MISSION FLATS INDUSTRIAL PARK

DESIGN GUIDELINES

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INTRODUCTION, VISION AND CHARACTER STATEMENT

INTRODUCTION

These Guidelines have been created to assist tenants through their site and building design process and to ensure that development parcels within the Mission Flats Industrial Park are developed in a harmonious and consistent fashion.

The vision for the Mission Flats lands is to create a unique development focusing on the industrial character of the site. Buildings should be situated thoughtfully to complement both adjacent buildings and the surrounding landscapes. Site designs should provide a combination of private, secure spaces for staff and daily operations, as well as public spaces that feel welcoming and are accessible to visitors.

Project uniqueness is encouraged within the parameters of these guidelines in order to create visual boundaries between development parcels, however each parcel must connect to its adjacent properties smoothly and in a manner that is pleasing to all staff and visitors.

Alternative materials or site elements may be considered on an individual parcel basis and must receive explicit written consent from the Master Developer before being incorporated into the design.

The repair of any damage to existing infrastructure or common area amenities, such as roads, curbs, gutters, sidewalks, environmental restoration areas, and other infrastructure or landscape elements contiguous to the property, will be the responsibility of the individual developer/tenant.

The Master Developer and designated Representative(s) assume no responsibility for the accuracy of the information herein or for any losses or damages resulting from its use.

Individual developers must prepare architectural and landscape plans and submit these to the Master Developer for review and approval. All proposed improvements must incorporate the strategies and elements as identified in these Design Guidelines.

VISION AND CHARACTER STATEMENT

The overriding vision of the Mission Flats Industrial Park is to create an innovative and aesthetic development that responds to the site's unique physical attributes while catering to critical industrial uses. With all successful developments, first impressions are significant. Focus should be given to higher-traffic areas and those which interface with public use, such as streetscape treatments and front entries. Wayfinding elements and visibility to businesses are also key to creating a successful and memorable experience for visitors. Industrial uses will be harmonized with these concepts through these Design Guidelines.

This harmony sets the tone of the larger development, while allowing for distinct corporate identity to be expressed on each individual site. Scale and massing of the buildings will vary depending on the size of each site and its respective use, indicative of the wide variety of businesses in the industrial sector. Material choices should unify both office and industrial portions of buildings and the surrounding landscape areas. Where possible, building entries should be a focal point.

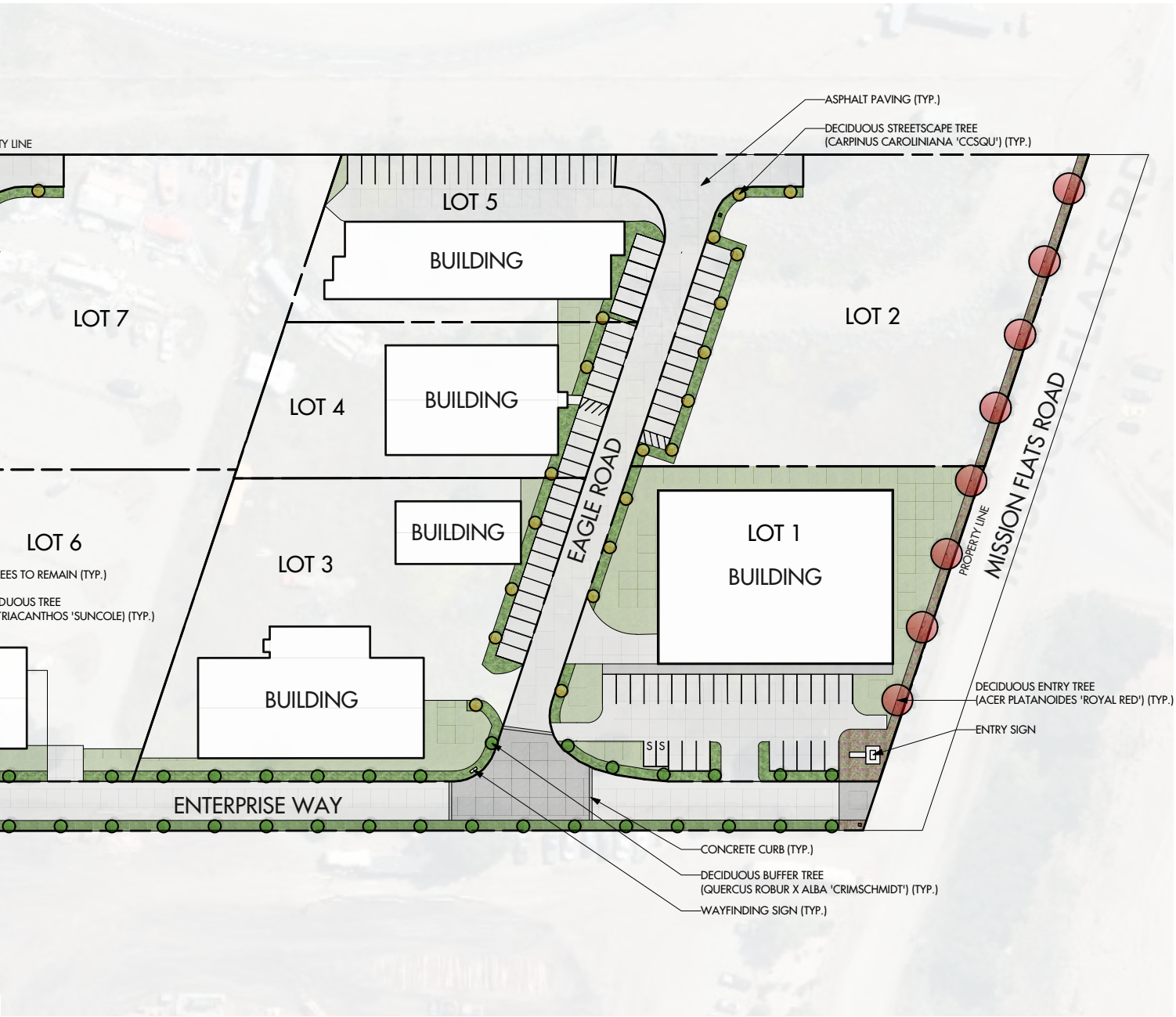
Site planning should consider both vehicular and pedestrian scaling, and allow built-form and landscape elements to integrate seamlessly.

