

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:

Planner
Initials

AJ

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
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?	✓		
Context			
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?			✓
Relationship to the Street			
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?	✓		
Massing and Height			
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?			✓
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?			✓
Exterior Elevations and Materials			
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?	✓		
Public and Private Open Space			
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?	✓		
Site Access			
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?		✓	
Do vehicle and service accesses have minimal impact on the streetscape and public views?		✓	

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
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?	✓		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
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?			✓
Amenities, Ancillary Services and Utilities			
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?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	✓		
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	✓		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 	✓		
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	✓		
<ul style="list-style-type: none"> Define distinct private outdoor space for all ground-level dwellings? 			✓
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?		✓	
Do parking lots have one shade tree per four parking stalls?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	✓		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	✓		
<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?	✓		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
Universal Accessible Design			
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?	✓		
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does lakeside development act as a transition between the lake and inland development?			✓
Signs			
Do signs contribute to the overall quality and character of the development?	✓		
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?			✓
Lighting			
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?		✓	

ATTACHMENT B

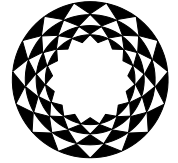
This forms part of application

DP19-0079

Planner
Initials

AJ

City of
Kelowna
COMMUNITY PLANNING



City of
Kelowna

Development Permit & Development Variance Permit DP19-0079

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

2339-2397 Highway 97 North

and legally known as

Lot A, District Lots 126 and 532, ODYD, Plan 40108

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 the approval date.

Existing Zone: C4 – Urban Centre Commercial

Future Land Use Designation: MXR – Mixed Use (Residential / Commercial)

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: Dilworth Shopping Centre Ltd., Inc.No. 319846

Applicant: Eric Ching

Terry Barton
Development Planning Department Manager
Development Planning Department

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 **\$35,192.50**

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.**

SCHEDULE

A

This forms part of application

DP19-0079

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City of Kelowna

COMMUNITY PLANNING

2 AERIAL KEY PLAN
SCALE: NTS

3 KEY PLAN
SCALE: NTS

SITE INFORMATION:	
CIVIC ADDRESS:	2397 HWY 97 NORTH, KELOWNA, BC
CURRENT ZONING:	C4 (URBAN CENTRE COMMERCIAL) C4LR
TOTAL SITE AREA:	592,421 SF (55,037 SM)
GROSS FLOOR AREA:	2,300 SF (213.68 SM)
LOT COVERAGE (MAX 50%):	32%
GROSS FLOOR AREAS	
PROPOSED BUILDING A:	2,300 SF 213.68 SM
TOTAL GROSS FLOOR AREAS:	2,300 SF 213.68 SM
BYLAW REQUIREMENTS	
BUILDING	
LOT COVERAGE:	75% MAX
F.A.R.:	1.0
BUILDING HEIGHT:	15M OR 4 STOREYS MAX
YARDS AND SETBACKS:	FRONT YARD = 0.0M REAR YARD = 0.0M SIDE YARD #1 = 0.0M SIDE YARD #2 = 0.0M
LANDSCAPE SETBACK:	FRONT = 2.0M REAR YARD = 3.0M SIDE YARD = 3.0M
DEVELOPMENT REGULATIONS:	SETBACK FROM PROVINCIAL HIGHWAYS 4.5M
PARKING:	
MINIMUM PARKING REQUIREMENTS	
D/T RESTAURANT:	1.75 SPACES PER 100 SM (1,076 SF)
HANDICAPPED SPACES:	1 SPACE PER 100 TOTAL SPACES
SMALL CAR SPACES:	MAXIMUM 40% OF TOTAL SPACES
BUILDING A CAR PARKING REQUIRED:	2,300 SF/1,076 SF = 2.14 x 1.75 = 4 SPACES
CAR PARKING PROVIDED:	8 SPACES
BICYCLE PARKING REQUIRED:	0.60 PER 100 SM GFA = 2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES
PARKING SPACE AND MANEUVERING AISLE REQUIREMENTS	
STANDARD SPACE:	2.5m (8'-3") x 6.0m (19'-8")
SMALL SPACE (MAX. 35%):	2.3m (7'-6") x 4.8m (15'-8")
HANDICAPPED SPACE:	3.7m (12'-2") x 6.0m (19'-8")
LOADING SPACE (MINIMUM SIZE):	3.0m (9'-10") x 9.2m (30'-0")
MANEUVERING AISLE WIDTH:	7.0m (23'-0") (TWO-WAY)

