

**DEVELOPMENT PERMIT GUIDELINES***Comprehensive Development Permit Area*

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Authenticity and Regional Expression</b>			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?		✓	
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
<b>Context</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?			✓
Are architectural elements aligned from one building to the next?			✓
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
<b>Relationship to the Street</b>			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?		✓	
<b>Massing and Height</b>			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?			✓
<b>Human Scale</b>			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are top, middle and bottom building elements distinguished?			✓
Do proposed buildings have an identifiable base, middle and top?			✓
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
<b>Exterior Elevations and Materials</b>			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
<b>Public and Private Open Space</b>			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?		✓	
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
<b>Site Access</b>			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?		✓	
Are large expanses of parking separated by landscaping or buildings?	✓		
Are vehicle and service accesses from lower order roads or lanes?		✓	

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
<b>Environmental Design and Green Building</b>			
Does the proposal consider solar gain and exposure?		✓	
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?		✓	
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?	✓		
<b>Decks, Balconies, Rooftops and Common Outdoor Amenity Space</b>			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
<b>Amenities, Ancillary Services and Utilities</b>			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
<b>Landscape Development and Irrigation Water Conservation</b>			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?	✓		
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?			✓
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Do parking lots have one shade tree per four parking stalls?	✓		
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> <li>Meet the requirements for Landscape Water Budget calculations for the landscaped area?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?</li> </ul>	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?		✓	
Does at least 25% of the total landscaped area require no irrigation / watering?		✓	
Does at least 25% of the total landscaped area require low water use?		✓	
Does at most 50% of the total landscaped area require medium or high water use?		✓	
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?		✓	
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?		✓	
<b>Crime prevention</b>			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?		✓	
<b>Universal Accessible Design</b>			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	✓		
Are the site layout, services and amenities easy to understand and navigate?	✓		
<b>Signs</b>			
Do signs contribute to the overall quality and character of the development?	✓		



COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is signage design consistent with the appearance and scale of the building?	✓		
Are signs located and scaled to be easily read by pedestrians?	✓		
For culturally significant buildings, is the signage inspired by historical influences?			✓
<b>Lighting</b>			
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?			✓
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			✓

# Development Permit DP19-0081

**ATTACHMENT B**

This forms part of application

# DP19-0081

Planner  
Initials

AJ

City of  
**Kelowna**  
COMMUNITY PLANNING



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

**1655 Leckie Road**

and legally known as

**Lot A District Lots 125 and 532 ODYD Plan EPP51237**

and permits the land to be used for the following development:

## **Food Primary Establishment**

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

Date of Council Decision:

Decision By:

Council

Development Permit Area:

Comprehensive Development Permit Area

**This permit will not be valid if development has not commenced within two (2) years of permit approval.**

Existing Zone: C10

Future Land Use Designation: MXR, SC

## **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: Canadian Tire Real Estate Limited, Inc. No. A0090473

Applicant: Associated Engineering (BC) Ltd.

\_\_\_\_\_  
Terry Barton  
Development Planning Department Manager

\_\_\_\_\_  
Date

## 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 Council approval, with no opportunity to extend.

## 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property 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) An Irrevocable Letter of Credit or certified cheque in the amount of **\$43,123.13**

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

## 4. INDEMNIFICATION

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

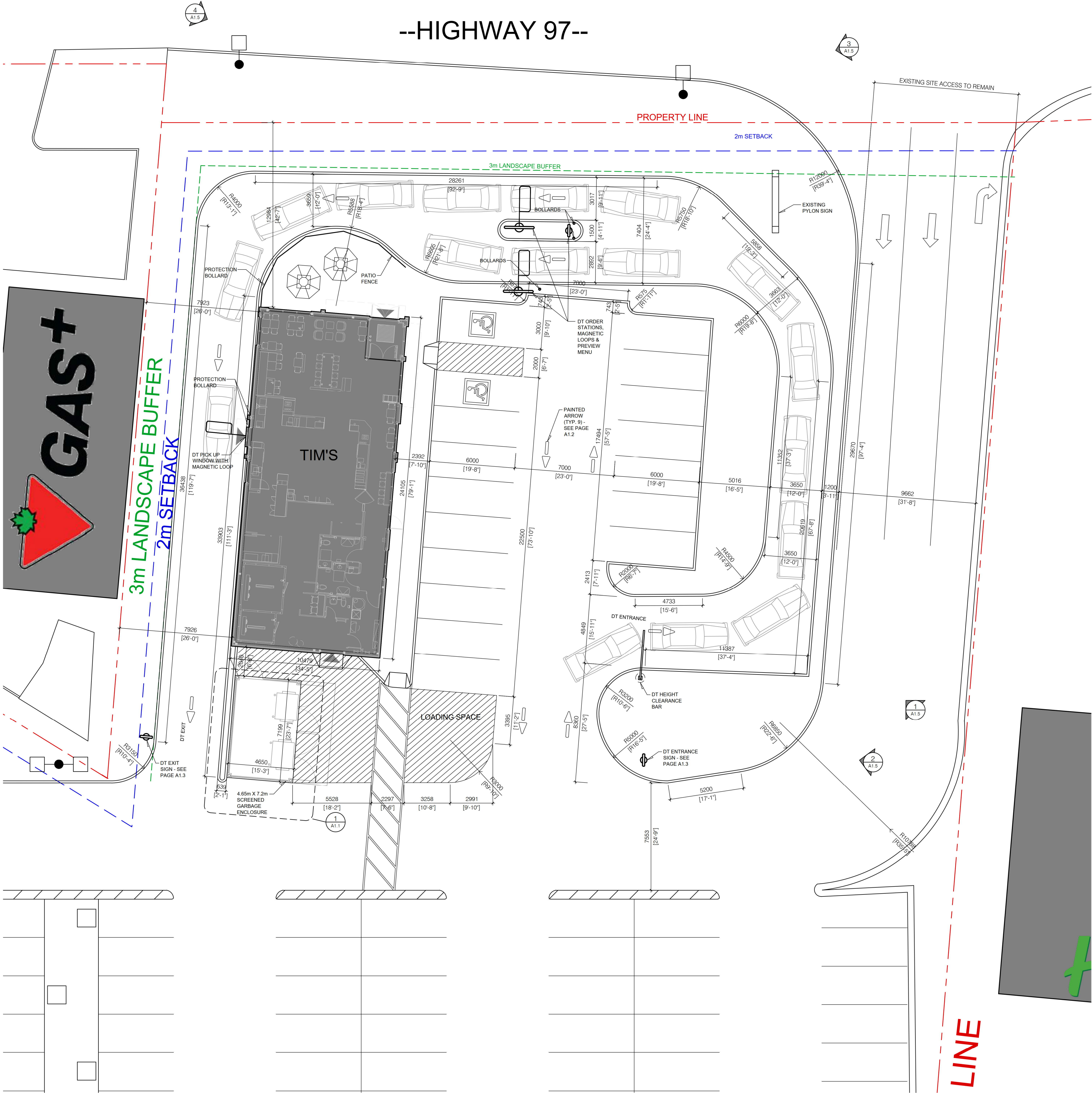
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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

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



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1 ENLARGED SITE PLAN  
A1.0 SCALE: 1:150



2 OVERALL SITE PLAN  
A1.0 SCALE: 1:1000

DATA SUMMARY:			MUNICIPAL SITE ADDRESS:		
SITE INFORMATION:			1655 LECKIE RD, KELOWNA, BC V1X 6E4		
ZONE	C10				
SITE AREA	7.8 ACRES				
SITE COVERAGE	27%				
F.A.R.	N/A				
MAX. BUILDING HEIGHT	12m or 3 STOREYS				
BUILDING INFORMATION:			PARKING REQUIREMENTS:		
CANADIAN TIRE	IMPERIAL (sq.ft.)	METRIC (m <sup>2</sup> )	MIN 4.4 PER 100m <sup>2</sup> OF GROSS LEASABLE AREA	378 STALLS	
CRUA	89,785.0 sq.ft.	8,341.2 m <sup>2</sup>	CRUA	DRIVE THROUGH (2.5 PER 100m <sup>2</sup> ) MIN 5	005 STALLS
TOTAL GROUND FLOOR AREA	92,480 sq.ft.	8,591.6 m <sup>2</sup>	TOTAL REQUIRED PARKING:	383 STALLS	
			TOTAL PROPOSED PARKING:	391 STALLS	