All improvements, whether architectural or landscape, shall positively contribute to the quality of the overall development.

The overall design should incorporate sustainable building and landscape technologies/practices suitable to the climate and region and may include:

- water conservation
- salt/urban pollution tolerant plant species
- drought tolerant plant species
- locally sourced, responsible, and low maintenance materials
- habitat creation and potential impacts (ie Thompson River)
- sustainable strategies of industrial development
- urban heat island reduction

CONCEPTUAL MASTER PLAN


ASPHALT PAVING (TYP.)
DECIDUOUS STREETSCAPE TREE
(CARPINUS CAROLINIANA 'CCSQU') (TYP.)
LOT 5
BUILDING
LOT 7
LOT 2
LOT 4
BUILDING
EAGLE ROAD
MISSION FLATS ROAD
PROPERTY LINE
LOT 6
BUILDING
LOT 3
LOT 1
BUILDING
BUILDING
DECIDUOUS ENTRY TREE
(ACER PLATANOIDES 'ROYAL RED') (TYP.)
ENTRY SIGN
ENTERPRISE WAY
CONCRETE CURB (TYP.)
DECIDUOUS BUFFER TREE
(QUERCUS ROBUR X ALBA 'CRIMSCHMIDT') (TYP.)
WAYFINDING SIGN (TYP.)

GENERAL SITE DESIGN CONSIDERATIONS

GENERAL GUIDELINES

The following general guidelines should be followed for each individual site development:

- All developments must adhere to applicable City of Kamloops bylaws and design standards. These guidelines are a supplement only.
- All site improvements and construction should meet or exceed the Canadian Landscape Standards.
- Colour and texture should be used to create project uniqueness without compromising the consistency of the overall site as a whole. Individuality is encouraged within the context of these guidelines.
- Adjacent existing developments must be considered in all building design elements. Massing, shadowing, street frontages, emphasis on staff amenity areas, and other "best practice" design principles should be considered.

GENERAL PRINCIPLES

Developer/tenants are solely responsible for ensuring conformity with the applicable zone, City of Kamloops Zoning Bylaw, and any other relevant municipal requirements. Certain development parcels may have Statutory Right of Ways, Covenants or Easements registered on the title. Developers are solely responsible for becoming familiar with these charges and agree to be bound by and comply with the provisions contained therein.

The concept for Mission Flats should focus on the following design principles through the parcel design:

- Establishment of a streetscape that is welcoming, safe, comfortable and attractive for all visitors to the site
- Creating continuity of common site elements such as walkways, site furniture, signage
- Organizing vital daily operations (including storage and loading areas) so as to be screened from public areas
- Provision of buffering to and from adjacent lots
- Protection and enhancement of the Thompson River
- Incorporation of architectural elements consistent with an industrial setting
- Creating a mix of public and private spaces for visitors and staff

PROTECTION AND ENHANCEMENT OF THOMPSON RIVER

Two development parcels within the overall site border on the Thompson River riparian corridor. All municipal and provincial requirements for developments along riparian corridors must be adhered to. Any protection and enhancement measures deemed necessary for this area are the sole responsibility of the individual developer.

No landscape improvements are permitted within the 15m setback of the river as determined by a Qualified Environmental Professional (QEP). Any improvements proposed within the 30m setback shall only include soft landscape elements. Native vegetation should be incorporated within this area.

SITE DRAINAGE

All precipitation and associated run-off must be collected and contained on-site for each development parcel in appropriately sized dry wells or rock pits with overflow connection to the storm sewer. No drainage will be discharged directly onto adjacent public, common or private property, or the Thompson River.

CONCEPTUAL MASTER PLAN

The conceptual master plan establishes a strong visual identity through high quality landscape and building design. It also strives to create a safe and comfortable pedestrian experience.

There are six essential components of the conceptual master plan to consider:

1. Landscape Entry Frontage
2. Landscaped Streetscape/Boulevard Treatment
3. Landscape Buffer
4. On-Site (Individual Parcel) Areas
5. Buildings/Architecture
6. Thompson River Interface

The landscaped entry frontage will create an immediate first impression of the industrial park; both innovative and aesthetically pleasing. Special consideration should be given to

LANDSCAPE DESIGN GUIDELINES

both buildings and landscape improvements along the Mission Flats road frontage and ensure sight lines are maximized for visibility into the development. Canopy trees, ornamental plantings, and the entry signage will also be located in this zone.

The streetscape/boulevard treatment areas unify the main vehicular and pedestrian routes through the site. It is the interface between circulation and individual parcels, meant to accentuate architectural elements but also soften expanses of parking areas. This zone is to be lined with an allée of columnar tree plantings and be composed of a mix of low maintenance plantings.

The landscape buffer is situated along the West property line and shall be continuous for its entire length. Its main purpose is to screen differing uses of the adjacent property from this development. This zone should articulate a similar treatment as the landscape boulevard, but include a solid screen fence and a denser planting scheme.