2 19/05/19 RE-ISSUED FOR DP

1 19/03/19 ISSUED FOR DP

no y/m/d description

revisions

TRUE NORTH

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NEW QUICK SERVICE RESTAURANT

2397 HIGHWAY 97 NORTH KELOWNA, BC

FOR PETERSON COMMERCIAL

Urban Design Group

architects ltd

420 - 745 THURLOW ST VANCOUVER, BC V6C 0S5

TELEPHONE 604 687 2334

project number 4840

sheet 15a

SITE PLAN

date 2018-05-16 sheet number

scale 1/8"=1'-0"

draw NS/JP

checked EC

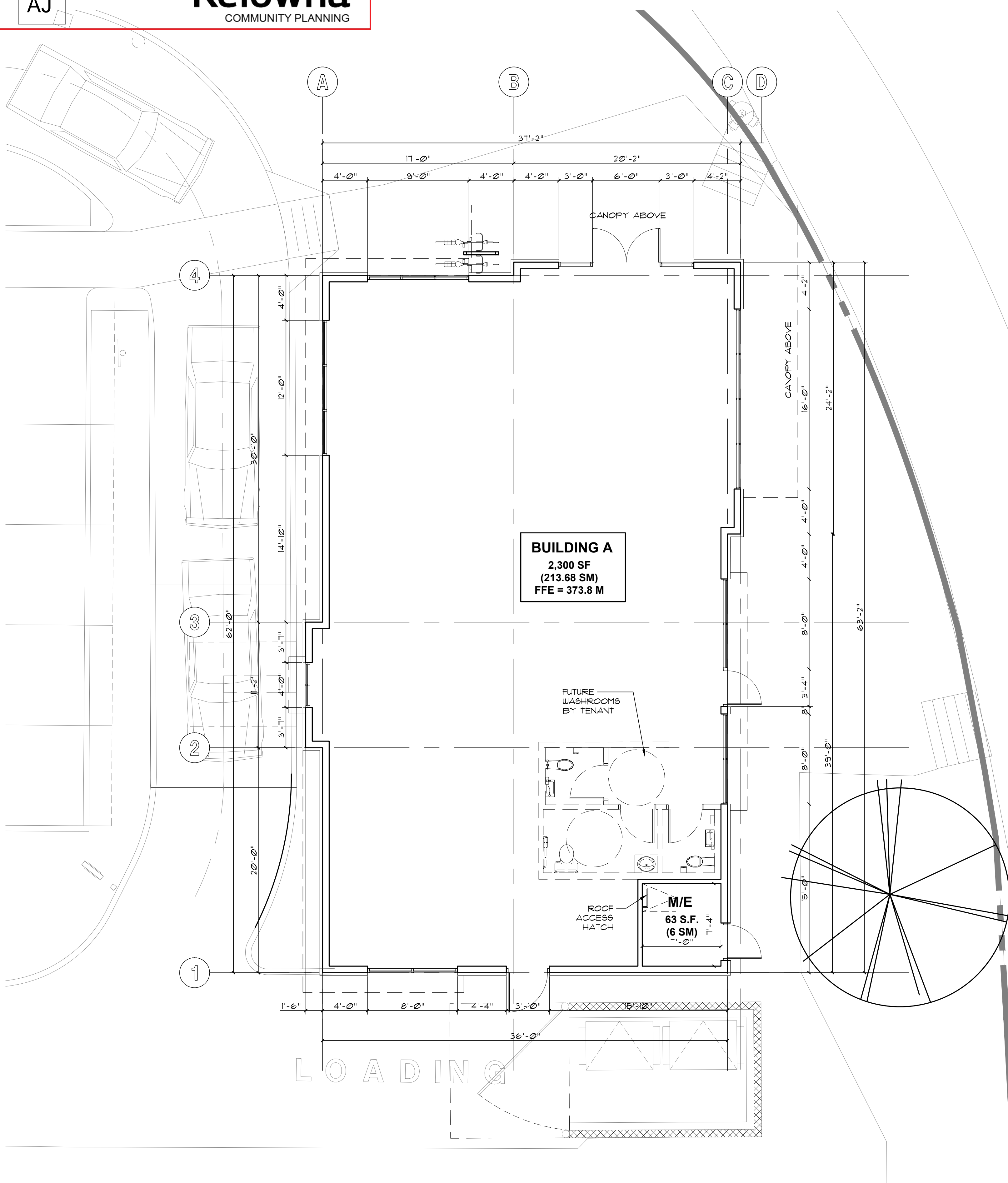
A-101

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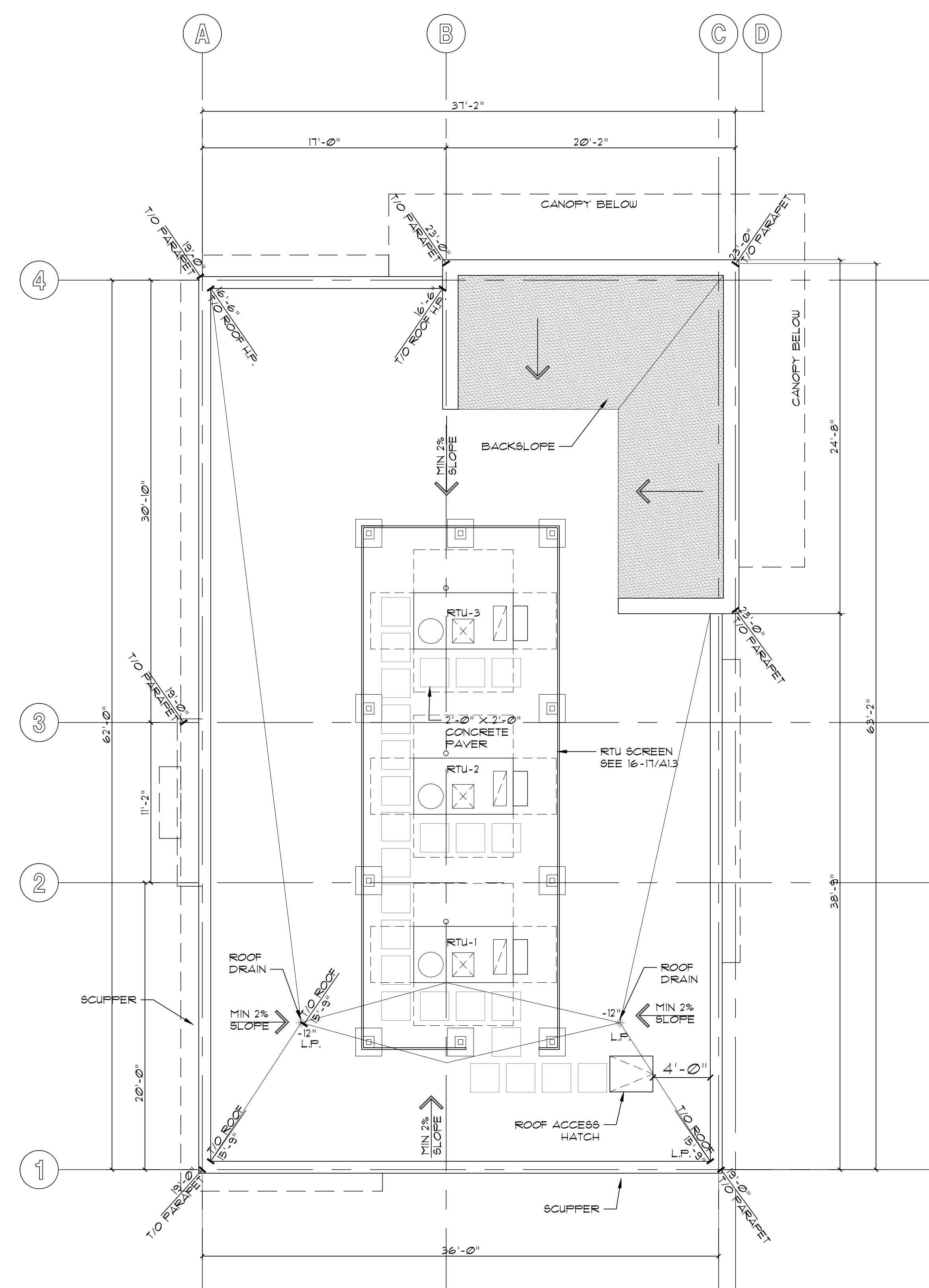
This forms part of application
DP19-0079