## SCHEDULE A

This forms part of application  
# DP19-0018

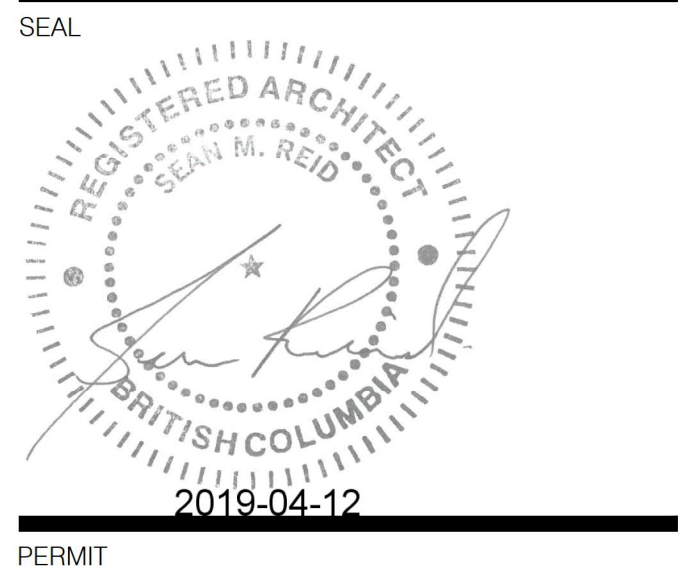
Planner  
Initials AJ



Tim Hortons  
BASE BUILDING

1655 Leckie Rd Kelowna BC  
Plan 3447

NO.	ISSUED FOR	DATE
1	CLIENT REVIEW	18/10/29
2	DEVELOPMENT PERMIT	18/11/16
3	RE-ISSUED FOR DP	18/04/10



CONSULTANT

neoteric  
• architecture

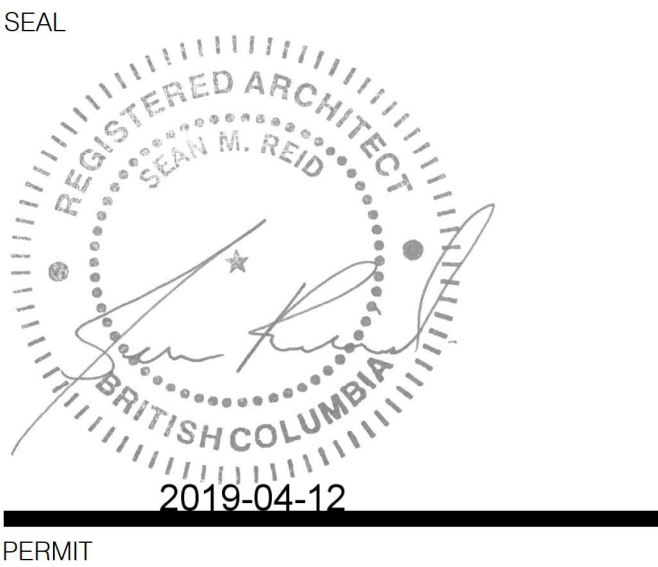
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www.neoarch.ca P. 403.984.2882  
info@neoarch.ca F. 403.452.2822

SITE PLAN

DATE	APRIL 2019	SCALE	AS SHOWN
PROJECT NO.	18-196	SHEET NO.	A1.0
DRAWN BY	RR/BC		



NO.	ISSUED FOR	DATE
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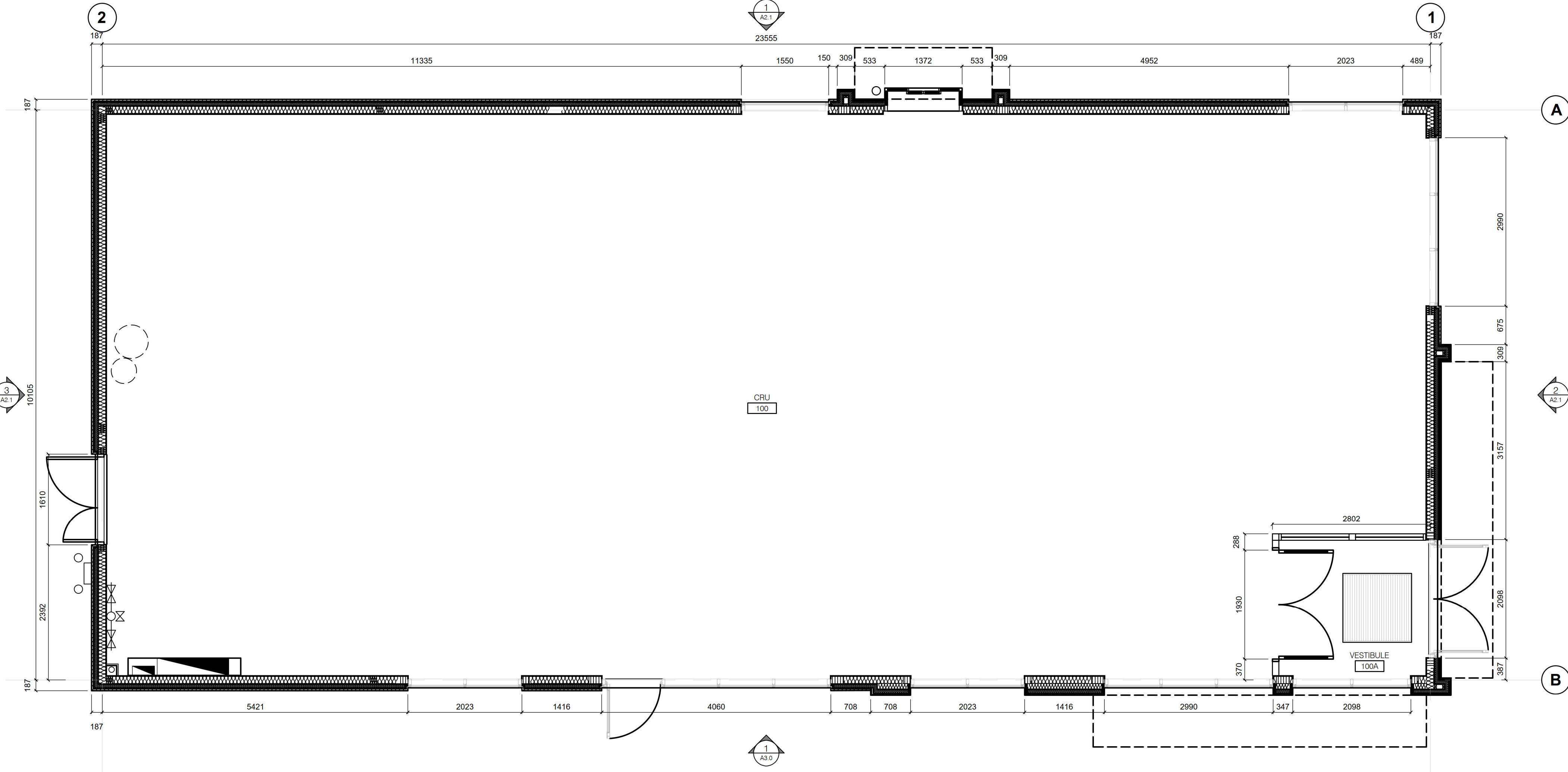
CONSULTANT

**neoteric**  
● **architecture**

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FLOOR PLAN  
AND  
COLOUR ELEVATION

