

City of  
**Kelowna**

# Development Permit DP18-0243

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

**2100 Rutland Road North**

and legally known as

**LOT 1 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP105620**

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

**Gas Bar, Rapid Drive-Through Vehicle Services and Retail Store, Convenience**

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

Date of Council Decision August 23, 2021

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: C10lp Service Commercial (Liquor Primary)

Future Land Use Designation: Service Commercial (SC)

## **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: REID'S CROSSING DEVELOPMENT INC., INC.NO. BC1165652

Applicant: Denciti Development Corp.

Planner: K. Brunet

Terry Barton  
Community 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

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- Landscaping to be provided on the land be in accordance with Schedule "C"; and
- 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:

- An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$27,293.75**

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:

- 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.**

OLD VERNON ROAD

**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.



LOT 2 - SITE INFORMATION					
LEGAL LAND DESCRIPTION: LOT 1 SEC 35 TWS 26 QDYO PLAN 4375 EXCEPT PLAN EPP 58072 / LOT 4 SEC 35 TWS 26 QDYO PLAN 4375 / PLAN EPP 58074 LOT 4 SEC 35 TWS 26 / LOT 5 SEC 35 TWS 26 QDYO 2348 PLAN EPP 58074					
MUNICIPAL ADDRESS: 175 OLD VERNON RD, 2053 RUTLAND RD, AND 2065 & 2113 RUTLAND CT.					
ZONING (EXISTING): A1 - AGRICULTURE 1					
ZONING (NEW): C-10 LP/RL/CLS - SERVICE COMMERCIAL & 1-2 - GENERAL INDUSTRIAL					
OVERALL SITE AREAS					
LOT 1 SITE AREA	89515	SF	1.397	AC	0.486 HA
LOT 2 SITE AREA	46741	SF	1.073	AC	0.436 HA
LOT 3 SITE AREA	125457	SF	2.880	AC	1.166 HA
OVERALL SITE AREA	261753	SF	5.500	AC	2.246 HA
LOT 2 - BUILDING AND PARKING INFORMATION					
	MAIN	PARKING REQUIRED	PARKING PROVIDED	BICYCLE SHORT TERM	BICYCLE LONG TERM
BLDG C (C-STORE)	2990	SF	5.57	2	0.54
BLDG D (CAR WASH)	1401	SF	2	7	0.26
BUILDING AREAS	4391	SF	7.57	7 PROVIDED	2 PROVIDED 9 PROVIDED
LOT COVERAGE (MAX 60%)	3729	SF /	46741	SF	5.136 = 5.73

COMMERCIAL DRIVE

RUTLAND CT

LOT 2  
C-10

LEASE AREA  
46,741 SF (1.1 AC)

7 STALLS REQUIRED  
7 STALLS PROVIDED

LOT 3  
I-2

**SITE PLAN**  
SCALE: 1" = 40'-0"

**SCHEDULE**

A

This forms part of application  
# DP18-0243

Planner Initials KB



**COMMERCIAL DEVELOPMENT**  
175 OLD VERNON RD AND 2053, 2065 & 2113 RUTLAND CT, KELOWNA, BC  
**FOR REID'S CROSSING DEVELOPMENT INC.**

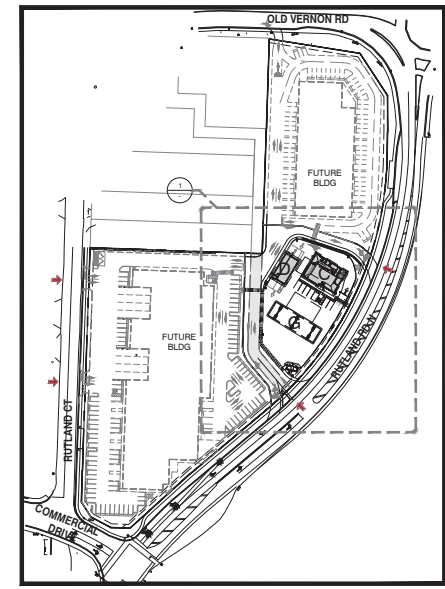
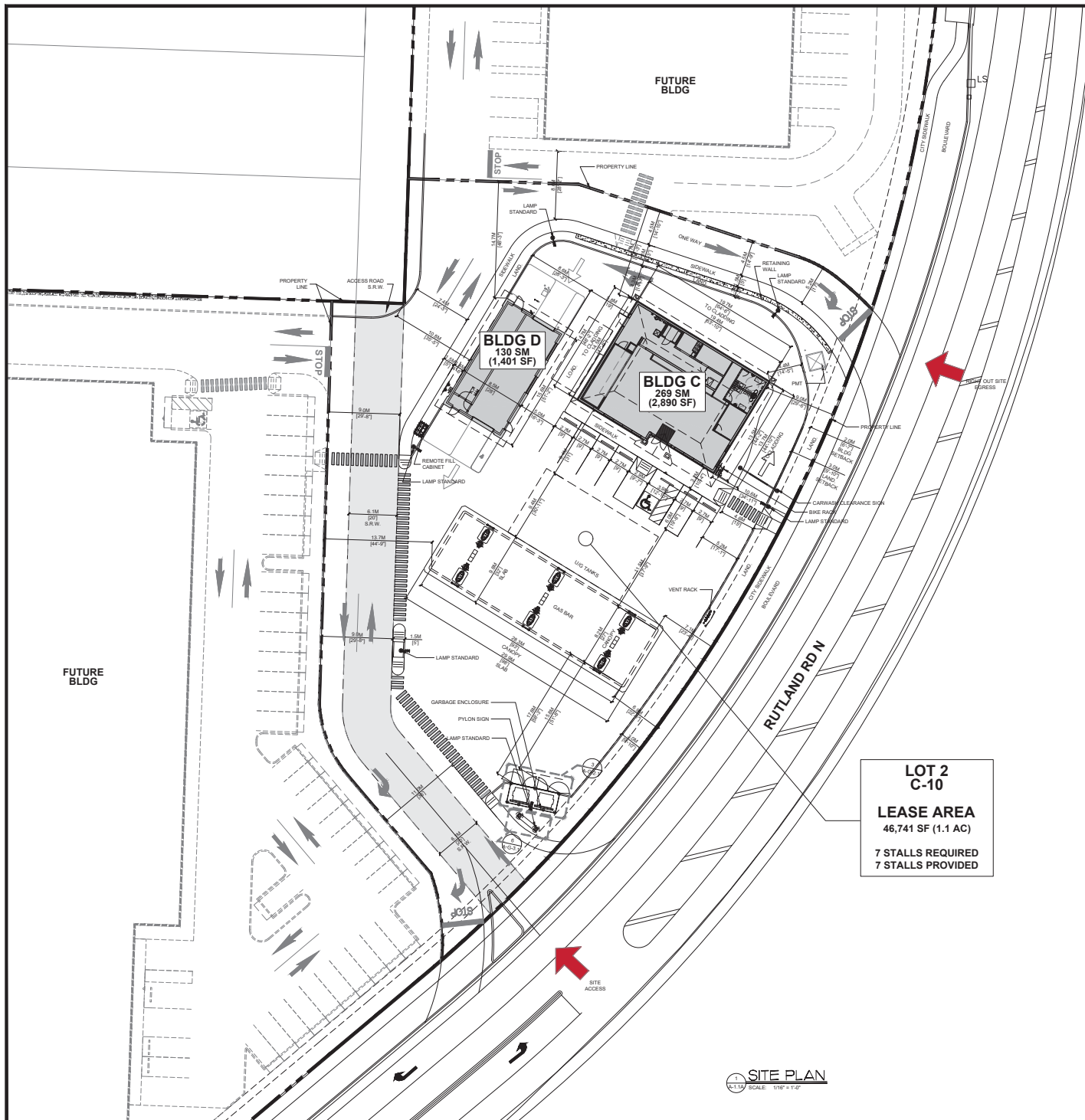