On-Site (individual parcel) areas are the responsibility of each lot owner to complete and should incorporate materials and stylings integral to the larger developments where these are adjacent to the streetscape/boulevard. Consideration should be given to coordinate plant material and other elements. Amenities for staff and visitors may also populate these areas and could include open turf areas and seating/gathering opportunities.

Buildings/Architectural elements have been sited conceptually, based on the anticipated use of the lots. These should have a well-detailed and thoughtfully proportioned form and composition. The character, style, materials, and scale of buildings should be compatible with adjacent lot uses and structures. Where buildings are located adjacent to roads, consideration should be given to visible facades. These side elevations should incorporate design features that provide architectural interest or add some elevated landscape features to balance the overall design.

The Mission Flats Industrial Park interfaces with the Thompson River. No development or disturbance is to occur within the 15 meter riparian setback area. Existing landscaping should be retained up to the 30 meter setback from the river. If disturbance occurs in the 30 meter setback, these areas should remediated using native plant material, per a Qualified Environmental Professional's recommendations.

INDUSTRIAL STYLING OF ELEMENTS

Architectural expression may vary between buildings but must be approved by the Master Developer. An architect should be retained to design and monitor the implementation of the design for each building project. Buildings should be oriented towards internal streets with primary public functions located at the front. Loading bays should be carefully considered and incorporate focal elements to enhance the visual appearance.

MASSING

Site planning and building design should consider building height, number of stories, roof configuration and building groupings. Care should be given to the relationship between office and industrial portions of buildings. All uses/buildings should incorporate a consistent and unified planting scheme.

SCREENING

Industrial operations and unsightly equipment (such as roof-mounted service equipment) shall be screened from view from public areas as well as adjacent parcels, where necessary.

At grade screening should be complementary to the architectural elements and may incorporate soft landscaping.

MATERIALS AND COLOUR

Buildings should have consistent use of materials on all elevations. However, materials may vary on certain facades, due to cost considerations or differing uses (office vs. industrial); provided complementary materials are utilized. Building materials should be of high quality and durability, and align with the theme of the overall developments.

Acceptable materials include:

1. Composite metal panels
2. Steel Elements
3. Corrugated metal panels
4. Glass

5. Manufactured or natural stone or brick
6. Concrete
7. Timber

Alternative materials will be reviewed by the Master Developer on a case by case basis. Large expanses of plain exposed walls shall be minimized. The architectural design should consider the incorporation of sustainable building technologies and materials.

LANDSCAPE COMPOSITION AND HARMONIZATION WITH ARCHITECTURE

All landscape improvements are to match the style and architecture of the overall site. Contemporary planting schemes incorporating indigenous or drought tolerant ornamental grasses, perennials, and deciduous shrubs should be incorporated. Care should be given when including coniferous plantings in the planting scheme so as to provide winter interest and complement the overall development style.

LANDSCAPE ELEMENTS

The success of this development is based on the cohesive masterplan design that links each separate parcel together through large scale planning and design but allows for individual character and flavour to be expressed in the unique architectural style and landscape design of each development parcel.

One of the most effective methods of creating uniqueness in design is through hard and soft landscape elements. With a multitude of styles, materials and manufacturers there are many different combinations of elements that can be combined that will help to create separate and unique development parcels that connect seamlessly to the overall site.

The following is a list of elements and design considerations that will need to be addressed within each development parcel.

Hard Landscape Elements

- Roads and Vehicular Paving
- Parking Areas
- Pedestrian Walkways
- Development Signage
- Landscape Structures
- Lighting
    - Streetscape
    - Pedestrian
    - Low Level Landscape
- Freestanding and Retaining Walls
- Fencing, Screening, and Guardrails
- Site Furnishings
    - Benches
    - Waste Receptacles
    - Bollards
    - Bike Racks

Soft Landscape Elements

- Trees
- Shrub and Perennial Planting
- Turf Areas
- Mulch and Groundcovers
- Irrigation
- Suggested Plant Species, Size, and Densities

HARD LANDSCAPE ELEMENTS

Roads and Vehicular Paving

The main internal vehicular roadways shall be constructed by the Master Developer.

Vehicular access and circulation within individual parcels shall be the responsibility of each developer. Acceptable materials for publicly accessible roads and parking areas include:

- Asphalt
- Concrete
- Unit Paving
- Combination of Materials

Acceptable materials for privately accessible road and vehicular areas (including storage areas) include:

- All of the above materials
- Gravel surfacing

Parking Areas

Where on-site parking areas are provided via drive-lane access off of the internal road networks, a minimum 1.5m (5') wide planted landscape strip must be provided as a buffer. Wherever possible, parking areas are to be screened with landscaping and other elements (i.e. berms, decorative fencing, etc.) from major roadways.

Developers shall provide soft landscape within and around each site parking lot. These soft landscape areas may be in the form of parking islands or a minimum 1.2m (4') wide perimeter planting strip and should incorporate shade trees for heat island reduction.

Parking lots are to be incorporated into the public realm and shall be broken up through the use of creative shapes, landscape islands and other aesthetic techniques.

Sidewalks and Pedestrian Walkways

Sidewalks and pedestrian walkways should be included within both the overall development and individual parcels. A hierarchy of pedestrian connections will help to create a sense of wayfinding but also to emphasize the human scale of the site.

All walkways should be constructed of durable long-lasting materials such as concrete and consider universal accessibility. Construction of all sidewalks and pathways will allow for positive drainage away from buildings and from hard surfacing onto adjacent soft landscape through the incorporation of a 1% minimum slope on all hard surfacing.

The main road (Enterprise Way) will include a shared vehicle/pedestrian route for safe access. This will be defined using a concrete swale along one side of the asphalt roadway to delineate a pedestrian zone. The pedestrian zone should be accented or patterned to emphasize it using either asphalt with a tack coat or textured/stamped concrete (see Master Development Plan).

