

Development Permit DP19-0184



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

2125 & 2205 Baron Rd, 1830 & 1880 Leckie Rd.

and legally known as

Lot 2, District Lot 126, ODYD Plan KAP59203, located at 2125 Baron Road;

Lot 3, District Lot 126, ODYD Plan KAP59203, located at 2205 Baron Road;

Lot 1, District Lot 126, ODYD Plan KAP59203, located at 1830 Leckie Road; and

Lot B, District Lot 126, ODYD Plan KAP56817, located at 1880 Leckie Road;

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

Commercial

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

Date of Council Decision: **April 26, 2021**

Decision By: Council

Development Permit Area: Comprehensive and Revitalization Development Permit Areas

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: Victor Properties Ltd., Inc. No. BC1050457

Applicant: WSP Canada Group Limited

Planner: Andrew Ferguson

Terry Barton
Development Planning Department Manager
Development Planning

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 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 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 owner 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 **\$ 1,164,305.00**

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.

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.**

Development Permit DP19-0185



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

1901 Underhill St.

and legally known as

Lot 1 District Lot 126, 127 and 142, ODYD, Plan KAP74479

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

Commercial

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

Date of Council Decision: **April 26, 2021**

Decision By: Council

Development Permit Area: Comprehensive and Revitalization Development Permit Areas

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: Victor Properties Ltd., Inc. No. BC1050457

Applicant: WSP Canada Group Limited

Planner: Andrew Ferguson

Terry Barton
Development Planning Department Manager
Development Planning

Date

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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 approval, with no opportunity to extend.

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- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$ 400,000.00**

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.

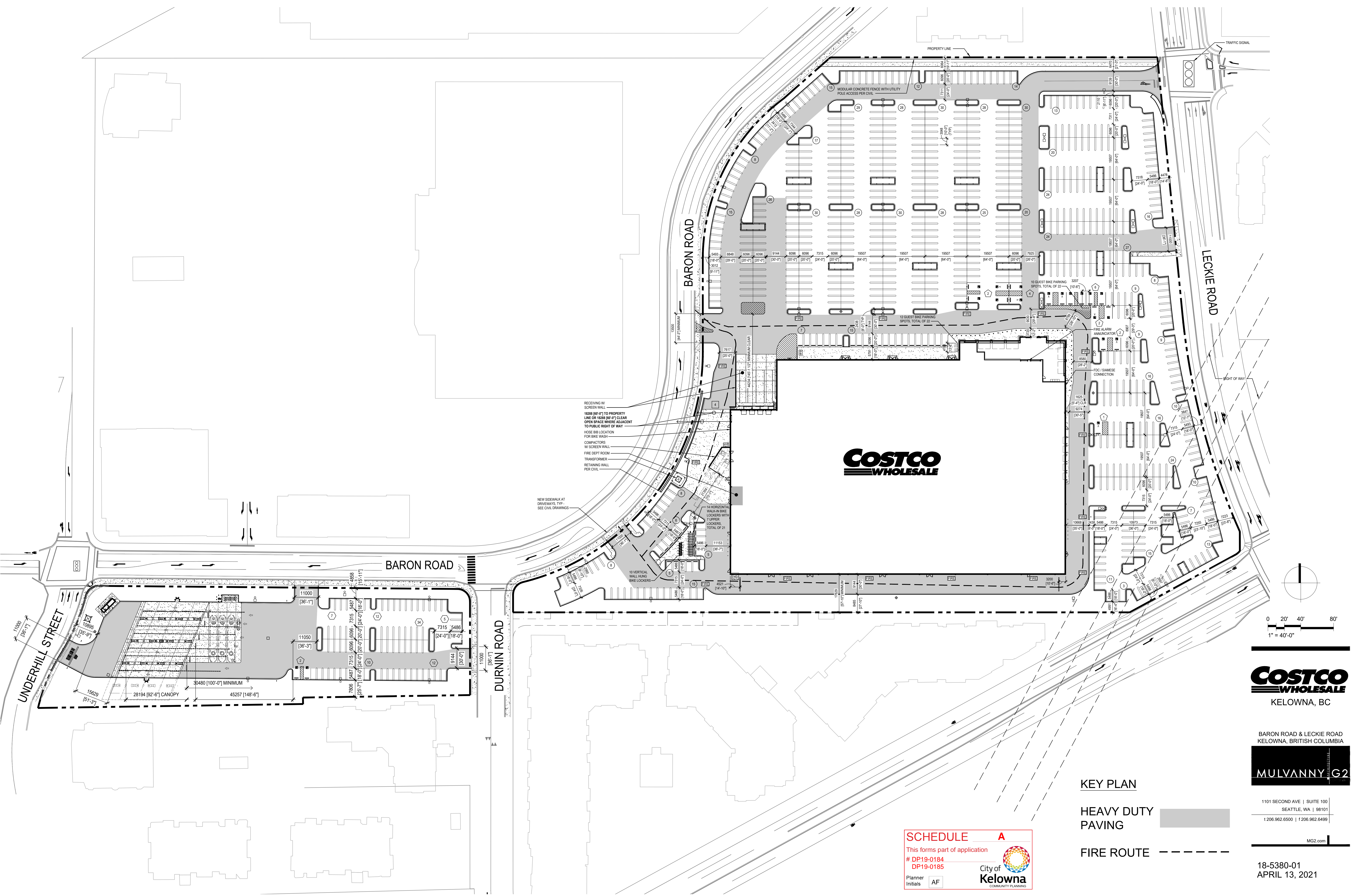
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- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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.**



