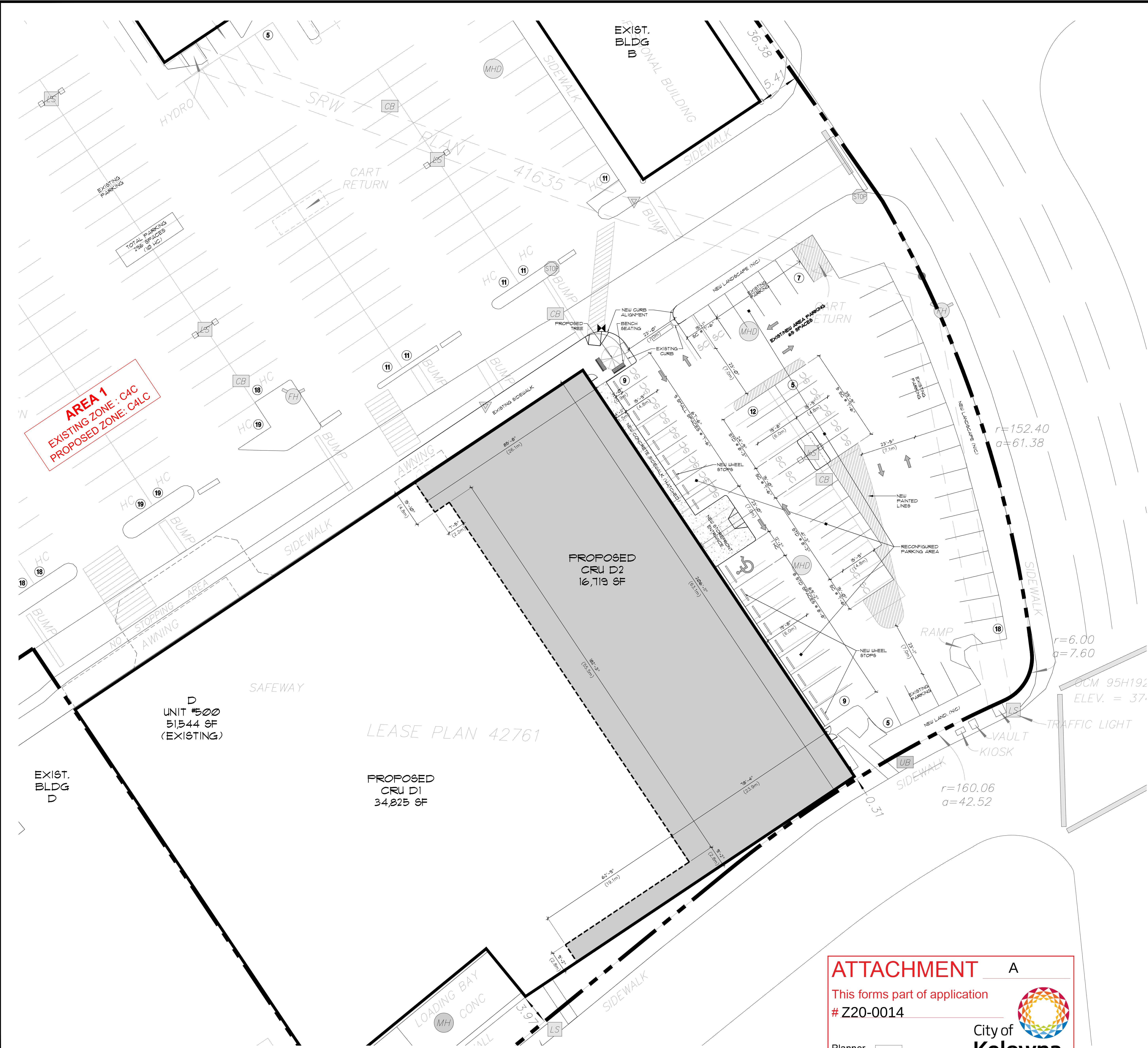




ATTACHMENT A

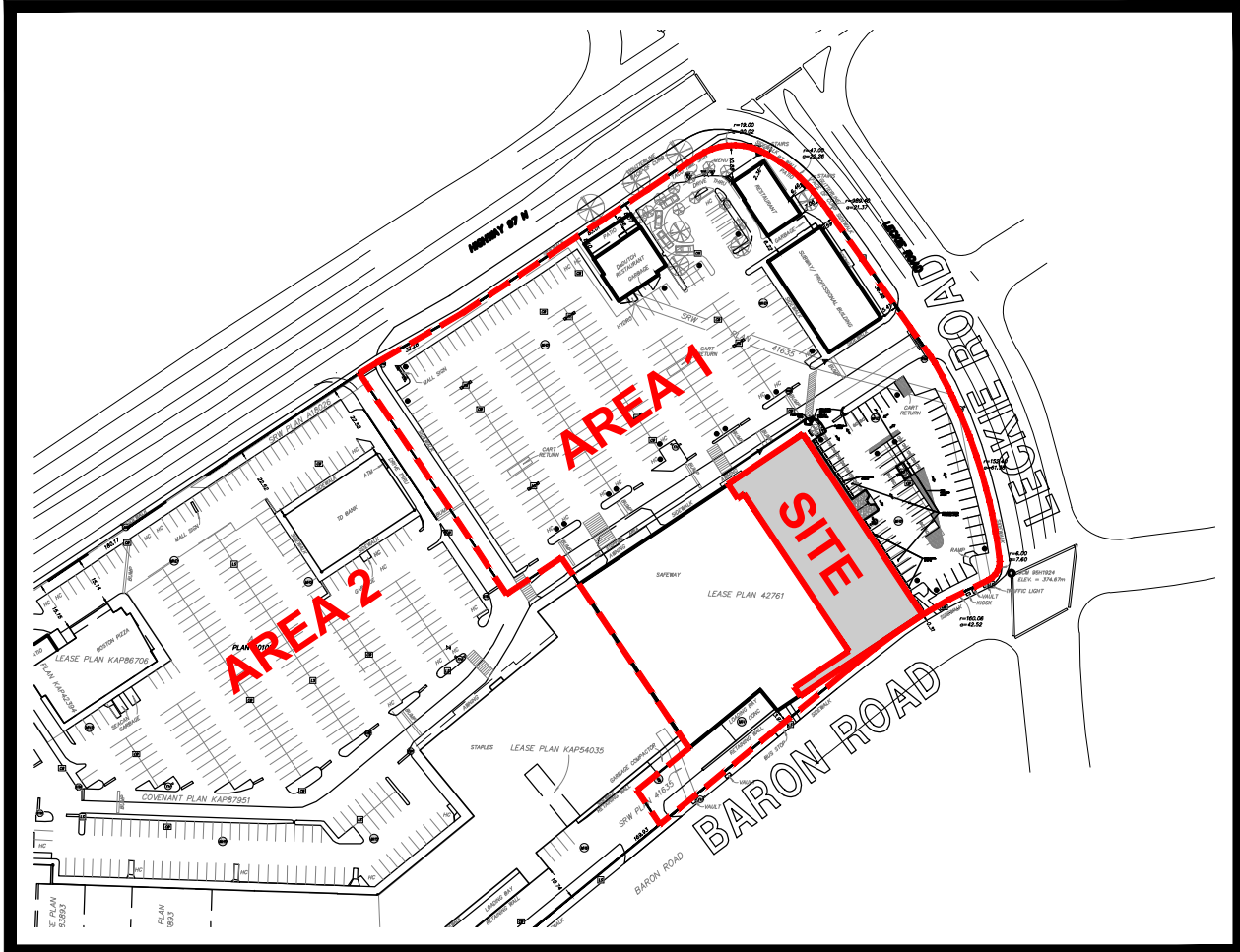
This forms part of application
Z20-0014

Planner Initials **AF**

City of Kelowna
DEVELOPMENT PLANNING



1 AERIAL MAP
SCALE: NTS



2 KEY PLAN
SCALE: NTS

SITE INFORMATION

CIVIC ADDRESS: #500, 2339-2397, HWY 97 N, KELOWNA, BC V1X 4H9
LEGAL DESCRIPTION: LOT 4 DISTRICT LOTS 126 & 532 OSOYOOS DIVISION YALE DISTRICT PLAN 40108
CURRENT ZONING - AREA 1: C4 - URBAN CENTRE COMMERCIAL
PROPOSED ZONING - AREA 1: C4RLS - URBAN CENTRE COMMERCIAL (RETAIL LIQUOR SALES)
TOTAL SITE AREA: 606,946.7 SF (56,573 SM) (13.98 AC)
TOTAL BUILDING AREA: 196,885 SF (17,696 SM)
TOTAL LOT COVERAGE: 31.3%

GROSS FLOOR AREAS		
BUILDING A (EXISTING):	2,300 SF	(214 SM)
BUILDING B, 2 FLOORS (EXISTING):	12,626 SF	(1,173 SM)