Where possible, each development parcel should include a walkway from the roadway to the building entrance(s) at their primary access.

Internal Walkways

Within each development parcel, there will be a requirement for additional methods of connecting spaces and buildings. Internal walkways shall serve as the predominant method of internal site circulation and whenever possible connect to the larger site circulation network as required.

Building Access Walkways

Each building must have walkways that provide access to all sides, internal courtyards or any other unique public or private amenity spaces. These building access walkways may be reduced to a minimum 1.0m (3') width if required and special materials or treatments are preferred beyond concrete.

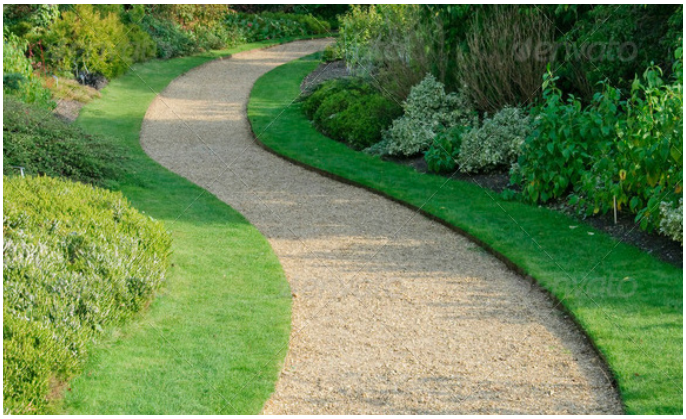
Site Access Walkways

Walkways that are used, for example, to connect open spaces or adjacent buildings within a development parcel shall be a minimum of 1.2m (4') in width to maximize accessibility. Materials and colours shall be complimentary to the dominant architectural materials, and finishes of the proposed buildings. Walkway materials may range from broom finished concrete, exposed aggregate concrete or contemporary pre-cast pavers.

Example of Contemporary Pre-cast Pavers

Where site access walkways cross a vehicular path, the roadway must include visual markers indicating that there is a pedestrian crossing.

Other access routes that fall out of the above classification may use crusher chip or approved equal as a construction material and be a minimum of 1.0m (3') wide.



Example of Crusher Chip Pathway

Development Signage

An overall (entry) development sign will be located at the main site entry and two wayfinding signs at internal road intersections. Concepts for these signs are provided below.

Furthermore, each development parcel may incorporate signage that uniquely identifies their business. This signage shall be located near the main entry to the development parcel or on the building itself.

Landscape elements shall be incorporated around the signage as to create a comprehensive attractive feature.

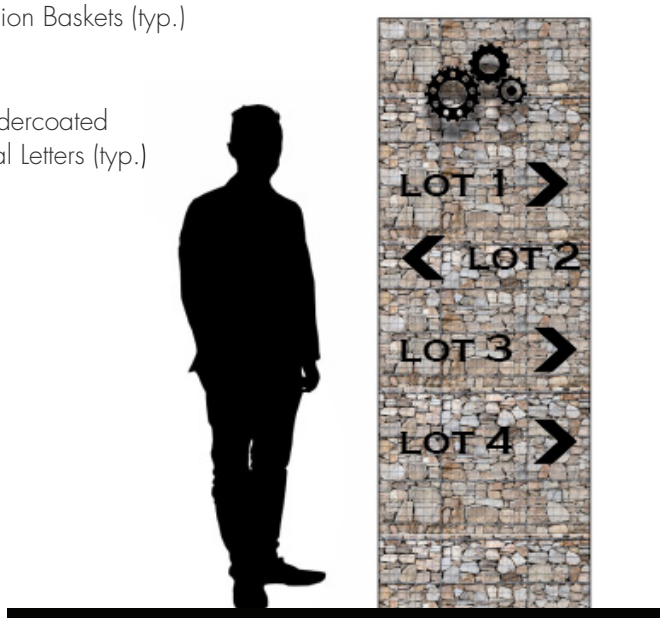
All signage shall incorporate low-level sign specific lighting. This may include integral uplighting or spot lighting of signage to enhance wayfinding and ensure visibility at all hours of the day.

The development signage will be constructed of contemporary high quality materials and be sized appropriately to ensure visibility and consistency with the project proportions. Signage should incorporate industrial-style elements.

Example of Signage

Sign concepts for individual businesses must be submitted to the Master Developer for approval.

SITE ENTRY SIGN
Scale 1:8



WAYFINDING SIGN
Scale 1:5

Landscape Structures

Site specific permanent landscape structures may be included within the design for individual development parcels. These shall compliment the architectural style of the development and be constructed of similar materials to other site elements. Composite wood products are not permitted. Some examples of landscape structures may include:

- Trellis and Shade Structures
- Courtyards and seating areas, etc.

LIGHTING

Street lighting for the primary road network will be installed by the Master Developer.

Lighting is to be incorporated into the design of each development parcel as required to enhance the safety of both the development parcel and the overall site or to highlight specific features. All light fixtures shall complement the major roadway street lighting installed by the Master Developer.

Types of decorative lighting include:

- Pedestrian
- Low Level Landscape

Pedestrian Lighting

Pedestrian lighting should be incorporated along all internal pathways to increase safety and comfort. These light standards shall complement the street lighting.

Low Level Landscape Lighting

Low level landscape lighting is encouraged to accent planting areas and create interest within the night landscape. Lighting should be low voltage and aimed away from pedestrians.

Additional low level lighting such as low pathway lights or feature uplighting shall complementary of architectural elements and site furnishings.

