

Development Permit DP19-0056



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

1180 Graham St & 1189 Ethel St

and legally known as

Lot 1 Section 30 Blocks 31 and 32 Township 26 ODYD Plan EPP72804 & Lot 2 Section 30 Blocks 31 and 32 Township 26 ODYD Plan EPP72804

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

I4 – Central Industrial

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

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by June 24, 2021.

Existing Zone: I4 – Central Industrial

Future Land Use Designation: IND - Industrial

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 1084641 B.C. Ltd

Applicant: Urban Options Planning & Permits

Terry Barton
Development Planning Department Manager
Planning & Development Services

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 in the amount of **\$68,245.00 OR**
- b) A certified cheque in the amount of **\$68,245.00**

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

5. 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
DP19-0056

Planner
Initials AF



Notes:

- THIS DRAWING MUST NOT BE SCALED.
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REZONING AND
DEVELOPMENT
PERMIT

9	2019.05.21	TT/F	ISSUED FOR DP REVISION
8	2019.01.31	TT/F	ISSUED FOR DP REVISION
7	2019.01.09	FF	ISSUED FOR REVIEW
6	2018.09.10	TT/F	ISSUED FOR DP
4	2018.08.22	FF	ISSUED FOR REVIEW
3	2018.08.07	FF	ISSUED FOR REVIEW
2	2018.04.24	FF	ISSUED FOR REVIEW
1	2018.04.19	FF	ISSUED FOR REVIEW

NO. DATE BY DESCRIPTION

DESIGN CONSULTANT

SEAL

gta

GTA ARCHITECTURE LTD.

243 1889 SPRINGFIELD ROAD
Kelowna, British Columbia
V1Y 6V5
TELEPHONE: (250) 979-1668
www.gtarch.ca

DEVELOPED BY:

PROJECT

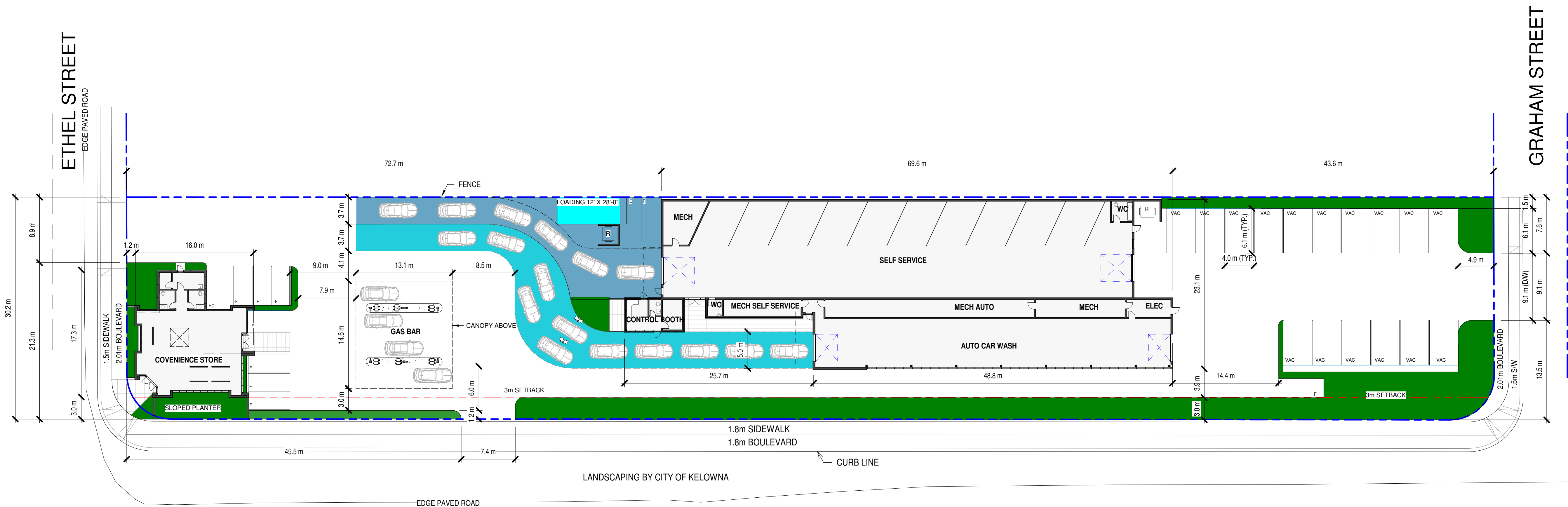
SKOGIES CAR WASH
CLEMENT
1180 Graham Street
1189 Ethel Street

SHEET TITLE

SITE PLAN

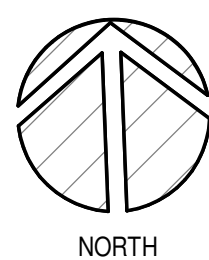
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DESIGNED BY: TT
SCALE: As indicated
DATE: 02/28/18 FILE: A17-18

A1.0



CLEMENT AVENUE

1
A1.0 1. SITE PLAN
1 : 300



NET FLOOR AREA	
ROOM NAME	AREA
CONVENIENCE STORE	155.9 m ²
MECH	9.7 m ²
WC	5.5 m ²
WC	5.5 m ²
ELEC	3.8 m ²
	180.2 m ²
CAR WASH	
SELF SERVICE	799.2 m ²
MECH AUTO	69.0 m ²
AUTO CAR WASH	332.2 m ²
MECH SELF SERVICE	23.5 m ²
MECH	29.5 m ²
ELEC	14.7 m ²
MECH	28.6 m ²
CONTROL BOOTH	15.2 m ²
OFFICE	11.0 m ²
WC	3.5 m ²
WC	4.4 m ²
WC	7.6 m ²
TOTAL NET FLOOR AREA	1,338.5 m ²
	1,518.8 m ²

LOT AREA: 5612 m²

PARKING STALL SCHEDULE	
STALL TYPE	NO.
COMPACT STALL(6'-7" X 11'-4") 45 degree	1
FULL SIZE STALL(8'-6" X 20'-0")	7
FULL SIZE STALL(9'-2" X 19'-8") 1S/Obstruction	2
HC STALL (12'-0" X 19'-8")	1
VACUUM STALL (13'-0" X 20'-0")	16
TOTAL STALLS	27

SITE PLAN LEGEND	
	PROPERTY LINE
	SETBACK LINE
	S.O.D

SITE PLAN GENERAL NOTES:

1. FOR SITE GRADING, GRADE ELEVATIONS, SLOPES AND STORM WATER MANAGEMENT SEE CIVIL.
2. ALL SURFACES ARE TO HAVE MIN 2% SLOPE AWAY FROM BUILDING ON ALL SIDES.
4. FOR PLANT TYPE AND LOCATION SEE LANDSCAPE.
4. FOR SITE LIGHTING TYPES AND LAYOUT SEE ELECTRICAL.

