

Development Permit DP22-0017



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

2339-2397 Highway 97 North

and legally known as

Lot A District Lot 126 and 532 ODYD Plan 40108

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 4, 2022

Decision By: Council

Development Permit Area: Form and Character Development Permit Area

This permit will not be valid if development has not commenced by April 4, 2024.

Existing Zone: C4rls/rcs

Future Land Use Designation: UC – Urban Centre

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: Dilworth Shopping Centre Ltd., Inc. No. 319846

Applicant: Urban Design Group Architects Ltd – Eric Ching

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 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 or certified cheque in the amount of **\$35,192.00**

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.

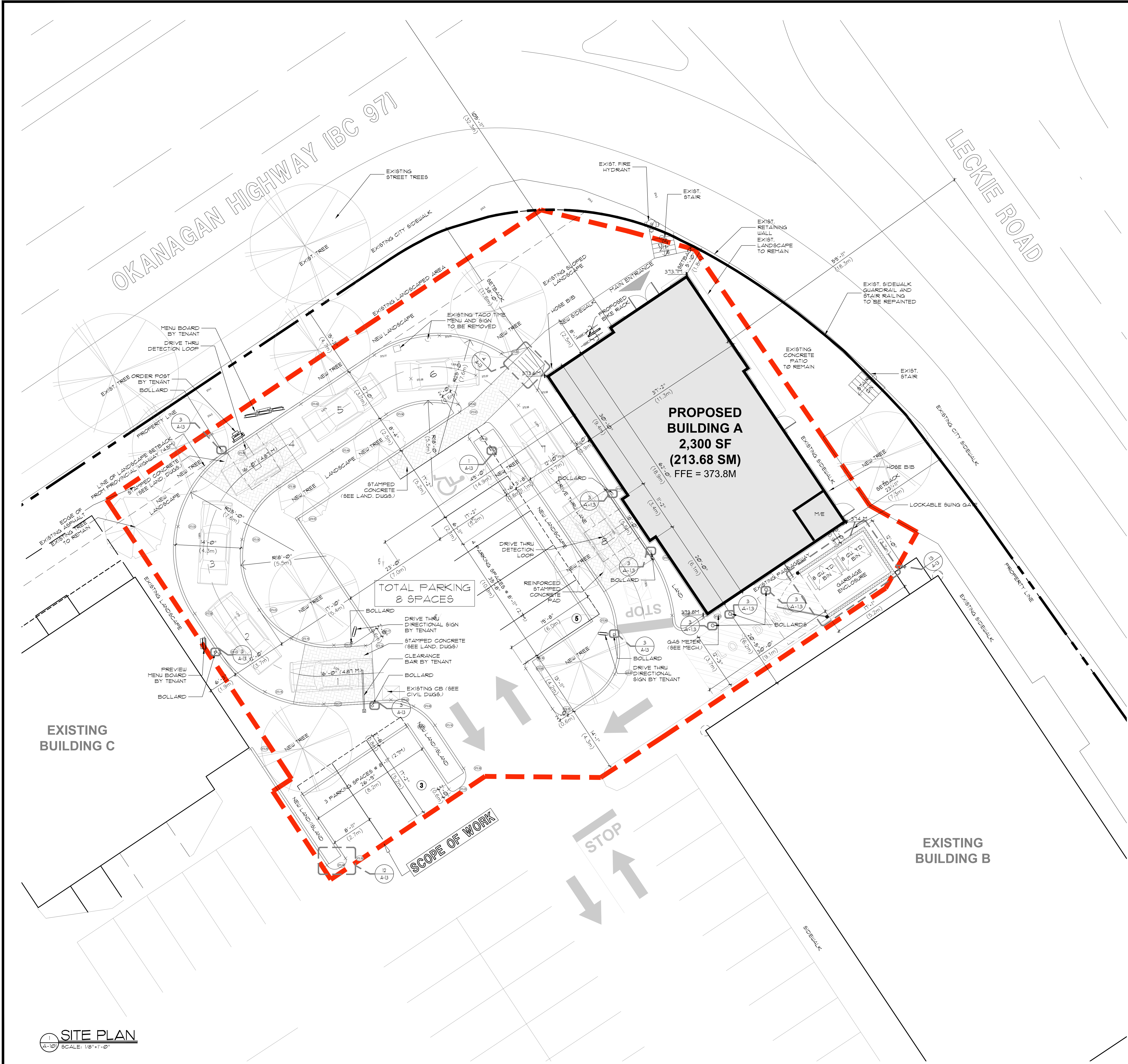
4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

