



DP22-0017

2339-2397 Hwy 97 N

Development Permit Application



Proposal

- ▶ To consider the form and character of a food primary establishment.

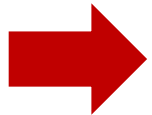
Development Process

Jan 21, 2022

Development Application Accepted



Staff Review & Circulation



April 4, 2022

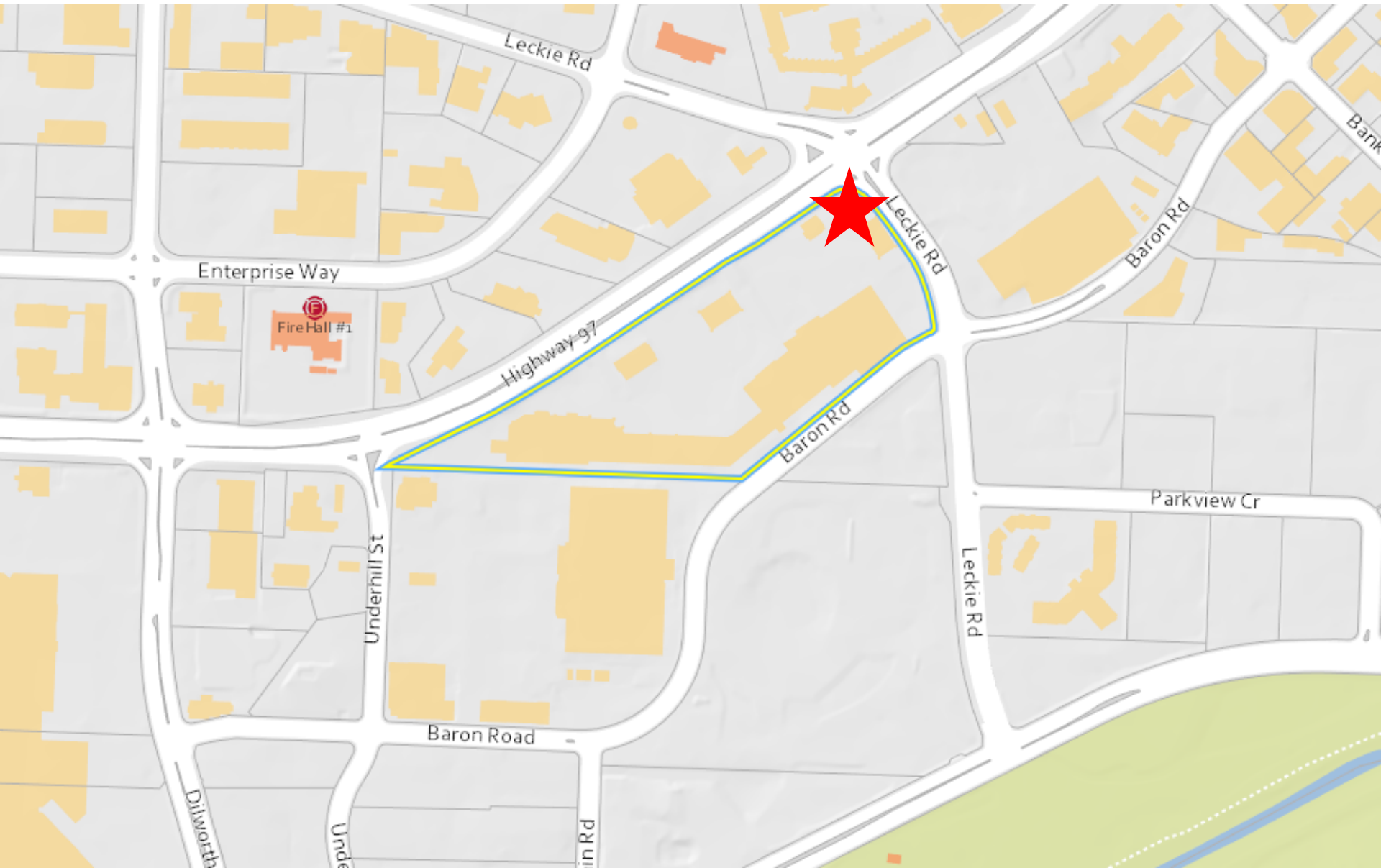
Development Permit

Council
Approvals



Building Permit

Context Map



City of Kelowna

Subject Property Map



City of Kelowna

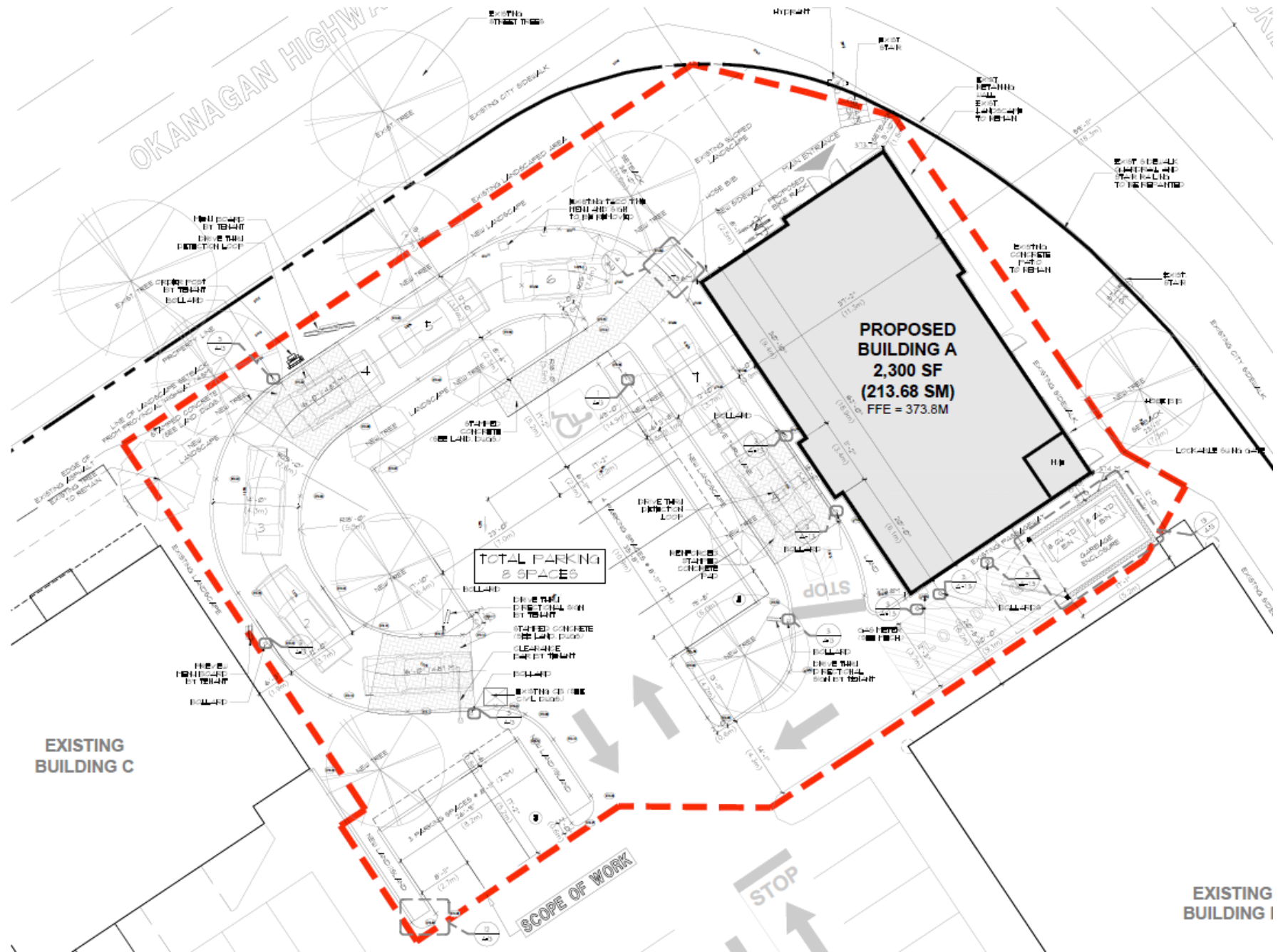
Subject Property Map – Enlargement



City of Kelowna

Project/Technical Details

- ▶ New single storey food primary building will be 213 sqm. in size
 - ▶ Same size as the previous building
 - ▶ Drive-thru services
- ▶ Modern building design typical of the Starbucks corporate brand
 - ▶ Awnings, roofline variation and architectural articulation
- ▶ High-Quality Landscaping
 - ▶ Large deciduous trees at perimeter
 - ▶ New boulevard landscaping at Leckie
 - ▶ Complimentary drive-thru landscape features





