

Development Permit & Development Variance Permit DP19-0101/DVP19-0150

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

1920 Springfield Rd

and legally known as

Lot A, District Lot 129 Osoyoos Division, Yale District Plan 42013

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

Rapid drive-through vehicle services (a two lane automatic car-wash and vacuum facility, with retail and office use).

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

Date of Council Decision October 22, 2019

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: C10- Service Commercial

Future Land Use Designation: SC- Service 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: L & S Contracting Ltd., Inc. No. BCo123569

Applicant: Worman Commercial

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.
- e) Variances to the following section of Sign Bylaw No. 11530:

Section 11.3 (b)- Service Commercial and Industrial Zones

To vary the maximum number of permanent signs from up to three (3) signs per business for fascia signs to eight (8) fascia signs proposed.

Section 11.3 (b) (c)- Service Commercial and Industrial Zones

To vary the maximum number of permanent signs from two (2) directional signs per lot to three (3) directional signs proposed.

Section 4.7.2 (c)- Menu Box

To vary the maximum size of menu box sign from 0.7 m² permitted to 1.57 m² proposed for four (4) menu box signs.

Section 3.5.2 (c)- Directional Sign

To vary the regulation that directional signage "shall not be lit" to allow for three (3) illuminated directional signs on site.

This Development Permit is valid for two (2) years from the date of 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 **\$44, 618.75**
- b) A certified cheque in the amount of **\$44, 618.75**

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.**

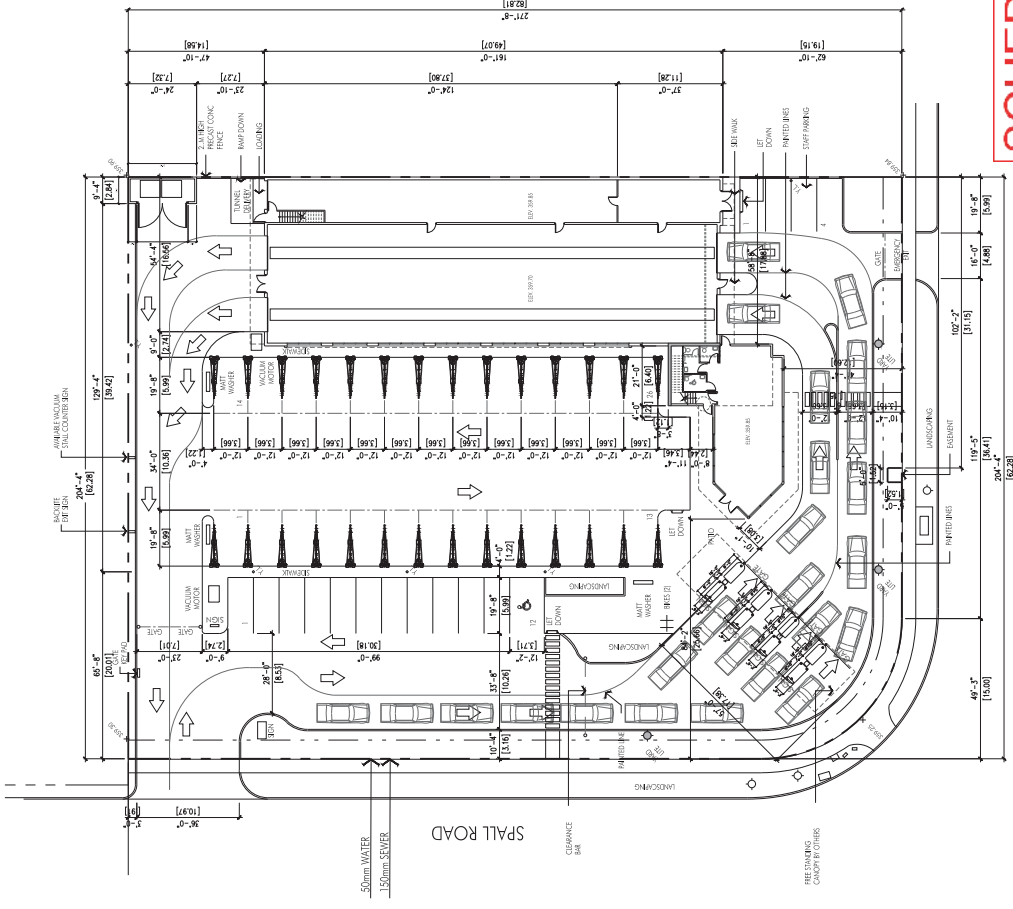
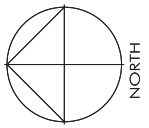
PROJECT DATA