City of Kelowna
COMMUNITY PLANNING

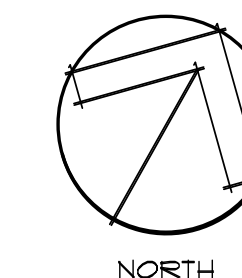
Planner Initials AJ

FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 ROOF PLAN
A2.1 SCALE: 3/16" = 1'-0"

2	19/05/15	RE-ISSUED FOR DP
1	19/03/18	ISSUED FOR DP
no	[yy/mm/dd]	description
revisions		



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NEW QUICK SERVICE RESTAURANT
2397 HIGHWAY 97 NORTH KELOWNA, BC
FOR PETERSON COMMERCIAL



architects Itc

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VANCOUVER, BC V6E 0G
TELEPHONE (604) 687-2331

project number 4840

sheet title

FLOOR PLAN

FLOOR PLAN
ROOF PLAN

ROOF PLAN

date	YYY-MM-DD	sheet number	
scale	AS NOTED	A	① 1

drawn -- A-2.1
checked --

SCHEDULE

B

This forms part of application
DP19-0079



Planner
Initials

AJ

City of
Kelowna
COMMUNITY PLANNING



1 SOUTH ELEVATION
A31 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
A31 SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
A31 SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
A31 SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL	
1	EFS
2	LONGBOARD METAL SIDING
3	VICWEST MERCURY METAL PANEL SYSTEM, VERTICAL
4	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT/WINDOWS
5	INSULATED HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF ADJACENT MATERIAL
6	DECORATIVE BAND, MITSUBISHI ALPOLIC ACM
7	PRE-FINISHED METAL FLASHING
8	CANOPY, MITSUBISHI ALPOLIC ACM
9	SOFFIT
10	LIGHT FIXTURE - SEE ELECTRICAL
11	DRIVE-THRU WINDOW BY TENANT
12	SIGNAGE BY TENANT
13	CONCRETE UPSTAND, NATURAL FINISH
14	ROOF TOP UNIT SCREEN, PRESSURE TREATED 1X4 WOOD STAINED TO MATCH LONGBOARD
15	REVEALS
16	BUILT-UP CANOPY W/ FIBRE CEMENT FASCIA

EXTERIOR COLOURS	
A	BENJAMIN MOORE PAINT, STONE, 2112-40
B	DARK CHERRY
C	COLOUR MATCH ALPOLIC MFR. "MZG-GREY"
D	BNT - WHITE
E	COLOUR TO MATCH ADJACENT FINISH

FASCIA SIGNAGE:	
INDIVIDUALLY-LIT CHANNEL LETTERS AND FREEFORM CUT-OUT LOGO	

no	by/mm/dd	description	revisions
2	19/05/19	RE-ISSUED FOR DP	
1	19/03/19	ISSUED FOR DP	

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consultant

NEW QUICK SERVICE RESTAURANT
2397 HIGHWAY 97 NORTH KELOWNA, BC
FOR PETERSON COMMERCIAL



architects ltd.

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project number 4840

sheet 15a

COLOURED ELEVATIONS

date YYYY-MM-DD sheet number
scale AS NOTED A3.1
drawn
checked

B

DP19-0079



City of Kelowna
COMMUNITY PLANNING

Planner
Initials

AJ



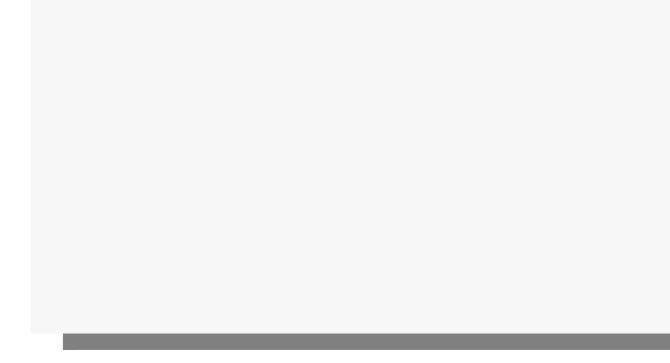
VICWEST AS-150 METAL PANEL SYSTEM-
COLOUR MATCH ALPOLIC MFR. "MZG-GREY"