DATE APRIL 2019	SCALE AS SHOWN
PROJECT NO. 18-196	SHEET NO. <b>A2.0</b>
DRAWN BY RR/BC	



**2 FLOOR PLAN**  
SCALE: 1:50

**SCHEDULE B**

This forms part of application  
# DP19-0018

Planner  
Initials  
AJ



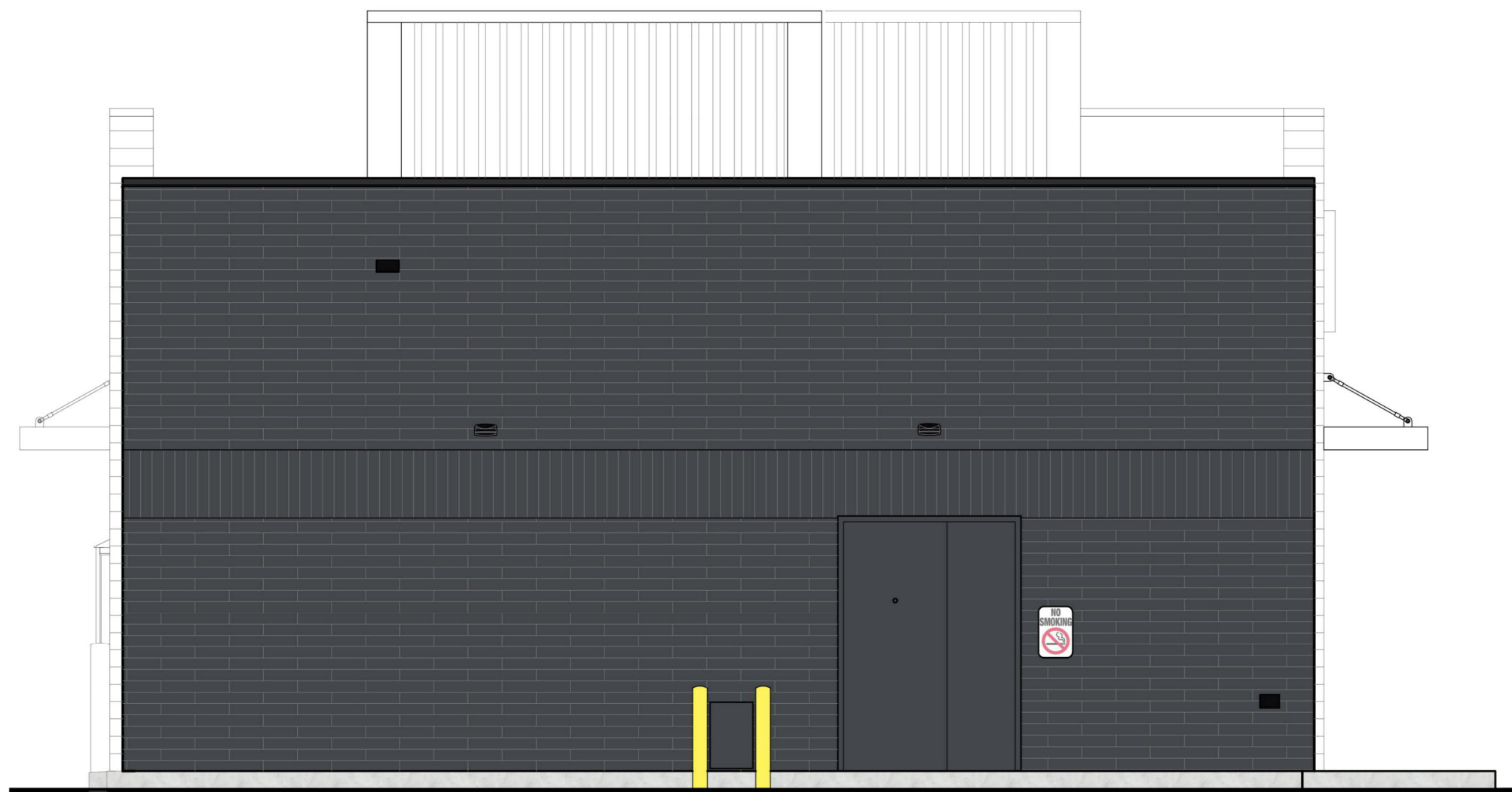
**1 SIDE ELEVATION (COLOUR)**  
SCALE: 1:50



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2 FRONT ELEVATION (COLOURED)  
A2.1 SCALE: 1:50



3 REAR ELEVATION (COLOURED)  
A2.1 SCALE: 1:50

SCHEDULE

B

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# DP19-0018

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COMMUNITY PLANNING



1 D/T ELEVATION (COLOURED)  
A2.1 SCALE: 1:50

Tim Hortons  
BASE BUILDING

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SEAL

REGISTERED ARCHITECT

SEAN M. REID

BRITISH COLUMBIA

2019-04-12

PERMIT

CONSULTANT

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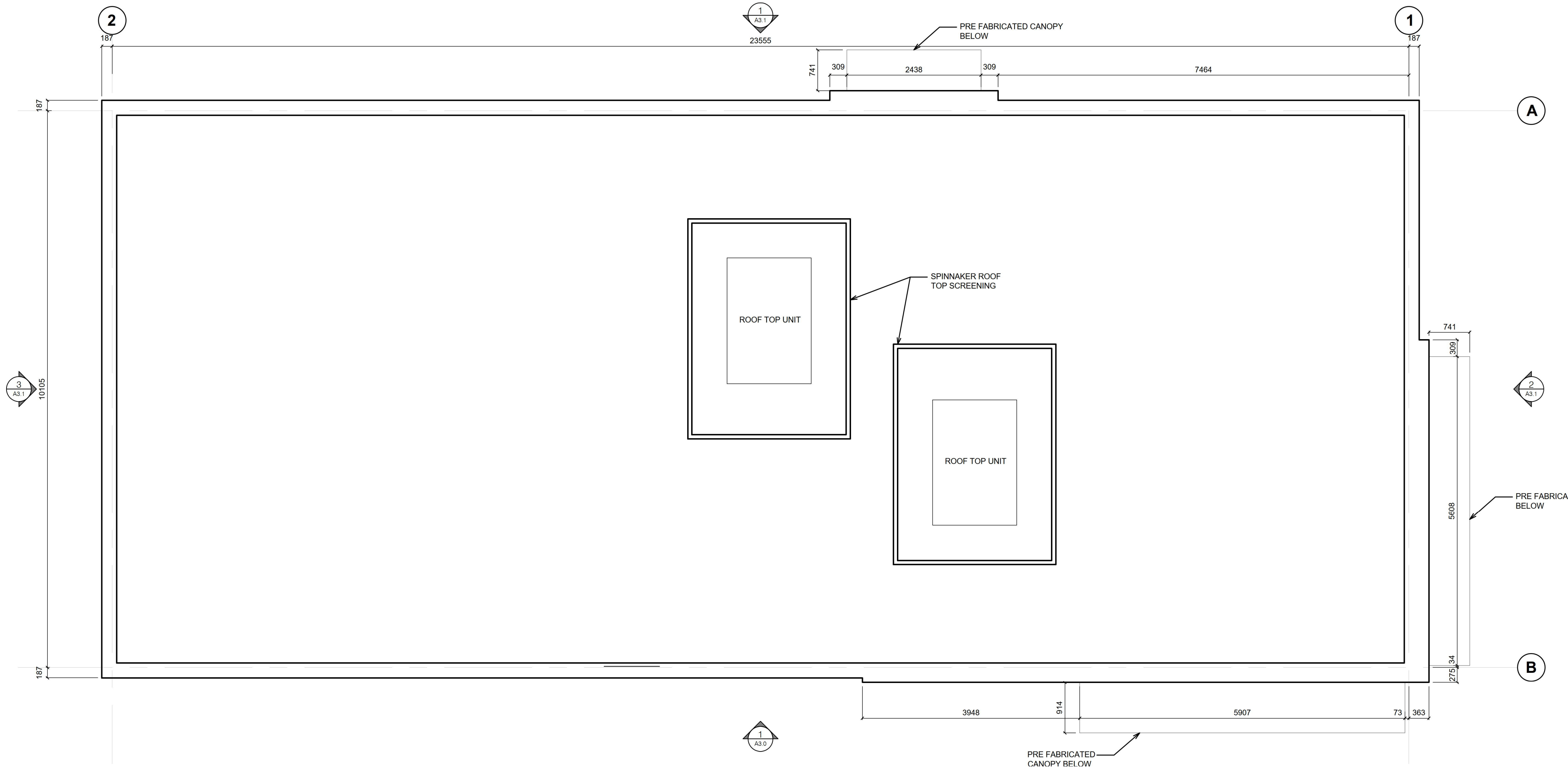
F. 403.452.2822

COLOURED  
ELEVATIONS

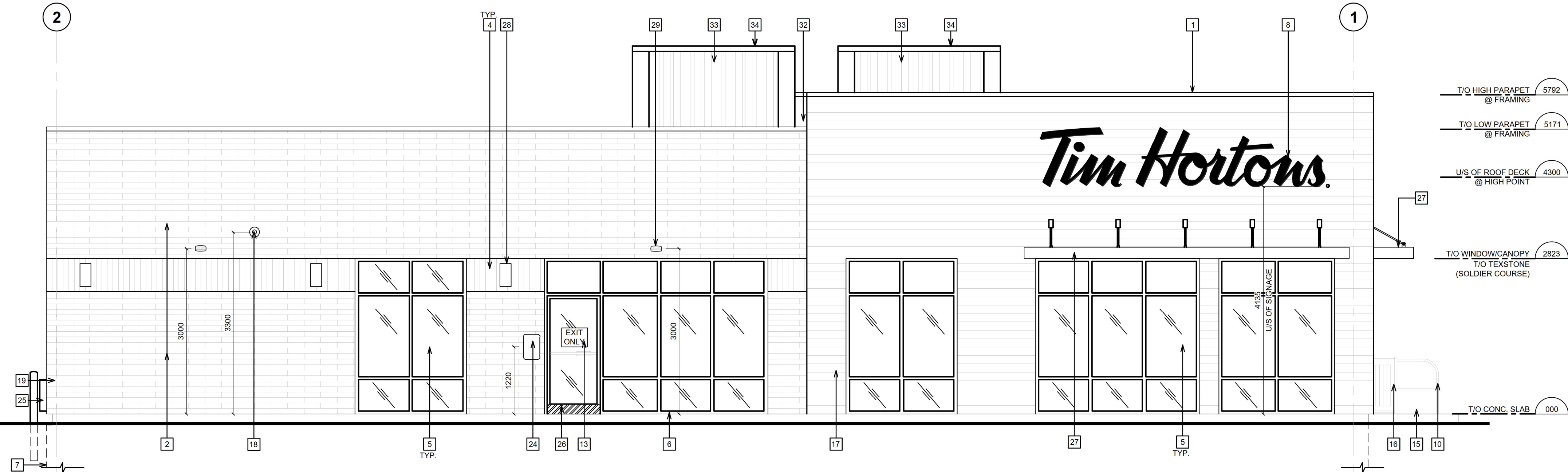
DATE	APRIL 2019	SCALE	AS SHOWN
PROJECT NO.	18-196	SHEET NO.	A2.1
DRAWN BY	RR/BC		



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**2 ROOF PLAN**  
A3.0 SCALE: 1:50