SCHEDULE

B

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MATERIAL LEGEND	
MATERIAL ID	DESCRIPTION
E1	BRICK/BRONZE
E2	INSULATED PRECAST PANEL/LIGHT GREY
E3	ACM PANEL/IRON GREY
E4	ACM PANEL/LIGHT GREY
E6	SUNSHADE CANOPY/POWDER COATED IRON GREY
E7	HARDIE PLANK/CEDAR
E8	HARDIE REVEAL PANEL/GREY
E9	GLAZING/CLEAR COATED
E10	GLAZING/SPANDREL
E12	CANTILEVER WOOD BEAM/TRUSS-DARK OADK

9	2019.05.21	TT/FF	ISSUED FOR DP REVISION
8	2019.01.31	TT/FF	ISSUED FOR DP REVISION
6	2018.09.10	TT/FF	ISSUED FOR DP
4	2018.08.22	FF	ISSUED FOR REVIEW

NO.	DATE	BY	DESCRIPTION
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DESIGN CONSULTANT

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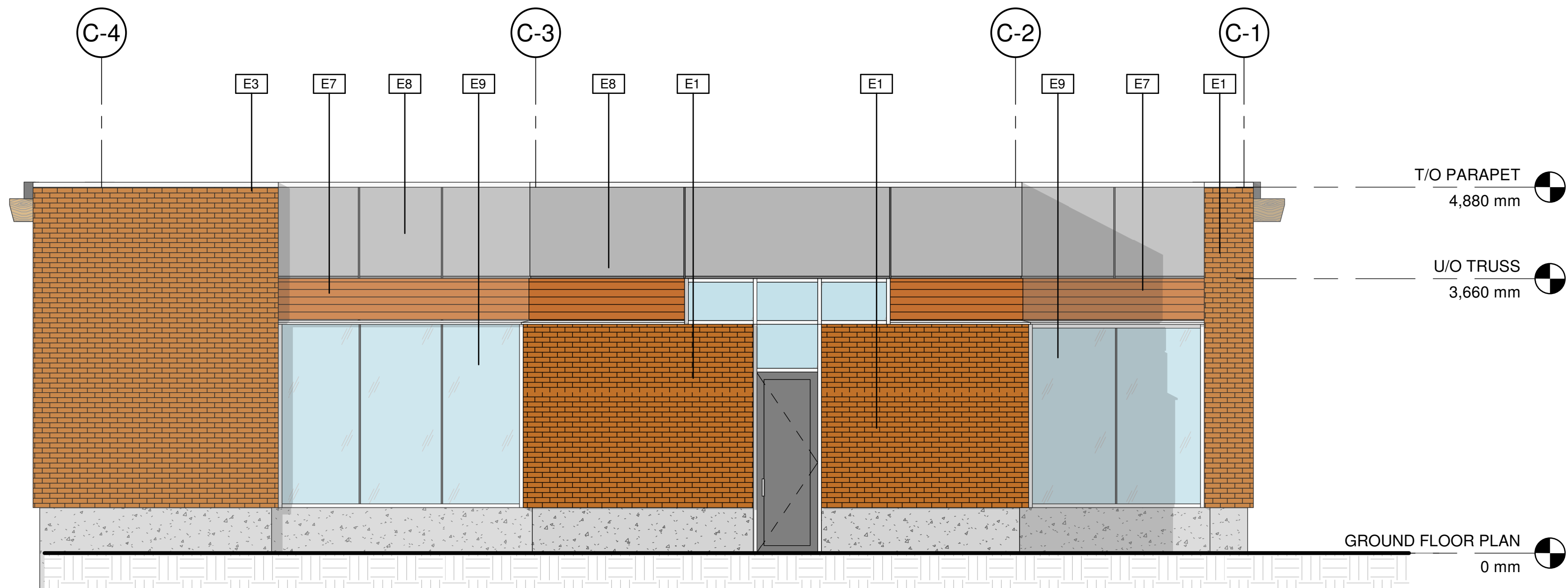
PROJECT