CIVIC ADDRESS: 1900 SPRINGFIELD ROAD, KELOWNA, BC
 LEGAL DESCRIPTION: LOT A, PLAN 42013, D.S., O.D.V.D.
 CURRENT ZONING: C10 SERVICE COMMERCIAL

ZONING BYLAW REQUIREMENTS

SITE AREA:	54,994 SQ.FT. (5,091 SQ.M.)
BUILDING AREA:	9,511 SQ.FT. (883.6 SQ.M.)
MAIN FLOOR (SERVICE):	1,885 SQ.FT. (174.3 SQ.M.)
MAIN FLOOR (RETAIL):	11,990 SQ.FT. (1,104.1 SQ.M.)
SECOND FLOOR (OFFICES):	1,808 SQ.FT. (168.0 SQ.M.)
SECOND FLOOR (MECH.):	579 SQ.FT. (53.8 SQ.M.)
SECOND FLOOR (STAIRS):	2,387 SQ.FT. (221.8 SQ.M.)
TOTAL GROSS FLOOR:	13,683 SQ.FT. (1,261.9 SQ.M.)

	PERMITTED	PROPOSED
LOT WIDTH	30.0m	62.28m
LOT DEPTH	30.0m	62.28m
LOT AREA	900.00 sq.m.	3,874.8 sq.m.
LOT AREA RATIO (FAR)	0.65 (3,300 sq.m.)	0.25 (1,040 sq.m.)
SITE COVERAGE	12m / 3 STOREYS	9.14m / 2 STOREYS
HEIGHT (m)	12m / 3 STOREYS	9.14m / 2 STOREYS
SEWERAGE (m)	2.0m	12.60m
WATER (m)	2.0m	12.60m
SIDE (SPALL ROAD)	0.0m	25.66m
SIDE (EAST)	0.0m	0.0m
REAR (NORTH)	0.0m	14.58m
PARKING		
CAR WASH @ 1/2 EMPLOYEES ON DUTY =	2 STALLS	2 STALLS
RETAIL @ 2.0/100 sq.m. GFA @ 198.5 sq.m. =	4 STALLS	9 STALLS
OFFICES @ 2.5/100 sq.m. GFA @ 108 sq.m. =	5 STALLS	5 STALLS
LOADING @ 1/100 sq.m. GFA =	1 STALL	1 STALL
BICYCLE PARKING		
CLASS 1 @ 0.2/100 sq.m. GFA or 1/10 EMPLOYEES =	1 SPACE	1 SPACE
CLASS 2 @ 0.6/100 sq.m. GFA =	2 SPACES	2 SPACES
LANDSCAPE BUFFERS (m)		
FRONT (SPRINGFIELD ROAD)	3.0m	3.15m
REAR (NORTH)	3.0m	3.15m
SIDE (SPALL ROAD)	3.0m	3.15m
SIDE (EAST)	3.0m	3.15m
LANDSCAPE BUFFERS (m)		
FRONT (SPRINGFIELD ROAD)	2	2
REAR (NORTH)	3	3
SIDE (SPALL ROAD)	3	3
SIDE (EAST)	3	3