Example of Low Level Landscape Lighting

Walls - Freestanding & Retaining

Developers are solely responsible for ensuring that the British Columbia Building Code and City of Kamloops Zoning Bylaw is adhered to in regard to the supply and installation of landscape freestanding or retaining walls on their development parcel.

Freestanding walls in the landscape are permitted (such as around plazas or seating areas) and are to be constructed of contemporary materials that are complimentary to the building architecture. Freestanding walls should be a minimum of 0.45m (1.5') and are not to exceed 1.2m (4') in height.

Example of Freestanding Landscape Walls

Retaining walls and low landscape walls shall be designed based on the consideration of site contours, natural features or man-made improvements. Retaining walls shall complement the architecture of the development and other landscape elements.

Any retaining wall taller than 1.2m (4') will require a development permit from the City of Kamloops. All walls shall have a minimum of 0.9m (3') wide planting area between terraced walls. Appropriate drainage, filter fabric and drain rock is to be installed behind every wall constructed.

Example of Terraced Retaining Walls

Where possible, retaining wall construction will blend with neighbouring walls and butt seamlessly.

Acceptable materials for both freestanding and retaining walls include:

- Gabion Baskets (preferred)
- Concrete
- Segmental Retaining Wall products (such as Allan Block or Basalite)
- Drystack natural stone (sourced locally)

Fencing, Screening, and Guardrails

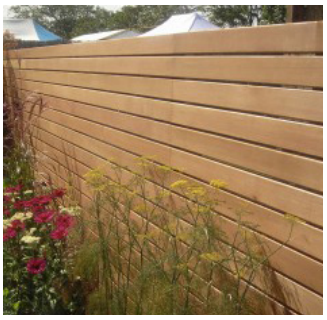
Developers are solely responsible for ensuring that the British Columbia Building Code and City of Kamloops Zoning Bylaw is adhered to in regard to public health and safety, and the supply and installation of fencing and guardrails on their development parcel.

Where fencing, screening and guardrails are required to provide division between public and private areas, a decorative style of fencing is to be used. Fences may not exceed 1.5m (5') in height from finished grade in this application.

Fencing, screening and guardrails may be built from decorative pre-manufactured products or custom constructed of locally sourced materials. Screening through the combination of the below materials and vegetation is preferred.

The following materials are permitted for decorative fencing and guardrails provided that they complement the architecture of the building and the style of the overall site.

- Decorative metal fencing, coloured to match architecture
- Timber (Composite wood products are not permitted)
- Concrete with brick or stone veneer



Examples of Decorative Fencing and Guardrails

For fencing of storage or private areas, a simple security fence can be used. Fences may not exceed 2.4m (8') in height.

Permitted materials for security fencing are as follows:

- Chainlink fencing (privacy slats are permitted)
- Solid screen timber
- Vinyl fencing

Site Furnishings

Site furnishings enable each development parcel to create a unique and identifiable style that correlates with the architecture and connects to the larger development. Site furnishings may include but are not limited to:

- Benches
- Bicycle racks
- Waste receptacles
- Pedestrian bollards

Benches

Benches may be located in key gathering areas, such as site or building entries and common spaces. Benches are to be constructed of industrial-style elements to be consistent with signage and overall site theme. They may be customized with backrests, armrests, and other elements.

Acceptable materials include:

- Concrete
- Gabion baskets
- Natural Stone
- Brick
- Timber

Examples of Bench Types

Bicycle Racks

Bicycle racks shall be provided as per the City of Kamloops Bylaw for each development parcel. These shall be located in key gathering areas, such as site or building entries or common spaces. Bike racks should include sufficient lighting and sight lines as to discourage theft. Appropriate space should be provided between bike racks. A minimum spacing of 0.9m (3') on centre is recommended.

Example of Bike Rack

Waste & Recycling Receptacles
There are two types of Waste & Recycling receptacles.

- Site
- Pedestrian

Site waste & recycling receptacles are those necessary for daily private operations. These can be two styles of bins, either conventional at-grade or semi-buried. Conventional at-grade bins require a enclosure for screening to match and/or compliment the architectural styling.

Example of conventional at-grade bins with enclosure

Semi-buried options include products such as Molok and Earthscape. These do not require an enclosure and can be landscaped for aesthetics.


Example of semi-buried Molok bins with adjacent landscaping

Site waste receptacles are to be located on individual parcels with optimal sight lines and situated close to daily operations.

Pedestrian waste and recycling receptacles are to be incorporated into the design of each development parcel as required to prevent littering. These should be located as such to provide convenience and ease of use. Suggested locations include near building entries, common spaces, and alongside benches.


Image of Pedestrian Waste/Recycling Receptacle

Bollards
Bollards may be incorporated into of each development parcel's landscape design to differentiate between vehicular and pedestrian areas and increase safety for all users. These may be included at building entries, pathway entrances, and amenity spaces.

Bollards shall match the styling of other site elements such as benches, signage, and retaining walls.


Example of Bollard

SOFT LANDSCAPE ELEMENTS

Soft landscape treatments are a vital component in establishing the personality of a development and as such, emphasis must be given to the landscape design and detailing of primary entry and streetscape areas. It is important to create a sense of place and emphasize development signage with soft landscaping. As such, all landscape elements should be carefully proportioned so as not to block signage or traffic/ pedestrian visibility. Finally, the composition of the landscape design scheme will harmonize with the architectural detailing of the facade of the building(s).

The plant material for the ornamental portions of development parcels will be regionally appropriate, respond to the microclimate of the City of Kamloops and is intended to be complimentary to the existing development.

All portions of the site are to be finished with trees, shrubs, groundcover plants and turf.

Care should be taken to retain existing trees and mature plant material, where possible. Alternatively, existing trees and plant material are encouraged to be relocated on-site (if viable) to provide an instant impact for new individual parcels.

