

Development Permit & Development Variance Permit

DP23-0011 DVP23-0123



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

2479 Hwy 97 N

and legally known as

Lot 2 of District Lot 125 and Section 22 Township 26 ODYD Plan KAP45081 Except Plans KAP47345 and KAP78607

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

Retail, Automotive & Equipment, and Offices

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

Date of Council Approval: August 15, 2023

Development Permit Area: Form & Character

Existing Zone: C2 – Vehicle Oriented Commercial

Future Land Use Designation: RCOM – Regional Commercial

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

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 Projects Ltd., Inc. No. BC1326399

Applicant: McElhanney Ltd.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT		A
This forms part of application		
# DP23-0011 DVP23-0123		
Planner Initials	MT	 City of Kelowna COMMUNITY PLANNING

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

THAT Council authorizes the issuance of Development Permit No. DP23-0011 and Development Variance Permit No. DVP23-0123 for Lot 2 of District Lot 125 and Section 22 Township 26 ODYD Plan KAP45081 Except Plans KAP47345 and KAP78607 located at 2479 Hwy 97 N, Kelowna, BC, subject to the following:

- 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";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT variances to the following sections of Sign Bylaw No. 11530 be granted:

Section 10.3(b)a.: Major Commercial Zones, Signage Regulations

To vary the maximum number of non-illuminated Fascia or Window signs per business from 2 non-illuminated Fascia or Window Signs permitted to 1 non-illuminated Fascia sign and 3 Window Signs proposed.

Section 10.3(b)g.: Major Commercial Zones, Signage Regulations

To vary the maximum number of illuminated Fascia Signs per business from 2 illuminated Fascia Signs permitted to 10 illuminated Fascia Signs proposed.

AND FURTHER THAT this Development Permit & Development Variance Permit is valid for two (2) years from the date of Manager 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 owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$321,860**

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:

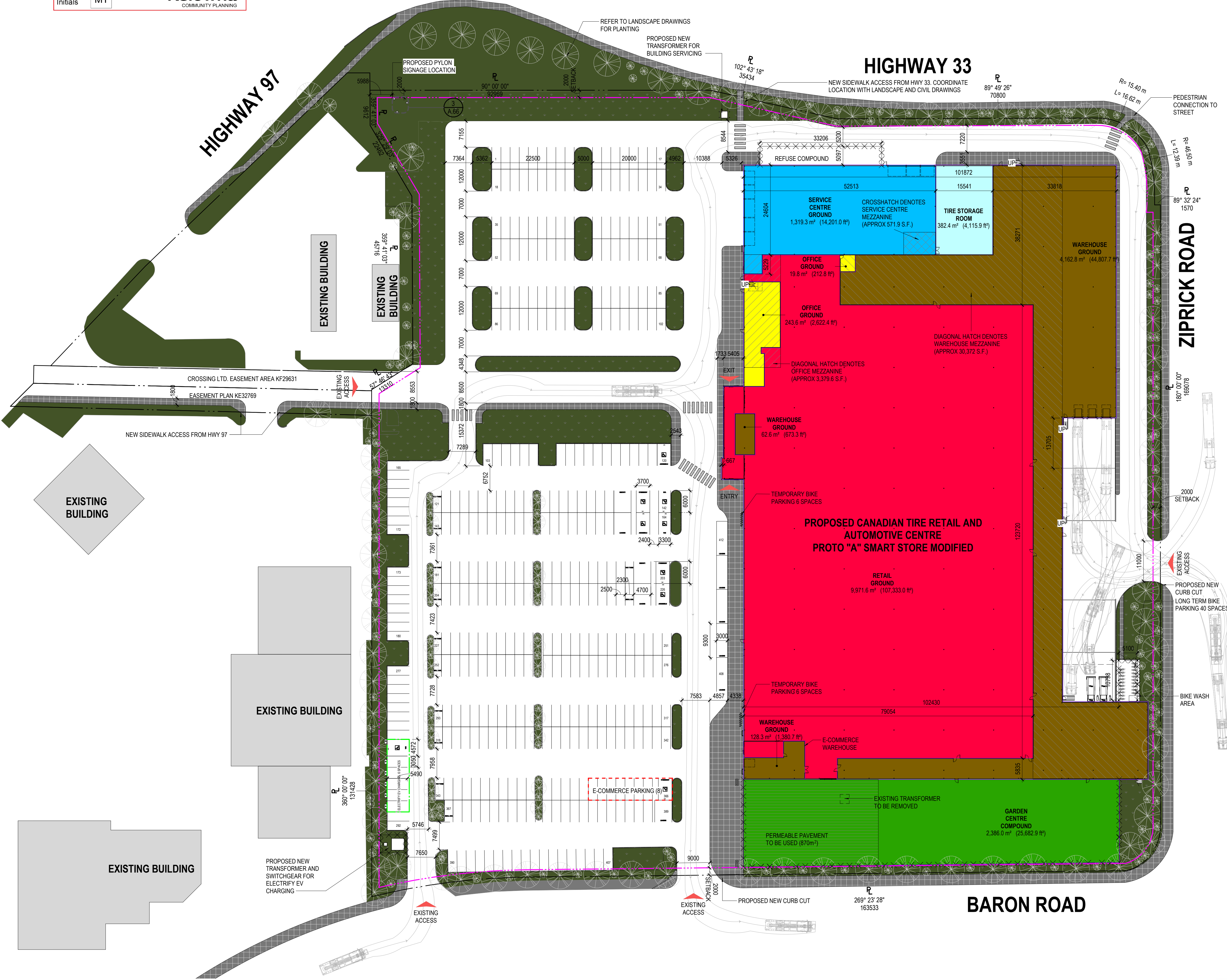
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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.**