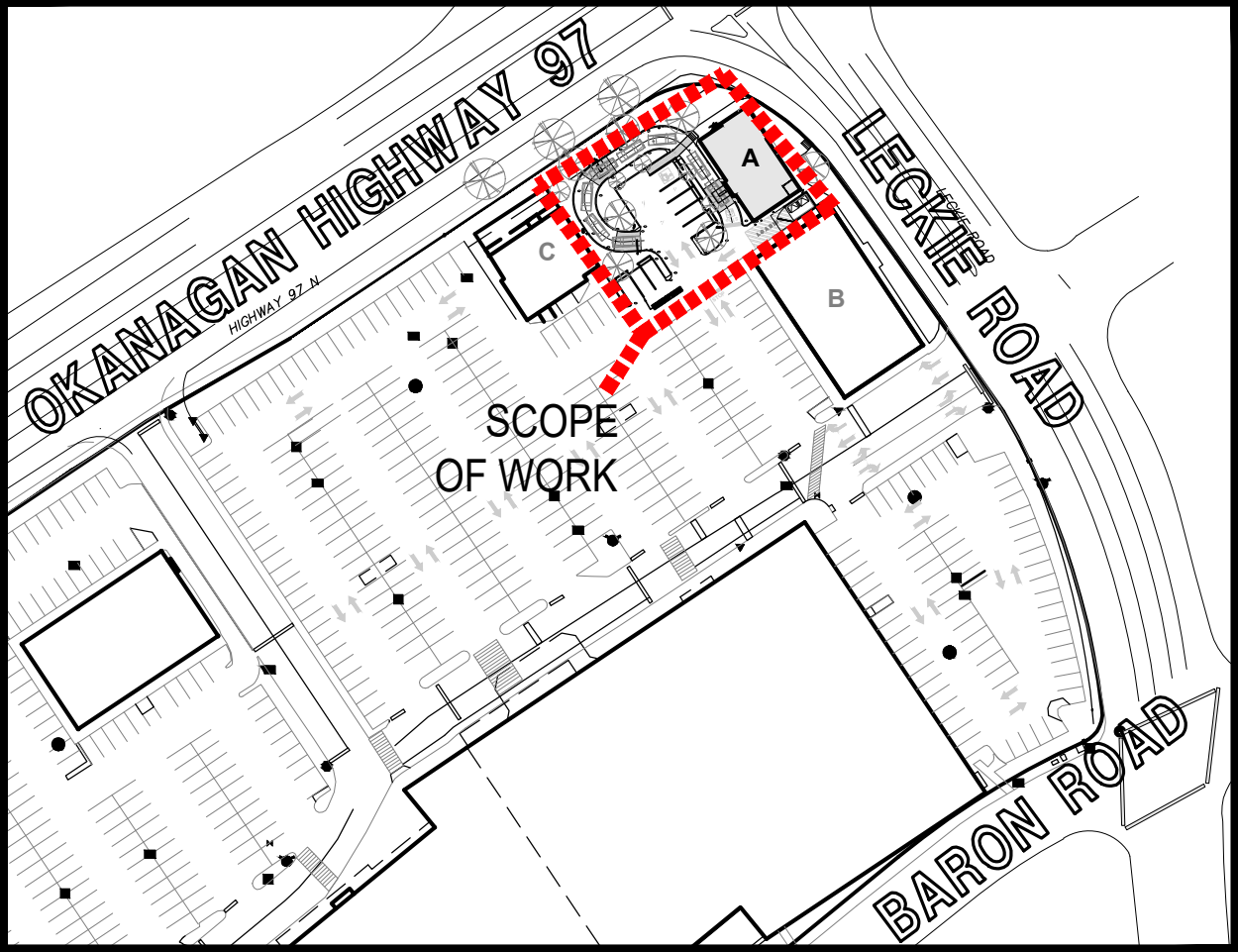
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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.**



2 AERIAL KEY PLAN
SCALE: NTS



3 KEY PLAN
SCALE: NTS

SITE INFORMATION

CIVIC ADDRESS: 2397 HWY 97 NORTH, KELOWNA, BC
CURRENT ZONING: C4 (URBAN CENTRE COMMERCIAL)
C4LR
TOTAL SITE AREA: 592,421 SF (55,037SM)
GROSS FLOOR AREA: 2,300 SF (213.68 SM)
LOT COVERAGE (MAX 50%): 32%

GROSS FLOOR AREAS

PROPOSED BUILDING A: 2,300 SF 213.68 SM
TOTAL GROSS FLOOR AREAS: 2,300 SF 213.68 SM

BYLAW REQUIREMENTS

BUILDING

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:

MINIMUM PARKING REQUIREMENTS

D/T RESTAURANT: 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

BUILDING A
CAR PARKING REQUIRED: 2,300 SF/1,076 SF = 2.14 x 1.75 = 4 SPACES
CAR PARKING PROVIDED: 8 SPACES
BICYCLE PARKING REQUIRED: 0.60 PER 100 SM GFA = 2 SPACES
BICYCLE PARKING PROVIDED: 2 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)

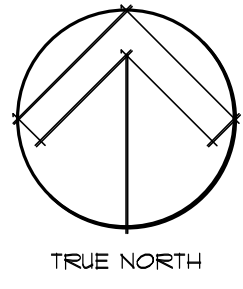
SCHEDULE A

This forms part of application
DP22-0017

Planner Initials AF



2022-02-22	RE-DESIGN FOR DP
2022-02-22	ISSUED FOR DP
NO	MM-66
DESCRIPTION	REVISIONS



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NEW QUICK SERVICE RESTAURANT
2397 HIGHWAY 97 NORTH KELOWNA, BC
FOR PETERSON COMMERCIAL



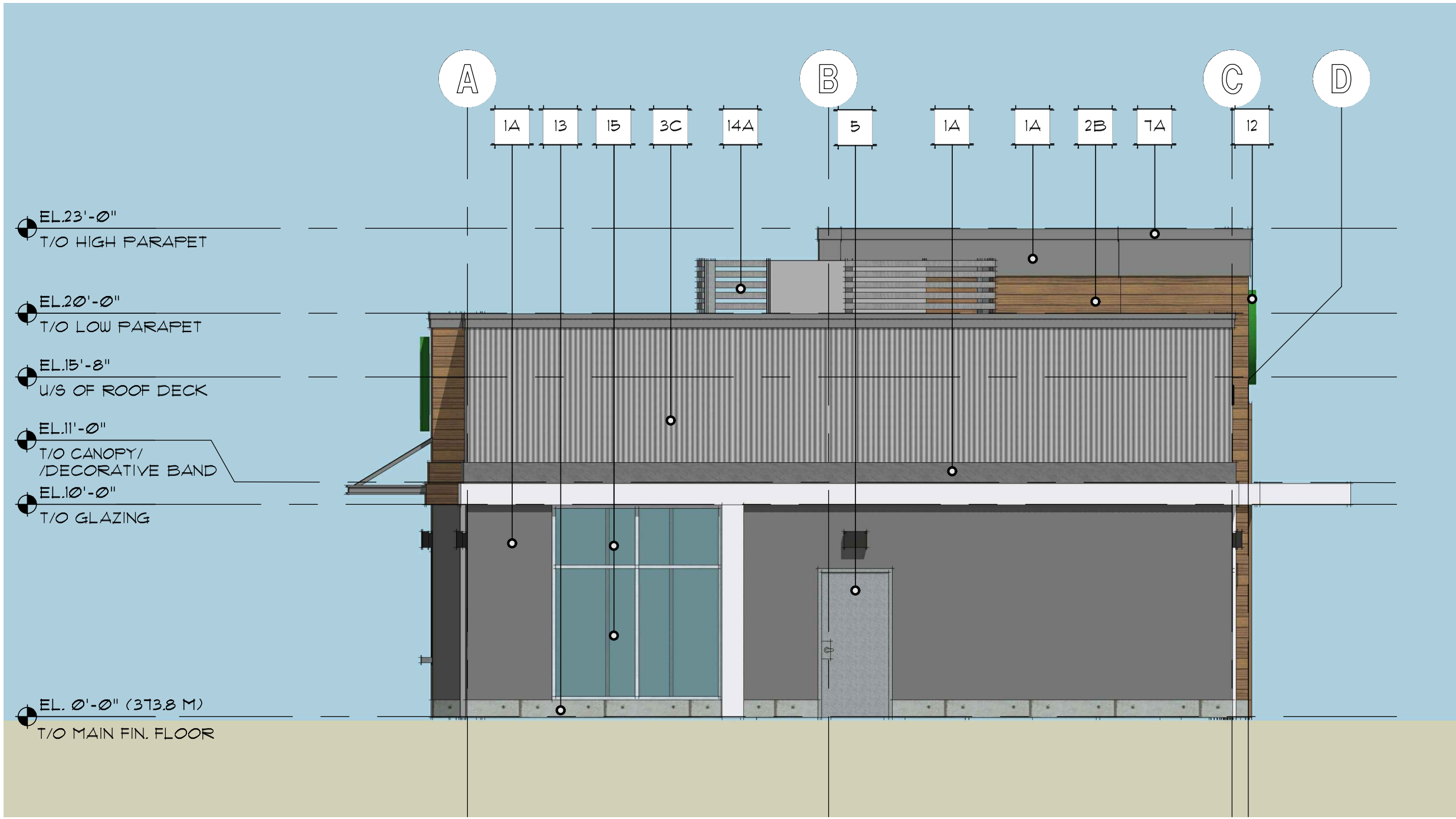
810-675 WEST HASTINGS
VANCOUVER, BC V6B 1N2
TELEPHONE (604) 687-2334