SCHEDULE A

This forms part of application
 # DP19-0101

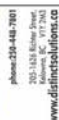


City of
Kelowna
 DEVELOPMENT PLANNING

Planner Initials
 JB

**ADDENDUM No.1
 FOR DP**

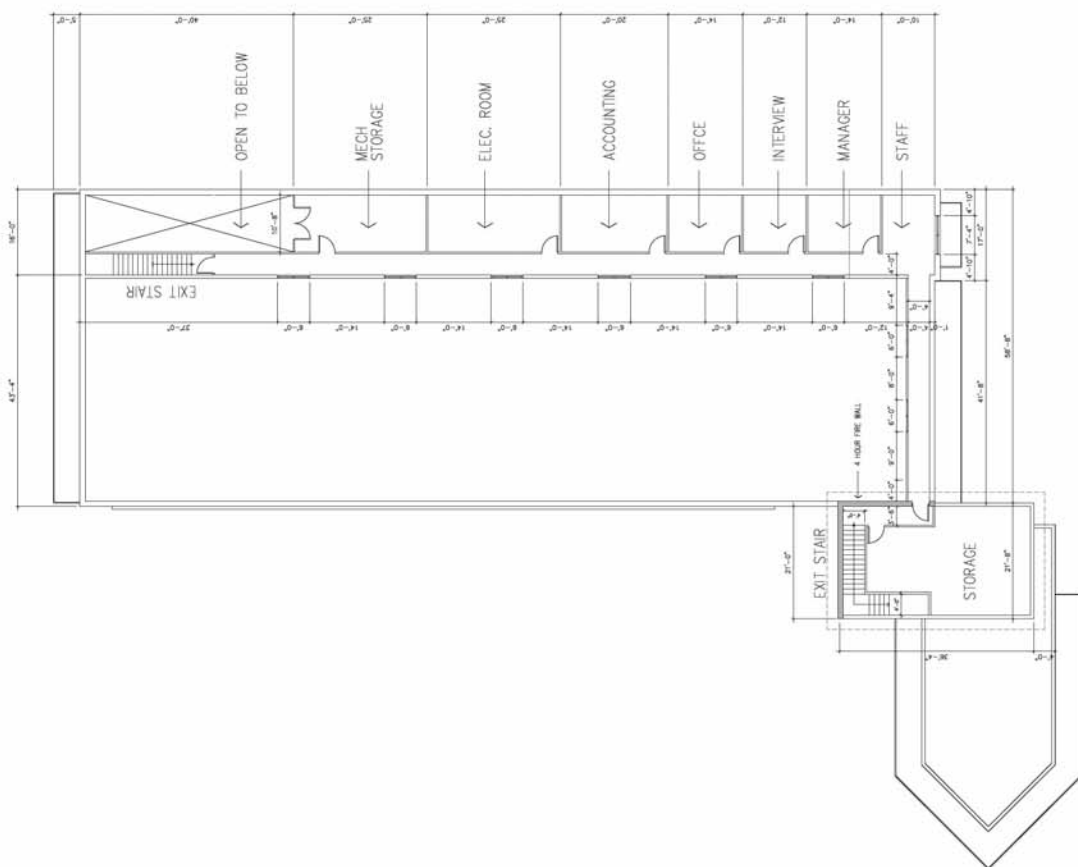
SITE PLAN
 SCALE: 1" = 32.8'

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Revision No., Date
and Description
06.26.19 - STAMPED FOR DSP

Plot Date	Drawing No.
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PROJECT	920 SPRINGFIELD ROAD SONIC CAR WASH
DRAWING TITLE	SECOND FLOOR PLAN