DRAFT

ATTACHMENT <u> A </u>	
This forms part of application # <u>DP23-0011 DVP23-0123</u>	
Planner Initials	<input type="text" value="MT"/>
 City of Kelowna COMMUNITY PLANNING	



VEHICLE PARKING PROVIDED

PARKING TYPE	No. of SPACES
ACCESSIBLE PARKING	6
LOADING SPACE	10
SMALL CAR	12
STANDARD PARKING	381
VAN ACCESSIBLE PARKING	3
TOTAL PARKING SPACES PROVIDED	412

NOTES:
SITE COVERAGE:
 MAXIMUM ALLOWABLE SITE COVERAGE: 85%
 CURRENT SITE AREA: 44,560.94m²
 CURRENT LANDSCAPED OR PERMEABLE AREA: 6,700.00 m²
TOTAL SITE COVERAGE: 85%

PARKING CALCULATION:
GENERAL PARKING REQUIREMENTS:
 COMMERCIAL / RETAIL C2 (COMMERCIAL OVER 20,000m²): 3 SPACES / 100m²
 COMMERCIAL / SERVICE CENTER / TIRE WAREHOUSE C2 (COMMERCIAL OVER 20,000m²): 3 SPACES / 100m²
 OFFICE: 2.5 SPACES / 100m²

INCLUDED IN TOTAL REQUIRED PARKING:
 ACCESSIBLE SPACE REQUIREMENTS: GFA >20,000m²
 ACCESSIBLE: 7 SPACES, INCLUDING 2 VAN ACCESSIBLE
ACCESSIBLE SPACES PROVIDED: 9

LOADING SPACE REQUIREMENTS:
 COMMERCIAL LOADING: 1 SPACE / 1900m²
 10 SPACES TOTAL
LOADING SPACES PROVIDED: 10

TOTAL PARKING REQUIRED:
 COMMERCIAL - RETAIL AREA, SERVICE CENTER, TIRE STORAGE 11,673m²: 352 SPACES
 WAREHOUSE - 7,128m²: 36 SPACES
 OFFICE- 964m²: 15 SPACES

TOTAL PARKING REQUIRED: 412 PARKING SPACES
TOTAL PARKING CURRENTLY PROVIDED: 412 PARKING SPACES

BICYCLE PARKING CALCULATION: 39
BIKE PARKING REQUIREMENTS:
 SHORT TERM BIKE PARKING: 4.0 / ENTRANCE
 LONG TERM BIKE PARKING: 0.2 / 100m²