project number 4840

sheet title

SITE PLAN

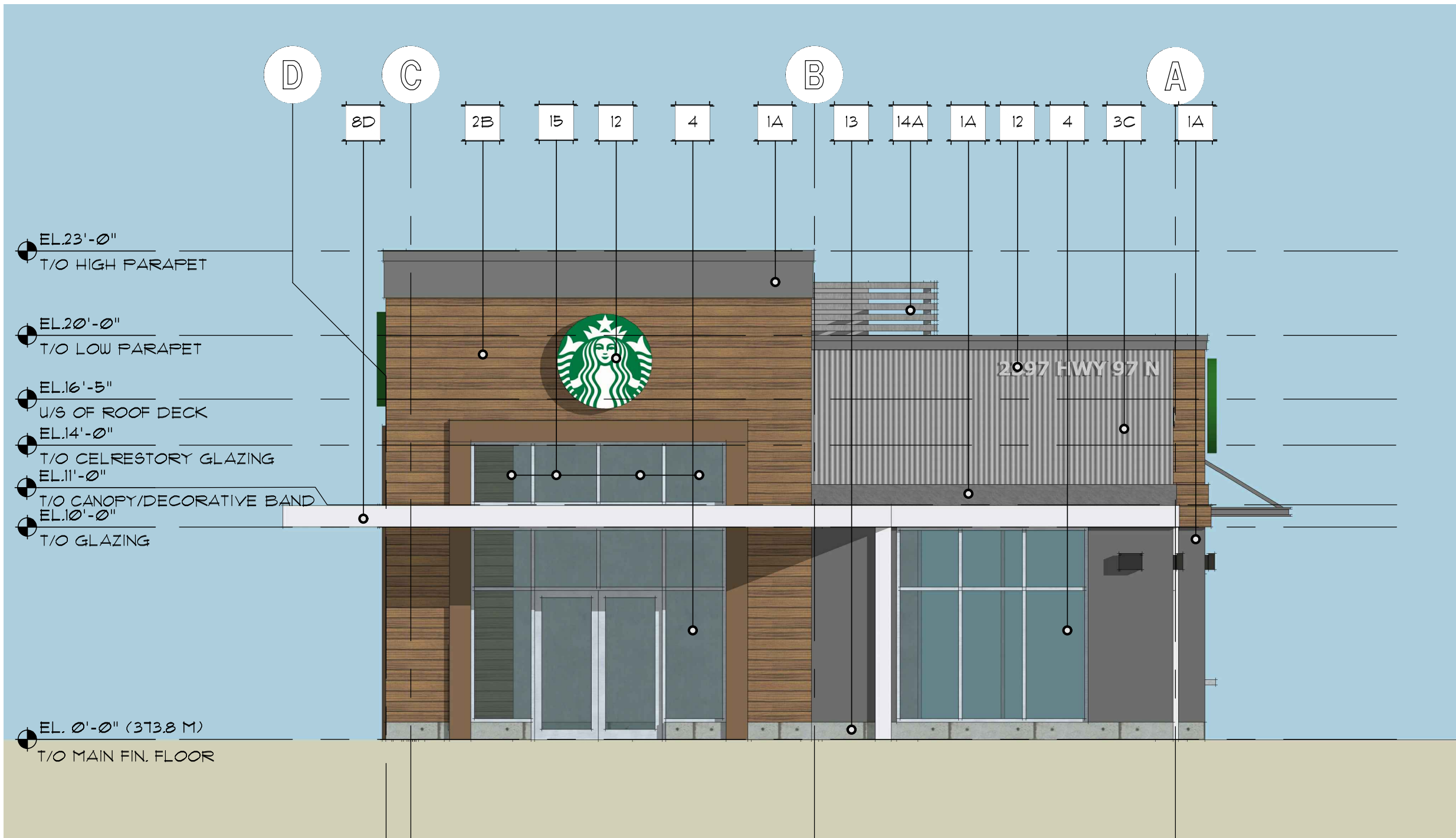
date 2018-12-07 sheet number
scale 1/8"=1'-0" A=1.1
draw NS/JP
checked EC



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



2 EAST ELEVATION (LECKIE ROAD)
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION (OKANAGAN HIGHWAY)
SCALE: 3/16" = 1'-0"