BUILDING C (EXISTING):	2,656 SF	(246 SM)
BUILDING D (EXISTING):	165,051 SF	(15,334 SM)
BUILDING E (EXISTING):	7,309 SF	(679 SM)
BUILDING F (EXISTING):	6,943 SF	(645 SM)
TOTAL GROSS FLOOR AREAS:	196,885 SF	(18,291 SM)

ZONING BYLAW REQUIREMENTS

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 REQUIREMENTS

MINIMUM PARKING REQUIREMENTS	
RETAIL / OFFICE:	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
TOTAL PARKING REQUIRED:	196,885 SF / 1,076 SF x 1.75 = 320 SPACES
TOTAL EXISTING PARKING:	763 SPACES

AREA 1 PARKING REQUIREMENTS

AREA 1 GROSS FLOOR AREAS:		
BUILDING A (EXISTING):	2,300 SF	(214 SM)
BUILDING B, 2 FLOORS (EXISTING):	12,626 SF	(1,173 SM)
BUILDING C (EXISTING):	2,656 SF	(246 SM)
BUILDING D, UNIT #500 (EXISTING):	51,544 SF	(4,789 SM)
PROPOSED CRU D1:	34,825 SF	(3,235 SM)
PROPOSED CRU D2:	16,719 SF	(1,553 SM)
TOTAL PARKING REQUIRED:	69,126 SF / 1,076 SF x 1.75 = 113 SPACES	
TOTAL EXISTING PARKING:	296 SPACES	
TOTAL PARKING PROPOSED:	296 SPACES	

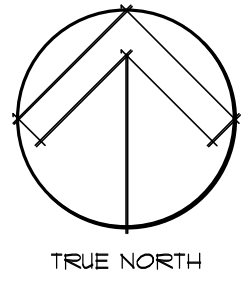
PARKING SPACE AND MANOUEVERING AISLE REQUIREMENTS

STANDARD SPACE:	2.5m (8'-3") x 6.0m (19'-8")
SMALL SPACE (MAX. 35%):	2.3m (7'-6") x 4.8m (15'-9")
HANDICAPPED SPACE:	3.7m (12'-2") x 6.0m (19'-8")
LOADING SPACE (MINIMUM SIZE):	3.0m (9'-10") x 9.2m (30'-0")
MANOUEVERING AISLE WIDTH:	7.0m (23'-0") (TWO-WAY)

GENERAL NOTE:

BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

DATE	ISSUED FOR	DESCRIPTION
20/05/20	ISSUED FOR REFERENCE	
19/05/20	ISSUED FOR OPR	
19/11/20	ISSUED FOR DP	
no	no	no
revisions		