SKOGIES CAR WASH
CLEMENT
1180 Graham Street
1189 Ethel Street

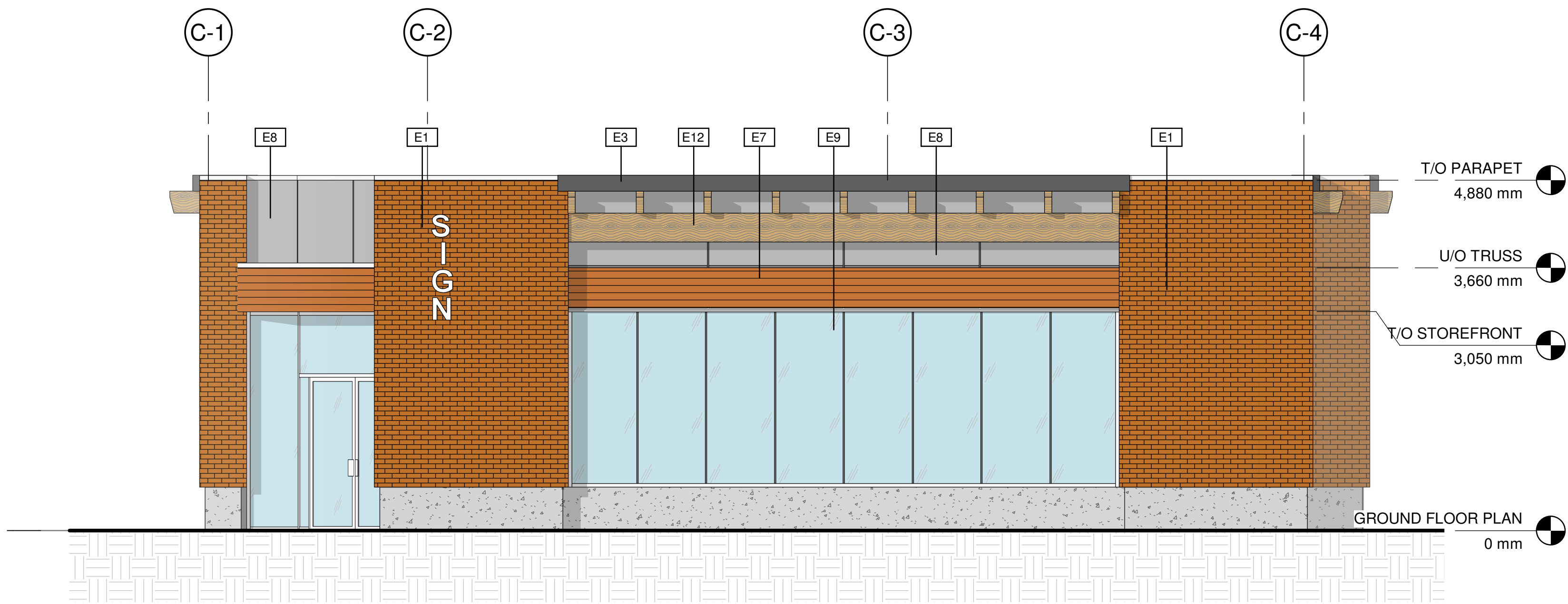
SHEET TITLE

C-STORE
ELEVATIONS A

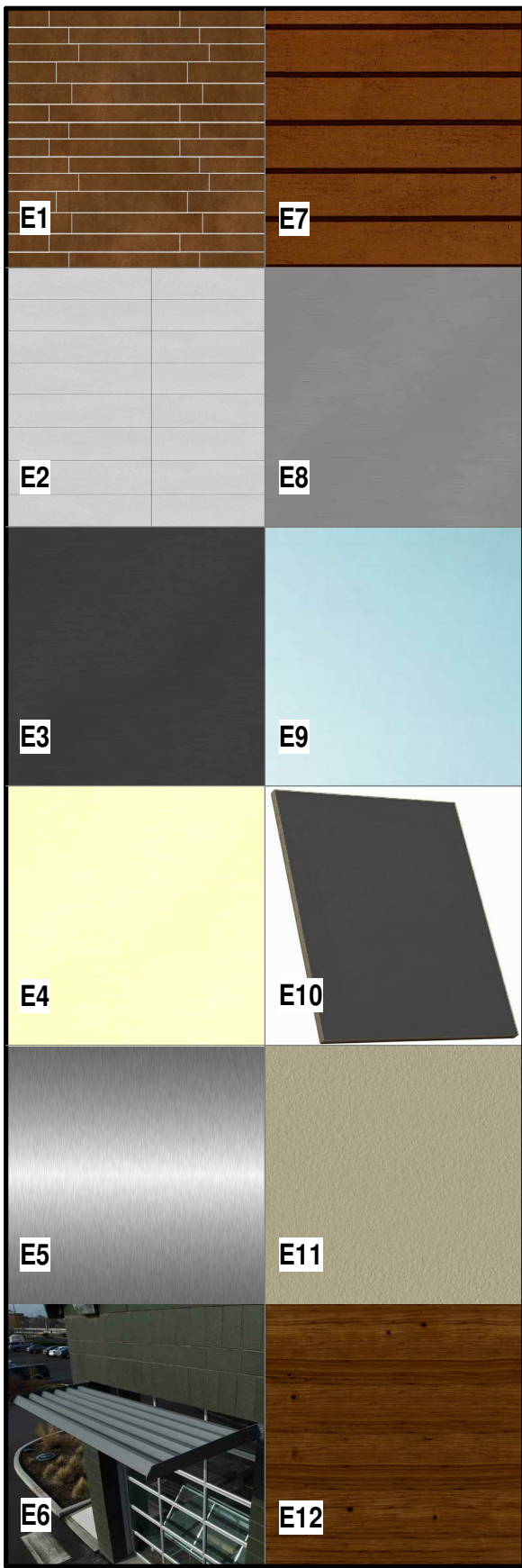
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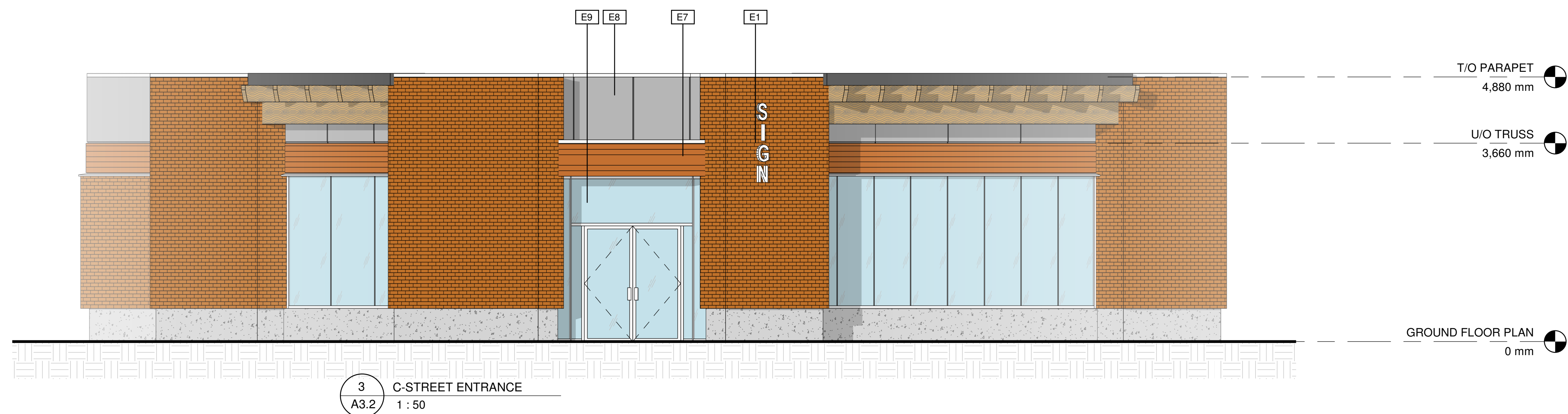
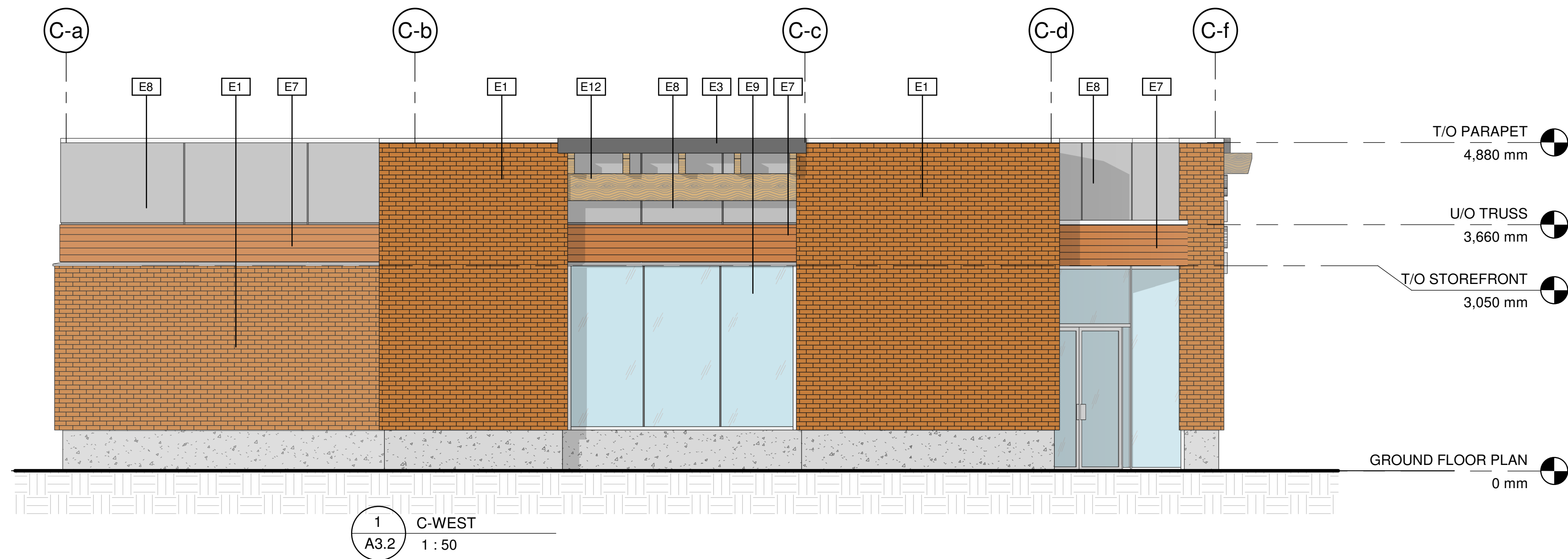
1 C-NORTH
A3.1 1 : 50