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

EXTERIOR MATERIAL	
1	EIFS
2	LONGBOARD METAL SIDING
3	VICWEST MERCURY METAL PANEL SYSTEM, VERTICAL
4	PRE-FINISHED, LOW-E DOUBLE-GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT
5	INSULATED HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF ADJACENT MATERIAL
6	DECORATIVE BAND, MITSUBISHI ALPOLIC ACM
7	PRE-FINISHED METAL FLASHING
8	CANOPY, MITSUBISHI ALPOLIC ACM
9	SOFFIT
10	LIGHT FIXTURE - SEE ELECTRICAL
11	DRIVE-THRU WINDOW
12	SIGNAGE BY TENANT
13	CONCRETE UPSTAND, NATURAL FINISH
14	ROOF TOP UNIT SCREEN, P.T. WOOD, PAINTED
15	SPANDREL GLAZING

EXTERIOR COLOURS	
A	BENJAMIN MOORE PAINT, STONE, 2112-40
B	DARK CHERRY
C	COLOUR MATCH ALPOLIC MFR. "MZG-GREY"
D	BNT - WHITE
E	COLOUR TO MATCH ADJACENT FINISH

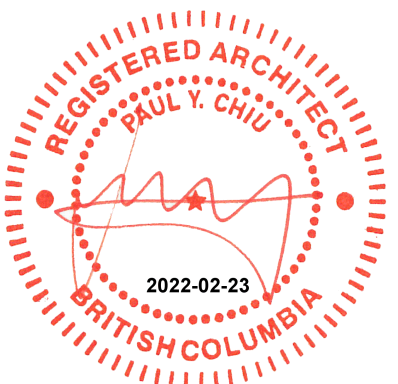
2022-02-22	RE-DESIGN FOR IP
2022-02-22	ISSUED FOR DP
no mm-mm-66	description
revisions	

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FOR PETERSON COMMERCIAL



810-675 WEST HASTINGS
VANCOUVER, BC V6B 1N2
TELEPHONE (604) 687-2334

project number 4840

sheet title

COLOURED ELEVATIONS

date 2018-12-07 sheet number
scale AS NOTED
drawn NS
checked EC

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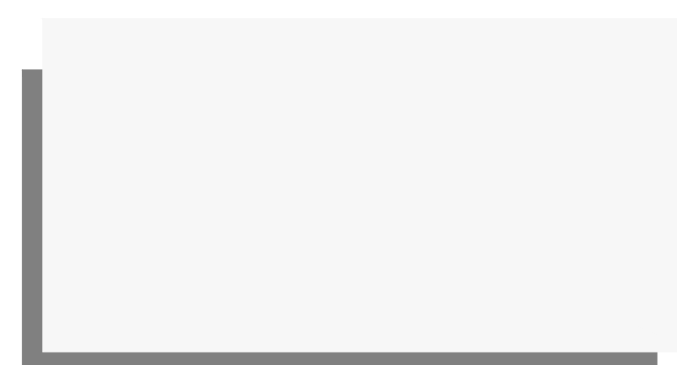
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E

Planner Initials AF

City of Kelowna



VICWEST AS-150 METAL PANEL SYSTEM-
COLOR MATCH ALPOLIC MFR. "M7G-GREY"

— MITSUBISHI ALPOLIC ACM
COLOUR "BNT - WHITE"

SIGNAGE
NON-ILLUMINATED

SIGNAGE
NON-ILLUMINATED



1
A-32

SOUTHWEST VIEW

SCALE: NT6



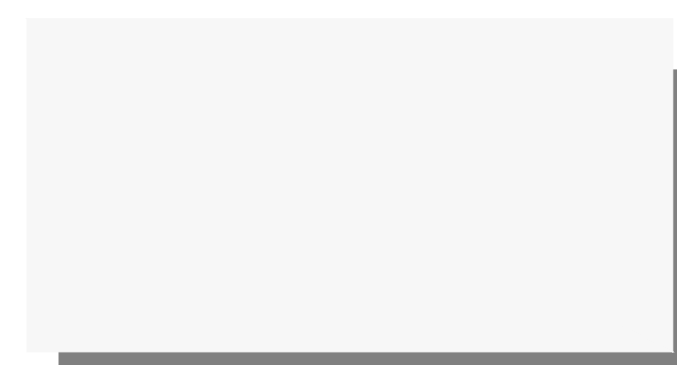
PRE-FINISHED ALUM STOREFRONT
CLEAR ANODIZED



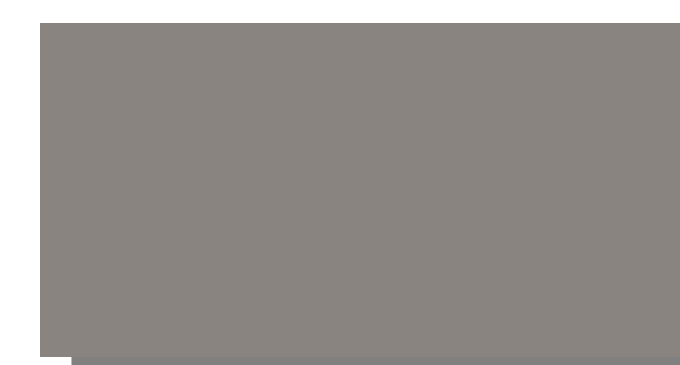
BENJAMIN MOORE
"2112-40 STONE"



- ALUMINUM SPANDREL GLAZING

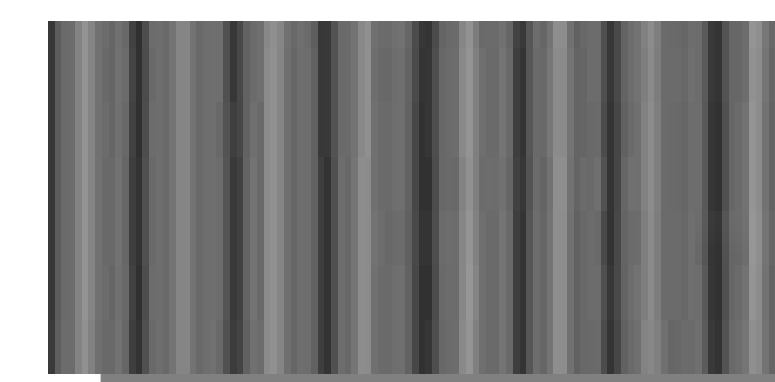


MITSUBISHI ALPOLIC ACM
COLOUR "BNT - WHITE"

SIGNAGE
NON-ILLUMINATED

BENJAMIN MOORE
"2112-40 STONE"