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

FOR DP

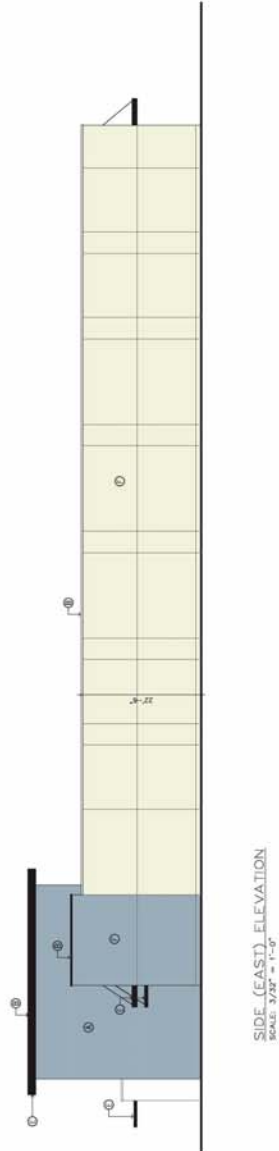
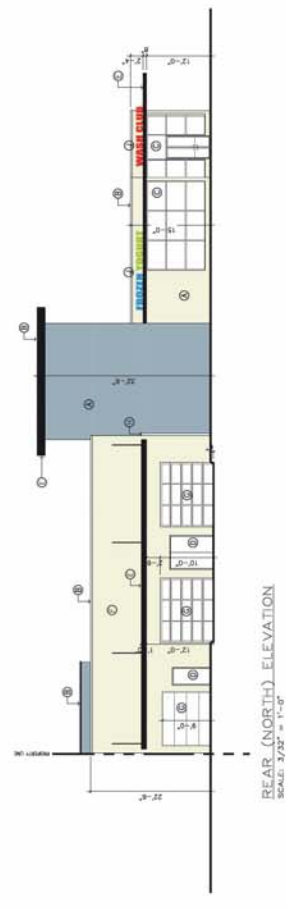
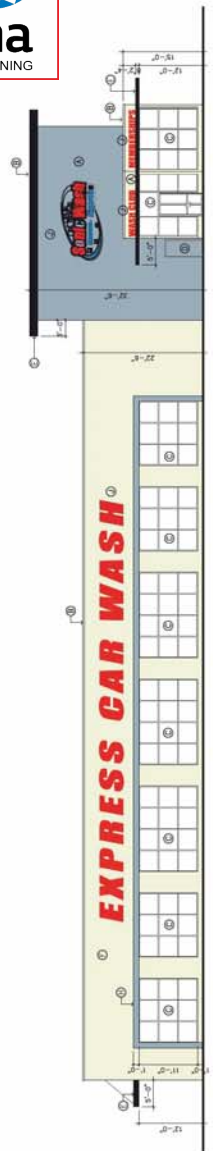
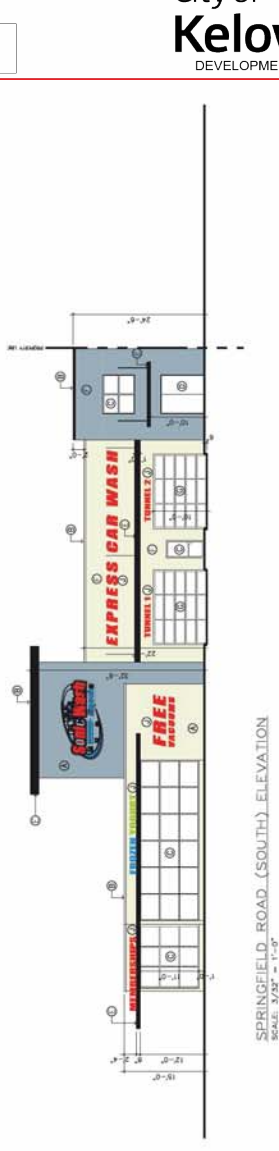
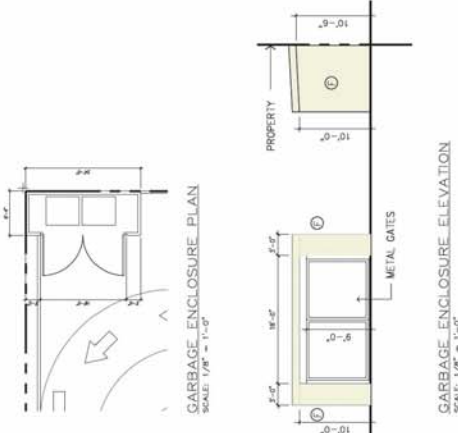
SCHEDULE B

This forms part of application
 # DP190101/DVP19-0150

City of Kelowna
 DEVELOPMENT PLANNING

Planner Initials **JB**

- LEGEND:**
- ① STUCCO
 - ② METAL CAP FLASHING
 - ③ ALUMINUM WINDOW / DOOR SYSTEM, BLACK
 - ④ METAL DOOR + FRAME, PAINTED BLACK
 - ⑤ METAL CANOPY
 - ⑥ PRECAST CONCRETE PANELS
 - ⑦ METAL ROLL UP DOOR
 - ⑧ 6" X 12" BUILD OUT, BLUE
 - ⑨ SIGNAGE, BRIGHT RED



SCHEDULE

B

This forms part of application

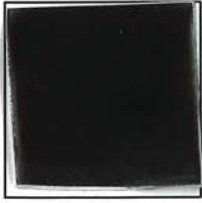
DP19-0101

Planner
Initials

JB

City of

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DEVELOPMENT PLANNING



ALUMINUM WINDOW FRAMES:
"BLACK ANODIZED"