Trees

Trees are an important elements to incorporate in order to provide shading of parking areas and outdoor spaces and to help reduce the urban heat island effect. Tree placement should consider:

- Sight lines for roadways and buildings
- Shading of outdoor amenities areas
- Allowance of appropriate soil volume
- Screening of elements from adjacent properties

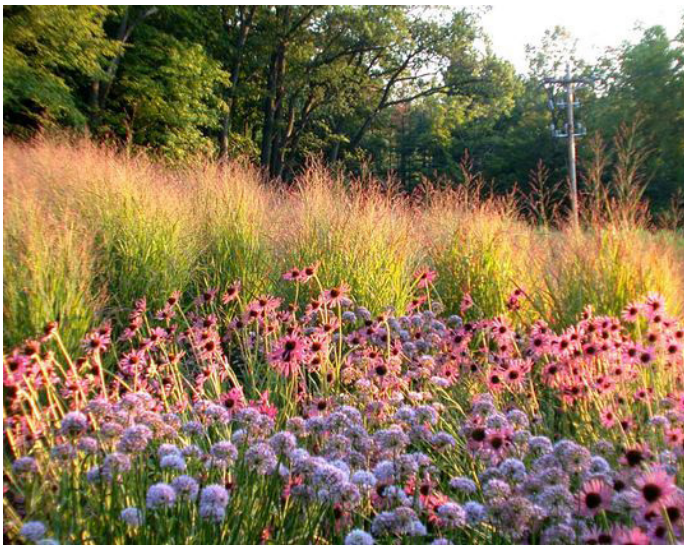
Streetscape and buffering trees shall be incorporated as per the Conceptual Master Plan. It is important that these tree plantings compliment those already installed along similar corridors. Trees are to be a minimum of 6cm calliper in size and must be planted within 1.5m (5') of the back of curb. If these trees are to be planted within hard landscape elements, such as sidewalks, appropriate measures to provide sufficient growing medium volumes must be included. These may include, but are not limited to:

- Large planting pits
- Strata cells (modular system allowing vertical loading, but provides space for growing medium placement)

Growing medium volumes shall meet the Canadian Landscape Standards.

Shrub and Perennial Planting

In order to respond to the architectural style of the buildings, a clean, minimalist approach to planting is preferred. Groupings of plants are preferable to scattered specimens. The best impact is achieved where masses of the same species are used.



Example of Masses/Groupings of Plantings

All landscape design planting schemes will incorporate the suggested trees, shrubs, perennials and groundcovers listed in Figure 1. All planting areas must be spaced using the recommended size and spacing. The suggested plant material selection is based on low maintenance, drought tolerant and native plant species, with resistance to insect and disease.

Plant material selection will consider the following site specific conditions:

- light availability, intensity and duration (full sun to deep shade)
- water availability, both quantity and quality
- exposure to wind and temperature extremes
- soil type, drainage, compaction
- hardiness zone
- below ground conditions
- above ground wires or obstructions

The following aesthetic conditions of each plant will be considered in the landscape design scheme:

- growth habit, i.e. pyramidal, columnar, etc.
- season and colour of bloom
- foliage colour, texture, and shape
- winter interest of bark, fruit, or structure
- benefits to wildlife
- fall colour
- longevity

Shrub planting should be incorporated along building foundations to soften these elements; lawn abutting building foundations is not permitted.

Turf Areas

Provision of turf spaces for common areas are encouraged, however lawn should not be a dominant treatment for a development parcel. All turf shall be a drought-tolerant, low water use species and be locally sourced.

Example of Common Turf Area

Mulch and Groundcovers

A finely graded, organic mulch for planting areas such as a black wood mulch is preferred. Small, focused areas of rock mulch/feature boulders may be incorporated. Large expanses of rock mulch and the use of light coloured rock or lava rock is not permitted.

Example of Organic Mulch

Irrigation

All installed soft landscape improvements are to receive irrigation via a fully automatic, programmable, underground irrigation system. The irrigation system will be comprehensive for the full development site with each development parcel paying a fee to the strata for operation and maintenance of the system. Individual parcels will be responsible for tying their site into the comprehensive system. Individual parcel irrigation must be designed and installed by a member of the Irrigation Industry Association of British Columbia (IIABC) to ensure it will be compatible with the larger system. Sleeving for both electrical wiring and irrigation distribution lines must be provided under all hard surfaces.

Turf zones need to achieve head to head coverage with the use of spray head and rotors only. Planting zones will need to use either in-line drip irrigation or point source. If point source irrigation is being used perennials, vines, and ornamental grasses are to receive 1 gallon per hour emitters and shrubs are to receive 2 gallons per hour emitters. If a planting area is densely planted, in-line drip irrigation is preferred.

All irrigation components of individual zones must have precipitation rates that match.

Irrigation components must be rated for Heavy Commercial or Industrial use and may be comprised of the following:

- Rainbird
- Hunter
- Netafim
- Toro

The installed system will observe the City of Kamloops regulations regarding the use of municipal water supply for irrigation. The use of a reclaimed water system for irrigation is not permitted.

SUGGESTED PLANT SPECIES, SIZES, AND SPACING

The following plant lists are representative only. Alternative species may be approved if suited to the application and climate/region. These will be reviewed on a case by case basis.