LONGBOARD
-DARK CHERRY



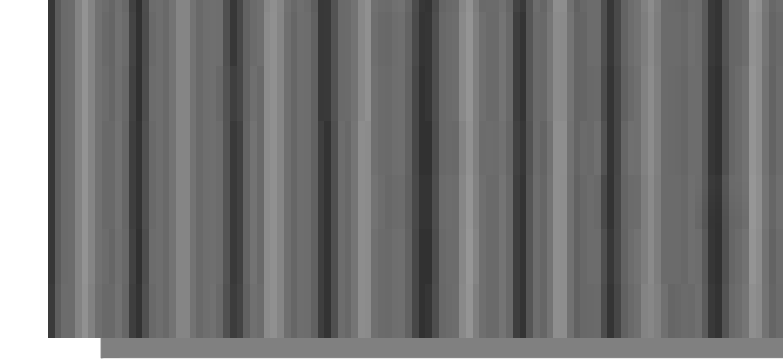
BENJAMIN MOORE
"2112-40 STONE"



MITSUBISHI ALPOLIC ACM
COLOUR 'BNT - WHITE'



BENJAMIN MOORE
"2112-40 STONE"



VICWEST AS-150 METAL PANEL SYSTEM.
COLOUR MATCH ALPOLIC MFR "MZG-GREY"



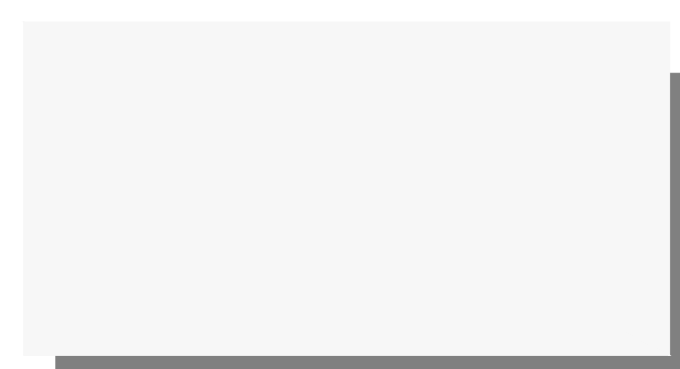
1
A3.2

SOUTHWEST VIEW

SCALE: NTS



PRE-FINISHED ALUM STOREFRONT
CLEAR ANODIZED



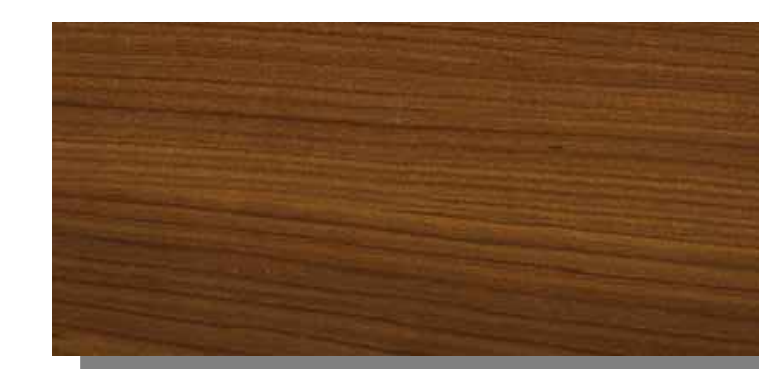
MITSUBISHI ALPOLIC ACM COLOUR
"BNT - WHITE"



2 NORTH EAST VIEW
A3.2 SCALE: NTS



PRE-FINISHED ALUM STOREFRONT
CLEAR ANODIZED



— LONGBOARD - DARK CHERRY

19/05/15	RE-ISSUED FOR DP
16/03/86	BPS-ESB-MOE-DP
yy/mm/dd	description
visions	

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NEW QUICK SERVICE RESTAURANT
2397 HIGHWAY 97 NORTH KELOWNA, BC
FOR PETERSON COMMERCIAL



architects ltd

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Project number 4840

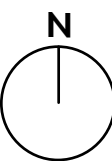
MATERIALS & FINISHES

date	YYY-MM-DD	sheet number	A3.2
title	AS NOTED		
drawn	--		
checked	--		



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303 - 590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE
DILWORTH SHOPPING CENTER
2397 HIGHWAY 97 NORTH

