus sylvatica</i> 'Fastigiata'	Fastigate Beech	6cm Cal	B & B
5	<i>Tilia cordata</i>	Littleleaf Linden	6cm Cal	B & B
<b>Shrubs</b>				
	<i>Berberis thunbergii</i> 'Monamb'	Cherry Bomb Barberry	#02	Potted
	<i>Cotoneaster dammeri</i> 'Coral Beauty'	Coral Beauty Cotoneaster	#02	Potted
	<i>Euonymus fortunei</i>	Wintercreep	#02	Potted
	<i>Hydrangea arborescens</i> 'Invincibelle Wee White'	Smooth Hydrangea	#02	Potted
	<i>Spiraea japonica</i> 'Gold Flame'	Japanese Spiraea 'Gold Flame'	#02	Potted
<b>Grasses</b>				
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#01	Potted
	<i>Helictotricon sempervirens</i>	Blue Oat Grass	#01	Potted
<b>Perennials</b>				
	<i>Achillea millefolium</i>	Common Yarrow	#01	Potted
	<i>Perovskia atriplicifolia</i>	Russian Sage	#01	Potted
	<i>Rudbeckia fulgida</i> 'goldsturm'	Black eyed Susan	#01	Potted
	<i>Sedum</i> 'autumn joy'	Autumn Joy Stone Crop	#01	Potted



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- NOTES:**
- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.
  - ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  - TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DEPTH WELL ROCK MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
  - SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.
  - TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
  - SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

SEAL



1	ISSUED FOR DEVELOPMENT PERMIT	2024-09-11
ISSUE	DESCRIPTION	DATE

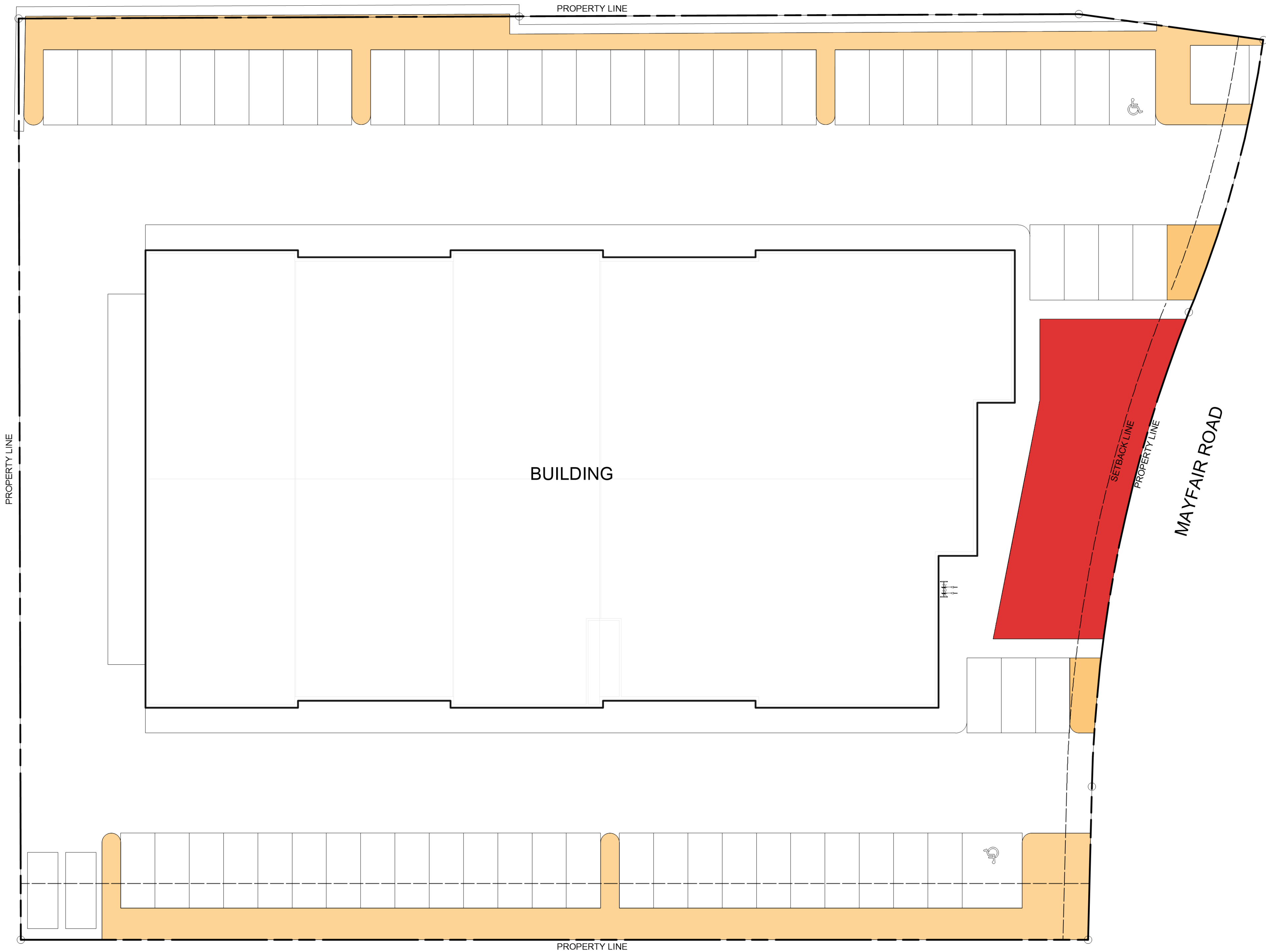
CLIENT NAME:  
**WORMAN RESOURCES INC.**