810-675 WESTHASTINGS  
VANCOUVER, BC V6J 1N2  
TELEPHONE 604-487-2334

Project number 4777

Sheet title **SITE PLAN**

DATE 2020-09-01 sheet number  
DRAWN AS NOTED  
CHECKED BY  
Scale A=11



**SCHEDULE A**

This forms part of application  
# DP18-0243

Planner Initials **KB**

**City of Kelowna**  
DEVELOPMENT PLANNING

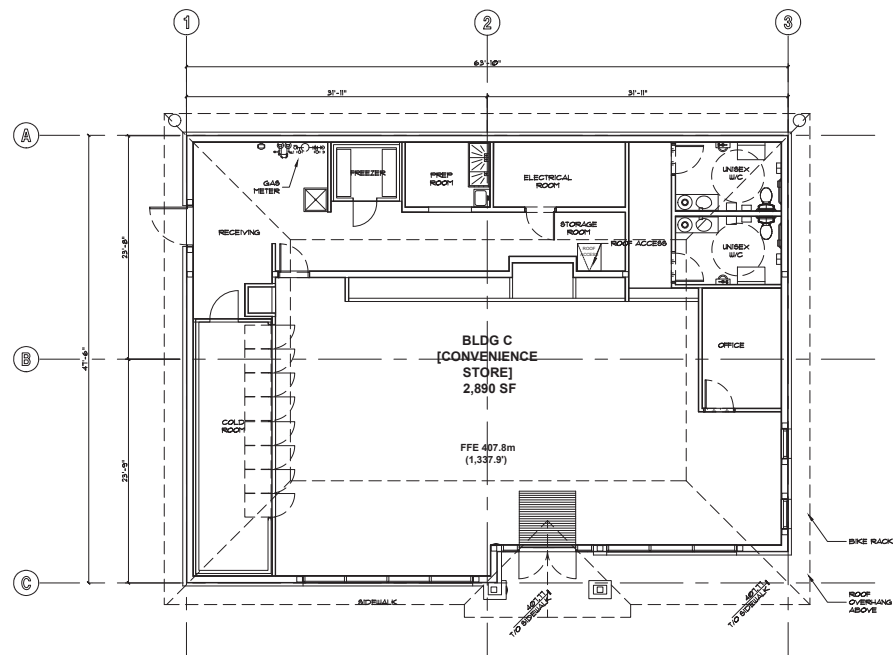
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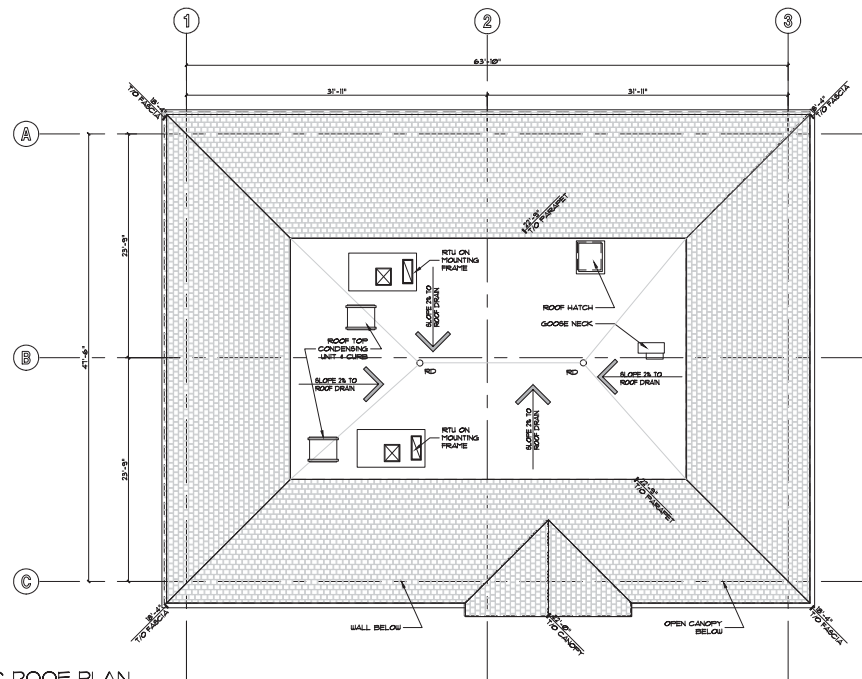
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Planner Initials KB



1 BLDG C FLOOR PLAN  
A-2J SCALE: 3/16" = 1'-0"



2 BLDG C ROOF PLAN  
A-2J SCALE: 3/16" = 1'-0"

**COMMERCIAL DEVELOPMENT**  
175 OLD VERNON RD AND 2053, 2065, & 2115 RUTLAND CT, KELOWNA, BC  
**FOR REID'S CROSSING DEVELOPMENT INC.**



architect ltd.

810-675 WEST HASTINGS  
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project number	4777
sheet title	BLDG C FLOOR & ROOF PLANS
date	2021-02-21
scale	AS NOTED
drawn	CDC/BN
checked	MM
sheet number	A-C2.1