COSTCO WHOLESALE

KELOWNA, B. C., CANADA

OVERALL SITE PLAN

APRIL 13, 2021

KEY PLAN

HEAVY DUTY
PAVING

FIRE ROUTE

SCHEDULEA

This forms part of application

DP19-0184
DP19-0185

Planner
Initials AF

City of Kelowna

COMMUNITY PLANNING

COSTCO
WHOLESALE
KELOWNA, BC

BARON ROAD & LECKIE ROAD
KELOWNA, BRITISH COLUMBIA

MULVANNY G2

1101 SECOND AVE | SUITE 100
SEATTLE, WA | 98101
t 206.962.6500 | f 206.962.6499

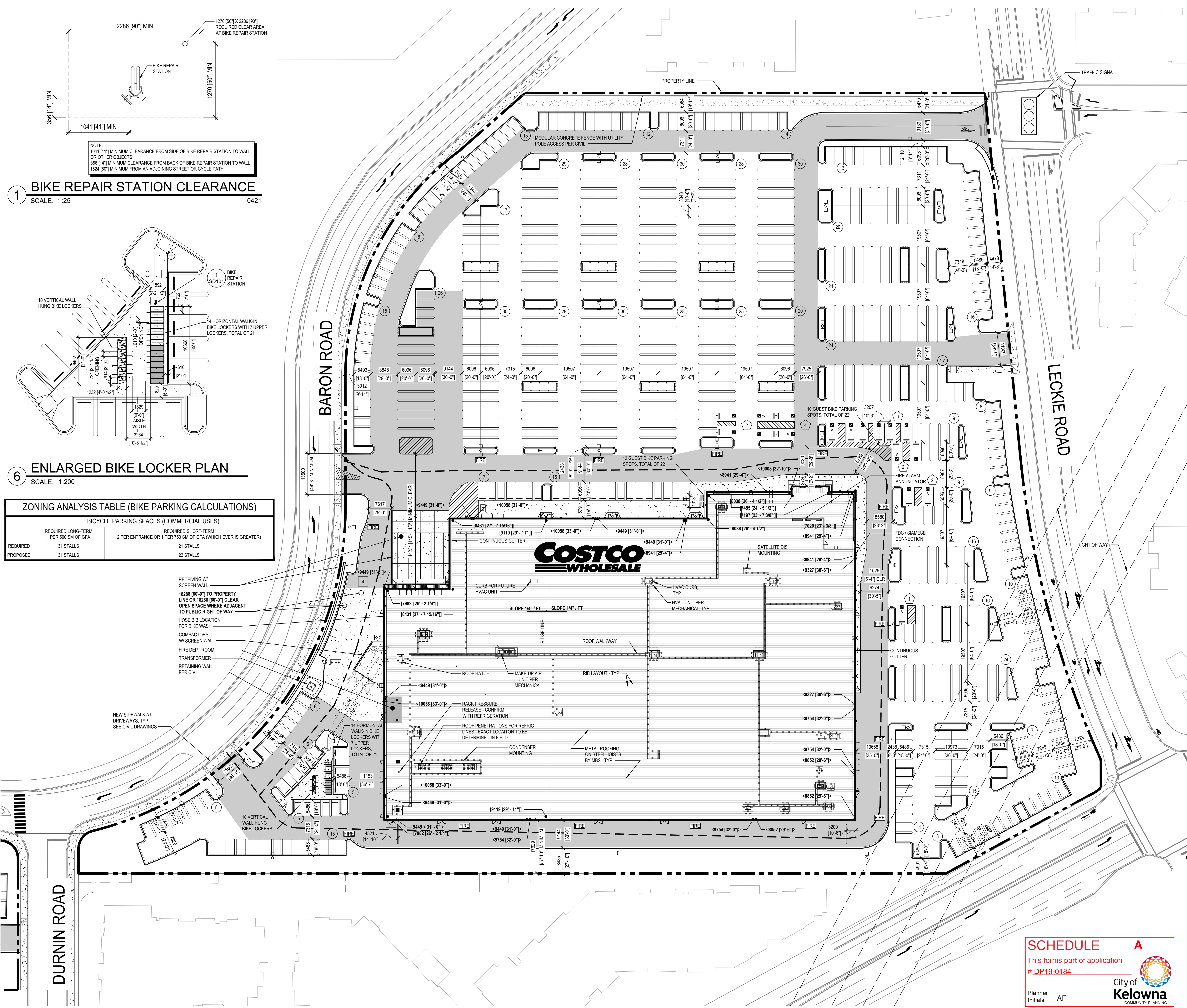
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18-5380-01
APRIL 13, 2021

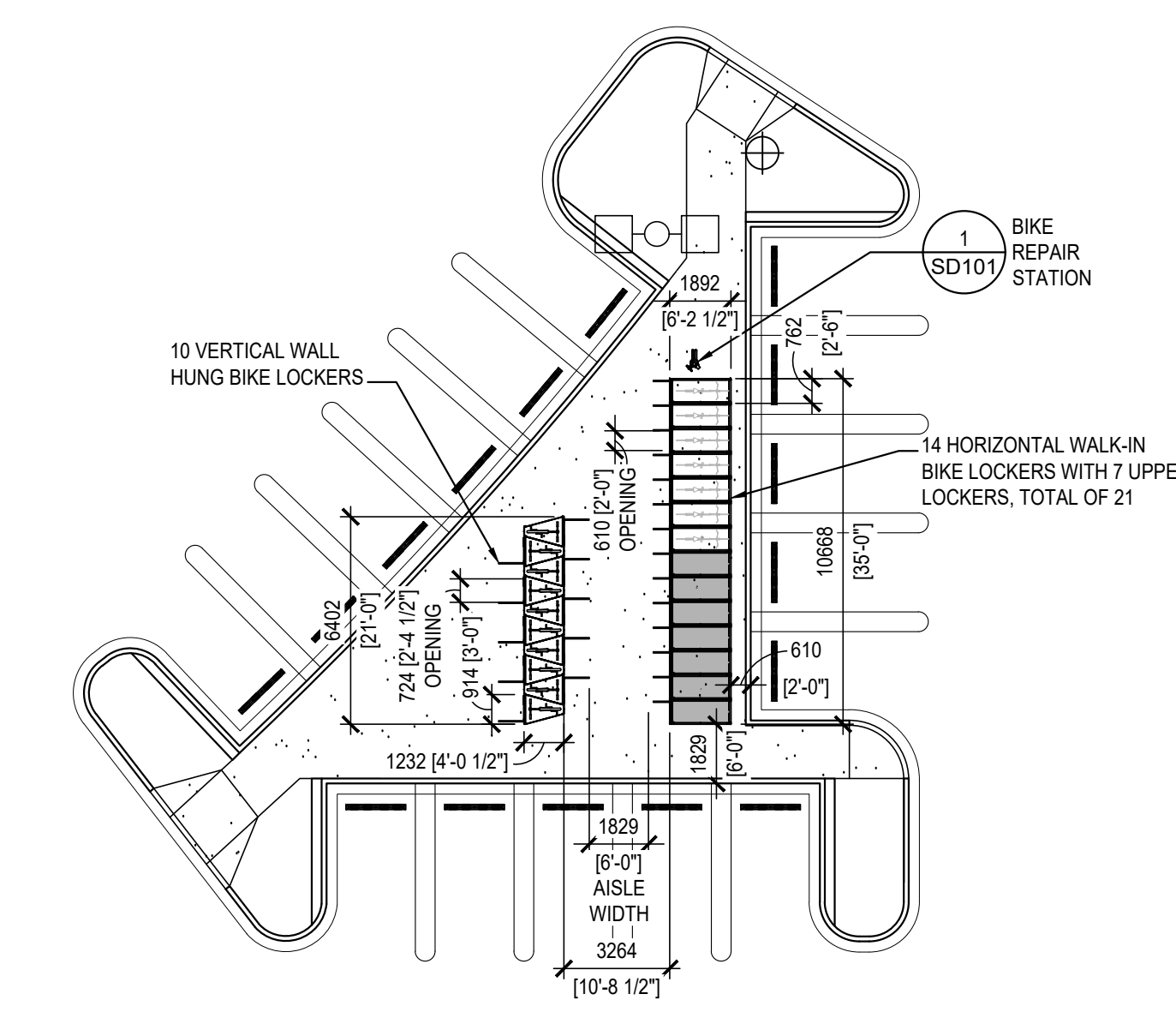
OVERALL SITE PLAN

SD100

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1 BIKE REPAIR STATION CLEARANCE
SCALE: 1:25