TOTAL BICYCLE PARKING REQUIRED:
 SHORT TERM SPACES: 8
 LONG TERM: SPACES: 39

CURRENTLY PROVIDED:
 SHORT TERM: 12
 LONG TERM: 40

END OF TRIP FACILITIES REQUIRED:
 4 TOILETS
 4 LAVATORIES
 4 SHOWERS
 0.5 LOCKERS / LONG TERM BICYCLE SPACE
 20 LOCKERS REQUIRED

END OF TRIP BICYCLING FACILITIES TO BE PROVIDED INSIDE BUILDING.
 REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR PLANTING, GRADING, SIDEWALK MODIFICATIONS AND SITE SERVICINGS
 TURNING STUDIES NOMINALLY SHOWN ON ARCHITECTURAL PLANS. REFER TO TRAFFIC ENGINEERING STUDIES AS REQUIRED.

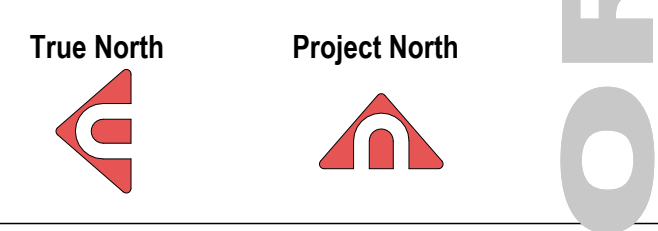
STATISTICS (IMPERIAL/METRIC)

	CT PROPOSED RETAIL EXTENSION	
RETAIL		
1 GROUND FLOOR	107,333 / 9,972	58%
WAREHOUSE		
2 GROUND FLOOR	45,482 / 4,225	
3 ECOMM	1,381 / 128	
4 MEZZANINE	29,858 / 2,774	
5 TOTAL	76,721 / 7,128	42%
SERVICE CENTRE		
6 GROUND FLOOR	14,201 / 1,319	
7 MEZZANINE	533 / 50	
8 TOTAL	14,734 / 1,369	
OFFICES		
9 GROUND FLOOR	2,835 / 263	
10 MEZZANINE	3,235 / 301	
11 TOTAL	6,070 / 564	
GROUND FLOOR COVERAGE		
12 CTC TOTAL (ROWS 9+6+3+2+1)	171,232 / 15,908	
13 2HR FIRE RATED TIRE STORAGE	4,090 / 382	
14 TOTAL (13+12)	175,322 / 16,290	
15 BUILDING STRUCTURAL AREA (ROWS 14+10+7)	179,116 / 16,640	
16 BUILDING FUNCTIONAL AREA (ROWS 15+4)	208,974 / 19,414	
GARDEN CENTRE		
17 CANOPY		
18 COMPOUND	25,683 / 2,386	
19 TOTAL	25,683 / 2,386	
20 CTC TOTAL GROUND COVERAGE (ROW 14)	175,322 / 16,290	
21 CTC STORE SITE AREA	7.52 AC / 3.04 HA	
22 CTC STORE SITE PARKING	398	
23 PARKING RATIO / 1000S.F	24.43	
24 PARKING RATIO / 100 S.M	2.44	

ISSUED / REVISION

No.	Date	Description
2	2023.06.16	ISSUED FOR DP UPDATE
1	2023.05.25	ISSUED FOR DP

DO NOT SCALE DRAWINGS
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Project
CTR 353 KELOWNA