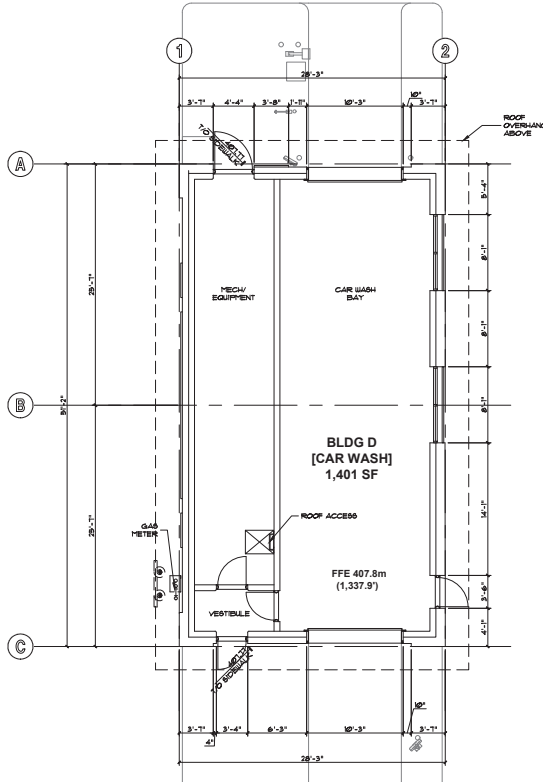


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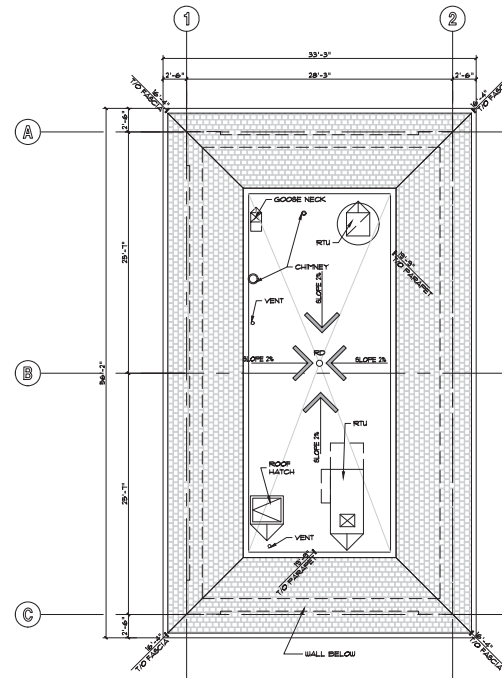
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This forms part of application  
# DP18-0243

Planner  
Initials KB



1 BLDG D FLOOR PLAN  
A-2/ SCALE: 3/16" = 1'-0"



1 BLDG D ROOF PLAN  
A-2/ SCALE: 3/16" = 1'-0"



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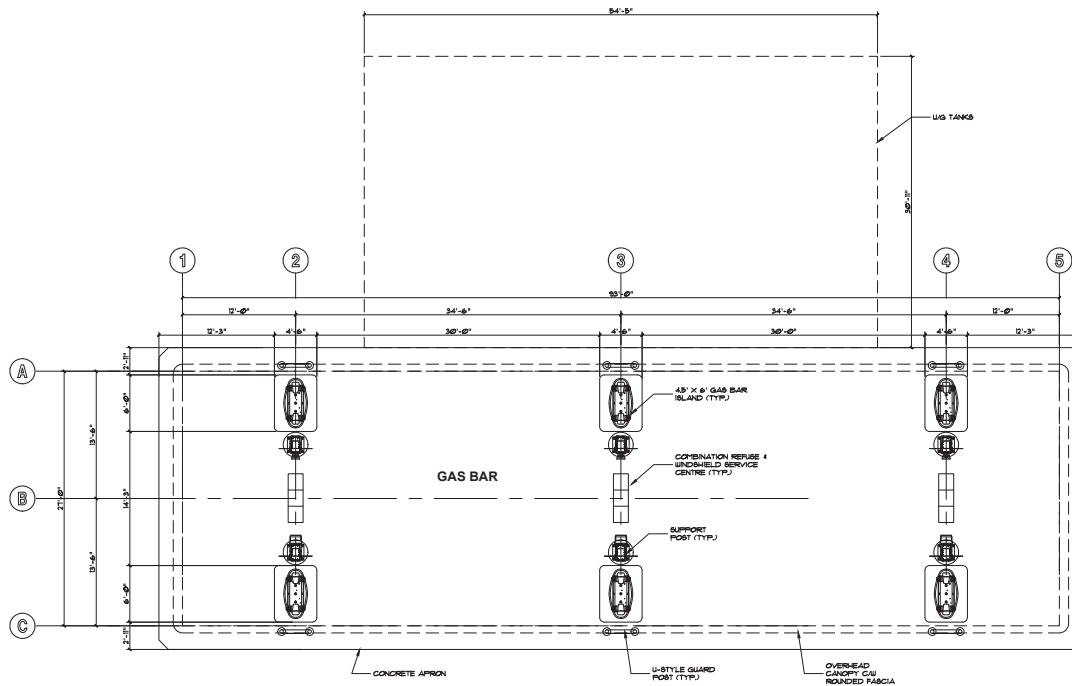
consultant

**COMMERCIAL DEVELOPMENT**  
175 OLD VERNON RD AND 2053, 2065 & 2115 RUTLAND CT, KELOWNA, BC  
**FOR REID'S CROSSING DEVELOPMENT INC.**

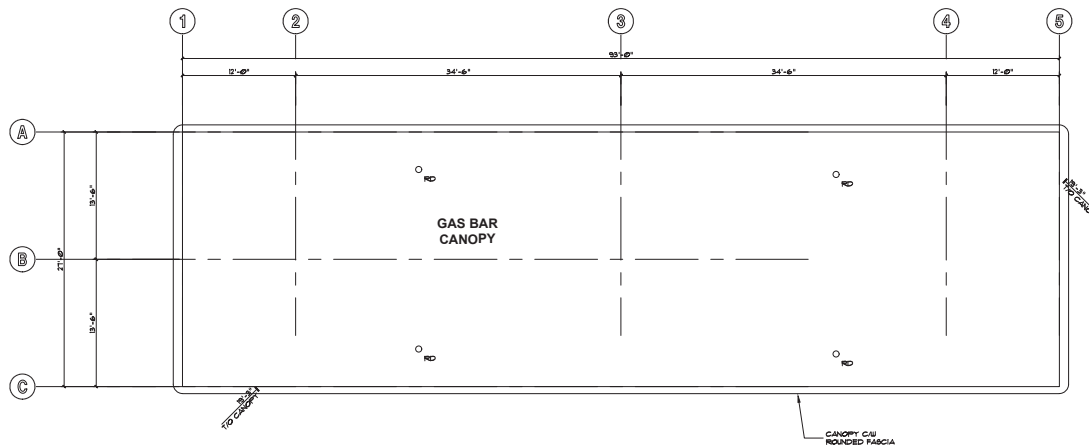


architect ltd.  
810-675 WEST HASTINGS  
VANCOUVER, BC V6S 1A6  
TELEPHONE 604-687-2341

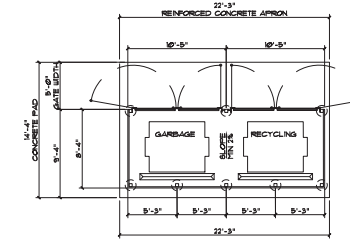
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Date 2021-01-21 Sheet number  
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Checked CSD/MB  
Designed MB



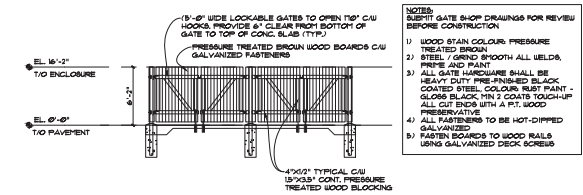
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2 GAS BAR CANOPY PLAN  
(A-2) SCALE: 3/16" = 1'-0"