6 ENLARGED BIKE LOCKER PLAN
SCALE: 1:200

ZONING ANALYSIS TABLE (BIKE PARKING CALCULATIONS)		
BICYCLE PARKING SPACES (COMMERCIAL USES)		
	REQUIRED LONG-TERM 1 PER 500 SM OF GFA	REQUIRED SHORT-TERM 2 PER ENTRANCE OR 1 PER 750 SM OF GFA (WHICH EVER IS GREATER)
REQUIRED	31 STALLS	21 STALLS
PROPOSED	31 STALLS	22 STALLS

RECEIVING W/ SCREEN WALL
18288 180'-0" TO PROPERTY LINE OR 18288 180'-0" CLEAR OPEN SPACE WHERE ADJACENT TO PUBLIC RIGHT OF WAY
HOSE BIB LOCATION FOR BIKE WASH
COMPACTORS W/ SCREEN WALL
FIRE DEPT ROOM
TRANSFORMER
RETAINING WALL PER CIVIL

NEW SIDEWALK AT DRIVEWAYS, TYP - SEE CIVIL DRAWINGS

DURNIN ROAD

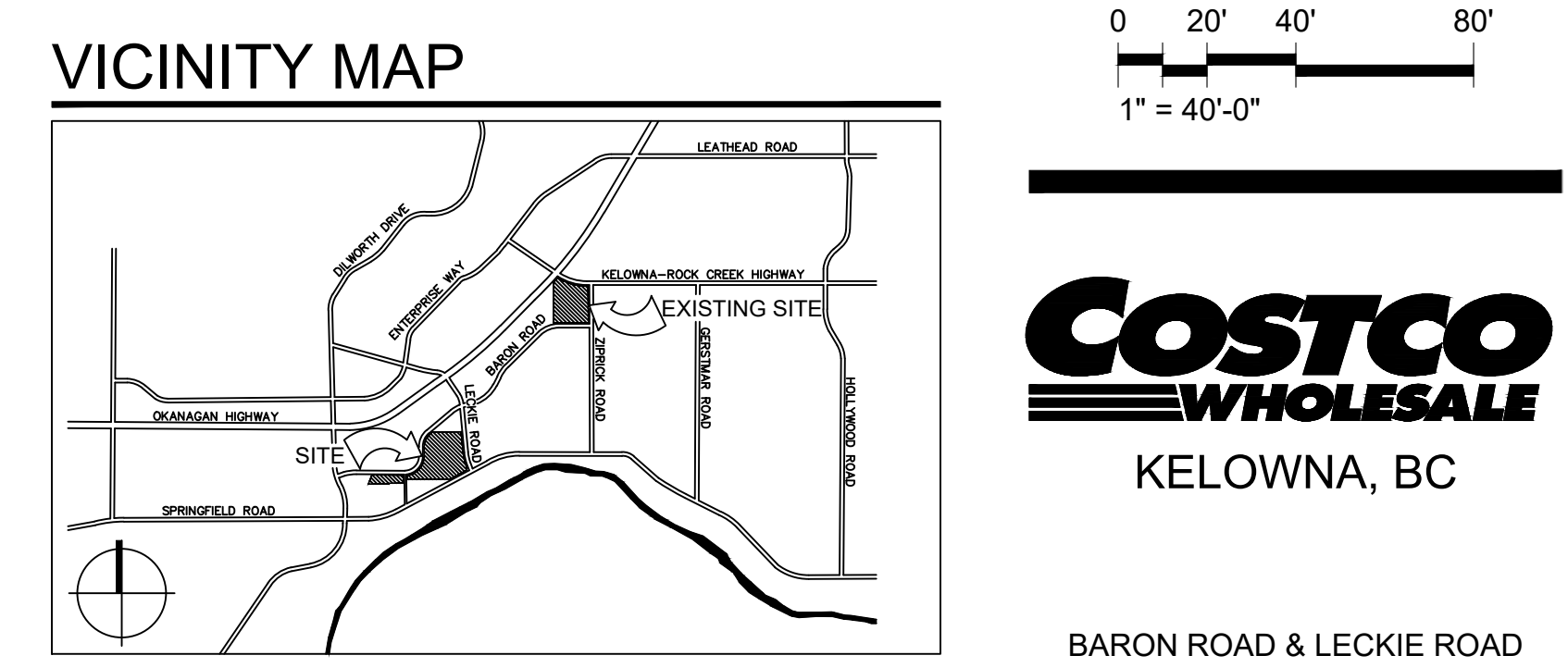
COSTCO WHOLESALE
KELOWNA, B. C., CANADA

PROJECT DATA	
CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	BARON ROAD & LECKIE ROAD KELOWNA, BRITISH COLUMBIA
SITE DATA:	
COSTCO SITE AREA:	68,036.9 M ² (6.80 HA) 732,343 FT ² (16.81 AC)
INCLUDES:	
WAREHOUSE SITE:	59,719 M ² (5.97 HA) 642,818 FT ² (14.76 AC)
AUX. PARKING/FUEL:	8,317 M ² (0.83 HA) 89,526 FT ² (2.06 AC)
JURISDICTION:	CITY OF KELOWNA
ZONING:	
WAREHOUSE SITE:	C4 - URBAN COMMERCIAL
AUXILIARY SITE:	C4 - URBAN COMMERCIAL
SETBACKS:	ACTUAL:
	FRONT: 129.0 M (424 FT)
	SIDE: 15.0 M (49 FT)
	REAR: 17.5 M (58 FT)

BUILDING DATA:	
NET WAREHOUSE AREA	14,656 SM [157,756 SF]
NET FIRE DEPT ROOM	51 SM [549 SF]
NET MECHANICAL ROOM	178 SM [1,916 SF]
NET VESTIBULE	447 SM [4,811 SF]
ENVELOPE / EXTERIOR WALL	185 SM [1,991 SF]
TOTAL BUILDING - GROSS	15,517 SM [167,023 SF]

PARKING DATA:	
PROVIDED:	
10' WIDE WAREHOUSE SITE STALLS	770 STALLS
9' WIDE GAS BAR SITE STALLS	82 STALLS
ACCESSIBLE STALLS (2 IN GAS BAR)	19 STALLS
TOTAL PARKING PROVIDED:	871 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