Address
 2479 Hwy 97 N,
 Kelowna, BC

Legal Description
 Plan: KAP45081 Lot: 2

Stamp Stage 3
 Developed Design

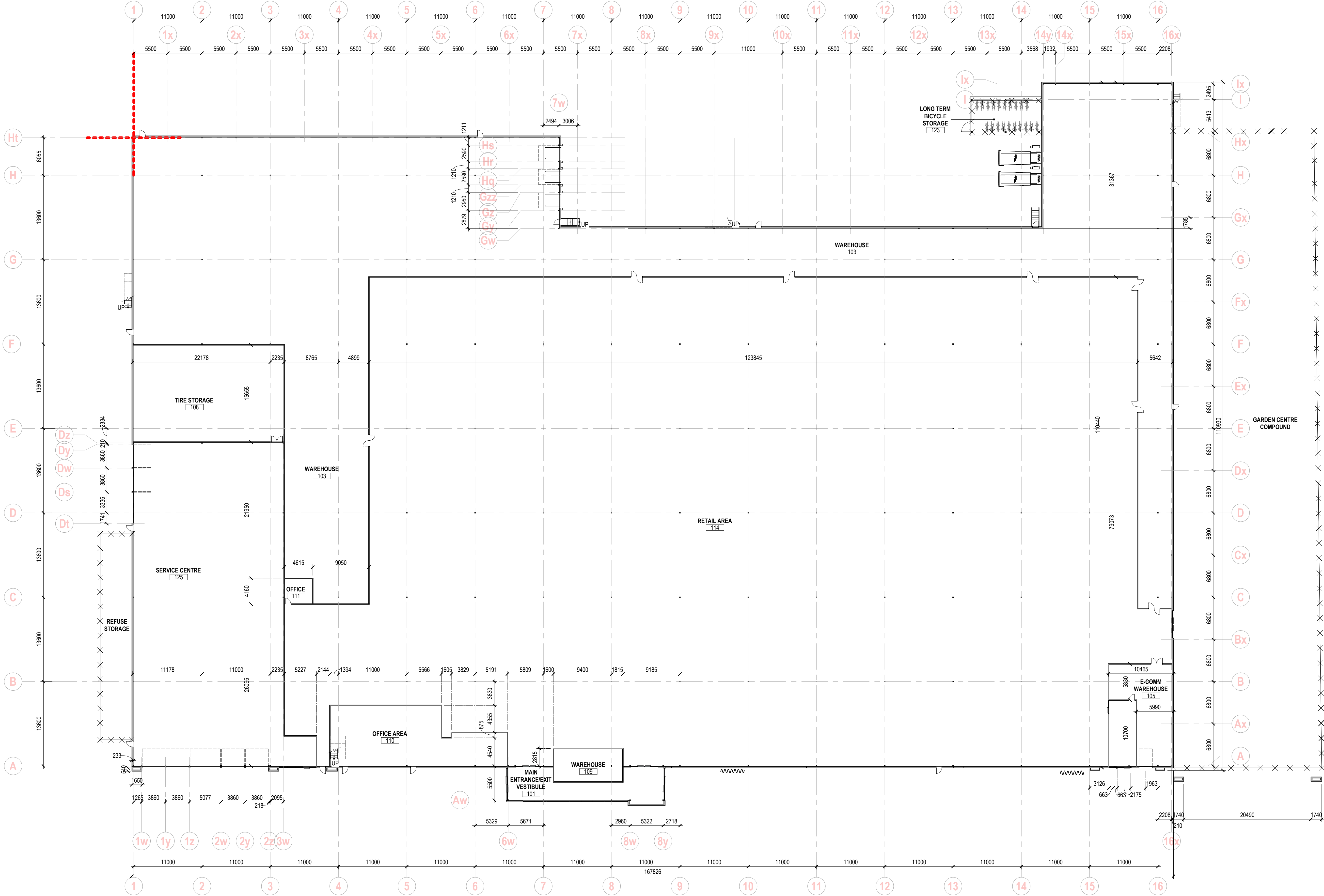
Scale 1 : 520
Project No. 22016

Drawn By SC **Checked By** IA **Approved By**

Drawing
PROPOSED SITE PLAN

Sheet No. A.10 **Revision No.** 2

PRELIMINARY - NOT FOR CONSTRUCTION

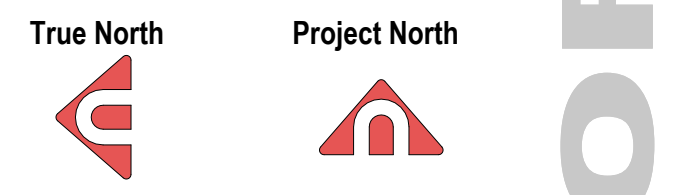


1 MAIN FLOOR PLAN
 SCALE: 1 : 300

NOTE: ALL EXITS TO BE REVIEWED BY ARCHITECT

ISSUED / REVISION	
2	2023.06.16 ISSUED FOR DP UPDATE
1	2023.05.25 ISSUED FOR DP

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Address
 2479 Hwy 97 N,
 Kelowna, BC