3 GARBAGE ENCLOSURE #2  
(A-2) SCALE: 3/16" = 1'-0"



4 GARBAGE ENCLOSURE #2 ELEVATIONS / SECTIONS  
(A-2) SCALE: 3/16" = 1'-0"

**COMMERCIAL DEVELOPMENT**  
175 OLD VERNON RD AND 2052.2065 & 2115 OUTLAND CT KELOWNA, BC  
**FOR REID'S CROSSING DEVELOPMENT INC.**

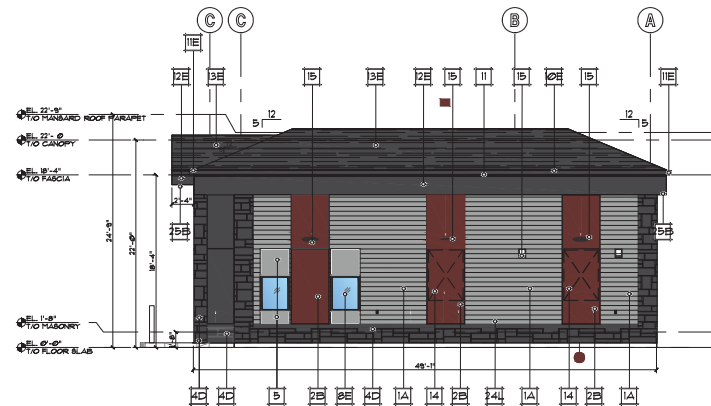


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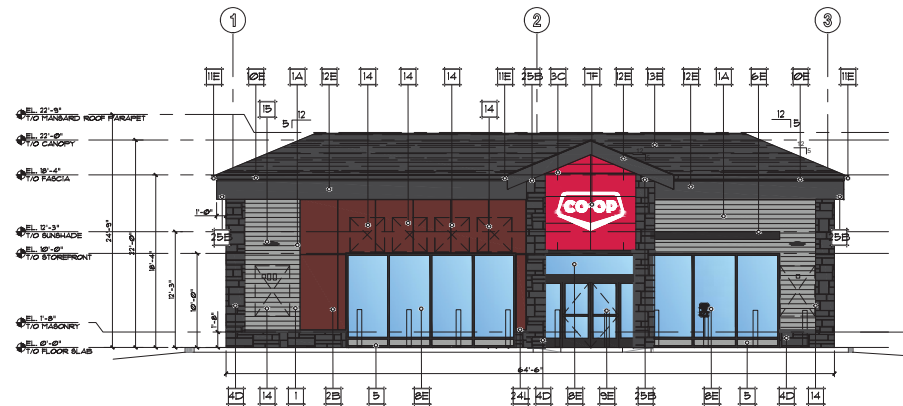
810-675 WEST HASTINGS  
VANCOUVER, BC V6S 1A5  
TELEPHONE 604-687-2334

SCHEDULE B	
This forms part of application # DP18-0243	
Planner Initials	KB
City of Kelowna	DEVELOPMENT PLANNING

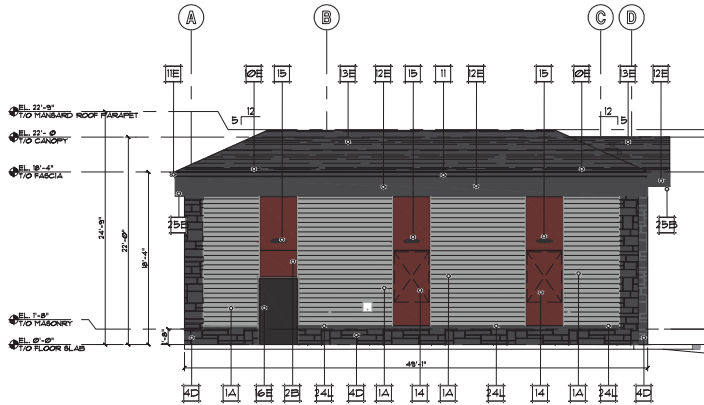
All Signage to comply with City of Kelowna Sign Bylaw No. 11530



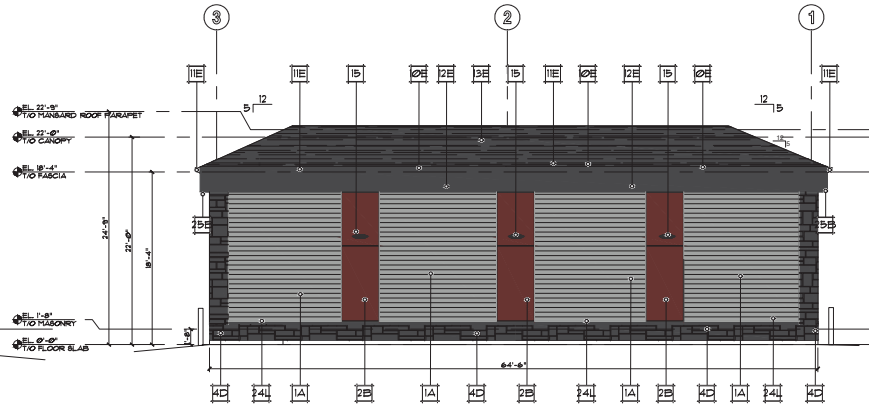
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2 BLDG C - SOUTH ELEVATION  
(A-3) SCALE: 1/8"=1'-0"



3 BLDG C - WEST ELEVATION  
(A-3) SCALE: 1/8"=1'-0"



4 BLDG C - NORTH ELEVATION  
(A-3) SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS	
1	HORIZONTAL HARD PLANK SIDING
2	HORIZONTAL METAL SIDING
3	COMPOSITE METAL PANEL
4	TRUSS ROOF THATCHING MATS
5	ALUMINUM BRICKWORK PANEL
6	WALL CANOPY
7	ILLUMINATED SIGNAGE BY TRUSS
8	ALUMINUM FRAME STOREFRONT CLEAR GLASS
9	ALUMINUM FRAME AND BARS DOOR
10	PRE-FINISHED METAL FLASHING
11	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
12	PRE-FINISHED METAL CLADDING
13	STEEL/LAS BRICKS
14	CO-OP PHOTO SIGNAGE
15	LOWVOLTAGE ELECTRICAL CABLE
16	METAL DOOR
17	WALL PETER
18	BRICKWORK FINE BRICK
19	RE-ILLUMINATED SIGNAGE BY TRUSS
20	OVERHEAD CANOPY ON ROOFED PARADE
21	STAINLESS STEEL CONCRETE FILLED ISLAND
22	WELDED STEEL
23	TRUSS ROOF THATCHING MATS
24	METAL ROOF - VENTILATED

EXTERIOR COLOURS	
A	PEARL GREY
B	TRUSSING
C	CO-OP RED / RED / RED - CARNIVAL RED
D	CANOPY
E	BRICKWORK
F	WALLS
G	BRICKWORK - VENEER
H	SPIDER
I	POINTER
J	BLACK GLASS
K	BLACK GLASS
L	WALL