SIGNAGE
ILLUMINATED



VICWEST AS-150 METAL PANEL SYSTEM
COLOUR MATCH ALPOLIC MER "M7G-GREY"

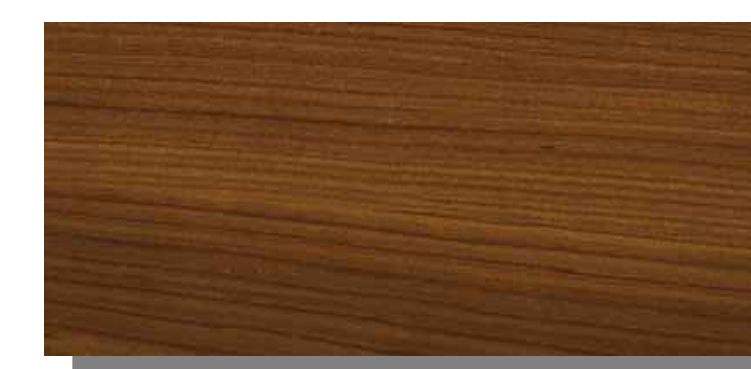
SIGNAGE
ILLUMINATED



2 NORTH EAST VIEW
4-3.2 SCALE: NTS



PRE-FINISHED ALUM STOREFRONT
CLEAR ANODIZED



LONGBOARD - DARK CHERRY

**NEW QUICK SERVICE RESTAURANT
2397 HIGHWAY 97 NORTH KELOWNA, BC
FOR PETERSON COMMERCIAL**



architects Itol

810-675 WEST HASTINGS
VANCOUVER, BC V6B 1N2
TELEPHONE (604) 687-2334

project number **ARAC**

sheet title

MATERIALS & FINISHES

date	0000-00-00	sheet number
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date 2018-12-07

AS NOTED A=3 2

grown	NS	A 0.2
observed		

checked	EC
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<h1 style="margin: 0; color: #C00000;">SCHEDULE</h1> <p style="margin: 10px 0 0 0; color: #C00000;">This forms part of application</p> <p style="margin: 0 0 0 0; color: #000080; font-weight: bold; font-size: 1.2em;"># DP22-0017</p>	<h1 style="margin: 0; color: #000080; font-size: 2em;">B</h1> <div style="margin-top: 20px;">  <p style="margin: 10px 0 0 0; color: #000080; font-weight: bold; font-size: 1.2em;">City of Kelowna DEVELOPMENT PLANNING</p> </div>
<p style="margin: 0 0 0 0; color: #000080; font-weight: bold;">Planner Initials</p> <div style="border: 1px solid black; width: 60px; height: 40px; margin: 5px 0; display: flex; align-items: center; justify-content: center; font-weight: bold; color: #000080; font-size: 1.5em;">AF</div>	

An architectural rendering of a Starbucks building. The building features a modern design with a combination of wood paneling and grey corrugated metal siding. Large glass windows and doors are prominent on the ground floor. A green Starbucks logo is visible on the wood-paneled section. A green awning covers the entrance area. The building is surrounded by landscaping, including trees and shrubs. A paved area with parked cars is in the foreground.

An architectural rendering of a Starbucks building. The structure is a two-story commercial building. The left portion features a grey, vertically-ribbed metal facade and a flat roof with a dark metal railing. A black sign with white text and a left-pointing arrow reads "DRIVE THRU". Below this, there is a dark grey door and a large glass window. The right portion of the building has a brown wood-grain facade and a gabled roof. A large green Starbucks Siren logo is mounted on the wood paneling above a large glass window. In front of the wood section, there is an outdoor seating area with green patio umbrellas and tables. A few stylized human figures are shown near the entrance and seating area. The building is set against a blue sky with white clouds. A grey paved area is in the foreground, and a grey wall is on the far left.

4
A-3.3

SOUTHEAST VIEW

SCALE: NTS

**NEW QUICK SERVICE RESTAURANT
2397 HIGHWAY 97 NORTH KELOWNA, BC
FOR PETERSON COMMERCIAL**



urban
design
group

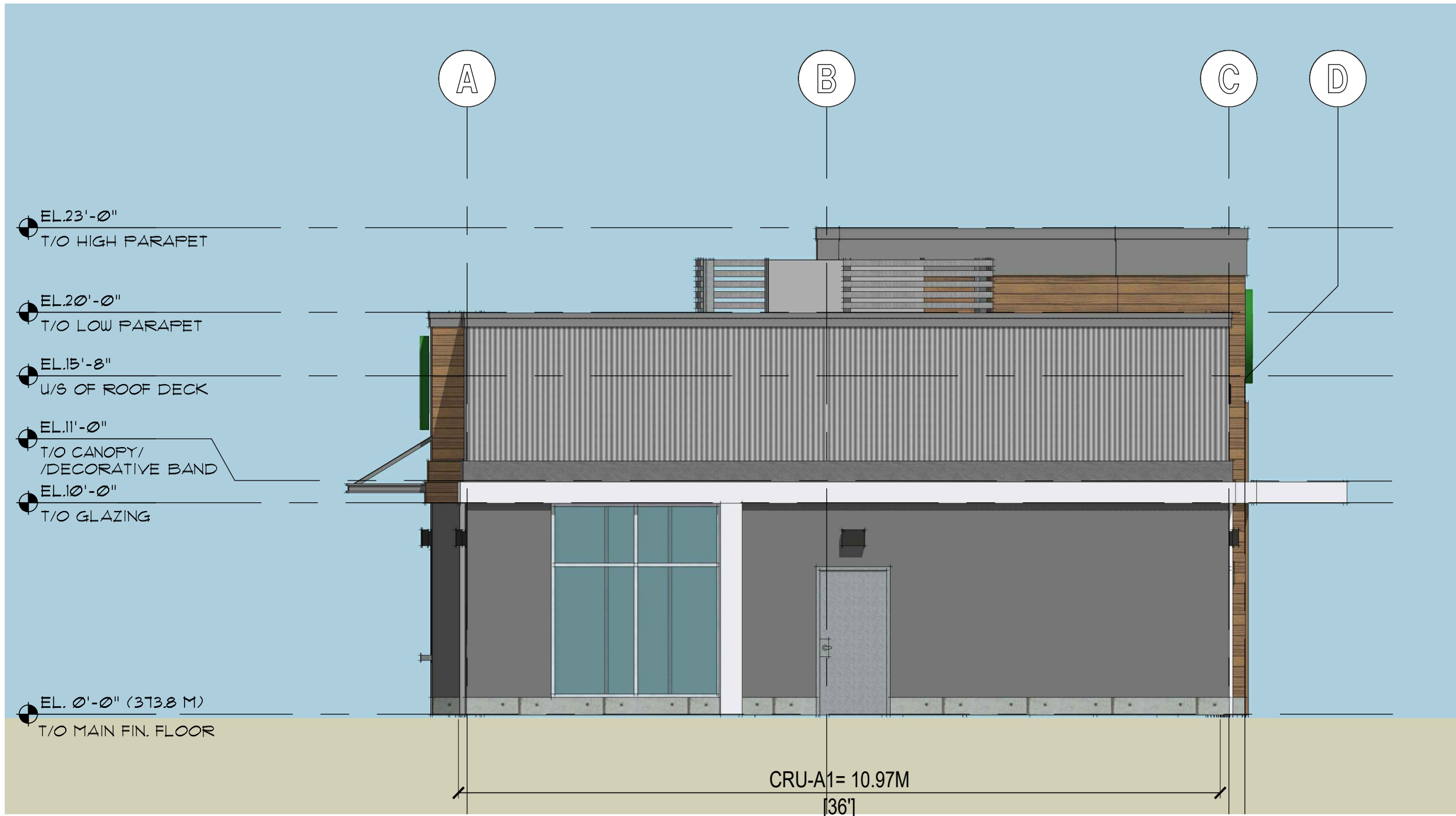
architects ltd
810-675 WEST HASTINGS
VANCOUVER, BC V6B 1N2
TELEPHONE (604) 687-2334