Legal Description
 Plan: KAP45081 Lot: 2

Stamp	Stage 3
	Developed Design

Scale
1 : 300

Project No.
22016

Drawing
MAIN FLOOR

Sheet No.
A.21

Revision No.
2

PRELIMINARY - NOT FOR CONSTRUCTION

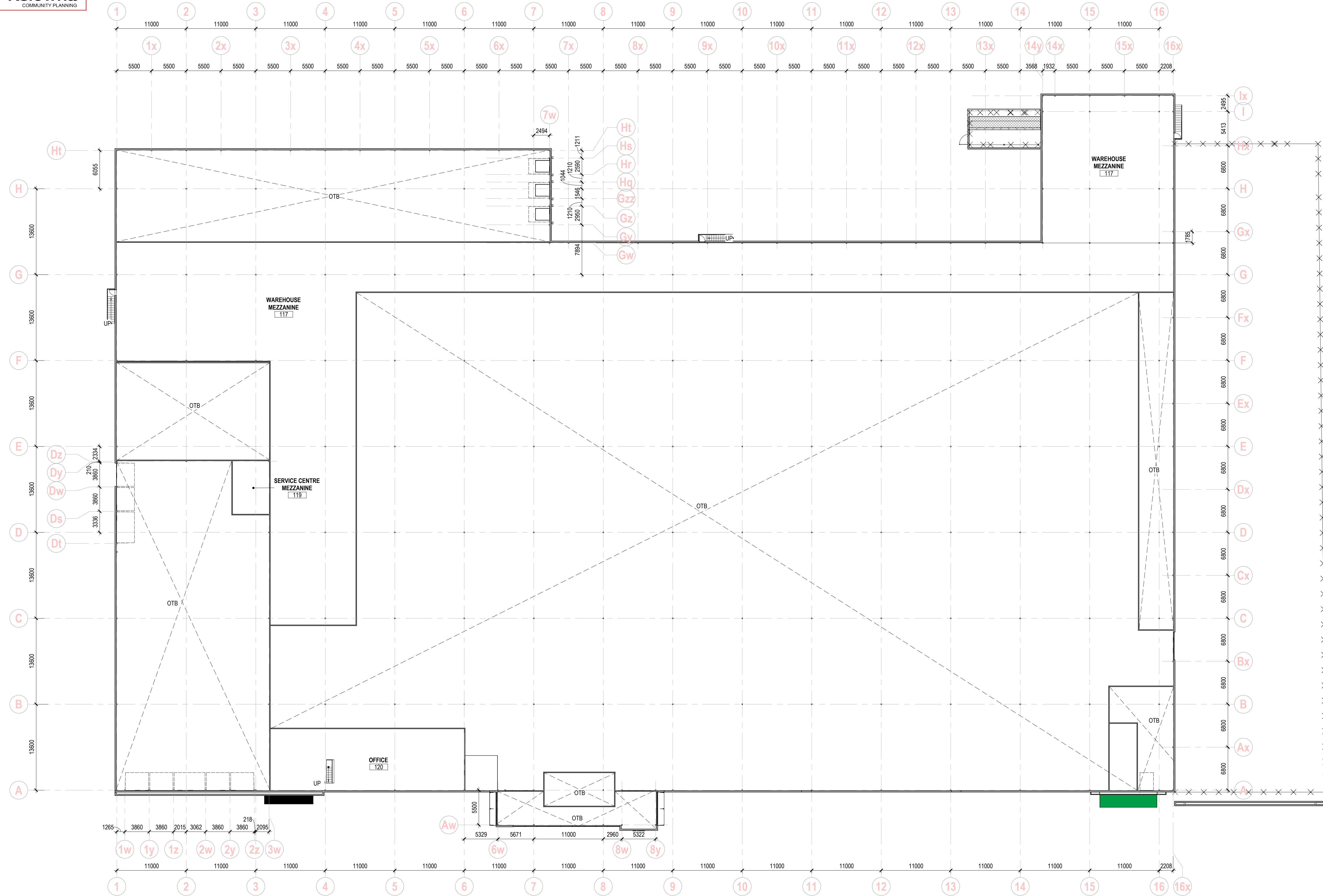
SCHEDULE A

This forms part of application
DP23-0011 DVP23-0123



Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING



NOTE: ALL EXITS TO BE REVIEWED BY ARCHITECT

1 | MEZZANINE FLOOR PLAN'
SCALE: 1: 300

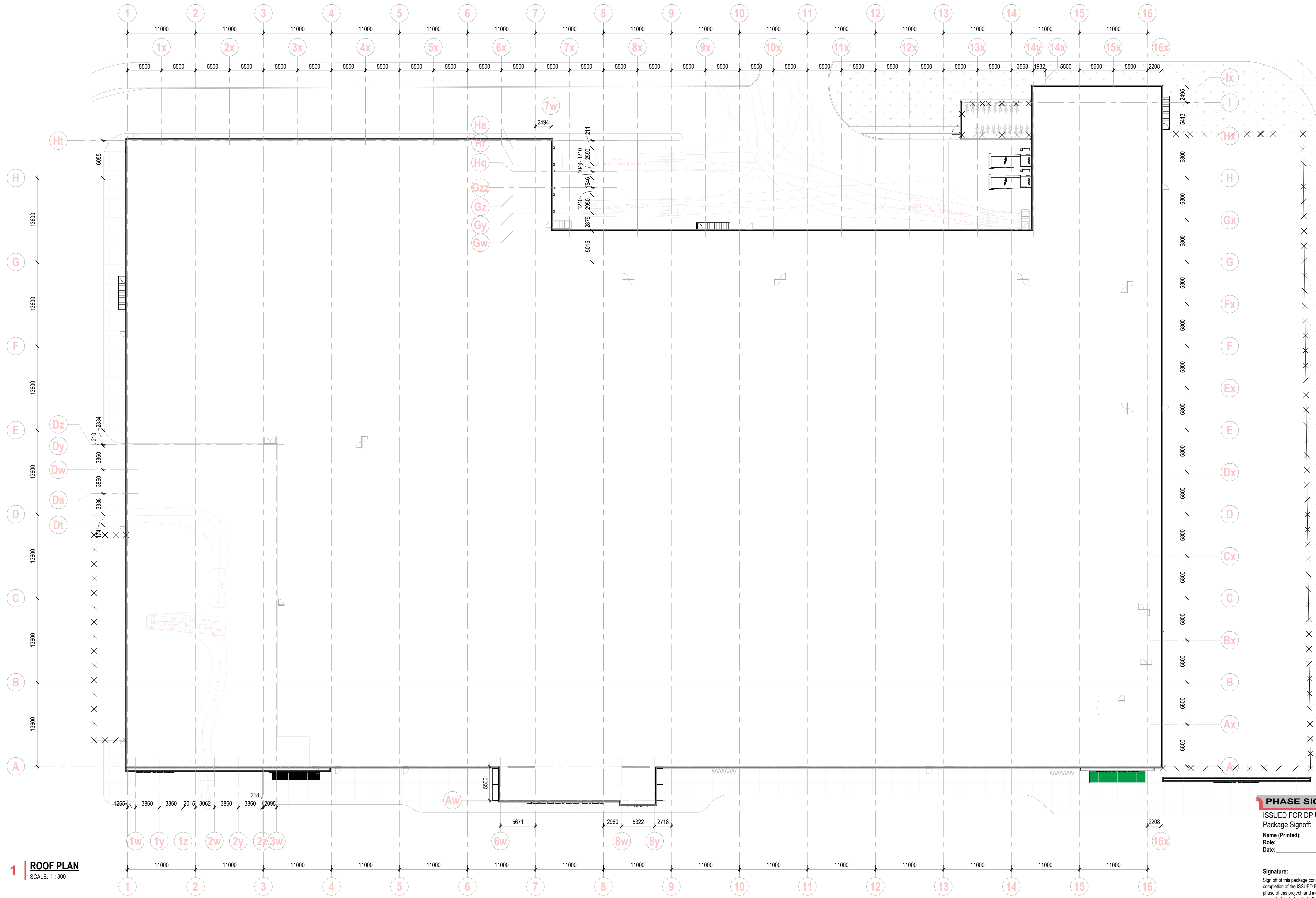
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True North	Project North	
<p>Project CTR 353 KELOWNA</p>		
<p>Address 2479 Hwy 97 N, Kelowna, BC</p>		
<p>Legal Description Plan: KAP45081 Lot: 2</p>		
Stamp	Stage	
	3	
Scale	Project No.	
1 : 300	22016	
Drawn By	Checked By	Approved By
<p>Drawing MEZZANINE FLOOR</p>		
Sheet No.	Revision No.	
A.22	2	

ncx+

302, Alberta Block
10526 Jasper Avenue NW
Edmonton AB
T5J 1Z7

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PRELIMINARY - NOT FOR CONSTRUCTION