3 C-SOUTH
A3.1 1 : 50



COLOR BOARD



SCHEDULE

B

This forms part of application

DP19-0056

Planner Initials

AF

City of Kelowna

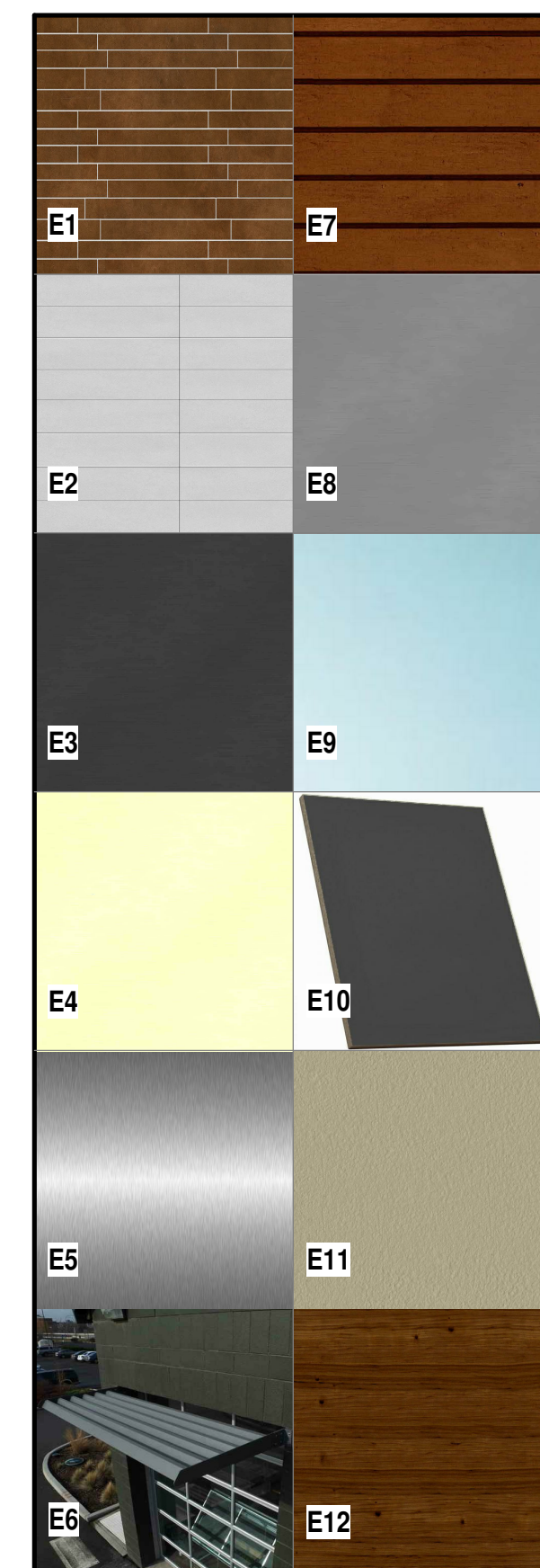
COMMUNITY PLANNING

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COLOR BOARD

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8	2019.01.31	TT/F	ISSUED FOR DP REVISION

NO.	DATE	BY	DESCRIPTION
			DESIGN CONSULTANT

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CLEMENT
1180 Graham Street
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SHEET TITLE
C-STORE
ELEVATIONS B