Elevations- North and East

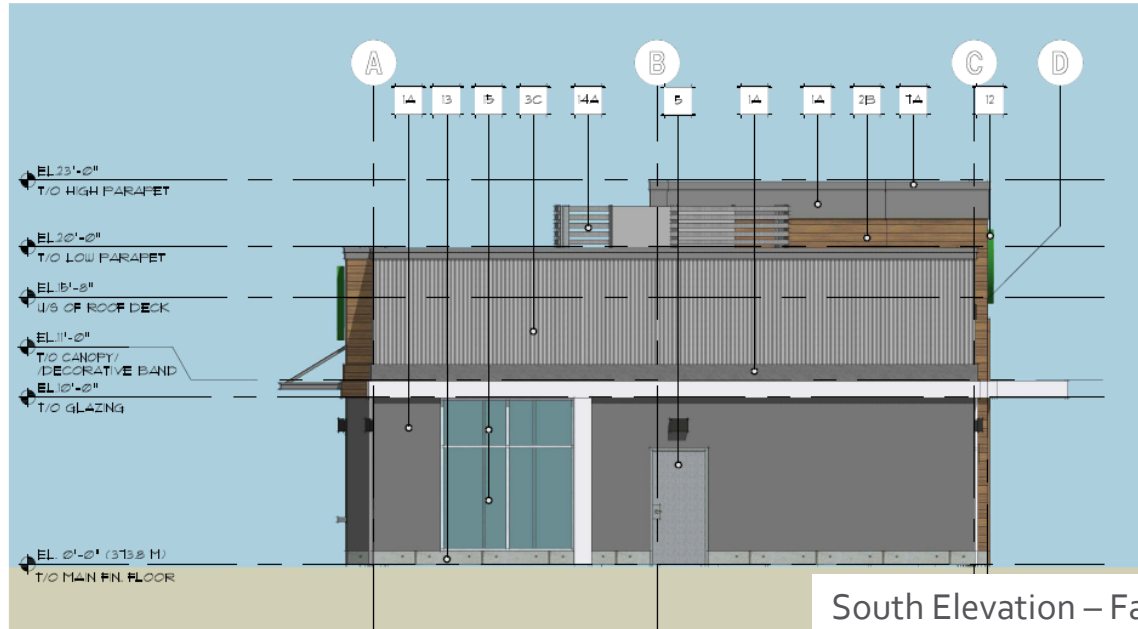


North Elevation – Facing Hwy 97 N



East Elevation – Facing Leckie Rd

Elevations – South and West

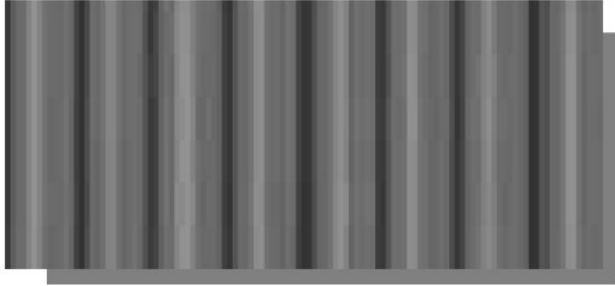


Renderings



City of Kelowna

Materials



VICWEST AS-150 METAL PANEL SYSTEM-
COLOUR MATCH ALPOLIC MFR. "MZG-GREY"



LONGBOARD
-DARK CHERRY



BENJAMIN MOORE
"2112-40 STONE"



PRE-FINISHED ALUM STOREFRONT
CLEAR ANODIZED



mitsubishi ALPOLIC ACM COLOUR
"BNT - WHITE"

Landscape Plan

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 'IFS KWICB'	EMERALD AVENUE HORNBREAM	3	6cm CAL
PISEA GLAUCA 'BLUE WONDER'	BLUE WONDER BLUE SPIREA	1	2.5m HT. MIN.
SHRUBS			
CORNUS SANGUINEA 'CATO'	ARCTIC SUNDOGWOOD	12	#02 CONT. / 1.5m O.C. SPACING
PISEA ABIES 'OHENDORFF'	OHENDORFF SPRUCE	9	#02 CONT. / 2.0m O.C. SPACING
SPRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	12	#02 CONT. / 1.5m O.C. SPACING
PERENNIALS, GRASSES & VINES			
ACHILLEA MILEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	20	#01 CONT. / 0.75m O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNIBINICK	15	#01 CONT. / 0.75m O.C. SPACING
ARTEMISIA SCHWARTZIANA 'SEVER MOUND'	SEVER MOUND ARTEMISIA	9	#01 CONT. / 1.0m O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER'	KARL FORSTER RED 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 'ELIAH BLUE'	ELIAH BLUE FESCUE	26	#01 CONT. / 0.5m O.C. SPACING
IRIS FLUMIDA '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 'AGALIA'	AGALIA SHASTA DAISY	15	#01 CONT. / 0.75m O.C. SPACING
PANICUM VIRGATUM 'ROSTRAHUSCH'	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
PENNISELUM ORIENTALE	ORIENTAL MOUNTAIN GRASS	20	#01 CONT. / 1.2m O.C. SPACING
RUBROCOA FLUGIDA 'GOLDSTURM'	GOLDSTURM CONIFLOWER	15	#01 CONT. / 0.75m O.C. SPACING
SAVIA 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 TWIN UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE CROPPED IN A MINIMUM 75cm 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 SOI 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 1.0cm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FULSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LIQUID WASTEWATER WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.

Staff Recommendation

- ▶ Staff are recommending **support** for the proposed development permit application:
 - ▶ Consistent with 2040 OCP Urban Design Guidelines
 - ▶ High quality exterior materials, architectural features, and complimentary landscaping
 - ▶ Commercial space at grade
 - ▶ Retail and Mixed Street Character



Conclusion of Staff Remarks

Elevations- North and East



North Elevation – Facing Hwy 97 N



East Elevation – Facing Leckie Rd