**1 SIDE ELEVATION**  
A3.0 SCALE: 1:50

# SCHEDULE

This forms part of application

# DP19-0018

Planner Initials

AJ

City of Kelowna

COMMUNITY PLANNING

EXTERIOR FINISH SCHEDULE		
PRODUCT	MANUF.	TYPE AND COLOUR
PREFINISHED METAL FLASHING	FIRESTONE	FLASHING AT FIBER REINFORCED SIDING PARAPET: COLOUR: 'SIERRA TAN'. FLASHING AT BRICK PARAPETS: COLOUR: 'CHARCOAL GRAY'. FLASHING AT FOUNDATION: COLOUR: BLACK ANODIZED. ALL FLASHING AT WINDOWS IS TO BE BLACK ANODIZED.
ANODIZED ALUMINUM (WINDOW FRAMES, DOOR FRAMES, VESTIBULE FRAMES & DOORS, EXIT ONLY DOORS)	ALUMICOR LIMITED	ALUMINUM FINISH (CLASS 1, 7 MILS MIN.) ALUMINUM BLACK ANODIZED BY ALUMICOR. CAULKING BETWEEN WINDOW FRAMES & EXTERIOR CLADDING COLOUR TO MATCH WINDOW FRAMES (TREMCO DYNOMAC).
ANODIZED ALUMINUM (EXTERIOR STOREFRONT)	ALUMICOR LIMITED	7700 THERMAPORTE THERMALLY BROKEN DOOR SYSTEM (700A WIDE STYLE WITH NO MID RAIL) COLOUR: FINISH TO BE PANTONE: 1960 RED. HINGES AND DOOR FILL PUSH TO BE BLACK.
ANODIZED ALUMINUM (DRIVE THRU WINDOW)	NABCO OR HORTON AUTOMATICS	NABCO CONVENIENCE WINDOW QT1556 OR HORTON AUTOMATICS SERIES 8200TSX COLOUR: 'CHARE RED' (WINDOW) & BLACK ANODIZED (TOP & BOTTOM) PANEL) - (CLASS 1, 7 MILS MINIMUM ALUMINUM).
PORCELAIN TILE	STONEPEAK	ASTOR 600mm X 1200mm COLOUR: VENUS. FINISH: HONED (G.C. TO CONFIRM SIZE SHOWN ON ELEVATIONS PRIOR TO INSTALLATION. GROUT 6mm. GROUT COLOUR: 'CHARCOAL' (SUPPLIED WITH MAPS INSTALLATION SYSTEM AS PER TTMAC DETAIL 301M). G.C. TO PROVIDE INSTALL. RAMONDI (RAI-FX) 8mm LTAT500 ANCHORS (2 PER TILE MIN.) DISTRIBUTED BY SAVARIA CANADA NOTE: G.C. TO PRICE ALTERNATE: STONEPEAK PARKLAND COLLECTION SHENDOWAY (600mm X 1200mm).
FIBER REINFORCED SIDING (STAGGERED PLANKS)	TRU-GRAIN	6" FLAT SIDING PROFILE. PRE-FINISHED '1151 BURMA C-8Y'. RESYSTA FVO C-88. G.C. TO TOUCH UP IN FIELD. FLANNERY ALUMINUM OUTSIDE/INSIDE CORNER PIECES TO BE PRIMED & PAINTED IN FIELD BY G.C. COLOUR: SHERWIN WILLIAMS SWW6102 PORTOBELLO.
TEXTSTONE (TIMSTONE)	SHOULDICE	TIMSTONE
PAINT - BOLLARDS	SHERWIN WILLIAMS	COLOUR: #SW 6903 'CHEERFUL'.
BLACK TURNBUCKLE CANOPIES	ALLEN INDUSTRIES	BLACK TURNBUCKLE CANOPIES.
WALLPACKS	SHERWIN WILLIAMS	VARIES - PAINTED TO MATCH ADJACENT FINISH.

- ### EXTERIOR ELEVATION NOTES

  - PREFINISHED METAL FLASHING. REFER TO EXTERIOR FINISH SCHEDULE.
  - TEXTSTONE (TIMSTONE). REFER TO EXTERIOR FINISH SCHEDULE.
  - FIBER REINFORCED SIDING. REFER TO EXTERIOR FINISH SCHEDULE.
  - SOLDIER COURSE VERTICAL TEXTSTONE (TIMSTONE). REFER TO EXTERIOR SCHEDULE.
  - ANODIZED ALUMINUM FRAMES. REFER TO WINDOW SCHEDULE.
  - EXPOSED FOUNDATION TO BE PARGED & FREE OF IMPERFECTIONS.
  - POURED CONCRETE PILE FOUNDATION. REFER TO STRUCTURAL DRAWINGS.
  - 1067mm (42") HIGH ILLUMINATED SIGN MOUNTED ON EQUITONE/ TRU-GRAIN SIDING. CONFIRM WITH PROJECT DESIGNER FOR SIZE AND SIGN PACKAGE. REFER TO ELECTRICAL DRAWINGS. G.C. TO ENSURE TO PROVIDE ADEQUATE WOOD BLOCKING/BACKING FOR SIGNAGE SUPPORT (COORDINATE WITH SIGN MANUFACTURER). G.C. TO COORDINATE TO USE VHM DRILL IT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS (AT LOCATIONS OF EQUITONE TECHNICAL PANELS) AND HOLES HAVE TO BE DRILLED LARGER THAN FASTENERS.
  - NA
  - METAL PIPE RAILING.
  - 150mm DIA. METAL BOLLARD FILL W/ CONCRETE C/W BOLLARD COVER.
  - DRIVE-THRU WINDOW WITH INSULATED PANEL. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET.
  - EXIT ONLY DECAL BY TDL GROUP CORP. SUPPLIED BY TDL AND INSTALLED BY G.C.
  - OVERFLOW SCUPPER.
  - CONCRETE SIDEWALK (BY OTHERS). REFER TO SITE PLAN.
  - EXTERIOR RECYCLING UNIT SUPPLIED BY TDL GROUP CORP. & INSTALLED BY G.C.
  - G.C. TO PROVIDE AND INSTALL PORCELAIN TILE. PORCELAIN TILE TO BE MECHANICALLY FASTENED TO WALL AS PER TTMAC DETAIL 301M). REFER TO EXTERIOR FINISHES SCHEDULE FOR COLOUR AND TYPE
  - HWT CONCENTRIC VENT TO BE INSTALLED PRIOR TO SIDING.
  - LOCATION OF GAS METER.
  - ANODIZED ALUMINUM (EXTERIOR STOREFRONT SWING DOORS). REFER TO EXTERIOR FINISH SCHEDULE FOR PAINT FINISH.
  - LOCATION OF REMOTE SUCTION FOR GREASE INTERCEPTOR.
  - BARRIER FREE DOOR OPERATOR SWITCH LOCATION. REFER TO ELECTRICAL DRAWINGS. COORDINATE LOCATION OF AUTOMATIC DOOR OPERATORS WITH SITE PLAN AND TDL GROUP CORP.
  - CAMP BOX.
  - PROVIDE AND INSTALL THREE (3) 'NO SMOKING WITHIN 7.5M' SIGNAGE AT ENTRIES/EXITS. CONFIRM SIZE, COLOUR & REQUIREMENTS AS PER SPECIFIC LOCAL CODES AND BYLAWS.
  - 150mm METAL BOLLARD FILLED W/ CONCRETE.
  - G.C. TO PROVIDE & INSTALL STAINLESS STEEL KICKPLATE (AT BOTTOM PANELS) ON BOTH SIDES FOR MAIN ENTRANCE DOORS, VESTIBULE DOORS NEXT DOORS.
  - PREFABRICATED CANOPY. G.C. TO COORDINATE INSTALLATION OF CANOPY (ELECTRICAL CONDUIT HOOKUP) PRIOR TO VAPOUR BARRIER INSTALLATION. PROVIDE EXTERIOR TYPE ACCESS PANEL ON INTERIOR OF BUILDING IF REQUIRED AS PER ON SITE REQUIREMENTS.
  - WALL SCONCE LIGHTING.
  - WALL PACK.
  - G.C. TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 200mm FROM FACE OF EQUITONE WALL AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
  - EXTERIOR POP FRAME ITEM #201. SUPPLIED BY TDL GROUP AND INSTALLED BY G.C.
  - TPD ROOF MEMBRANE ON BACK OF PARAPET WALLS.
  - H.V.A.C. UNITS.
  - SPINNAKER ROOFTOP SCREENING.
  - G.C. TO PROVIDE MIN. 13mm MOVEMENT JOINT (CRITICAL) FILLED WITH FLEXIBLE SEALANT AT EVERY 2400mm - 3000mm IN BOTH DIRECTIONS AS PER TTMAC DETAIL 301M). FLEXIBLE SEALANT COLOUR TO MATCH MORTAR JOINT 'CHARCOAL'.