KEY PLAN

HEAVY DUTY PAVING

FIRE ROUTE

FIRE ROUTE SIGNAGE

FIRE HYDRANT

SCHEDULE A

This forms part of application
DP19-0184

Planner Initials: AF

City of Kelowna
COMMUNITY PLANNING

1101 SECOND AVE | SUITE 100
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t 206.962.6500 | f 206.962.6499

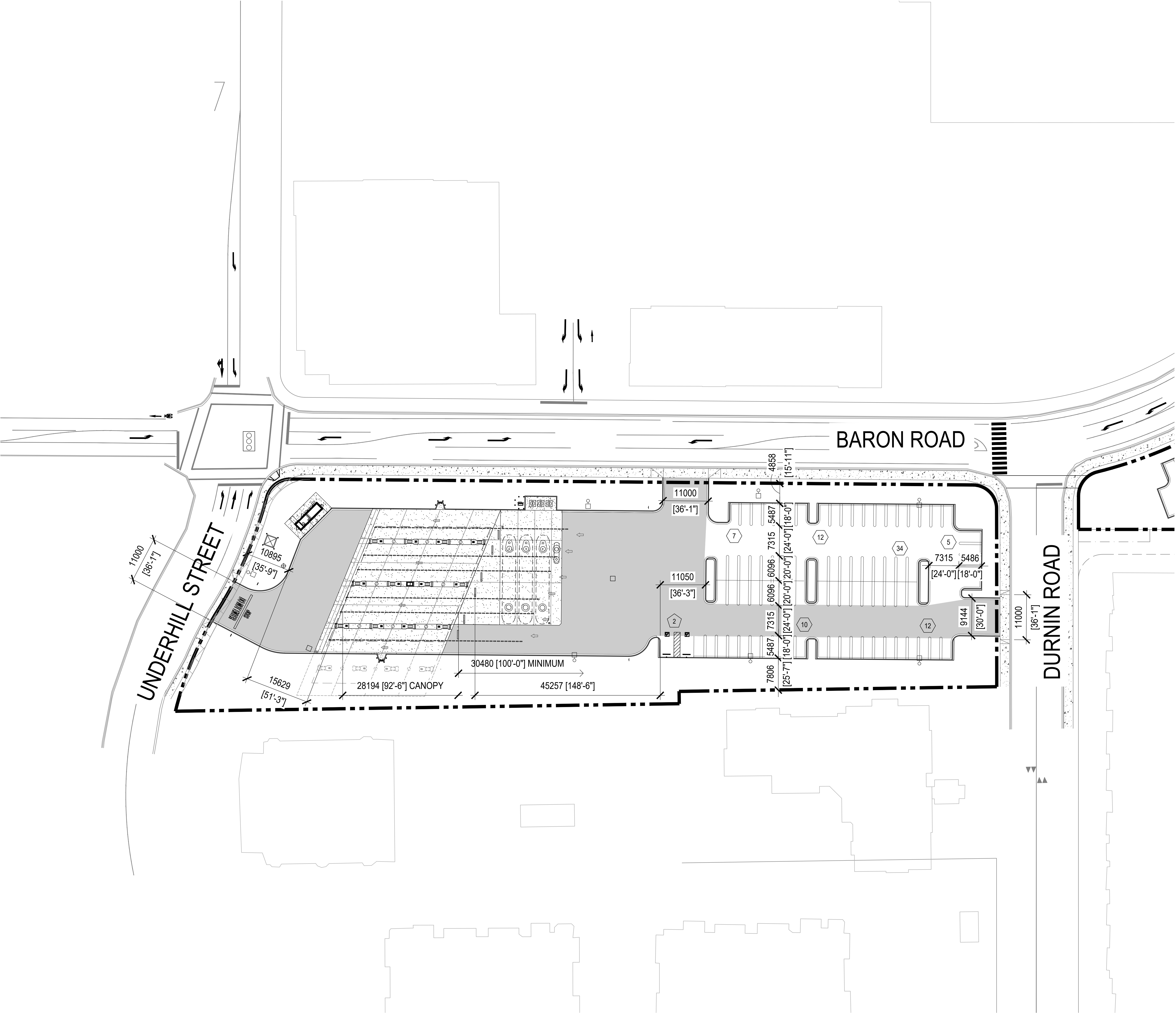
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18-5380-01
APRIL 13, 2021

SITE PLAN

SD101

SITE PLAN
APRIL 13, 2021



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	1901 UNDERHILL STREET KELOWNA, BRITISH COLUMBIA

SITE DATA:

COSTCO SITE AREA:	68,036.9 M ² (6.80 HA) 732,343 FT ² (16.81 AC)
INCLUDES:	
WAREHOUSE SITE:	59,719 M ² (5.97 HA) 642,818 FT ² (14.76 AC)
AUX. PARKING/FUEL:	8,317 M ² (0.83 HA) 89,526 FT ² (2.06 AC)
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ZONING:	
WAREHOUSE SITE:	C4 - URBAN COMMERCIAL
AUXILIARY SITE:	C4 - URBAN COMMERCIAL

SETBACKS:	ACTUAL:
	FRONT: 129.0 M (424 FT)
	SIDE: 15.0 M (49 FT)
	REAR 17.5 M (58 FT)

BUILDING DATA:

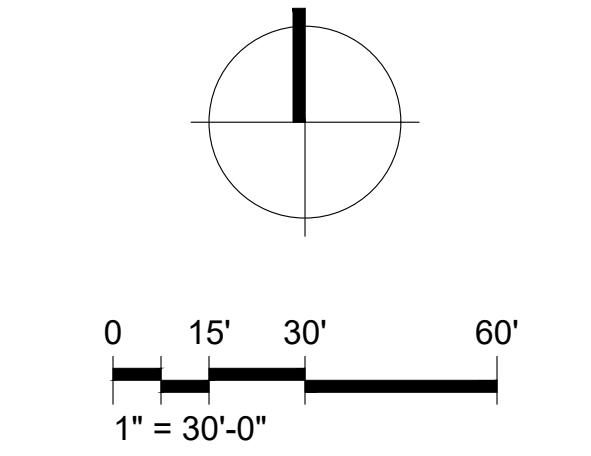
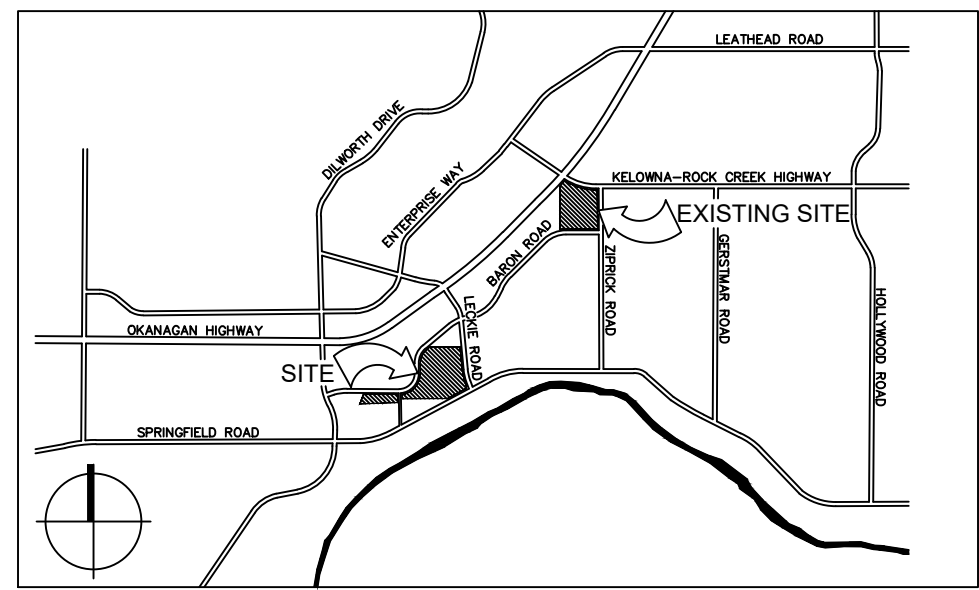
GAS BAR CANOPY AREA	791 SM [8,510 SF]
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PARKING DATA:

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10' WIDE WAREHOUSE SITE STALLS	770 STALLS
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TOTAL PARKING PROVIDED:	871 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



KEY PLAN

HEAVY DUTY PAVING	
FIRE HYDRANT	



1901 UNDERHILL STREET
KELOWNA, BRITISH COLUMBIA



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18-5380-01
APRIL 13, 2021

FUEL PARCEL PLAN

SD102

COSTCO WHOLESALE

KELOWNA, B. C., CANADA

FUEL PARCEL PLAN

APRIL 13, 2021

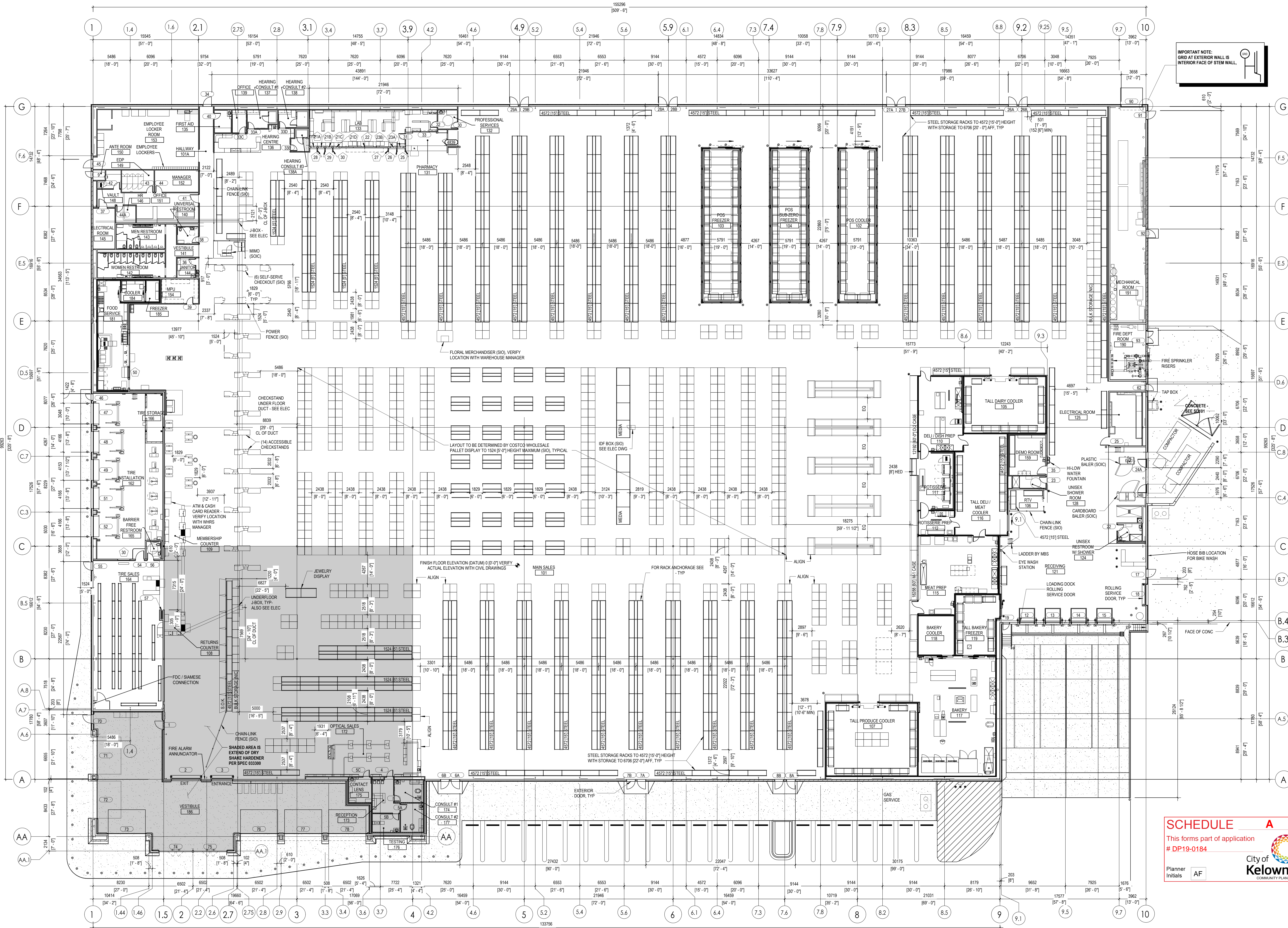
SCHEDULE

This forms part of application
DP19-0185

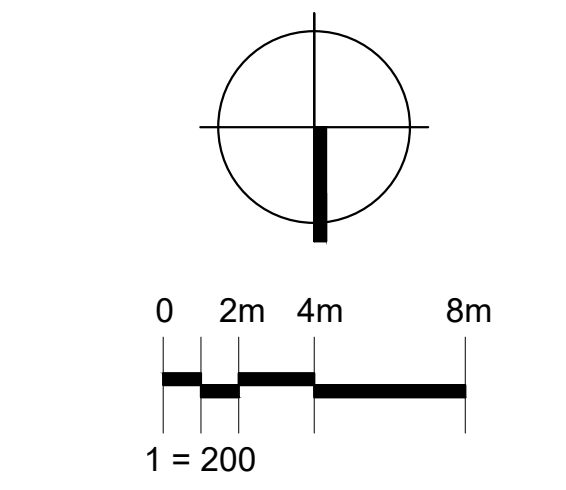
Planner
Initials AF

City of
Kelowna
COMMUNITY PLANNING

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IMPORTANT NOTE:
GRID AT EXTERIOR WALL IS
INTERIOR FACE OF STEM WALL.