PROJECT NAME:  
**1200 MAYFAIR RD. -  
INDUSTRIAL DEVELOPMENT**

DRAWING TITLE:  
**CONCEPTUAL LANDSCAPE PLAN  
- ON SITE**

DRAWN:	TC	DRAWING NO.:	<b>LDP1</b>
CHECKED:	NM		
PROJECT NO.:	24087-100		
SCALE:	1:200		





**LEGEND**

MEDIUM WATER REQUIREMENTS

HIGH WATER REQUIREMENTS



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  2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DEPTH WELL ROCK MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
  4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.
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  6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



1	ISSUED FOR DEVELOPMENT PERMIT	2024-09-11
ISSUE	DESCRIPTION	DATE

CLIENT NAME:  
**WORMAN RESOURCES INC.**

PROJECT NAME:  
**1200 MAYFAIR RD. -  
INDUSTRIAL DEVELOPMENT**

DRAWING TITLE:  
**WATER CONSERVATION PLAN**

DRAWN:	TC	DRAWING NO.:  <b>LDP2</b>
CHECKED:	NM	
PROJECT NO.:	24087-100	
SCALE:	1:200	





August 20, 2024

**City of Kelowna, Development Engineering**  
1435 Water Street  
Kelowna, BC, V1Y 1J4

Alpine Permit to Practice: 1000176  
Alpine Project No: 2024-281

**Attention: Nelson Chapman, P.Eng.**

**Re: Proposed Industrial Development  
Site Servicing Memo  
1200 Mayfair Rd, Kelowna**

---

**Alpine Engineering** is pleased to provide this site servicing memo in support of the proposed industrial development located at 1200 Mayfair Road. This servicing memo outlines the proposed servicing strategy and adequacy of the existing infrastructure to support a large-scale development. Alpine Engineering will design the site servicing and assess the existing infrastructure based on the City of Kelowna Subdivision, Development & Servicing Bylaw 7900, revised August 10, 2020, and current Schedules and Drawings, and Best Engineering Practices.

1200 Mayfair Road is a 1.65-acre parcel, designated industrial (Ind)(I2). The site is currently serviced by a 150mm water service from BMID, a 150mm PVC sanitary service, and a 150mm PVC storm service. Depending on the function of the development, a larger water service may be required to suit fire flows. It will be proposed that the storm water will be either detained on site with an overflow to the city system or an infiltration tank and an overflow to the city system.

The development is proposing a multi-unit building with access frontage on the north and south side of the building. Each unit will have a one or more loading bay doors, and a man door for access. The building is proposed to have 1 – 6,880 sqft unit, 1 – 5,720 sqft unit and 6 – 2,400 sqft units, for a total 8 units. Proposed parking will be located along the property lines. Vehicle access will be provided around the building.

Mayfair Road was constructed in 2015 with full cross section design complete with curb & gutter, catch basins, sidewalks on both sides, underground utilities, and streetlights. There is no frontage upgrades required for this development. The existing infrastructure consists of a 250mm PVC sanitary main, 250mm storm main, and a 200mm PVC water main.

The development is aware that only one access is allowed through SDS bylaw. The proposed development is wanting to require 2 access points for better flow of larger vehicles and place the proposed building in the center of the property. Through discussions and design reviews with the city, the development is hoping that the city will allow 2 access points to this property. The





developer is aware that the existing access will need to be removed and two access points will need to be constructed as part of any frontage works.

We thank you for this opportunity to complete this Servicing Memo and we look forward to working with you as this project progresses.

Yours truly,

**Alpine Engineering**

*James Kay*

James Kay, P.Eng, HBA, PMP, LEED AP, CPESC, CPSWQ, MMCD CA  
Principal/Project Manager