project number **ARAC**

sheet title

SCHEMATIC RENDERINGS

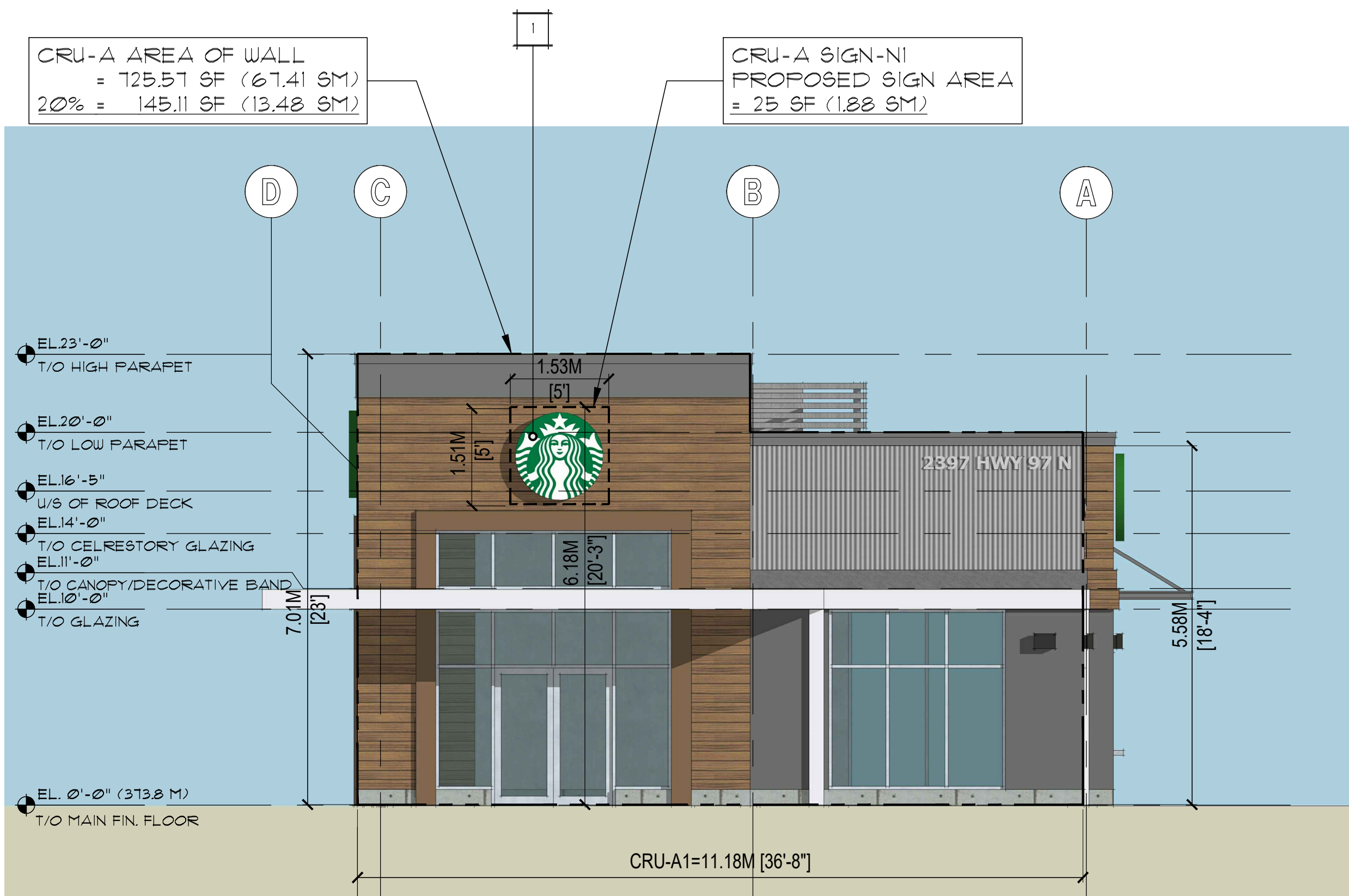
date	2018-12-07	sheet number	
scale	AS NOTED	A-3.3	
drawn	NS		
checked	EC		



1 SOUTH ELEVATION
A-34 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION (LECKIE ROAD)
A-34 SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION (OKANAGAN HIGHWAY)
A-34 SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
A-34 SCALE: 3/16" = 1'-0"