VERTICAL CLADDING:
WESTFORM — "HERON BLUE"



CONCRETE & STUCCO
SHERWIN WILLIAMS
CAPRICORN #SW3233M



SIGNAGE
WESTFORM — BRIGHT RED



WORMAN

WORMAN HOMES | WORMAN COMMERCIAL

EXTERIOR FINISHES

1920 SPRINGFIELD ROAD

KELOWNA

PROJECT No.
PROJECT#1920SPRING

DATE
APRIL 1, 2019



PROJECT TITLE
1920 SPRINGFIELD ROAD

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL LANDSCAPE
PLAN**

ISSUED FOR / REVISION	
1	19.03.12 <i>Revised</i>
2	19.06.17 <i>Revised</i>
3	19.09.05 <i>Revised</i>
4	
5	

PROJECT NO.	19025
DESIGN BY	MA
DRAWN BY	AC
CHECKED BY	IB
DATE	SEP 5, 2019
SCALE	1/200
PAGE SIZE	24"x36"



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY
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Landscape Architecture Limited and shall not be reproduced, copied, or
transmitted without permission.

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED ONLA STANDARDS. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELLOWNA BYLAW 7900.

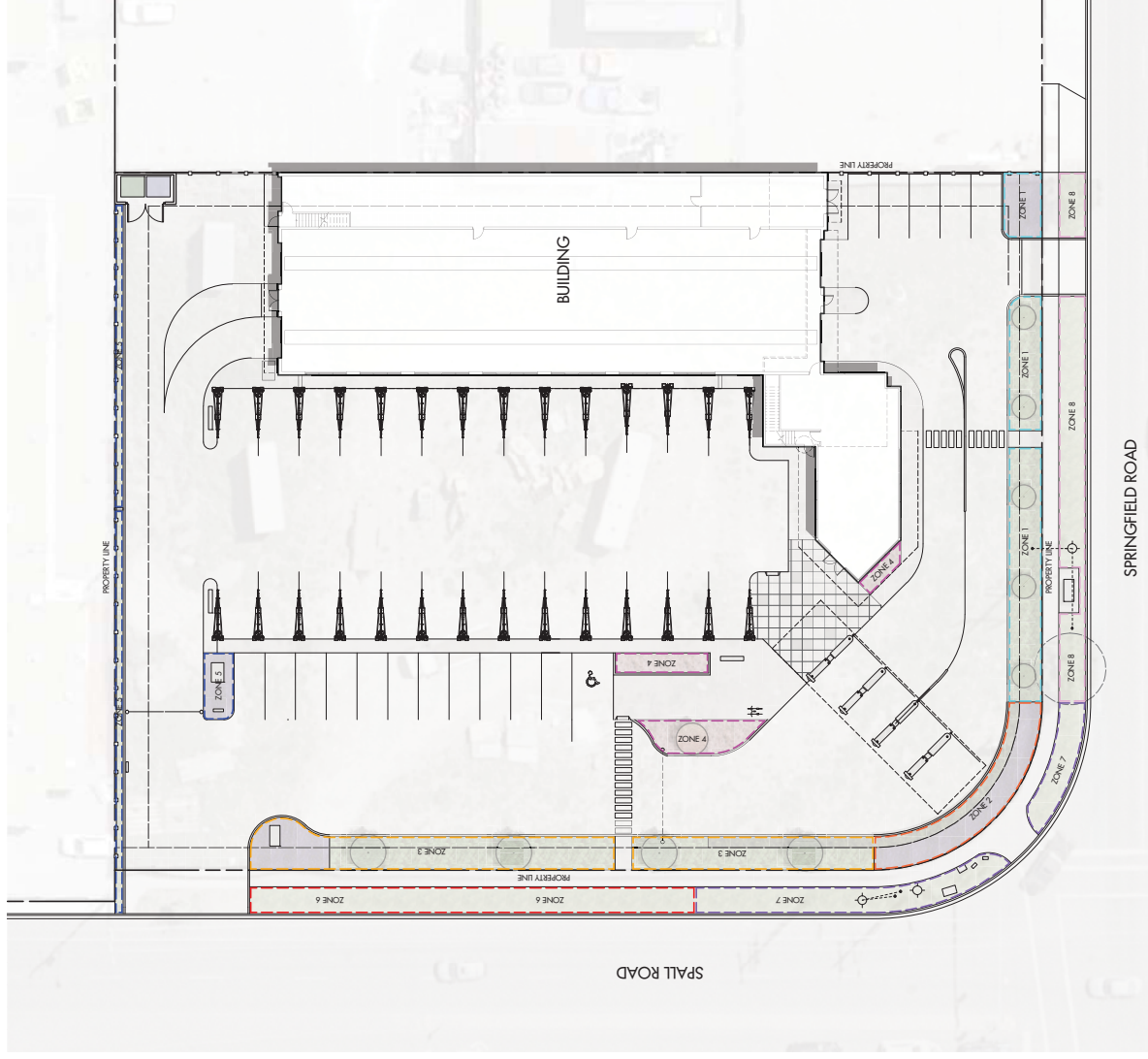
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SHEET NO. / REVISION	
1	10.03.12
2	10.06.17
3	10.02.05
4	
5	