BARON ROAD & LECKIE ROAD
KELOWNA, BRITISH COLUMBIA

MULVANNY G2

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SCHEDULE A

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City of Kelowna
COMMUNITY PLANNING

Planner Initials: AF

NOTE:
LOCATE KNOX BOXES AS DIRECTED BY FIRE DEPT
MAKE PROVISIONS TO TIE INTO SECURITY SYSTEM

COSTCO WHOLESALE

KELOWNA, B. C., CANADA

FLOOR PLAN

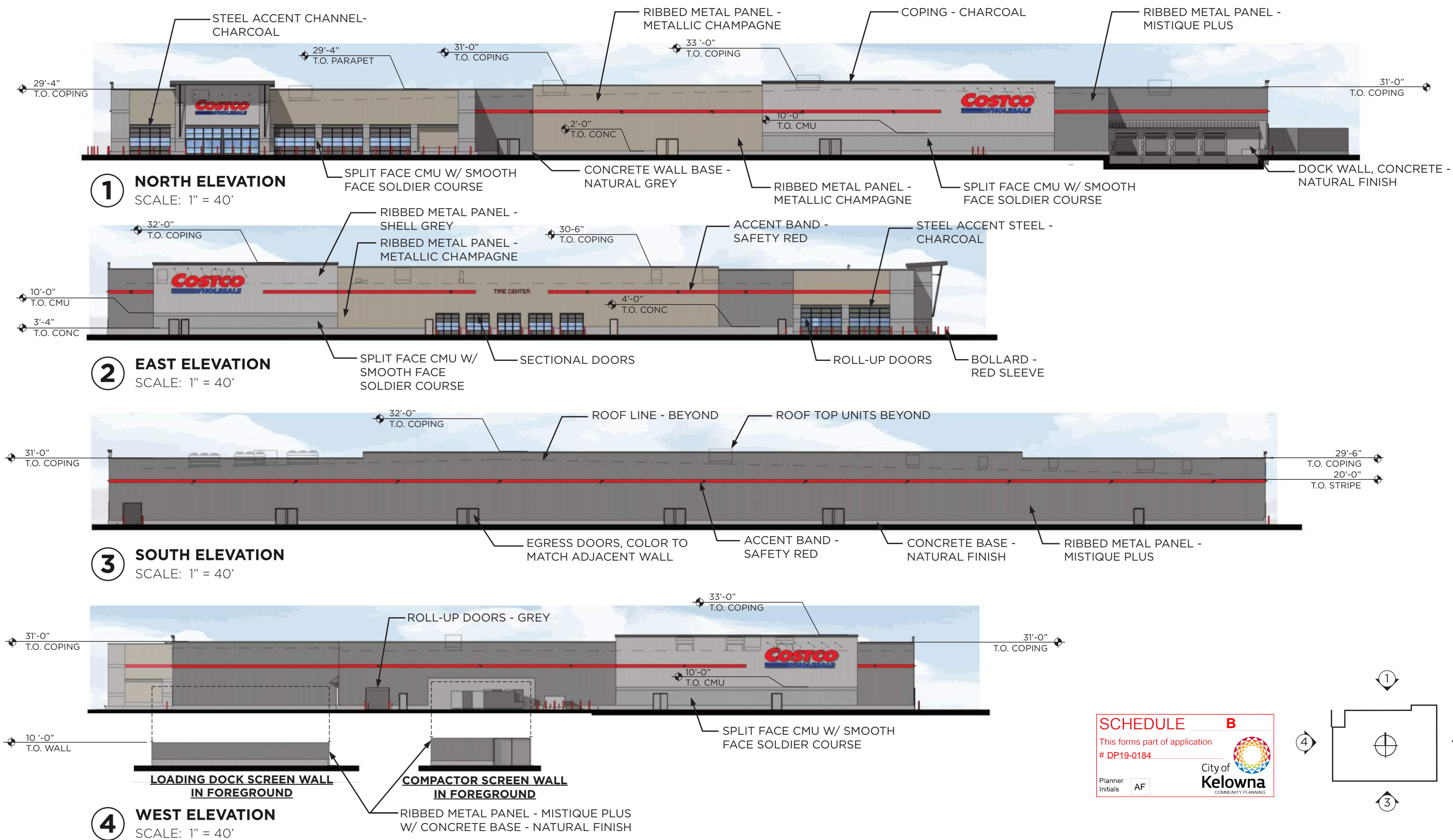
MARCH 19, 2021

18-5380-01
MARCH 19, 2021

FLOOR PLAN

A101

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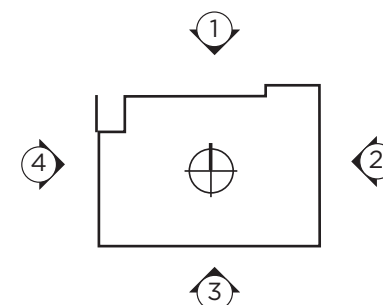