**COMMERCIAL DEVELOPMENT**  
175 OLD VERNON RD AND 2063, 2065 & 2115 RUTLAND CT, KELOWNA, BC  
**FOR REID'S CROSSING DEVELOPMENT INC.**



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810-675 WEST HASTINGS  
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TELEPHONE 604-687-2341

Project number 4777

Sheet 10

**BLDG C ELEVATIONS**

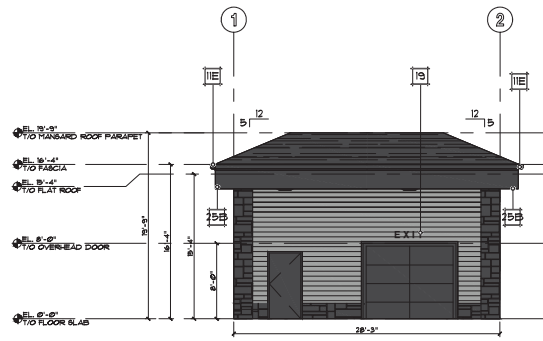
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Sheet number A-3.1

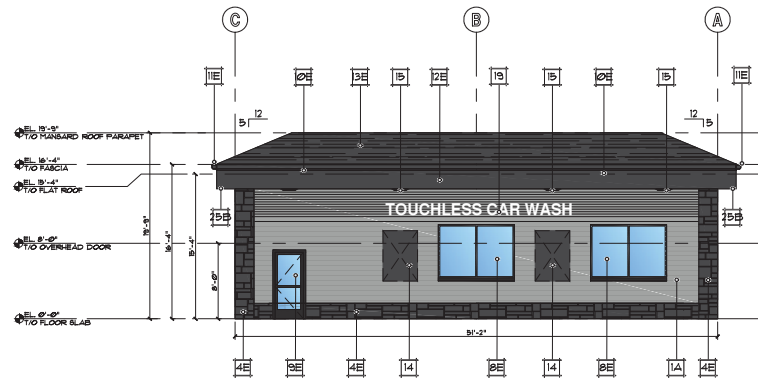
Project 4777

**SCHEDULE B**  
This forms part of application  
# DP18-0243  
City of Kelowna  
DEVELOPMENT PLANNING  
Planner Initials KB

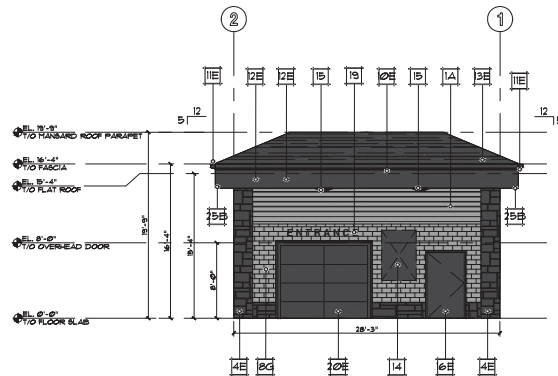




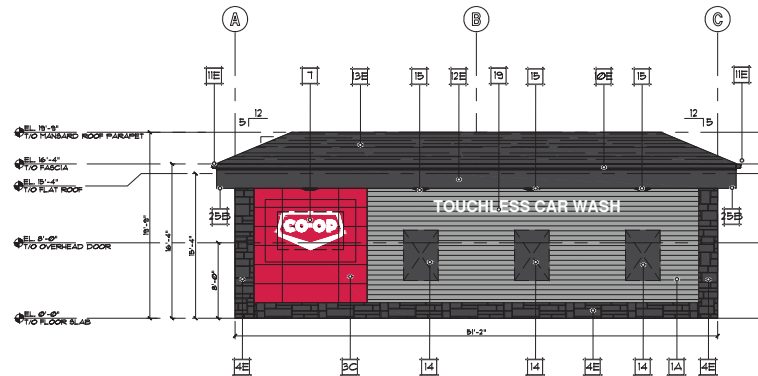
1 BLDG D - SOUTH ELEVATION  
A-3/1 SCALE: 3/16"=1'-0"



2 BLDG D - EAST ELEVATION  
A-3/2 SCALE: 3/16"=1'-0"



3 BLDG D - NORTH ELEVATION  
A-3/3 SCALE: 3/16"=1'-0"



4 BLDG D - WEST ELEVATION  
A-3/4 SCALE: 3/16"=1'-0"

EXTERIOR MATERIALS	
1	HORIZONTAL HARDWOOD PLANK SIDING
2	HORIZONTAL METAL SIDING
3	CORPORATE METAL PANEL
4	FLUSH SIDING SHIMMER WHITE
5	ALUMINUM SHIMMER PANEL
6	NO CANOPY
7	ILLUMINATED SIGNAGE BY TONY
8	ALUMINUM PROFILE STOPFRONT, CLEAR GLASS
9	ALUMINUM PROFILE AND SHING DOOR
10	PRE-FINISHED METAL FLASHING
11	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
12	PRE-FINISHED METAL GLAZING
13	TERMINAL SINGLE
14	CO-OFF PHOTO SIGNAGE
15	LIGHTING, SEE ELECTRICAL DRAW
16	METAL DOOR
17	GLASS PETER
18	HUMAN FACE BRICK
19	NON-ILLUMINATED SIGNAGE BY TONY
20	OVERHEAD DOOR
21	OVERHEAD CANOPY CO-PRODUCED TONER
22	STAINLESS STEEL CONCRETE FILLED BLAD
23	WELDED STEEL
24	FLUSH SIDING SLOPED RILL
25	METAL GUTTY - VENTILATED

EXTERIOR COLOURS	
A	PEARL GREY
B	TERMINAL
C	CO-OFF RED PEARL - CARDINAL RED
D	CURCHON
E	CHARNAL
F	DATE
G	ALVINO - VELLOW
H	OTTER
I	PUREST
J	BLACK GLOSSY
K	WH

**COMMERCIAL DEVELOPMENT**  
175 OLD VERNON RD AND 2053.2065 & 2115 RUTLAND CT KELOWNA, BC  
**FOR REID'S CROSSING DEVELOPMENT INC.**



architect ltd  
810-675 WEST HASTINGS  
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TELEPHONE 604-687-2341