DRAWN BY:	FF	DRAWING NO.	A3.2
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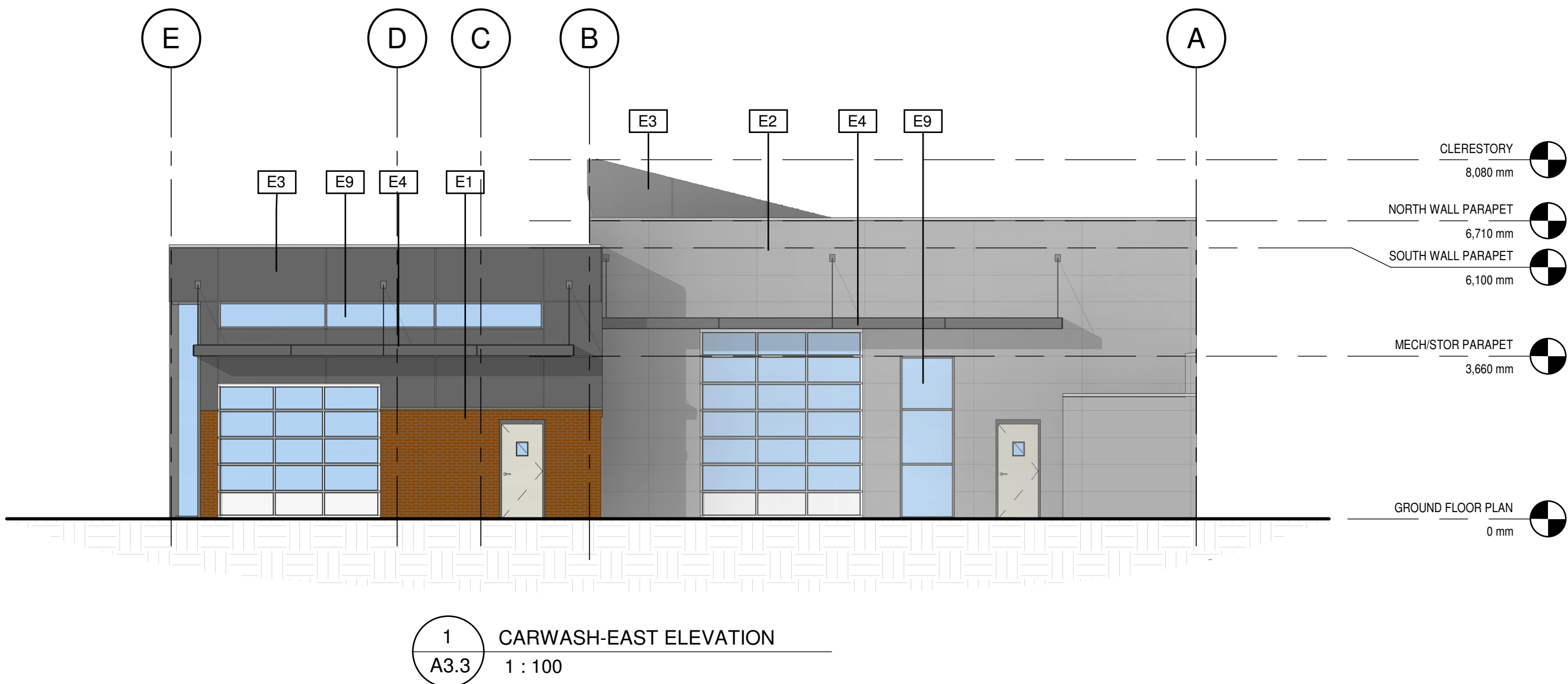
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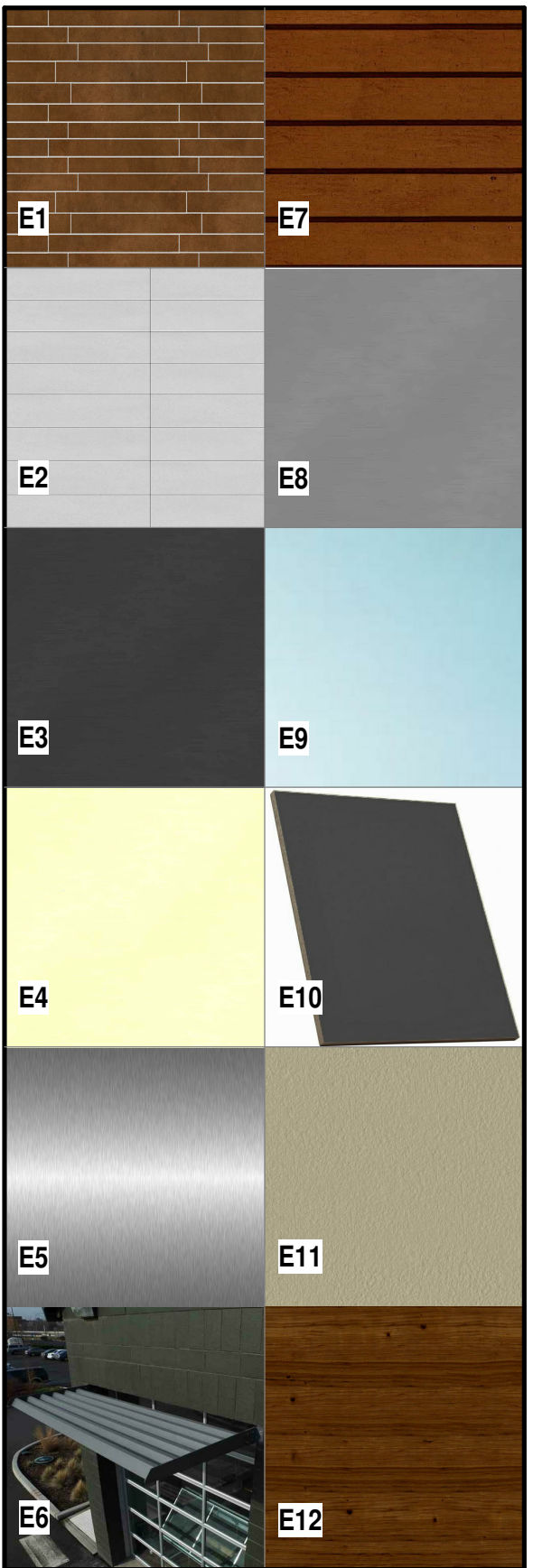
SHEET TITLE

CARWASH
ELEVATIONS A

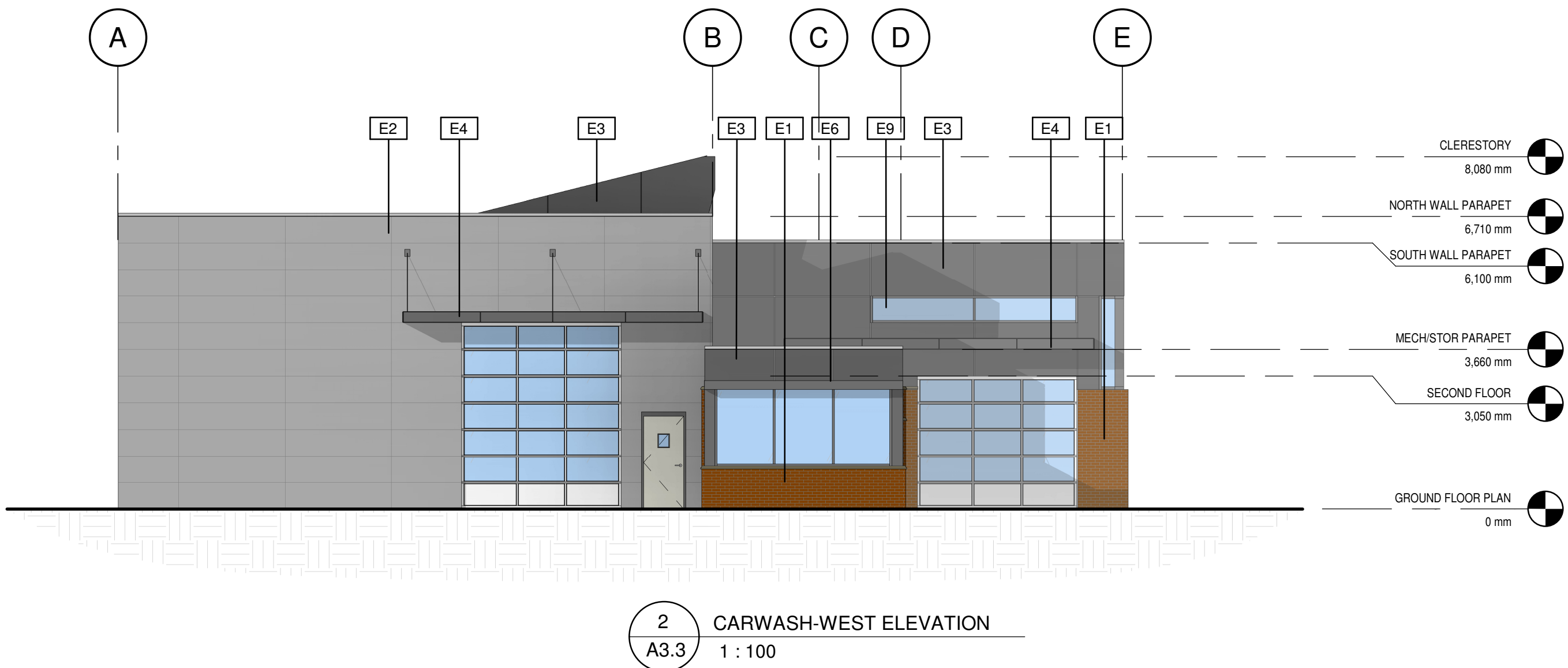
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COLOR BOARD