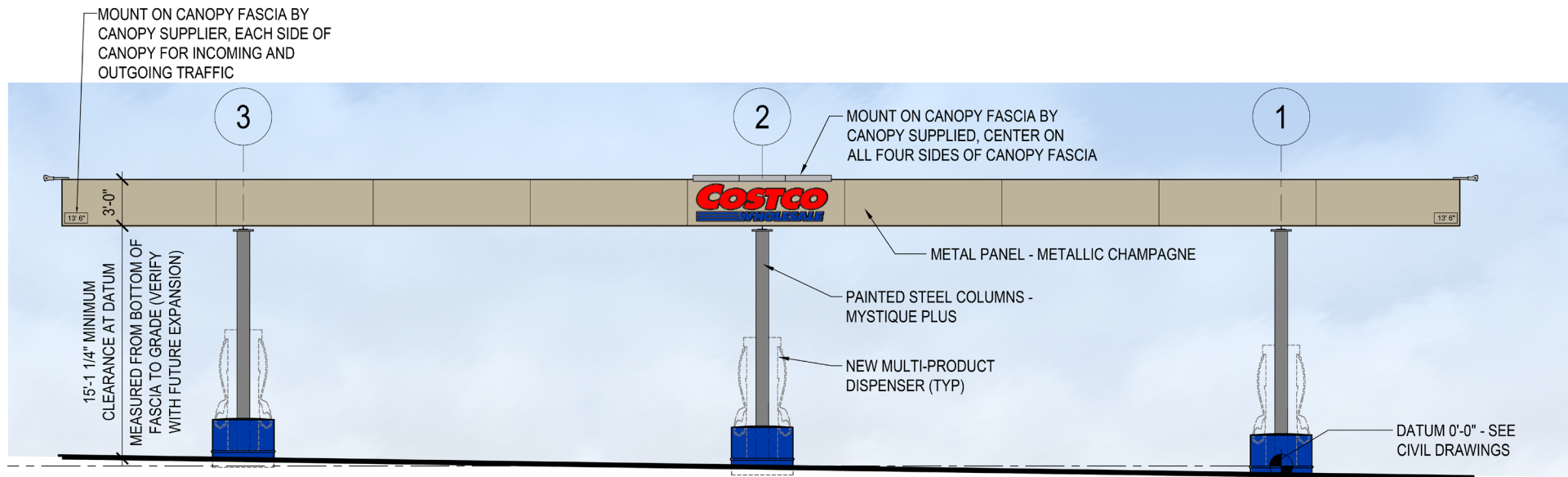
SCHEDULE B

This forms part of application
DP19-0184

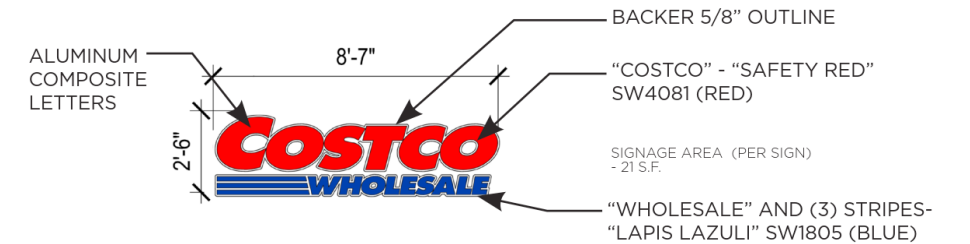
Planner Initials AF

City of Kelowna
COMMUNITY PLANNING



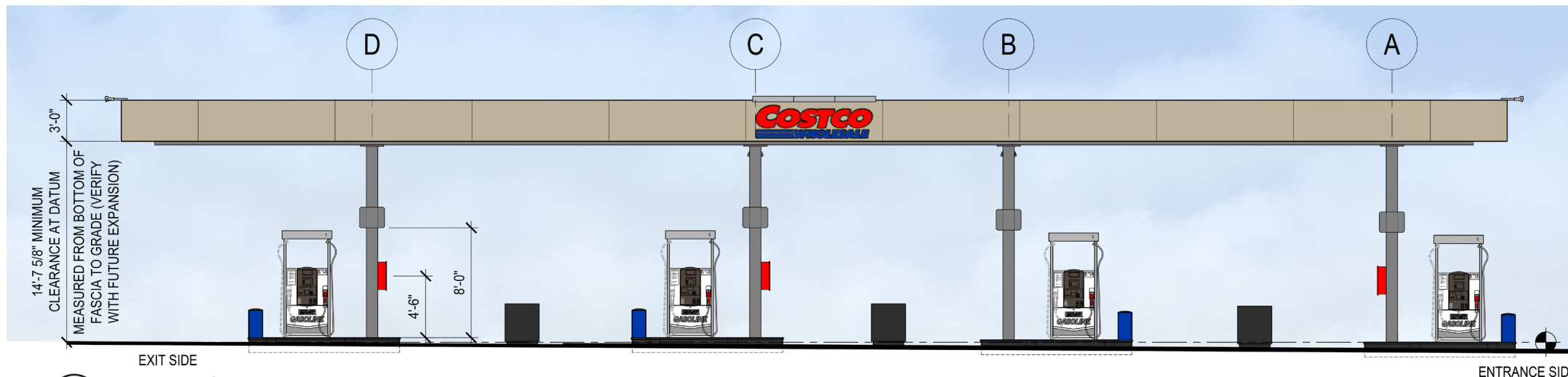


1 EAST/WEST ELEVATIONS
SCALE: NTS

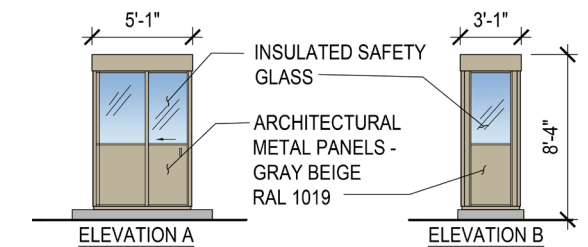


WALL SIGNAGE				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
2	COSTCO WHOLESALE (NORTH / SOUTH ELEV)	2'-6" x 8'-7"	21 SF	42 SF
TOTAL SIGNAGE AREA				42 SF

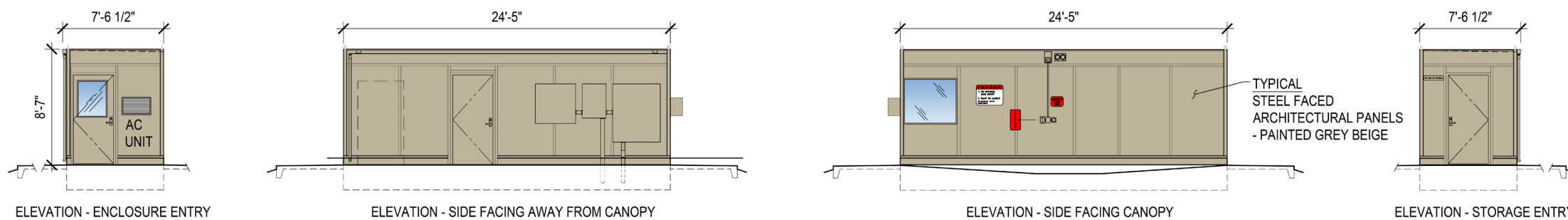
4 FUEL ELEVATION SIGNAGE
SCALE: NTS



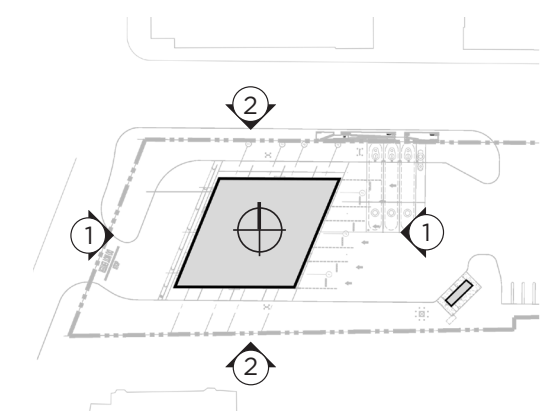
2 NORTH/SOUTH ELEVATIONS
SCALE: NTS



5 WARMING HUT
SCALE: NTS



3 CONTROLLER ENCLOSURE
SCALE: NTS





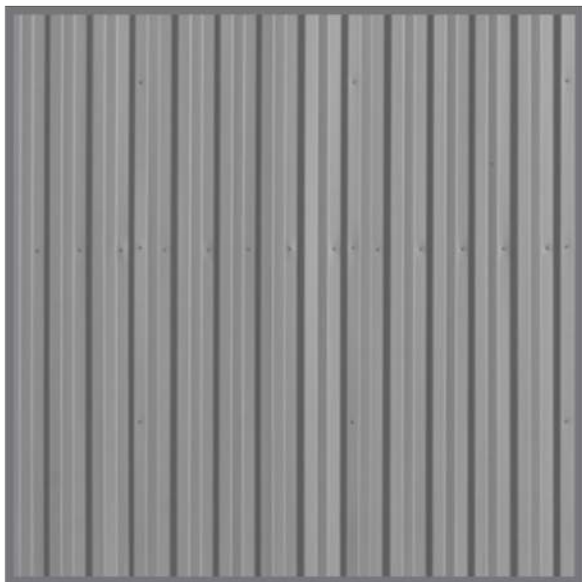
A STRIPE AND
'COSTCO'