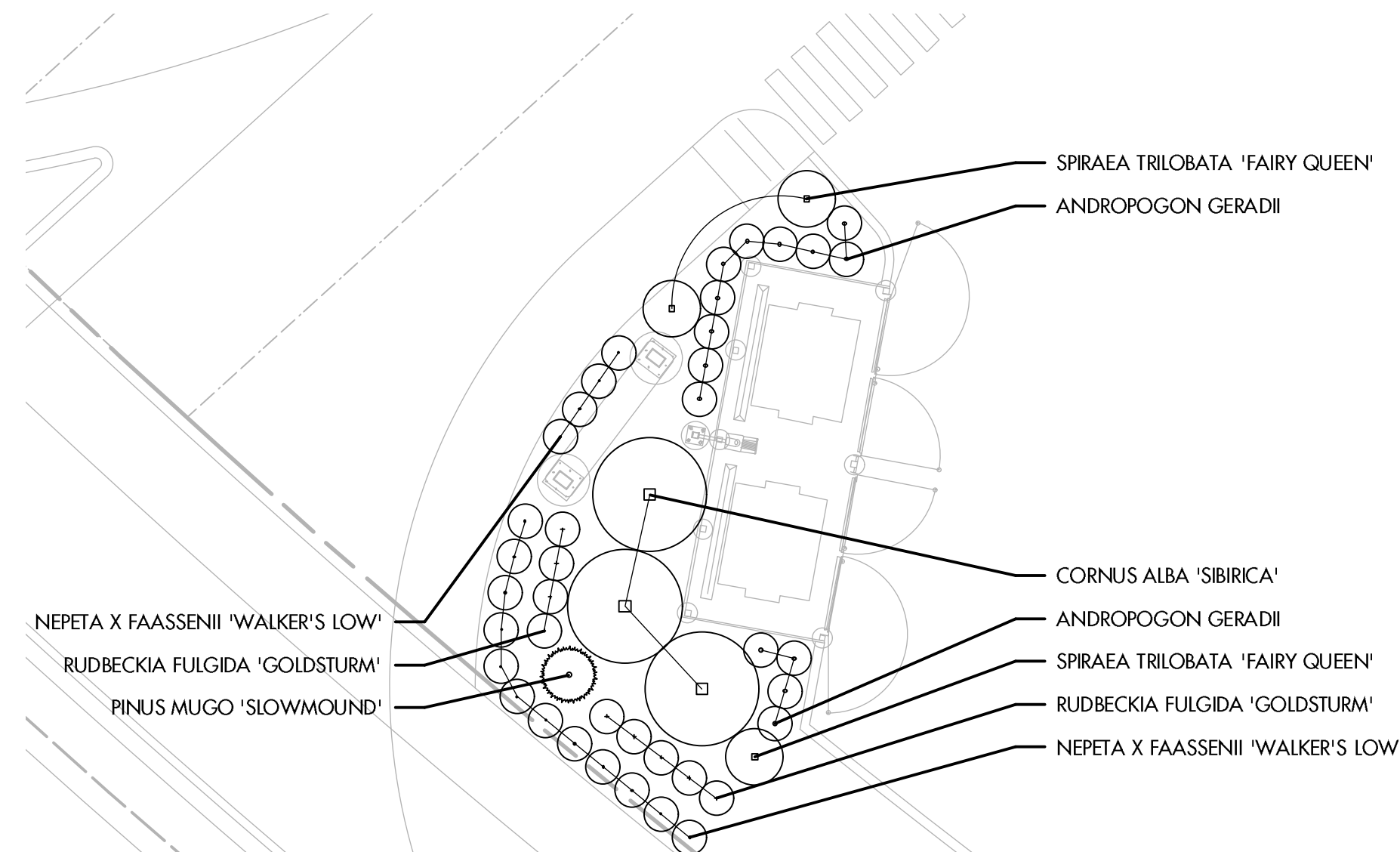
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Sheet 10  
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Date 10/1/21  
Client ADD-1

All Signage to comply with City of Kelowna Sign Bylaw No. 11530

SCHEDULE	
This forms part of application # DP18-0243	B
Planner Initials KB	City of Kelowna DEVELOPMENT PLANNING







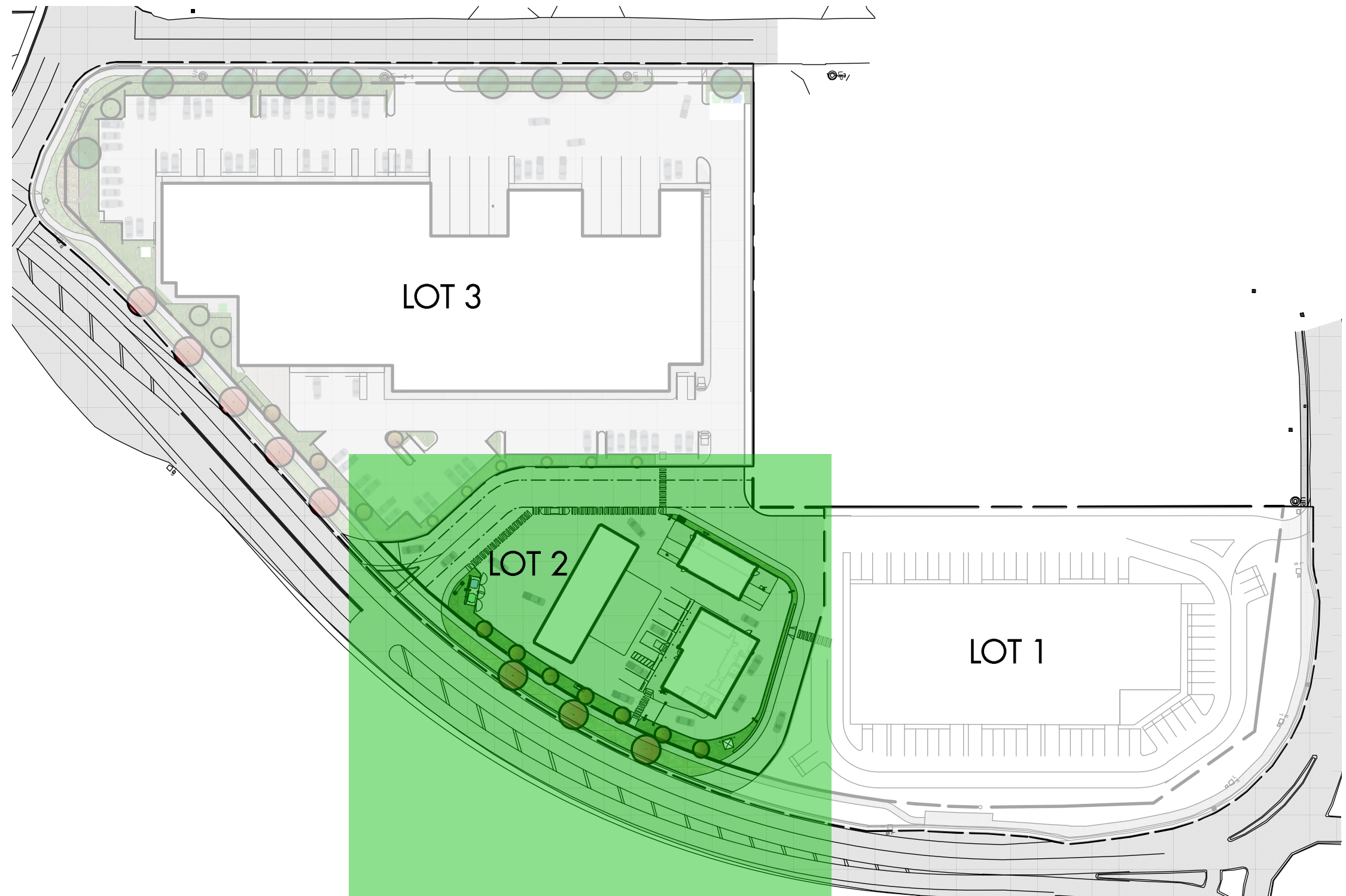
GARBAGE/RECYCLING ENCLOSURE SCREENING PLAN  
1:100 SCALE

#### NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN NURSERY LANDSCAPE ASSOCIATION STANDARDS. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900.
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 DECORATIVE WOOD MULCH, AS SHOWN IN PLANS.
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.

#### PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
ACER TATARICUM 'GARANNI'	HOT WINGS MAPLE	7	6cm CAL.
PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD PLANTANETREE	3	6cm CAL.
<b>SHRUBS</b>			
BERBERIS THUNBERGI 'MONRY'	SUNSATON JAPANESE BARBERY	12	#02 CONT. /1.2M O.C. SPACING
CORNUS ALBA 'SIBIRICA VARIEGATA'	SIBERIAN VARIEGATED DOGWOOD	3	#02 CONT. /2.5M O.C. SPACING
EUCONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	4	#02 CONT. /2.0M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGEA	4	#02 CONT. /2.0M O.C. SPACING
PHYLADELPHUS LEWISII	WILD MOCKORANGE	2	#02 CONT. /3.0M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	4	#02 CONT. /2.0M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	5	#02 CONT. /1.2M O.C. SPACING
PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	9	#02 CONT. /0.9M O.C. SPACING
ROSA NEDERLAND 'MEIDOMONAC'	BONICA ROSE	7	#02 CONT. /1.5M O.C. SPACING
SPIRAEA TRILOBATA 'FAIRY QUEEN'	FAIRY QUEEN SPIREA	7	#02 CONT. /1.5M O.C. SPACING
SYRINGA MEYERI 'PAUBIN'	DWARF KOREAN LILAC	4	#02 CONT. /2.0M O.C. SPACING
VIBURNUM TRILOBUM 'REDWING'	REDWING AMERICAN CRANBERRY	2	#02 CONT. /3.0M O.C. SPACING
<b>PERENNIALS, GRASSES &amp; GROUNDCOVERS</b>			
ACHILLEA FILIPENDULINA 'MOONSHINE'	MOONSHINE YARROW	8	#01 CONT. /0.9M O.C. SPACING
ANDROPOGON GERADII	BIG BLUESTEM	14	#01 CONT. /1.2M O.C. SPACING
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	3	#01 CONT. /1.0M O.C. SPACING
CAULOPOGONIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	8	#01 CONT. /1.0M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	9	#01 CONT. /0.9M O.C. SPACING
HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	5	#01 CONT. /1.2M O.C. SPACING
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	3	#01 CONT. /1.5M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	15	#01 CONT. /1.2M O.C. SPACING
PANICUM VIRGATUM 'ROTSTRAHIBUSCH'	RED SWITCH GRASS	3	#01 CONT. /1.5M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	5	#01 CONT. /1.2M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	3	#01 CONT. /1.5M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	9	#01 CONT. /0.9M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	4	#01 CONT. /0.9M O.C. SPACING



Key Plan  
Scale 1:1000

## SCHEDULE C

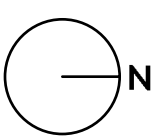
This forms part of application  
# DP18-0243

Planner  
Initials KB



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

**REID'S CROSSING: LOT 2**  
175 OLD VERNON ROAD, 2053  
RUTLAND ROAD N, 2065 & 2115  
RUTLAND COURT

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	20.10.06	Review
2	20.10.14	Review
3	20.10.19	Development Permit
4	21.07.07	Revised for Development Permit
5	21.07.23	Revised for Development Permit

PROJECT NO.

200993

DESIGN BY

KM

DRAWN BY

MC/MC

CHECKED BY

FB

DATE

JULY 23, 2021

SCALE

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PAGE SIZE

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SEAL

REGISTERED  
MEMBER  
FIONA BARTON  
334  
LANDSCAPE ARCHITECTS

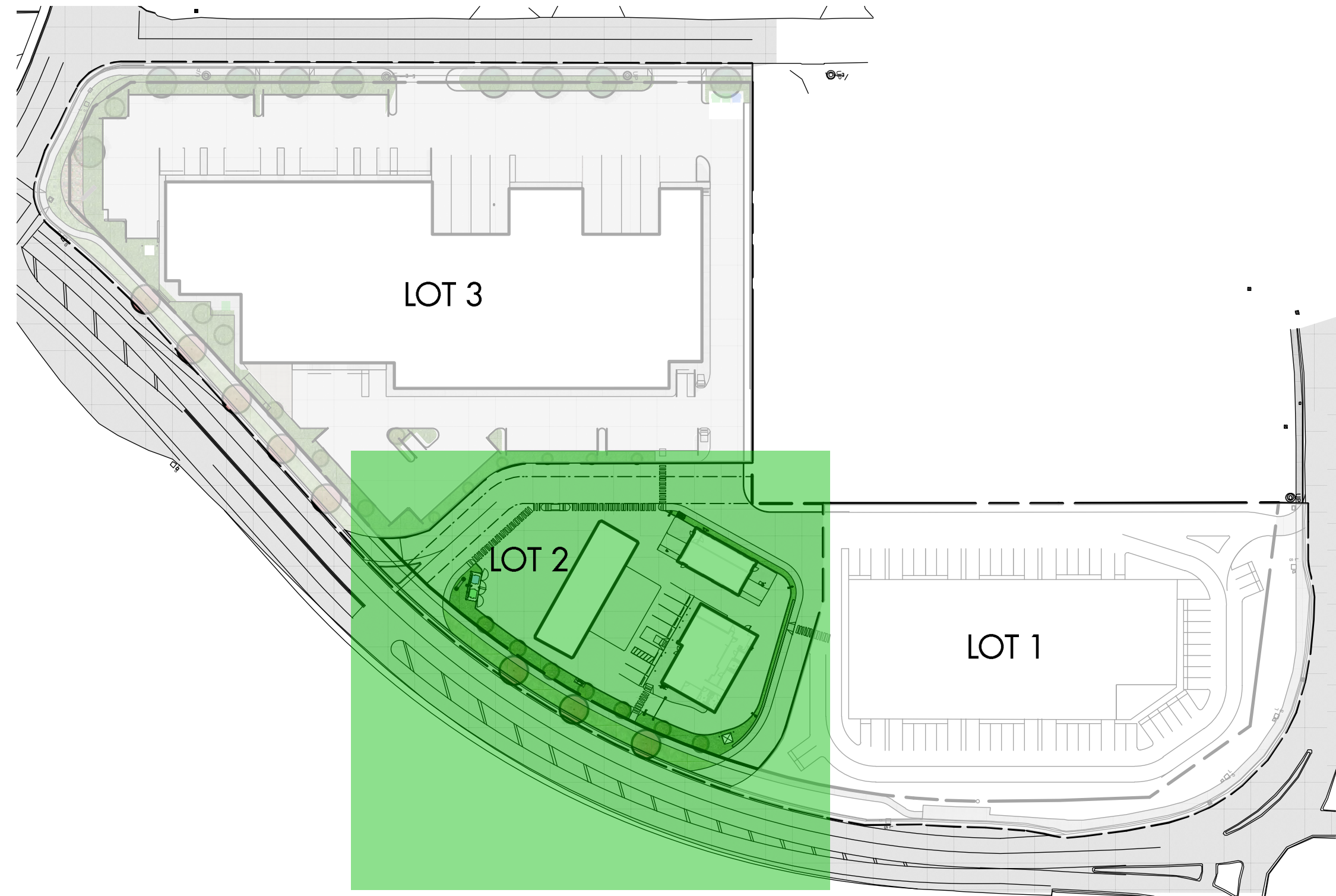
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L1/2