Tim Hortons  
BASE BUILDING

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SEAL

PERMIT

CONSULTANT

## neoteric

● architecture

Suite #101, 224 - 11<sup>th</sup> Avenue SW Calgary, AB T2R 0C3

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P. 403.984.2882  
F. 403.452.2822

ROOF PLAN  
AND  
SIDE ELEVATION

DATE	SCALE
APRIL 2019	AS SHOWN
PROJECT NO.	SHEET NO.
18-196	
DRAWN BY	
RR/BC	

A3.0



SCHEDULE B

This forms part of application  
# DP19-0018

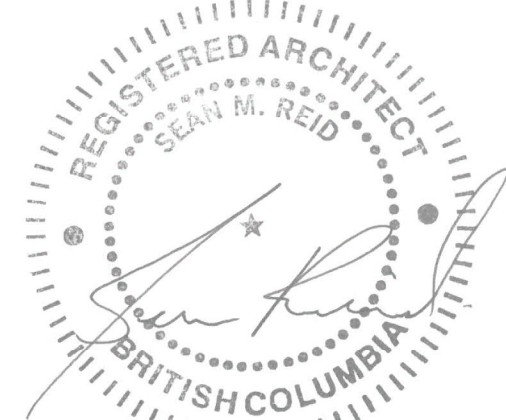
Planner  
Initials AJ



City of  
Kelowna  
COMMUNITY PLANNING

NO.	ISSUED FOR	DATE
1	CLIENT REVIEW	18/10/29
2	DEVELOPMENT PERMIT	18/11/16
3	RE-ISSUED FOR DP	18/04/10

SEAL



PERMIT

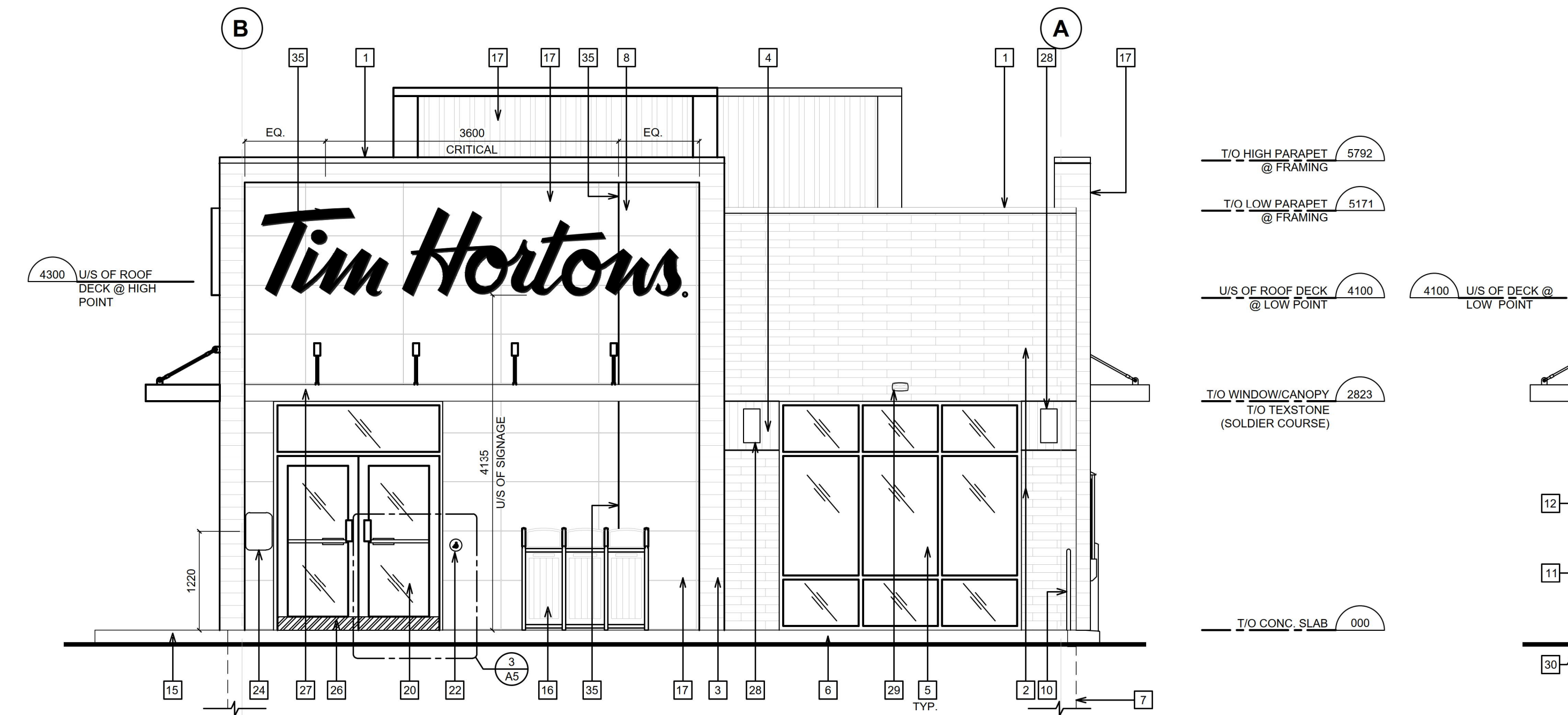
CONSULTANT

neoteric  
• architecture

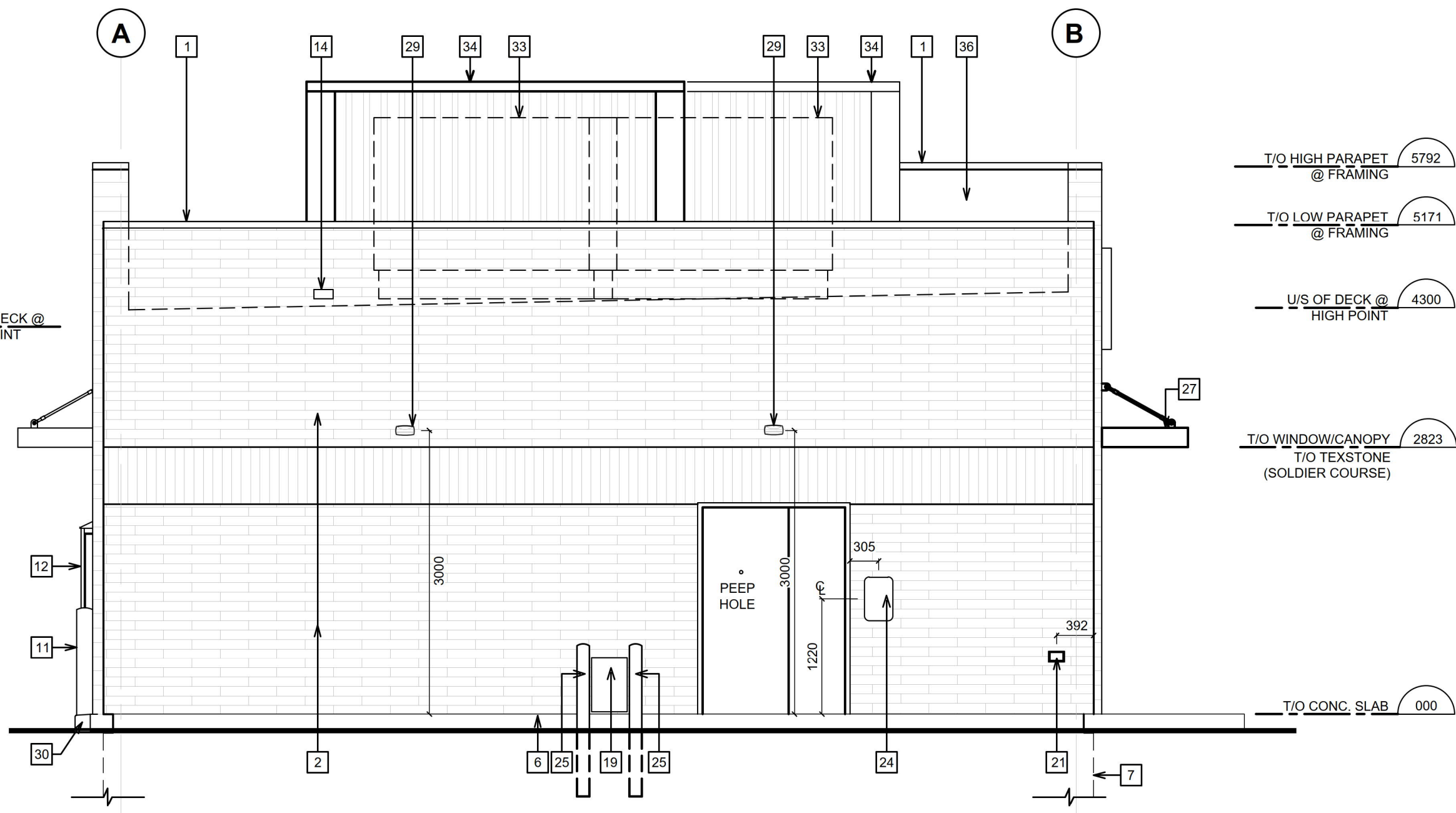
Suite #101, 224 - 11<sup>th</sup> Avenue SW Calgary, AB T2R 0C3  
www.neoarch.ca P. 403.984.2882  
info@neoarch.ca F. 403.452.2822

ELEVATIONS & NOTES

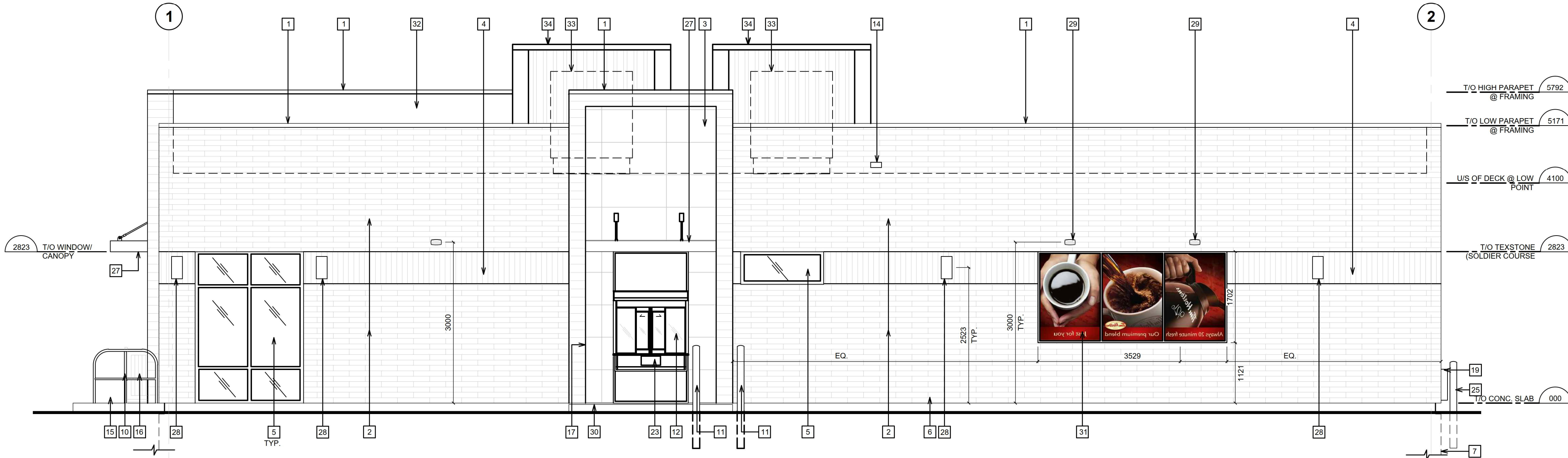
DATE APRIL 2019	SCALE AS SHOWN
PROJECT NO. 18-196	SHEET NO. A3.1
DRAWN BY RR/BC	



2 FRONT ELEVATION  
A3.1 SCALE: 1:50



3 REAR ELEVATION  
A3.1 SCALE: 1:50



1 D/T ELEVATION  
A3.1 SCALE: 1:50

PRODUCT	MANUF.	TYPE AND COLOUR
PREFINISHED METAL FLASHING	FIRESTONE	FLASHING AT FIBER REINFORCED SIDING PARAPET: COLOUR: 'SIERRA TAN'. FLASHING AT BRICK PARAPETS: COLOUR: 'CHARCOAL GRAY'. FLASHING AT FOUNDATION: COLOUR: BLACK ANODIZED. ALL FLASHING AT WINDOWS IS TO BE BLACK ANODIZED.