1 ROOF PLAN
 SCALE: 1:300

PHASE SIGNOFF
 ISSUED FOR DP UPDATE
 Package Signoff:
 Name (Printed): _____
 Role: _____
 Date: _____
 Signature: _____
 Sign off of this package constitutes approval and completion of the ISSUED FOR DP UPDATE phase of this project, and includes approval of all presented materials including: floor plan(s), general design concept, general finishes concept and general millwork concept(s). Further development of the project will be completed in upcoming Design Development and Technical Documentation stages of this project. Any major design concept and/or floor plan changes hereafter approval of this package may be subject to additional fees, at the discretion of the Architect.

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Project
 CTR 353 KELOWNA

Address
 2479 Hwy 97 N,
 Kelowna, BC

Legal Description
 Plan: KAP45081 Lot: 2

Stamp **Stage**

Scale
 1 : 300

Project No.
 22016

Drawn By **Checked By** **Approved By**

Drawing
 ROOF PLAN

Sheet No.
 A.23

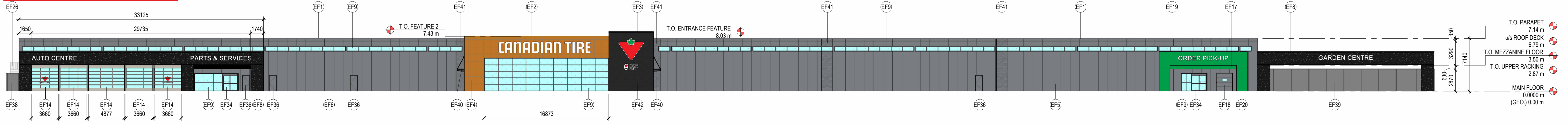
Revision No.
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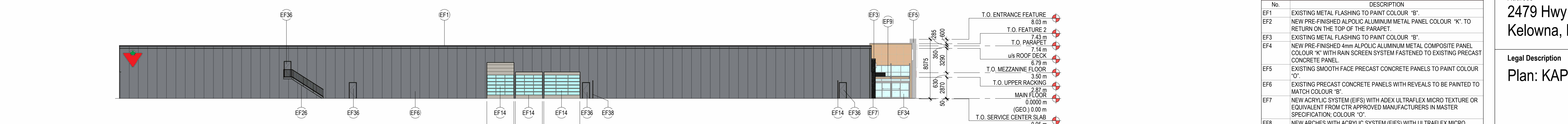
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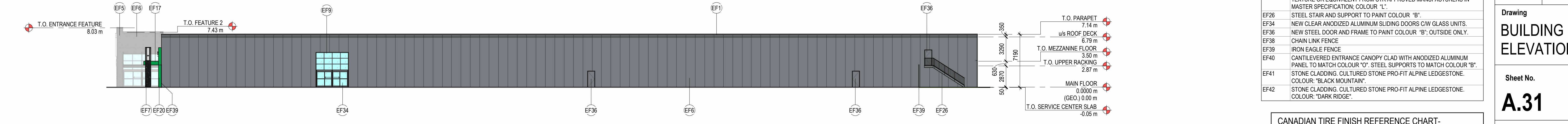
1 WEST ELEVATION
 SCALE: 1:250