PROJECT INFO	
DESIGN NO.	190205
DESIGN BY	MA
DRAWN BY	AC
CHECKED BY	BB
DATE	20.12.2019
PAGE NO.	24/007



IRRIGATION LEGEND

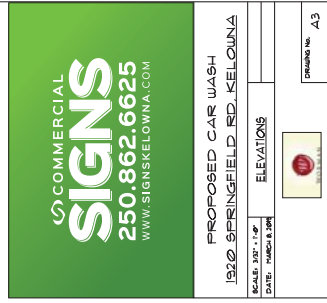
- ZONE P1 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PAINTING AREAS
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 69 cu.m.
TOTAL AREA 83 sq.m.
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 69 cu.m.
- ZONE P2 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PAINTING AREAS
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 74 cu.m.
TOTAL AREA 83 sq.m.
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 74 cu.m.
- ZONE P3 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PAINTING AREAS
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 27 cu.m.
TOTAL AREA 83 sq.m.
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 27 cu.m.
- ZONE P4 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PAINTING AREAS
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 27 cu.m.
TOTAL AREA 83 sq.m.
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 27 cu.m.
- ZONE P5 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PAINTING AREAS
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 27 cu.m.
TOTAL AREA 83 sq.m.
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 27 cu.m.
- ZONE P6 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PAINTING AREAS
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 27 cu.m.
TOTAL AREA 83 sq.m.
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 27 cu.m.
- ZONE P7 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PAINTING AREAS
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 27 cu.m.
TOTAL AREA 83 sq.m.
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 27 cu.m.
- ZONE P8 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PAINTING AREAS
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 27 cu.m.
TOTAL AREA 83 sq.m.
MODERATE WATER USE PAINTING AREAS
ESTIMATED ANNUAL WATER USE 27 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WBI) = 743 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WUI) = 666 cu.m. / year
WATER BALANCE = 80 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION SYSTEMS AND INSTALLATION WORKS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 1060 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KILWINNING BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER REVIEWER.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METERS, AND SHUT OFF VALVES LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 77 / MONTH (KILWINNING JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. Drip line and emitters shall incorporate technology to limit root intrusion.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPES SHALL BE USED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. 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.