SIGNAGE CALCULATION SUMMARY

EAST ELEVATION			
PROPOSED FASCIA SIGN AREA:			
LOCATION	AREA (SF)	(SM)	
CRU-A SIGN-EI	2025	2.31	
TOTAL PROPOSED SIGN AREA			
	25.00 SF	2.31 SM	
MAX. SIGN AREA ALLOWABLE PER CITY BYLAW:			
BUSINESS FRONTAGE	62'-6"	19.05 M	
MAX. ALLOW. SIGN AREA			
0.8 SM PER LINEAR metre			
OF BUSINESS FRONTAGE	164.00 SF	15.24 SM	
AREA OF WALL ON WHICH SIGNS ARE ATTACHED			
	1211.73 SF	112.51 SM	
MAX. ALLOW. SIGN AREA			
20% OF AREA OF WALL	242.35 SF	22.51 SM	

NORTH ELEVATION			
PROPOSED FASCIA SIGN AREA:			
LOCATION	AREA (SF)	(SM)	
CRU-A SIGN-NI	25	2.31	
TOTAL PROPOSED SIGN AREA			
	25.00 SF	2.31 SM	
MAX. SIGN AREA ALLOWABLE PER CITY BYLAW:			
BUSINESS FRONTAGE	36'-8"	11.18 M	
MAX. ALLOW. SIGN AREA			
0.8 SM PER LINEAR metre			
OF BUSINESS FRONTAGE	96.00 SF	8.94 SM	
AREA OF WALL ON WHICH SIGNS ARE ATTACHED			
	125.51 SF	67.41 SM	
MAX. ALLOW. SIGN AREA			
20% OF AREA OF WALL	145.11 SF	13.48 SM	

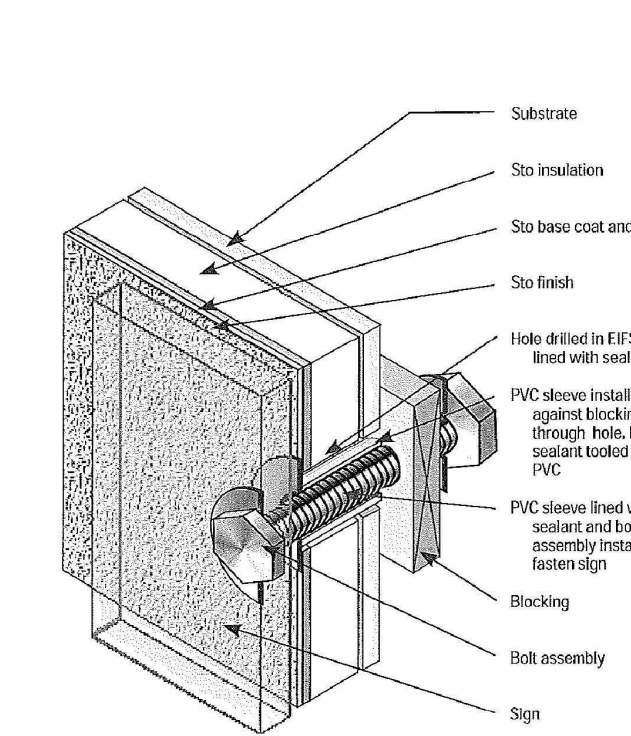
WEST ELEVATION			
PROPOSED FASCIA SIGN AREA:			
LOCATION	AREA (SF)	(SM)	
CRU-A SIGN-WI2	25	2.31	
TOTAL PROPOSED SIGN AREA			
	25.00 SF	2.31 SM	
MAX. SIGN AREA ALLOWABLE PER CITY BYLAW:			
BUSINESS FRONTAGE	62'-6"	19.05 M	
MAX. ALLOW. SIGN AREA			
0.8 SM PER LINEAR metre			
OF BUSINESS FRONTAGE	164.04 SF	15.24 SM	
AREA OF WALL ON WHICH SIGNS ARE ATTACHED			
	1136.61 SF	105.60 SM	
MAX. ALLOW. SIGN AREA			
20% OF AREA OF WALL	227.33 SF	21.12 SM	