Botanical Name	Common Name	Size	Recommended Spacing
Trees			
Acer glabrum	Douglas Maple	Multistem	5.0m O.C. SPACING
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	Min. 6cm Caliper (CAL.)	12.0m O.C. SPACING
Acer griseum	Paperbark Maple	Min. 6cm Cal.	7.5m O.C. SPACING
Acer platanoides 'Royal Red'	Royal Red Maple	Min. 6cm Cal.	20.0m O.C. SPACING
Acer rubrum 'Armstrong'	Armstrong Maple	Min. 6cm Cal.	15.0m O.C. SPACING
Carpinus Caroliniana 'CCSQU'	Palisade American Hornbeam	Min. 6cm Cal.	15.0m O.C. SPACING
Fagus sylvatica 'Fastigiata'	Pyramidal Bech	Min. 6cm Cal.	10.0m O.C. SPACING
Fraxinus pennsylvanica 'Rugby'	Prairie Spire Green Ash	Min. 6cm Cal.	15.0m O.C. SPACING
Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	Min. 6cm Cal.	20.0m O.C. SPACING
Gleditsia triacanthos 'Suncole'	Sunburst Honeylocust	Min. 6cm Cal.	25.0m O.C. SPACING
Metasequoia glyptostroboides 'Gold Rush'	Gold Rush Dawn Redwood	Min. 6cm Cal.	15.0m O.C. SPACING
Picea glauca 'Densata'	Black Hills Spruce	Min. 1.8M HT.	10.0m O.C. SPACING
Piea pungens 'Glauca'	Blue Colorado Spruce	Min. 1.8M HT.	15.0m O.C. SPACING
Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	Min. 1.8M HT.	15.0m O.C. SPACING
Pinus ponderosa	Ponderosa Pine	Min. 1.8M HT.	20.0m O.C. SPACING
Populus tremuloides	Trembling Aspen	Min. 6cm Cal.	20.0m O.C. SPACING
Pseudotsuga menziesii	Douglas Fir	Min. 1.8M HT.	20.0m O.C. SPACING
Platanus x acerifolia 'Morton Circle	Exclamation! London Planetree	Min. 6cm Cal.	30.0m O.C. SPACING
Quercus Robur X alba 'Crimschmidt'	Crimson Spire oak	Min. 6cm Cal.	12.0m O.C. SPACING
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	Min. 6cm Cal.	12.0m O.C. SPACING
Tilia cordate 'Harvest Gold'	Harvest Gold Mongolian Linden	Min. 6cm Cal.	20.0m O.C. SPACING

Suggested Plant List - Shrubs

Botanical Name	Common Name	Size	Recommended Spacing
Shrubs			
Amelanchier alnifolia	Saskatoon	#2 Container (Cont.)	2.5m O.C. SPACING
Berberis thunbergii	Purple Japanese Barberry	#2 Cont.	Varies per cultivar
Berberis vulgaris	Common Barberry	#2 Cont.	Varies per cultivar
Buxus subspecies (ssp.)	Boxwood	#2 Cont.	Varies per cultivar
Caragana frutex 'Globosa'	Globe Peashrub	#2 Cont.	1.2m O.C. SPACING
Cornus alba/sericea/ stolonifera	Dogwood	#2 Cont.	Varies per cultivar
Cotoneaster ssp.	Bearberry	#2 Cont.	Varies per cultivar
Euonymus alatus	Winged Burning Bush	#2 Cont.	3.0m O.C. SPACING
Forsythia x intermedia	Forsythia	#2 Cont.	3.0m O.C. SPACING
Juniperus horizontalis	Creeping Juniper	#2 Cont.	Varies per cultivar
Juniperus scopulorum	Rocky Mountain Juniper	#15 Cont.	Varies per cultivar
Mahonia aquifolium	Oregon-grape	#2 Cont.	1.5m O.C. SPACING
Philadelphus lewisii	Wild Mockorange	#2 Cont.	2.0m O.C. SPACING
Physocarpus opulifolius	Ninebark	#2 Cont.	Varies per cultivar
Picea abies 'Nidiformus'/ Ohlenderfii/Little Gem	Spruce	#2 Cont.	Varies per cultivar
Picea pungens 'Globosa'	Globe Blue Spruce	#2 Cont.	2.0m O.C. SPACING
Pinus mugo	Mugo Pine	#2 Cont.	Varies per cultivar
Pinus sylvestris 'Glauca Nana'/Hillside Creeper	Scotch Pine	#2 Cont.	2.2m O.C. SPACING
Rhus ssp.	Sumac	#2 Cont.	Varies per cultivar
Ribes alpinum	Currant	#2 Cont.	Varies per cultivar
Rosa ssp.	Rose	#2 Cont.	Varies per cultivar
Sambucus racemosa	Red Elderberry	#2 Cont.	2.5m O.C. SPACING
Salix integra 'Hakuro Nishiki'	Tricolor Willow	#2 Cont.	2.5m O.C. SPACING
Spiraea ssp.	Spirea	#2 Cont.	Varies per cultivar
Symphoricarpos albus	Snowberry	#2 Cont.	2.0m O.C. SPACING
Syringa ssp.	Lilac	#2 Cont.	Varies per cultivar
Viburnum ssp.	Viburnum	#2 Cont.	Varies per cultivar
Weigela florida	Weigela	#2 Cont.	Varies per cultivar