SCHEDULE

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COMMUNITY PLANNING

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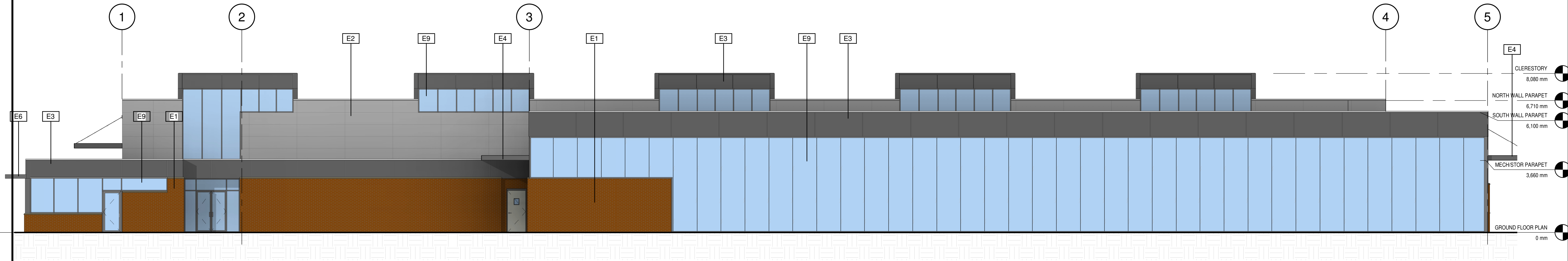
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SKOGIES CAR WASH
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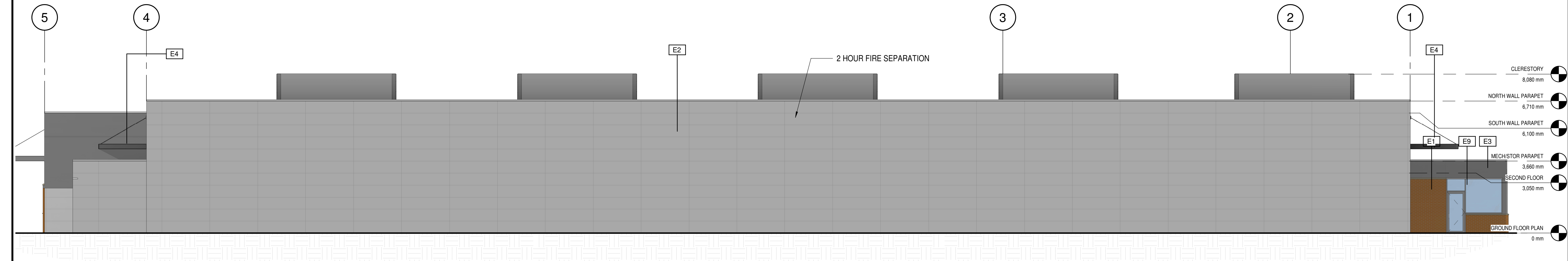
SHEET TITLE