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consultant

**LIQUOR STORE TENANT IMPROVEMENT
#500, 2339-2397, HWY 97 N KELOWNA, BC V1X 4H9
FOR PETERSON COMMERCIAL**



420 - 745 THURLOW ST
VANCOUVER, BC V6C 0S5
TELEPHONE 604 687 2334

project number **5034**

sheet 150

PROPOSED SITE PLAN

date 2019-08-02 sheet number
scale 1/16"=1'-0" A=1.1
drawn TA
checked EC



Subject Property Notes:

Portion of the subject property zoned C4rls/rcs - Urban Centre Commercial (Retail Liquor Sales/Retail Cannabis Sales).

Subject Property Notes:

Rezone a portion of the subject property from C4rcs - Urban Centre Commercial (Retail Cannabis Sales) to C4rls/rcs - Urban Centre Commercial (Retail Liquor Sales/Retail Cannabis Sales).

HARVEY AVE

HWY 97 N

LECKE RD

ENTERPRISE WAY

PARKVIEW CIR

UNDERHILL ST

DURRIN RD

MAP "A" Rezoning
2339-2397 Hwy 97 N
File #Z20-0014

Rev. 7/17/2020

Planner: af

-  C4rcs to C4rls/rcs
-  C4rls/rcs
-  Subject Property

0 50 100 Metres



This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal
Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Vice President
Crosbby Chiu, MRAIC, SBA, Senior Associate
Martin Grube, Associate

Rick Jones, Founding Principal
Aaron Vornbrock, Principal
Eric Ching, CSBA, Principal
Bojan Ilic, Associate
Sarah Chappell, Associate

January 20, 2020

City of Kelowna
Community Planning
1438 Water Street
Kelowna, BC V1Y 1J4



ATTN: Andrew Ferguson, BES, MLA
Planner II

RE: Project Description/Design Rationale, Rezoning/DP Application
Liquor Store Tenant Improvement, #500, 2339-2397 Highway 97N, Kelowna, BC **Our Project No. 5034**

Dear Andrew,

Please accept the enclosed drawings and documents for a Rezoning and Development Permit Application to accommodate a new Retail Liquor Sales use in the above-referenced address.

A new Liquor Store is proposed to occupy a 16,700 SF endcap space demised from the existing 55,724 SF Safeway food store (#500 2339 Hwy 97N) at the north end of the Dilworth Shopping Centre. The Dilworth Centre is within the City's Midtown Revitalization Development Permit Area and is split-zoned C4 (Urban Centre Commercial) and C4rls (Urban Centre Commercial Retail Liquor Sales). The new store is a relocation of an existing 3,757 SF Liquor Depot (#220 2339 Hwy 97N) from the south end of the mall within the property's C4rls Zone (Area 2), to the proposed location within the C4 Zone (Area 1), requiring a Rezoning of the latter to a C4rls designation. The subject relocation will allow the shopping centre to respond to current market demands and provide expanded services to the community.

Shell building Tenant Improvement work will include the reduction of a row of 18 parking spaces along the east end of the mall to 16, including 1 space for the disabled, to accommodate a new east facing storefront and pedestrian access way. No other amendments to the existing Site Plan is proposed. An enhanced façade, consisting of a 'portal' build-out clad in gray corrugated metal siding with stucco infill for the Tenant's signage, is proposed to provide the necessary identification and brand exposure for the store while keeping in step with the form and character upgrades anticipated for some of the Centre's existing standalone pads along the Highway. A veneer spandrel glazing panel with 'lifestyle' imaging representative of the new store's business and branding is proposed along the north side of the unit where no pedestrian access to the store will be provided by the tenant.

Should you require additional information or clarification regarding the foregoing, please do not hesitate to contact us directly. ~

Very truly yours,

Eric Ching, Principal

URBAN DESIGN GROUP ARCHITECTS LTD.

(ekc)