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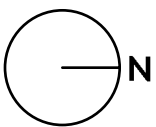


Key Plan  
Scale 1:1000



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

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Kelowna, BC V1Y 7S2  
T (250) 868-9270  
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PROJECT TITLE  
**REID'S CROSSING: LOT 2**  
175 OLD VERNON ROAD, 2053  
RUTLAND ROAD N, 2065 & 2115  
RUTLAND COURT

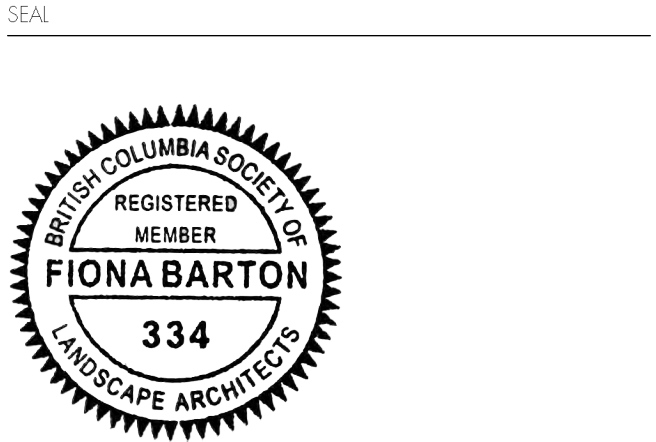
Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/  
IRRIGATION PLAN**

ISSUED FOR / REVISION		
1	20.10.06	Review
2	20.10.14	Review
3	20.10.19	Development Permit
4	21.07.07	Reissued for Development Permit
5	21.07.22	Reissued for Development Permit

PROJECT NO	20093
DESIGN BY	KM
DRAWN BY	MC
CHECKED BY	FB
DATE	JULY 22, 2021
SCALE	1:200
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DRAWING NUMBER

**L2/2**

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### WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WMB) = 524 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 471 cu.m. / year  
WATER BALANCE = 53 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

### IRRIGATION NOTES

1. 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).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. 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.
4. 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.
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 PIPE SHALL BE SIZED 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.

## SCHEDULE C

This forms part of application  
# DP18-0243

Planner  
Initials **KB**



### IRRIGATION LEGEND

- ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 107 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 153 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
TOTAL AREA: 99 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 141 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 1.64 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 91 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 95 sq.m.  
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 43 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 58 sq.m.  
MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 32 cu.m.



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## CITY OF KELOWNA

# MEMORANDUM

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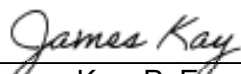
**Date:** November 10, 2020  
**File No.:** DP18-0243 (REVISION 1)  
**To:** Urban Planning Management (KB)  
**From:** Development Engineer Manager (JK)  
**Subject:** 2065/2115/2053 Rutland Ct., 175 Old Vernon Rd. Site Layout

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The Development Engineering comments and requirements regarding this Development Permit application for the site layout of a comprehensive commercial development are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0019 and Z18-0019 (REVISED 1).
- b) Future phase of development (shown as Lot 1) will require review at time of Building Permit.
- c) Should the Owner consider subdividing into Lot 1 and 2 at a future date as indicated on Urban Design Group design drawings, the Development Engineering Branch will need to provide additional comments and requirements at the time of official development application circulation.
- d) These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).

  
\_\_\_\_\_  
James Kay, P. Eng.  
Development Engineering Manager

SK



## Otter Farm and Home Co-operative

3650B - 248 Street  
Langley, BC, V4W 1X7  
www.otterco-op.crs

Phone (604) 856 2517  
Toll Free (800) 663 6038  
Fax (604) 856 2674



Dear Mayor Basran and Council,

I am writing regarding Otter Co-op's potential Reid Crossing Gas Bar project, so you may understand who Otter Co-op is, why we are a different kind of business, and how our facilities reflect that.


Otter Co-op is a proud institution that has been rooted in BC for almost 100 years. We began in Aldergrove in 1922 when 13 farmers banded together to create the Otter District Farmer's Institute, evolving into a multi-million-dollar retail Co-operative offering fuel, food, feed, pharmacy, general merchandise, and liquor. We support our members with quality offerings and guest service in the commodities they need. The membership benefits we provide stimulate the local economy through cash back and equity given directly to our members' each year based on their purchases and our financial results. We are also a community builder, with over \$407,000 donated to our communities last year. Our mantra is "You're at Home Here" and we ensure every guest that we engage with feels that way, whether through our service or our facilities. In Kelowna, we are committed to growing our brand to support our membership base in the area through the continual search for prospective growth in food, fuel, and liquor, including our upcoming acquisition of two Liquor Depot stores and the potential Reid's Crossing Gas Bar project.

We pride ourselves in our gas bar facilities, with a concentration on building clean, consistent, and contemporary designs across every Otter Co-op location. These modern designs have been commended by others as well. Our West Kelowna Gas Bar was a finalist for a 2018 Thompson Okanagan Kootenay Commercial Business Award and Co-op Gas Stations have been voted on as having the best bathrooms in Canada by drivers on the GasBuddy app, compiled by over 3 million ratings and reviews. We focus on tailoring these building designs to the local community we are investing in, with our aim to revitalize the municipalities we invest in with aesthetically pleasing and spacious retail buildings that go ahead of the retail industry standard. We balance this with managing our costs so we can ensure we are providing an adequate return on investment for our members to support them with our yearly patronage rewards as well as donations in the communities we live, work, play and shop in. Our partnership with Denciti is indicative of this, as we continue to look for ways to incorporate changes in response to requests from the Planning Department. Finding a synergy between the needs of the municipality and our design and budgets is integral to us, and we are committed to working together with you and Denciti to achieve this.

Thank you for your consideration as we work collaboratively to bring Otter Co-op's membership benefits and service to your community.

Regards,

Jack Nicholson  
CEO

<b>ATTACHMENT</b>		<b>C</b>
This forms part of application # DP18-0243		
Planner Initials	<b>KB</b>	 <b>City of Kelowna</b> DEVELOPMENT PLANNING