ANODIZED ALUMINUM (WINDOW FRAMES, DOOR FRAMES, VESTIBULE FRAMES & DOORS, EXIT ONLY DOOR)	ALUMICOR LIMITED	ALUMINUM FINISH (CLASS 1, 7 MILS MIN.) ALUMINUM BLACK ANODIZED BY ALUMICOR. CAULKING BETWEEN WINDOW FRAMES/DOOR FRAMES & EXTERIOR CLADDING COLOUR TO MATCH WINDOW FRAMES (TREMCO DYNOMIC).
ANODIZED ALUMINUM (EXTERIOR STOREFRONT)	ALUMICOR LIMITED	7700 THERMOPORTE THERMALLY BROKEN DOOR SYSTEM (1000A WIDE STYLE WITH NO MID RAIL) COLOUR: FINISH TO BE PANTONE: 196C RED, VINES AND DOOR PULL/PUSH TO BE BLACK.
ANODIZED ALUMINUM (DRIVE THRU WINDOW)	NABCO OR HORTON AUTOMATICS	NABCO CONVENIENCE WINDOW GT1505 OR HORTON AUTOMATICS SERIES 8200T5X COLOUR: 'CHARE RED' (WINDOW) & BLACK ANODIZED (TOP & BOTTOM PANEL) - (CLASS 1, 7 MILS MINIMUM ALUMINUM).
PORCELAIN TILE	STONEPEAK	ASTOR 600mm X 1200mm, COLOUR: VENUS, FINISH: HONED (G.C. TO CONFIRM SIZE SHOWN ON ELEVATIONS PRIOR TO INSTALLATION, GROUT 6mm, GROUT COLOUR: CHARCOAL (SUPPLIED WITH MAERSK INSTALLATION SYSTEM AS PER TTMAC DETAIL 30104). G.C. TO PROVIDE/INSTALL RAMMONTI (RAI) F&K 8mm LT450 ANCHORS (2 PER TILE MIN.) (DISTRIBUTED BY SAVOIA CANADA). NOTE: G.C. TO PRICE ALTERNATE: STONEPEAK PARKLAND COLLECTION SHENANDAW (600mm X 1200mm).
FIBER REINFORCED SIDING (STAGGERED PLANKS)	TRU-GRAIN	4" FLAT SIDING PROFILE, PRE-FINISHED '1051 BURMA C-08' RESYSTA FVO C-08. G.C. TO TOUCH UP IN FIELD. FLANNERY ALUMINUM OUTSIDE/INSIDE CORNER PIECES TO BE PRIMED & PAINTED IN FIELD BY G.C. SHERWIN WILLIAMS SW96102 PORTOBELLO.
TEXTSTONE (TIMSTONE)	SHOULDICE	TIMSTONE
PAINT - BOLLARDS	SHERWIN WILLIAMS	COLOUR: #5W 6903 'CHEERFUL'.
BLACK TURNBUCKLE CANOPIES	ALLEN INDUSTRIES	BLACK TURNBUCKLE CANOPIES.
WALLPACKS	SHERWIN WILLIAMS	VARIES - PAINTED TO MATCH ADJACENT FINISH.