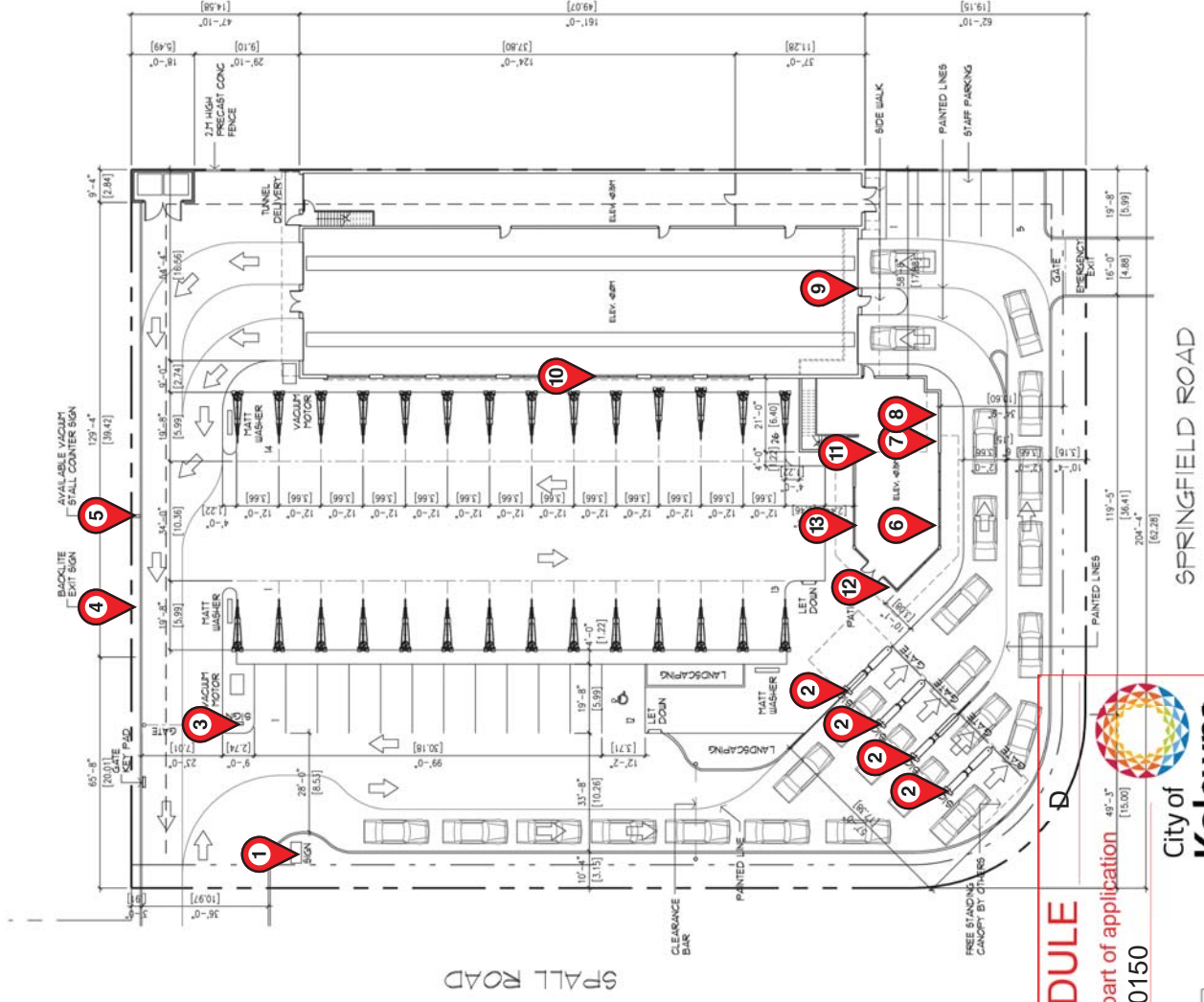


SONIC WASH KELOWNA

COMPREHENSIVE SIGN PLAN

1920 SPRINGFIELD RD, KELOWNA BC

- 1 ILLUMINATED PYLON SIGN
- 2 ILLUMINATED MENU BOARD
- 3 ILLUMINATED WAYFINDING - CAR WASH
- 4 ILLUMINATED WAYFINDING - EXIT
- 5 ILLUMINATED WAYFINDING - COUNTER
- 6 ILLUMINATED CHANNEL LETTERS - FROZEN YOGURT SOUTH
- 7 ILLUMINATED CHANNEL LETTERS - FREE VACUUMS
- 8 ILLUMINATED CABINET - COMPANY LOGO
- 9 ILLUMINATED CHANNEL LETTERS - EXPRESS CAR WASH 2'H
- 10 ILLUMINATED CHANNEL LETTERS - EXPRESS CAR WASH 4'H
- 11 ILLUMINATED CABINET - COMPANY LOGO
- 12 ILLUMINATED CHANNEL LETTERS - WASH CLUB
- 13 ILLUMINATED CHANNEL LETTERS - FROZEN YOGURT NORTH



SCHEDULE

This forms part of application
 # DVP19-0150

Planner Initials

JB

City of Kelowna

DEVELOPMENT PLANNING