CARWASH
ELEVATIONS B

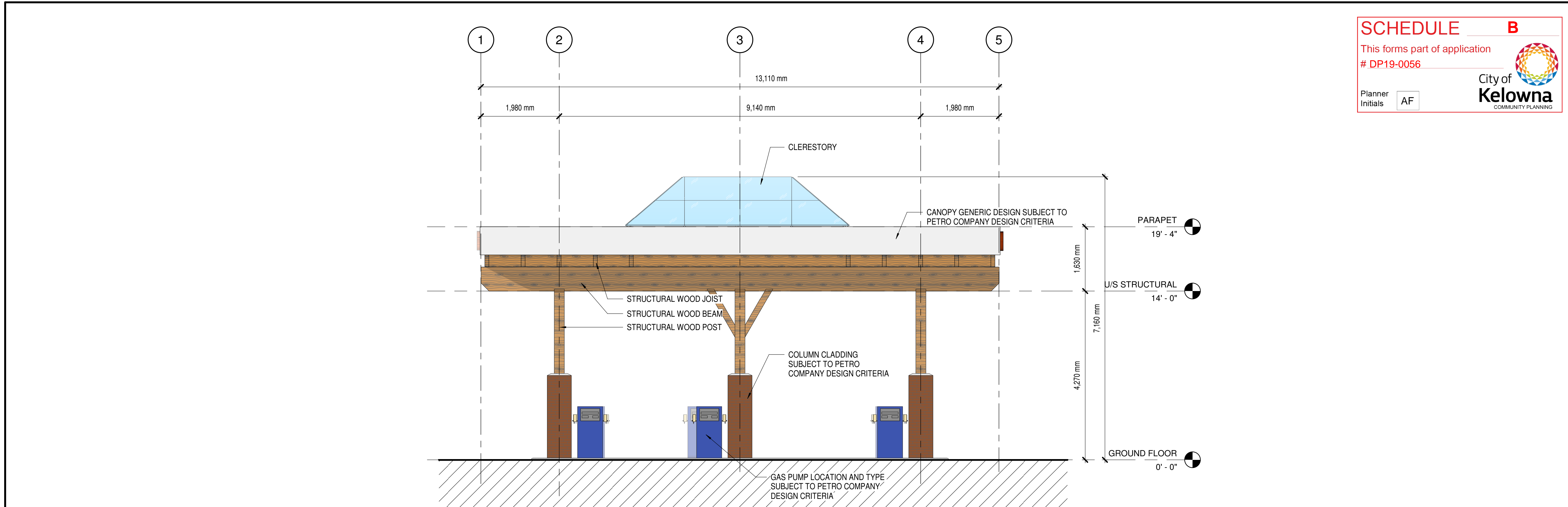
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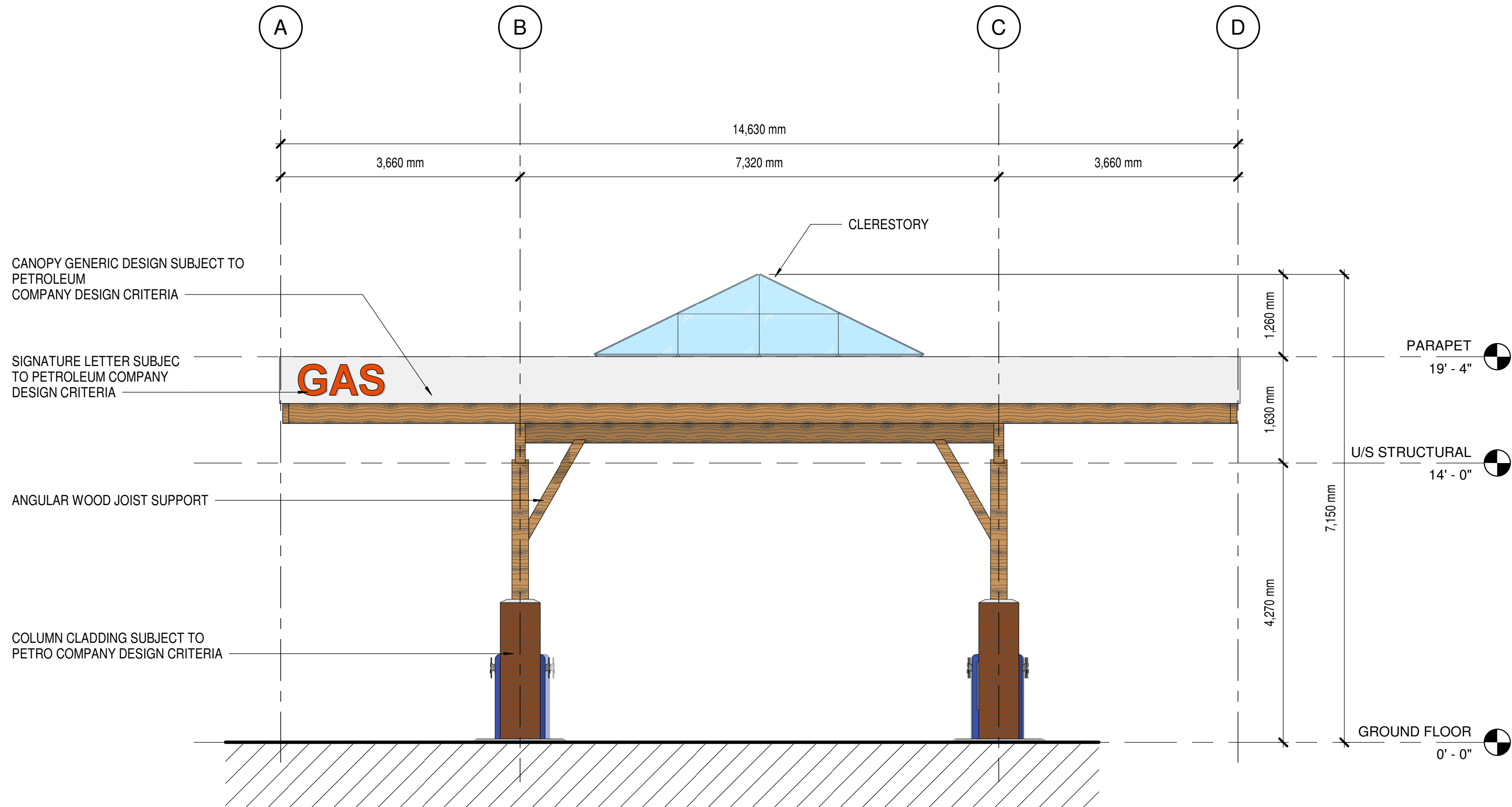
1 CARWASH-SOUTH ELEVATION
A3.4 1 : 100



2 CARWASH-NORTH ELEVATION
A3.4 1 : 100



1 GAS STATION SOUTH ELEVATION
A3.5 1 : 50



2 GAS STATION WEST ELEVATION
A3.5 1 : 50

SCHEDULE

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8	2019.01.31	TTF	ISSUED FOR DP REVISION

NO.	DATE	BY	DESCRIPTION
DESIGN CONSULTANT			

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PROJECT

SKOGIES CAR WASH

CLEMENT

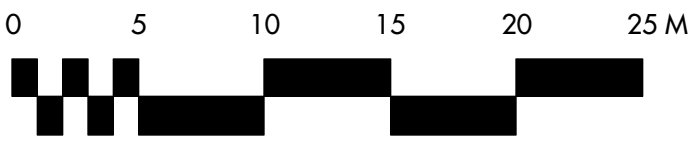
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SHEET TITLE

GAS STATION

ELEVATIONS

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DATE:	01/23/19	FILE:	A17-18



SCHEDULE C

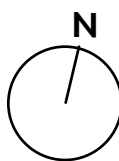
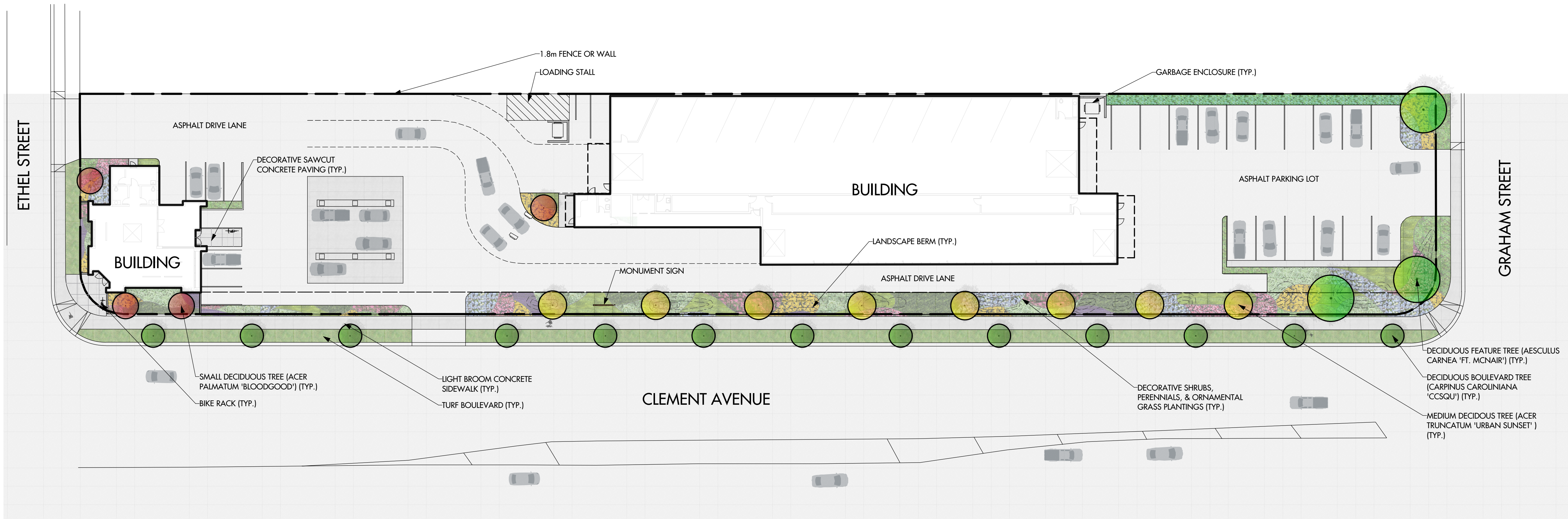
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Initials AF