EXTERIOR ELEVATION NOTES

- 1 PREFINISHED METAL FLASHING. REFER TO EXTERIOR FINISH SCHEDULE.
- 2 TEXTSTONE (TIMSTONE). REFER TO EXTERIOR FINISH SCHEDULE.
- 3 FIBER REINFORCED SIDING. REFER TO EXTERIOR FINISH SCHEDULE.
- 4 SOLDIER COURSE VERTICAL TEXTSTONE (TIMSTONE). REFER TO EXTERIOR SCHEDULE.
- 5 ANODIZED ALUMINUM FRAMES. REFER TO WINDOW SCHEDULE.
- 6 EXPOSED FOUNDATION TO BE PARGED & FREE OF IMPERFECTIONS.
- 7 POURED CONCRETE PILE FOUNDATION. REFER TO STRUCTURAL DRAWINGS.
- 8 1507mm (4'7") HIGH ILLUMINATED SIGN MOUNTED ON EQUITONE/ TRU-GRAIN SIDING. CONFIRM WITH PROJECT DESIGNER FOR SIZE AND SIGN PACKAGE. REFER TO ELECTRICAL DRAWINGS. G.C. TO ENSURE TO PROVIDE ASSOCIATE WOOD BLOCKING/BACKING FOR SIGNAGE SUPPORT (COORDINATE WITH SIGN MANUFACTURER). G.C. TO COORDINATE TO USE VHM DRILL IT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS (AT LOCATIONS OF EQUITONE TECTIVA PANELS) AND HOLES HAVE TO BE DRILLED LARGER THAN FASTENERS.
- 9 N/A
- 10 METAL PIPE RAILING.
- 11 150mm DIA. METAL BOLLARD FILL W/ CONCRETE C/W BOLLARD COVER.
- 12 DRIVE-THRU WINDOW WITH INSULATED PANEL. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET.
- 13 EXIT ONLY DECAL BY TDL GROUP CORP. SUPPLIED BY TDL AND INSTALLED BY G.C.
- 14 OVERFLOW EQUIPPER.
- 15 CONCRETE SIDEWALK (BY OTHERS). REFER TO SITE PLAN.
- 16 EXTERIOR RECYCLING UNIT SUPPLIED BY TDL GROUP CORP. & INSTALLED BY G.C.
- 17 G.C. TP PROVIDE AND INSTALL PORCELAIN TILE. PORCELAIN TILE TO BE MECHANICALLY FASTENED TO WALL AS PER TTMAC DETAIL 30104. REFER TO EXTERIOR FINISHES SCHEDULE FOR COLOUR AND TYPE
- 18 HWY CONCENTRIC VENT TO BE INSTALLED PRIOR TO SIDING.
- 19 LOCATION OF GAS METER.
- 20 ANODIZED ALUMINUM (EXTERIOR STOREFRONT SWING DOORS). REFER TO EXTERIOR FINISH SCHEDULE FOR PAINT FINISH.
- 21 LOCATION OF REMOTE SUCTION FOR GREASE INTERCEPTOR.
- 22 BARRIER FREE DOOR OPERATOR SWITCH LOCATION. REFER TO ELECTRICAL DRAWINGS. COORDINATE LOCATION OF AUTOMATIC DOOR OPERATORS WITH SITE PLAN AND TDL GROUP CORP.
- 23 CAMP BOX.
- 24 PROVIDE AND INSTALL THREE (3) 'NO - SMOKING WITHIN 7.5m' SIGNAGE AT ENTRIES/EXITS. CONFIRM SIZE, COLOUR & REQUIREMENTS AS PER SPECIFIC LOCAL CODES AND BYLAWS.
- 25 150mm METAL BOLLARD FILLED W/ CONCRETE.
- 26 G.C. TO PROVIDE & INSTALL STAINLESS STEEL KICKPLATE (AT BOTTOM PANELS) ON BOTH SIDES FOR MAIN ENTRANCE DOORS, VESTIBULE DOORS & EXIT DOORS.
- 27 PREFABRICATED CANOPY. G.C. TO COORDINATE INSTALLATION OF CANOPY (ELECTRICAL CONDUIT HOOKUP) PRIOR TO VAPOUR BARRIER INSTALLATION. PROVIDE EXTERIOR TYPE ACCESS PANEL ON INTERIOR OF BUILDING IF REQUIRED AS PER ON SITE REQUIREMENTS.
- 28 WALL SCONCE LIGHTING.
- 29 WALL PACK.
- 30 G.C. TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 200mm FROM FACE OF EQUITONE WALL AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
- 31 EXTERIOR POP FRAME ITEM K201. SUPPLIED BY TDL GROUP AND INSTALLED BY G.C.
- 32 TPO ROOF MEMBRANE ON BACK OF PARAPET WALLS.
- 33 H.V.A.C. UNITS.
- 34 SPRINKLER ROOFTOP SCREENING.
- 35 G.C. TO PROVIDE MIN. 13mm MOVEMENT JOINT (CRITICAL) FILLED WITH FLEXIBLE SEALANT AT EVERY 2400mm - 3600mm IN BOTH DIRECTIONS AS PER TTMAC DETAIL 30104. FLEXIBLE SEALANT COLOUR TO MATCH MORTAR JOINT 'CHARCOAL'.



# EXTERIOR



ALUMINUM SIDING  
KNOTWOOD  
'DRIFTWOOD'



PORCELAIN TILE  
STONEPEAK  
'ASTER VENUS'  
600mm X 1200mm



BRICK  
ENDICOTT CLAY PRODUCTS  
MODULAR FACE BRICK  
COLOUR: MANGANESE IRONSPOT



WALL PAINT/STAIN  
SHERWIN WILLIAMS  
'CYBERSPACE'