Suggested Plant List - Perennials

Botanical Name	Common Name	Size	Recommended Spacing
Perennials			
Achillea subspecies (ssp.)	Yarrow	#1 Cont.	1.0m O.C. SPACING
Alchemilla mollis	Lady's Mantle	#1 Cont.	0.5m O.C. SPACING
Anaphalis margaritacea	Pearly Everlasting	#1 Cont.	0.9m O.C. SPACING
Artemisia ssp.	Artemisia	#1 Cont.	Varies per cultivar
Aster ssp.	Aster	#1 Cont.	Varies per cultivar
Athyrium filix-femina	Fern	#1 Cont.	Varies per cultivar
Cichorum intybus	Chicory	#1 Cont.	0.75m O.C. SPACING
Coreopsis ssp.	Tickseed	#1 Cont.	Varies per cultivar
Echinacea ssp.	Coneflower	#1 Cont.	Varies per cultivar
Erigeron filifolius	Thread-leaved Fleabane	#1 Cont.	0.75m O.C. SPACING
Eupatorium dubium	Joe Pye Weed/ Chocolate Boneset	#1 Cont.	Varies per cultivar
Gaillardia aristata	Blanket Flower	#1 Cont.	0.75m O.C. SPACING
Geranium ssp.	Geranium	#1 Cont.	Varies per cultivar
Hemerocallis ssp.	Daylily	#1 Cont.	Varies per cultivar
Hosta ssp.	Hosta	#1 Cont.	Varies per cultivar
Iris ssp.	Iris	#1 Cont.	Varies per cultivar
Lavandula angustifolia	Lavender	#1 Cont.	Varies per cultivar
Leucanthemum superbum	Daisy	#1 Cont.	Varies per cultivar
Lupinus ssp.	Lupine	#1 Cont.	Varies per cultivar
Matteuccia struthiopteris	Ostrich Fern	#1 Cont.	1.0m O.C. SPACING
Nepeta x faassenii	Catmint	#1 Cont.	Varies per cultivar
Penstemon ssp.	Beard Tongue	#1 Cont.	Varies per cultivar
Perovskia atriplicifolia	Russian Sage	#1 Cont.	Varies per cultivar
Rudbeckia fulgida 'Goldsturm'	Goldsturm Coneflower	#1 Cont.	0.75m O.C. SPACING
Rudbeckia triloba	Brown Eyed Susan	#1 Cont.	0.9m O.C. SPACING
Salvia nemerosa	Sage	#1 Cont.	Varies per cultivar
Sedum ssp.	Stonecrop	#1 Cont.	Varies per cultivar
Solidago canadensis	Canadian gGoldenrod	#1 Cont.	1.5m O.C. SPACING

Suggested Plant List - Ornamental Grasses

Botanical Name	Common Name	Size	Recommended Spacing
Ornamental Grases			
Andropogon scoparius	Little Bluestem	#1 Cont.	0.75m O.C. SPACING
Deschampsia cespitosa	Tufted Hairgrass	#1 Cont.	Varies per cultivar
Calamagrostis x acutiflora	Reed Grass	#1 Cont.	0.75-0.9m O.C. SPACING
Carex morrowii	Sedge	#1 Cont.	Varies per cultivar
Festuca glauca	Blue Fescue	#1 Cont.	Varies per cultivar
Helictotrichon semervirens	Blue Oat Gass	#1 Cont.	0.9m O.C. SPACING
Miscanthus sinensis	Maiden Grass	#1 Cont.	1.3m O.C. SPACING
Panicum virgaum	Switch grass	#1 Cont.	Varies per cultivar
Pennisetum alopecuroides/orientale	Fountain Grass	#1 Cont.	Varies per cultivar

Suggested Plant List - Vines and Groundcover

Botanical Name	Common Name	Size	Recommended Spacing
Vines			
Arctostaphylos uva-ursi	Common Bearberry/ Kinninnick	#1 Cont.	2.0m O.C. SPACING
Campsis radicans	Trumpetvine	#1 Cont.	2.5m O.C. SPACING
Clematis subspecies (ssp.)	Clematis	#1 Cont.	Varies per cultivar
Humulus lupulus	Hops	#1 Cont.	1.8m O.C. SPACING
Hydrangea anomala	Climbing Hydrangea	#1 Cont.	2.0m O.C. SPACING
Lonicera ssp.	Honeysuckle	#1 Cont.	Varies per cultivar
Parthenocissus quinquefolia	Virginia Creeper	#1 Cont.	2.5m O.C. SPACING
Thymus ssp.	Thyme	#1 Cont.	Varies per cultivar
Vinca minor	Periwinkle	#1 Cont.	Varies per cultivar

PROCESS AND ADMINISTRATION

SUBMITTAL REQUIREMENTS

These guidelines are a supplement to the City of Kamloops' own Planning and Design requirements and processes.

Two consultation meetings must be scheduled and conducted with Mission Flats subdivision for each development parcel. This will include an initial meeting to review the guidelines requirements and answer preliminary questions. The second meeting will include a design review prior to a Development Permit or Building Permit submission to the City of Kamloops. The list of plans required for this second meeting are:

- Site plan, delineating:
  - Traffic patterns and access points
  - Parking areas
  - Pedestrian corridors
  - Private outdoor amenity spaces
  - Common outdoor amenity spaces
  - Common area lighting plan

- Landscape plan, delineating:
  - Proposed on and off-site landscape improvements
  - Common outdoor amenity spaces and details
  - Site signage
  - Conceptual planting locations, picnic areas, etc.
  - Site furnishing selections (representative images are acceptable)

- Building Elevations, delineating:
  - Building form and character (representative images are acceptable)
  - Material selections (representative images are acceptable)

- A letter signed by the company principal(s) that all plans shared at this meeting are consistent with what is to be presented with any future applications to the City of Kamloops. This letter shall include a list of variances that will be requested of the municipal authorities (if any). Developers must receive written approval from the Master Developer on their Development Permit Application package prior to submission to the City of Kamloops.

Example of Acceptable Landscape Plan

Example of Acceptable Building Elevation
(Representative Image)

FOR LANDSCAPE DESIGNS, PLEASE CONTACT:
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COMPANION DOCUMENTS

1. Conceptual Master Plan
2. Riparian Areas Regulation Plan
3. Geotechnical Report