FASCIA SIGNS

ILLUMINATED & NON-ILLUMINATED FREEFORM CUT-OUT LOGOMARKS

ILLUMINATION LEGEND

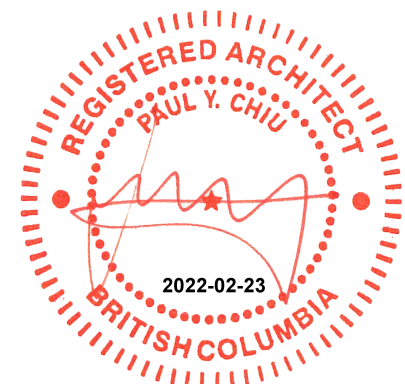
1	ILLUMINATED FASCIA SIGN
2	NON-ILLUMINATED FASCIA SIGN



5 TYP. DET. OF SIGN SUPPORT
A-34 SCALE: 3/16" = 1'-0"

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FOR PETERSON COMMERCIAL



810-675 WEST HASTINGS
VANCOUVER, BC V6B1N2
TELEPHONE (604) 687-2334

project number 4840

sheet 150

PROPOSED SIGNAGE

date 2018-12-07 sheet number

scale AS NOTED

drawn MM

checked NS/EC



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	3	6cm CAL.
ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	4	6cm CAL.
CARPINUS BETULUS 'JFS-KW1CB'	EMERALD AVENUE HORNBEAM	3	6cm CAL.
PICEA GLAUCA 'BLUE WONDER'	BLUE WONDER BLUE SPRUCE	1	2.5m HT. MIN.
SHRUBS			
CORNUS SANGUINEA 'CATO'	ARCTIC SUN DOGWOOD	12	#02 CONT. /1.5m O.C. SPACING
PICEA ABIES 'OHLENDORFII'	OHLENDORFII SPRUCE	9	#02 CONT. /2.0m O.C. SPACING
SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	12	#02 CONT. /1.5m O.C. SPACING
PERENNIALS, GRASSES & VINES			
ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	20	#01 CONT. /0.75m O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	15	#01 CONT. /0.75m O.C. SPACING
ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	SILVER MOUND ARTEMISIA	9	#01 CONT. /1.0m O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	13	#01 CONT. /1.2m O.C. SPACING
DIANTHUS 'NEON STAR'	NEON STAR PINKS	20	#01 CONT. /0.5m O.C. SPACING
ECHINACEA 'MAGNUS'	MAGNUS CONEFLOWER	15	#01 CONT. /0.75m O.C. SPACING
FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	26	#01 CONT. /0.5m O.C. SPACING
IRIS PUMILA 'DESERT ORANGE'	DESERT ORANGE IRIS	52	#01 CONT. /0.5m O.C. SPACING
IRIS SIBERICA 'SNOW QUEEN'	SNOW QUEEN IRIS	18	#01 CONT. /0.75m O.C. SPACING
LEUCANTHEMUM SUPERBUM 'AGLAIA'	AGLAIA SHASTA DAISY	15	#01 CONT. /0.75m O.C. SPACING
PANICUM VIRGATUM 'ROSTRAHLBUSCH'	RED SWITCH GRASS	20	#01 CONT. /1.2m O.C. SPACING
PEROVSKIA ATRIPICIFOLIA 'LONGIN'	LONGIN RUSSIAN SAGE	35	#01 CONT. /1.2m O.C. SPACING
PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	20	#01 CONT. /1.2m O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	15	#01 CONT. /0.75m O.C. SPACING
SALVIA NEMEROSA 'MAYNIGHT'	MAYNIGHT SALVIA	40	#01 CONT. /0.75m O.C. SPACING
SEDUM 'FIREWORKS'	FIREWORKS STONECROP	28	#01 CONT. /0.75m O.C. SPACING



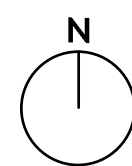
NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.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 1.50mm 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.



OUTLAND DESIGN LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

DILWORTH SHOPPING CENTER 2397 HIGHWAY 97 NORTH

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	19.03.14	Review
2	19.05.07	Review
3	19.05.13	Review
4	22.01.13	Re-Submit for Development Permit
5	22.02.22	Re-Submit for Development Permit

PROJECT NO. 18131

DESIGN BY RM

DRAWN BY MC/NG

CHECKED BY FB

DATE FEB. 22, 2022

SCALE 1:100

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SCHEDULE C

This forms part of application
DP22-0017

Planner
Initials AF



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January 12, 2022

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



ATTN: Andrew Ferguson, BES, MLA
Planner II

RE: Project Description/Design Rationale, Development Permit Application
Commercial Development, 2397 Highway 97 North Kelowna, BC, V1X 4H9

Our Project No. 4840

Site Description

The proposed redevelopment site is an estimated 14,000 square foot area at the northeast corner of the existing 13.6-acre Dilworth Shopping Centre located southwest of the Highway 97 and Leckie Road intersection in East Kelowna. The Dilworth Centre is within the City's Midtown Revitalization Development Permit Area and is split-zoned Urban Centre Commercial (C4) and Urban Centre Commercial, Retail Liquor Sales (C4LR); the subject site is entirely within the Centre's C4 Zone.

Development Description and Objective

The proposed development replaces an existing 2,300 square foot (213 square metre) single-storey Drive-Thru Restaurant to accommodate a new Quick Service Restaurant (QSR). The new QSR will occupy virtually the same footprint of the existing building with parking provisions and the drive-thru lane reconfigured to suit. This refresh of the Centre's corner anchor at Highway 97 and Leckie is integral to recent improvements completed in this northern section of the Shopping Centre.

Site Planning and Design

The redevelopment site is relatively flat and is graded approximately 3 feet lower than Highway 97 on the north edge. The elevation difference diminishes from the Highway down along Leckie Road until grades meet at the first drive aisle access into the Centre about 200 feet (60 metres) south of the intersection. Existing sloped landscaping and a retaining wall address the grade difference between the City sidewalk and the site with direct pedestrian access facilitated by 2 sets of stairs flanking an existing outdoor patio on the Leckie side. This landscaped edge will be enhanced with the introduction of new trees and shrub planting, in addition to almost 1,500 square feet (140 square metres) of new landscaped islands in and around the parking area and drive-thru lane.

The new building is oriented to address the Highway 97 and Leckie Road corner with the main entrance located on the north elevation and patio access on the east. The existing drive-thru lane that currently splits the parking area west of the building pad will be redirected towards the west and north perimeter of the site before approaching the drive-thru window at a similar location to the existing building to accommodate the tenant's requirement for a minimum storage capacity of 8 vehicles. A total of 9 parking spaces will be provided, including one parking space for the disabled – more than double the required total parking of 4 spaces per Bylaw regulations. The existing loading bay and garbage enclosure on the south side of the building will be re-stripped and refurbished, respectively.

Form & Character

The new building is designed to suit the new tenant's branding requirements and introduces medium dark gray metal and EIFS cladding combined with aluminum Longboard® siding in Dark Cherry wood grain finish that together provide good background contrast to the QSR's brand logo and signage. The building shell is a clean, rectilinear volume anchored by a taller, focal corner element that designates the main entrance and provides the necessary height to maintain street corner prominence vis-à-vis the lower site grade condition.

Shell building elements follow the store's interior program and operational functions with generous 10-foot high glazing bays covering over 2/3 of the building perimeter adjacent to public space, relegating the back-of-house away from the principal facades. The new restaurant adapts to the location of the existing outdoor patio and will fully incorporate the space into its operations.

Sustainability

The new building design considers a host of sustainability strategies that can include the use of high-efficiency HVAC systems, low-flow water fixtures, LED Dark-Sky/FCO compliant lighting, thermally-broken Low-Emissivity (Low-E) storefront glazing, light-coloured high-albedo roofing, and drought-tolerant native planting, to name a few, while the development as a whole contributes to the broader sustainable development strategy of infill developments to optimize the use of existing services and promote compact communities near alternative transportation and mass transit infrastructure.

Crime Prevention through Environmental Design (CPTED)

Generous glazing around the building allows for *Natural Surveillance* of surrounding areas during hours of operation, with ample lighting around the buildings supplemented by surveillance cameras at night to maintain round-the-clock security. The site's Landscape Design, especially along the perimeter, promotes both *Natural Access Control* and *Territorial Reinforcement*. Signage will be installed in strategic locations to ensure that access and movement in and around the site are directed, and areas for public or private/restricted use are clearly demarcated.

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.

ATTACHMENT		B
This forms part of application		
# DP22-0017		
Planner Initials	AF	 City of Kelowna DEVELOPMENT PLANNING

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