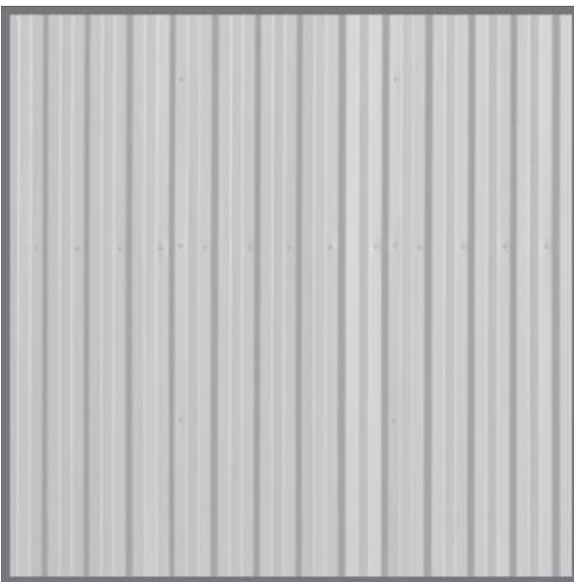
B 'WHOLESALE'
SW 1805 - 'LAPIS



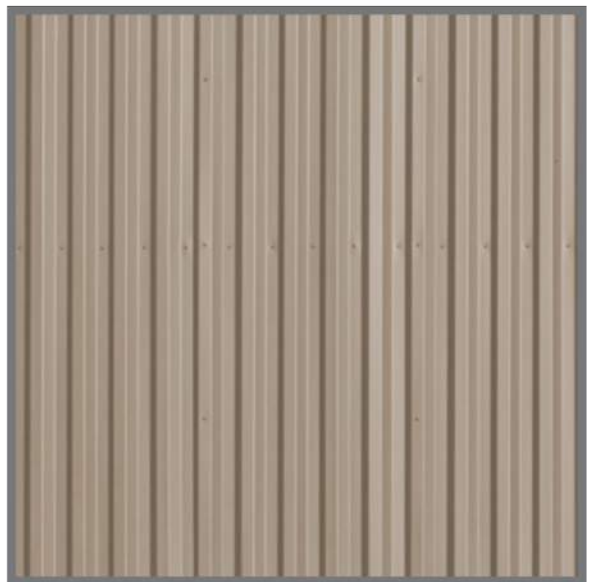
C COPING / CORNICE
CHARCOAL



D RIBBED METAL PANEL
MISTIQUE PLUS



E RIBBED METAL PANEL
SHELL GREY



F RIBBED METAL PANEL
METALLIC CHAMPAGNE

SCHEDULE

B

This forms part of application

DP19-0184

DP19-0185

Planner

Initials

AF

City of Kelowna

COMMUNITY PLANNING



G SPLIT FACE CMU
CHARCOAL



H STEEL ACCENT CHANNEL
CHARCOAL



1 LANDSCAPE PLAN
LDP1 SCALE: 1:500

CHARACTER IMAGES



SCHEDULE C

This forms part of application
DP19-0184
DP19-0185

Planner Initials AF



SITE PLAN LEGEND:



LANDSCAPE DEVELOPMENT DATA:

- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD CURRENT EDITION.
- THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
- PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
- ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
- TOTAL LANDSCAPE AREA REQUIRED: 1432 sq. m.
TOTAL PROVIDED: 12075 sq. m.
LANDSCAPE: 4017 sq. m.
WAREHOUSE: 7958 sq. m.
ONLY PARKING AREAS: 1471 sq. m.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
TREES				
Acer x freemanii 'Sienna Glen'	SIENNA GLEN MAPLE	50mm CAL.	B&B	15.00m x 10.00m
Acer rubrum 'Frank Jr'	REDPOINTE RED MAPLE	100mm CAL.	B&B	15.00m x 9.00m
Betula papyrifera 'Varen'	PRAIRIE DREAM PAPER BIRCH	75mm CAL.	B&B	12.00m x 10.00m
Picea x acerifolia 'Bloodgood'	BLOODGOOD LONDON PLANETREE	60mm CAL.	B&B	27.00m x 21.00m
Tilia fargesii 'Droptop'	DROPTOP LINDEN	50mm CAL.	B&B	15.00m x 10.00m
Picea pungens 'Glaucia Bakeri'	BAKERI SPRUCE	1.80m HGT.	B&B	3.50m x 3.00m
Pinus nigra	AUSTRIAN PINE	3.00m HGT.	B&B	15.00m x 8.00m
Pinus contorta latifolia	LORDSHILL PINE	1.80m HGT.	B&B	20.00m x 4.00m
Pinus flexilis 'Vanderwolf's Pyramid'	VANDERWOLF'S PYRAMID PINE	1.50m HGT.	B&B	6.00m x 3.00m
Pinus sylvestris	SCOTCH PINE	3.00m HGT.	B&B	15.00m x 9.00m
Pinus sylvestris	SCOTCH PINE	3.00m HGT.	B&B	15.00m x 9.00m
Populus tremula 'Erecta'	SWEDISH COLUMNAR ASPEN	50mm CAL.	B&B	12.00m x 2.00m
Populus tremuloides	QUAKING ASPEN	75mm CAL.	B&B	20.00m x 10.00m
Pseudotsuga menziesii glauca	ROCKY MOUNTAIN DOUGLAS FIR	3.00m HGT.	B&B	15.00m x 5.00m
SHRUBS				
Juniperus sabina 'Calgary Carpet'	CALGARY CARPET JUNIPER	#5	POTTED	0.60m x 2.10m
Cornus sericea 'Isanti'	ISANTI DOGWOOD	#5	POTTED	1.50m x 2.00m
Juniperus sabina 'Scandia'	SCANDIA JUNIPER	#5	POTTED	0.50m x 2.00m
Potentilla fruticosa 'Abbotswood'	CINQUEFOIL 'ABBOTSWOOD'	#3	POTTED	0.60m x 1.00m
Potentilla fruticosa 'Red Ace'	CINQUEFOIL 'RED ACE'	#3	POTTED	0.60m x 1.00m
Potentilla fruticosa 'Red Robin'	CINQUEFOIL 'RED ROBIN'	#3	POTTED	0.60m x 1.00m
Ribes alpinum	ALPINE CURRANT	#5	POTTED	1.50m x 2.00m
Rhus aromatica 'Gro-Low'	GRO-Low FRAGRANT SUMAC	#5	POTTED	0.60m x 2.00m

NO.	DATE	DESCRIPTION
6	2021	Re-issued for DP
5	2021	Re-issued for DP
4	2021	Re-issued for DP
3	2021	Re-issued for DP
2	2021	Re-issued for DP
1	2021	Re-issued for DP

PROJECT
COSTCO WHOLESALE KELOWNA
CLIENT
COSTCO WHOLESALE
ISSAQUAH, WA

WSP
Suite 700-1631 Dickson Avenue,
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DESIGN BY TC
DRAWN BY YV
CHECKED BY TC
PROJECT NO. 17M-0229
SCALE 1:500
SHEET TITLE
SITE PLAN
SHEET NO.
LDP-1