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

SKOGIES CLEMENT AVE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	18.09.14	Review
2	19.01.30	Development Permit
3	19.05.06	Development Permit
4	19.05.30	Development Permit
5		

PROJECT NO. 18-085

DESIGN BY KM

DRAWN BY WC/NG

CHECKED BY FB

DATE MAY 30, 2019

SCALE 1:300

PAGE SIZE 24"x36"

SEAL



DRAWING NUMBER

L1/2

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NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.L.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.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	4	5cm CAL.
ACER TRUNCATUM X A. PLAT. 'URBAN SUNSET'	URBAN SUNSET MAPLE	8	5cm CAL.
AESCULUS CARNEA 'FT. MCNAIR'	PINK HORSE CHESTNUT	3	8cm CAL.
CARPINUS CAROLINIANA 'CCSQU'	PALISADE AMERICAN HORNBEAM	13	5.5cm CAL.
SHRUBS			
BERBERIS THUNBERGI 'MONOMB'	CHERRY BOMB BARBERRY	49	#02 CONT. /1.0M O.C. SPACING
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	28	#02 CONT. /1.5M O.C. SPACING
EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	20	#02 CONT. /1.8M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	28	#02 CONT. /1.5M O.C. SPACING
SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	49	#02 CONT. /1.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ALCHEMILLA MOLLIS	LADY'S MANTLE	88	#01 CONT. /0.75M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINKINICK	25	#01 CONT. /0.75M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOESTER'	KARL FOESTER FEATHER REED GRASS	60	#01 CONT. /0.9M O.C. SPACING
CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	136	#01 CONT. /0.6M O.C. SPACING
ECHINACEA PURPUREA 'PRAIRIE SPLENDOR'	PRAIRIE SPLENDOR CONEFLOWER	136	#01 CONT. /0.6M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	88	#01 CONT. /0.75M O.C. SPACING
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	28	#01 CONT. /1.5M O.C. SPACING
PERNISETUM ALOPECUROIDES	FOUNTAIN GRASS	49	#01 CONT. /1.0M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	44	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	88	#01 CONT. /0.75M O.C. SPACING



SCHEDULE **C**

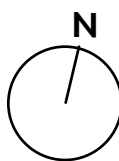
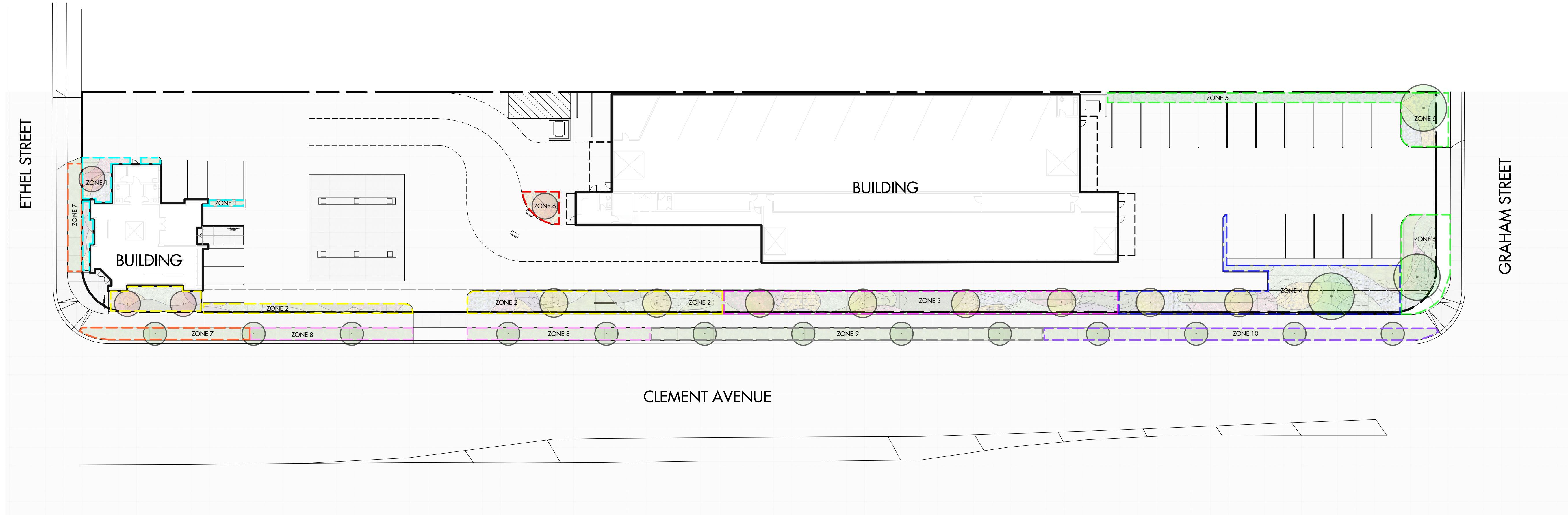
This forms part of application
DP19-0056

Planner
Initials **AF**



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PROJECT TITLE

SKOGIES CLEMENT AVE

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/
IRRIGATION PLAN**

ISSUED FOR / REVISION

1	18.09.14	Review
2	19.01.30	Development Permit
3	19.05.06	Development Permit
4	19.05.30	Development Permit
5		

PROJECT NO. 18-085

DESIGN BY KM

DRAWN BY WJC/NG

CHECKED BY FB

DATE MAY 30, 2019

SCALE 1:300

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SEAL



DRAWING NUMBER

L2/2

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WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 1,170 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 932 cu.m. / year

WATER BALANCE = 238 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 48 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 27 cu.m.

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 200 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 111 cu.m.

ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 178 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 99 cu.m.

ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 203 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 113 cu.m.

ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 198 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 110 cu.m.

ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 20 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 11 cu.m.

ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 71 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 101 cu.m.

ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 86 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 123 cu.m.

ZONE #9: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 97 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 139 cu.m.

ZONE #10: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 96 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 137 cu.m.

IRRIGATION NOTES

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.