ANODIZED ALUMINUM  
WINDOW AND DOOR FRAMES  
ALUMINUM BLACK ANODIZED  
BY ALUMICOR



ANODIZED ALUMINUM  
STOREFRONT DOOR  
PANTONE 186C RED

## SCHEDULE

**B**

This forms part of application  
# DP19-0018

Planner  
Initials

AJ

City of  
**Kelowna**  
COMMUNITY PLANNING



*Tim Hortons®*

NEW WELCOME STORE  
108502 / NS. 005230  
1655 LECKIE ROAD  
KELOWNA, BC





SCHEDULE C

This forms part of application  
# DP19-0018

Planner  
Initials AJ

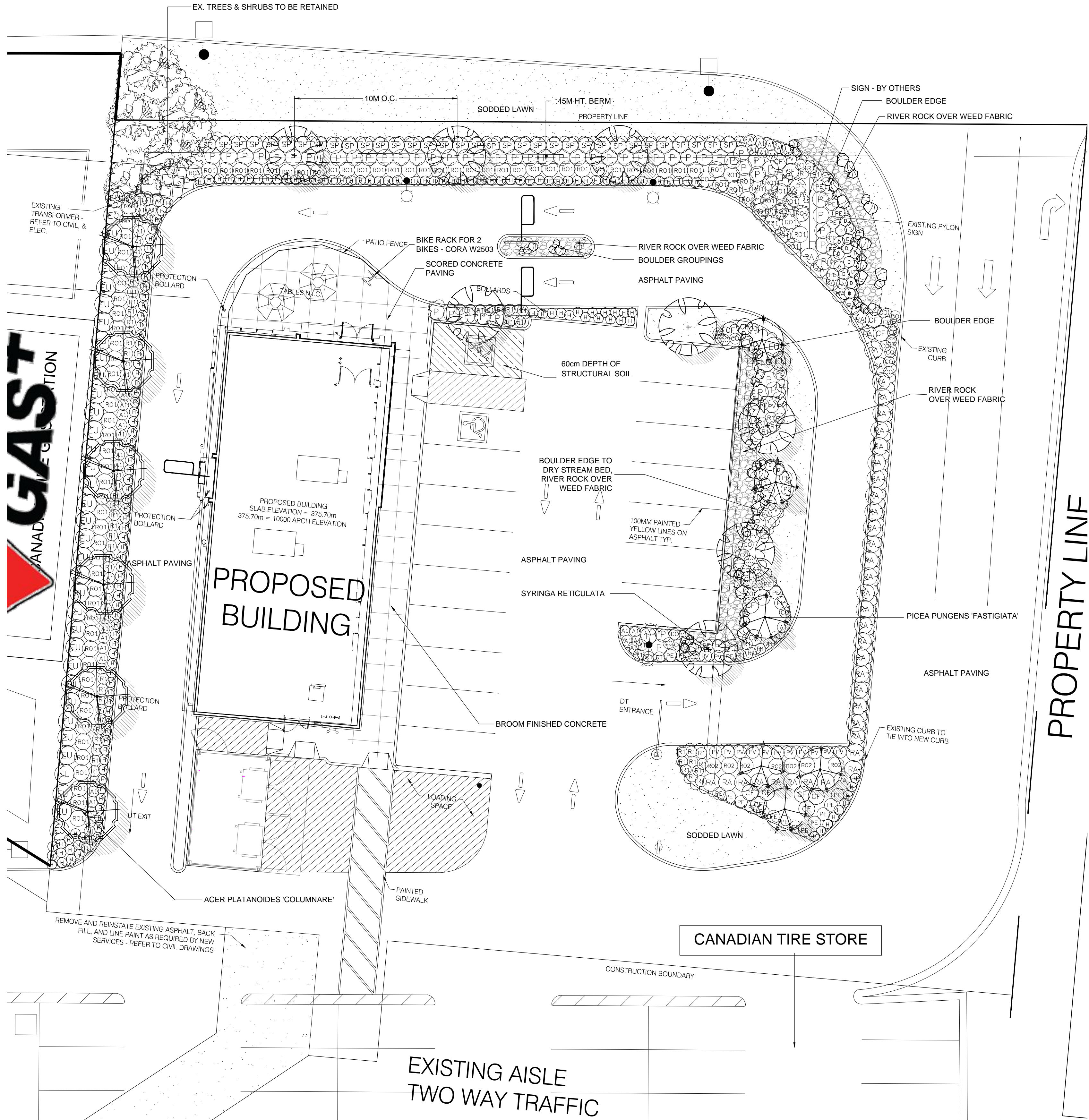
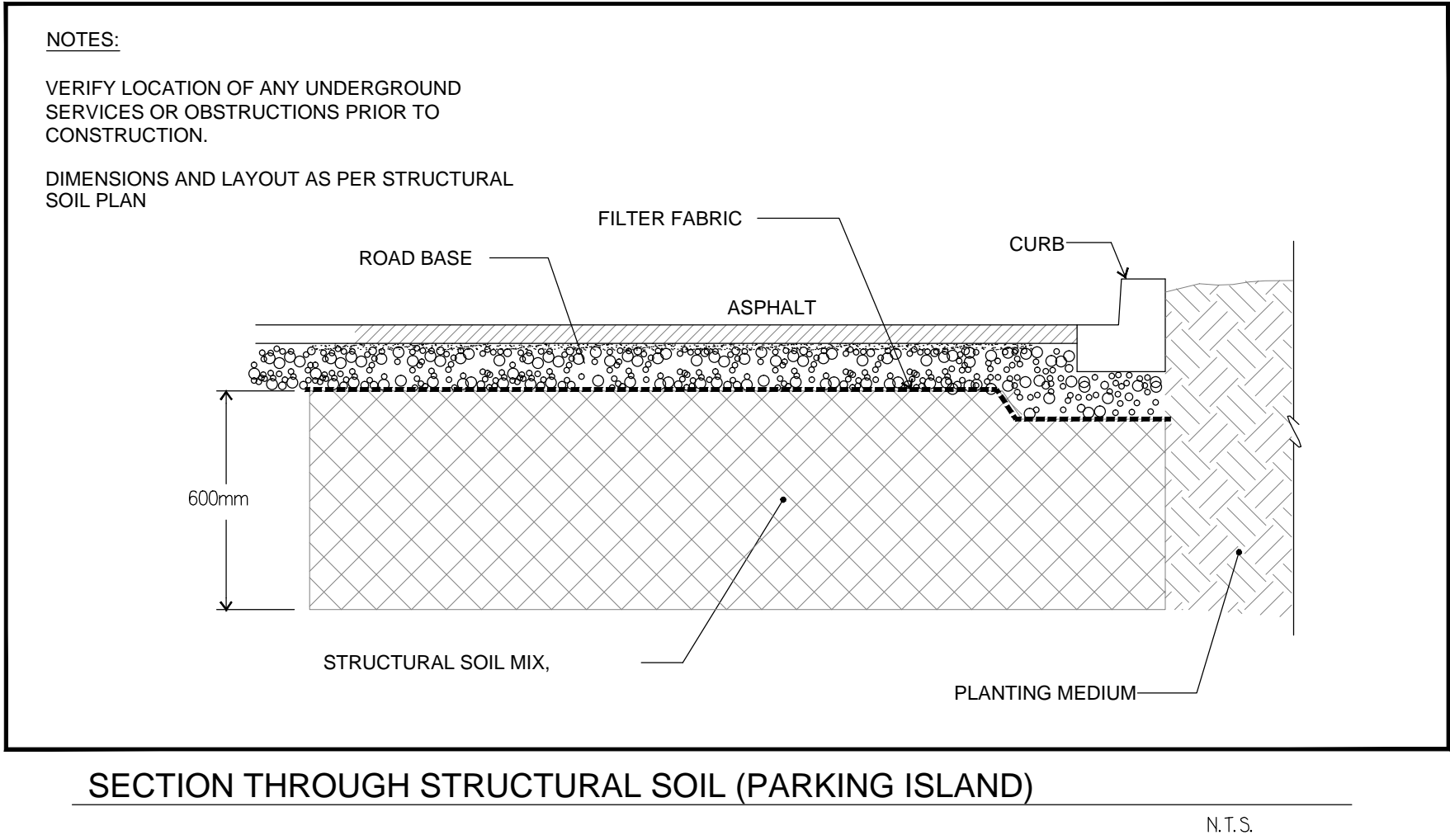


BIKE RACK FOR 2 BIKES - CORA W2503

PLANT SCHEDULE				PMG JOB NUMBER: 18-233
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	6	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	6CM CAL; 2M STD; B&B
	6	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR BLUE SPRUCE	2.5M HT; B&B
	8	SYRINGA RETICULATA	JAPANESE LILAC TREE	6CM CAL, 1.5M MIN. STD; B&B
SHRUB	39	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
	59	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	#2 POT; 25CM
	43	RIBES ALPINUM	ALPINE CURRANT	#3 POT; 80CM
ROSETTE	94	ROSA MEIDLAND 'RED'	MEIDLAND ROSE; RED; 0.9M MATURE HT	#2 POT; 40CM
	7	ROSA RUGOSA 'ALBA'	RUGOSA ROSE; WHITE	#2 POT; 40CM
	35	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIRAEA	#2 POT; 40CM
GRASS	17	CALAMAGROSTIS A. 'KARL FORESTER'	FEATHER REED GRASS	#1 POT
	159	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	15CM POT
	19	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1 POT
PERENNIAL	54	ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	FERNLEAF YARROW; YELLOW	15CM POT
	26	COREOPSIS ROSEA	PINK COREOPSIS	15CM POT
	19	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1 POT; 1-2 FAN
PE	37	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
	68	RUDBECKIA F. S. 'GOLDSTURM'	GOLDSTURM RUDBECKIA	#1 POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

NOTE: SUPPLY AND INSTALL DESIGN BUILD DRIP IRRIGATION SYSTEM FOR ALL SHRUB BED AREAS AND SPRAY HEADS ON SEPARATE ZONE FOR LAWN AREAS. SYSTEM TO BE DESIGNED AND INSTALLED TO IIAEC STANDARDS BY CERTIFIED INSTALLER



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pmg  
LANDSCAPE  
ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

SEAL:

4	19.MAY.22	BIKE RACK ADDED	JR
3	19.APR.30	ISSUED FOR TENDER	MM
2	19.APR.10	RE-ISSUED FOR DP	MM
1	19.JAN.03	TREES ADDED	MM

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TIM HORTON'S

HWY. 97  
KELOWNA, B.C.

DRAWING TITLE:

LANDSCAPE  
PLAN

DATE: 18.DEC.12 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: MM  
DESIGN: MM  
CHK'D: MCY

L1

OF 3



# KELOWNA TIM HORTONS

## RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION

APRIL 10, 2019

1655 LECKIE RD, KELOWNA, BC V1X 6E4

ARCHITECTURAL	
A0.0	Cover Sheet
A1.0	Site Plan
A1.1	Garbage Enclosure
A1.2	Drive Through Details
A1.3	Drive Through Sign Details
A1.4	Site Details
A1.5	Existing Site Photos
A2.0	Floor Plan and Coloured Elevation
A2.1	Coloured Elevations
A3.0	Roof Plan and Side Elevation
A3.1	Elevations and Notes
CIVIL	
SS00	Site Survey Plan
SS01	Site Grading Plan
SS02	Site Servicing Plan
SS03	Details
LANDSCAPING	
L1	Landscape Plan
L2	Landscape Specifications
L3	Structural Soil Specifications
SIGNAGE	
Steel Art Sign Page	



SAMPLE RENDERINGS ONLY. REFER TO ELEVATIONS



CIVIL: LANDSCAPING: PREPARED BY :