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION		
1	19.03.14	Review
2	19.05.07	Review
3	19.05.13	Review
4		
5		

PROJECT NO.	18-131
DESIGN BY	KM
DRAWN BY	MC/NG
CHECKED BY	FB
DATE	MAY 13, 2019
SCALE	1:100
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

L1/2

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PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	4	6cm CAL.
CARPINUS BETULUS 'JFS-KW1CB'	EMERALD AVENUE HORNBEAM	3	6cm CAL.
CORNUS ALBA 'SIBIRICA VARIEGATA'	VARIEGATED SIBIRIAN DOGWOOD	6	#15 CONT. /MULTISTEM
PICEA GLAUCA 'BLUE WONDER'	BLUE WONDER BLUE SPRUCE	1	2.5m HT. MIN.
SHRUBS			
CORNUS SANGUINEA 'CATO'	ARCTIC SUN DOGWOOD	12	#02 CONT. /1.5m O.C. SPACING
PICEA ABIES 'OHLENDORFII'	OHLENDORFII SPRUCE	9	#02 CONT. /2.0m O.C. SPACING
SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	12	#02 CONT. /1.5m O.C. SPACING
PERENNIALS, GRASSES & VINES			
ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	20	#01 CONT. /0.75m O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	15	#01 CONT. /0.75m O.C. SPACING
ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	SILVER MOUND ARTEMISIA	9	#01 CONT. /1.0m O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	13	#01 CONT. /1.2m O.C. SPACING
DIANTHUS 'NEON STAR'	NEON STAR PINKS	20	#01 CONT. /0.5m O.C. SPACING
ECHINACEA 'MAGNUS'	MAGNUS CONEFLOWER	15	#01 CONT. /0.75m O.C. SPACING
FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	26	#01 CONT. /0.5m O.C. SPACING
IRIS PUMILA 'DESERT ORANGE'	DESERT ORANGE IRIS	52	#01 CONT. /0.5m O.C. SPACING
IRIS SIBIRICA 'SNOW QUEEN'	SNOW QUEEN IRIS	18	#01 CONT. /0.75m O.C. SPACING
LEUCANTHEMUM SUPERBUM 'AGLAIA'	AGLAIA SHASTA DAISY	15	#01 CONT. /0.75m O.C. SPACING
PANICUM VIRGATUM 'ROSTRAHLBUSCH'	RED SWITCH GRASS	20	#01 CONT. /1.2m O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA 'LONGIN'	LONGIN RUSSIAN SAGE	35	#01 CONT. /1.2m O.C. SPACING
PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	20	#01 CONT. /1.2m O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	15	#01 CONT. /0.75m O.C. SPACING
SALVIA NEMEROSA 'MAYNIGHT'	MAYNIGHT SALVIA	40	#01 CONT. /0.75m O.C. SPACING
SEDUM 'FIREWORKS'	FIREWORKS STONECROP	28	#01 CONT. /0.75m O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
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.



SCHEDULE

C

This forms part of application
DP19-0079

Planner
Initials

AJ

City of
Kelowna
COMMUNITY PLANNING



DP19-0079



City of Kelowna
COMMUNITY PLANNING

Planner
Initials



SOUTHWEST VIEW
SCALE: NTS



2 NORTH EAST VIEW
A33 SCALE: NTS



3 NORTHWEST VIEW
A3.3 SCALE: NT6



4
A3.3

SOUTHEAST VIEW

SCALE: NT6

19/05/15	RE-ISSUED FOR DP
19/03/18	ISSUED FOR DP
yy/mm/dd	description
visions	

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NEW QUICK SERVICE RESTAURANT
2397 HIGHWAY 97 NORTH KELOWNA, BC
FOR PETERSON COMMERCIAL



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VANCOUVER, BC V6E 0C5
TELEPHONE (604) 687-2334

Project number 4840

set title

EXTERIOR

RENDERING

YYY-MM-DD sheet number

AS NOTED	A 2 2
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