3 EAST ELEVATION
 SCALE: 1:250



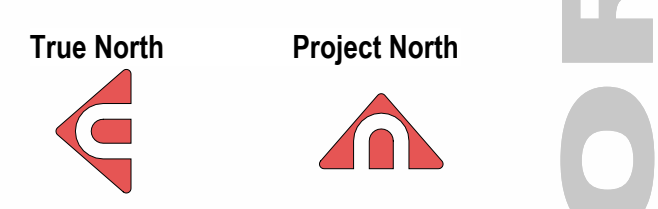
2 NORTH ELEVATION
 SCALE: 1:250



4 SOUTH ELEVATION
 SCALE: 1:250

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Project
CTR 353 KELOWNA

Address
**2479 Hwy 97 N,
 Kelowna, BC**

Legal Description
Plan: KAP45081 Lot: 2

Stamp	Stage
	3

Scale
As indicated

Project No.
22016

Drawn By
 Checked By
 Approved By

Drawing
**BUILDING
 ELEVATIONS**

Sheet No.
A.31

Revision No.
2

No.	DESCRIPTION
EF1	EXISTING METAL FLASHING TO PAINT COLOUR "B"
EF2	NEW PRE-FINISHED ALPOLIC ALUMINUM METAL PANEL COLOUR "K". TO RETURN ON THE TOP OF THE PARAPET.
EF3	EXISTING METAL FLASHING TO PAINT COLOUR "B"
EF4	NEW PRE-FINISHED 4mm ALPOLIC ALUMINUM METAL COMPOSITE PANEL COLOUR "K" WITH RAIN SCREEN SYSTEM FASTENED TO EXISTING PRECAST CONCRETE PANEL.
EF5	EXISTING SMOOTH FACE PRECAST CONCRETE PANELS TO PAINT COLOUR "O"
EF6	EXISTING PRECAST CONCRETE PANELS WITH REVEALS TO BE PAINTED TO MATCH COLOUR "B"
EF7	NEW ACRYLIC SYSTEM (EIFS) WITH ADEX ULTRAFLEX MICRO TEXTURE OR EQUIVALENT FROM CTR APPROVED MANUFACTURERS IN MASTER SPECIFICATION. COLOUR "O"
EF8	NEW ARCHES WITH ACRYLIC SYSTEM (EIFS) WITH ULTRAFLEX MICRO TEXTURE FROM ADEX OR EQUIVALENT FROM CTR APPROVED MANUFACTURERS IN MASTER SPECIFICATION. COLOUR "O"
EF9	EXISTING CLEAR ANODIZED ALUMINUM WINDOW FRAME CW GLASS UNITS.
EF14	CLEAR ANODIZED ALUMINUM OVERHEAD GARAGE DOORS TO REMAIN; PAINT FRAME COLOUR "M"
EF17	NEW STEEL CANOPY WITH METAL SOFFIT AND ACRYLIC SYSTEM (EIFS) ADEX ULTRAFLEX MICRO TEXTURE + CRYSTAL COAT OR EQUIVALENT FROM CTR APPROVED MANUFACTURERS IN MASTER SPECIFICATION. ALL SURFACES COLOUR "L"
EF18	2134mm x 2438mm PRE-FINISHED MOTORIZED OVERHEAD INSULATED METAL DOOR TYPE G OR ACRYLIC WINDOW REFER TO SPEC. SIZE NOTED IS OPENING SIZE. VERTICAL LIFT W/ 1/2 HORSE-POWER WITH OPENING SPEED OF 610mm/sec. COLOUR H. PAINT ON SITE COLOUR "B"
EF19	PRE-FINISHED METAL FLASHING TO MATCH COLOUR "L"
EF20	NEW ARCH WITH ACRYLIC SYSTEM (EIFS) WITH ADEX ULTRAFLEX MICRO TEXTURE OR EQUIVALENT FROM CTR APPROVED MANUFACTURERS IN MASTER SPECIFICATION. COLOUR "L"
EF26	STEEL STAIR AND SUPPORT TO PAINT COLOUR "B"
EF34	NEW CLEAR ANODIZED ALUMINUM SLIDING DOORS CW GLASS UNITS.
EF36	NEW STEEL DOOR AND FRAME TO PAINT COLOUR "B". OUTSIDE ONLY.
EF38	CHAIN LINK FENCE
EF39	IRON EAGLE FENCE
EF40	CANTILEVERED ENTRANCE CANOPY CLAD WITH ANODIZED ALUMINUM PANEL TO MATCH COLOUR "O". STEEL SUPPORTS TO MATCH COLOUR "B"
EF41	STONE CLADDING. CULTURED STONE PRO-FIT ALPINE LEDGESTONE. COLOUR: "BLACK MOUNTAIN"
EF42	STONE CLADDING. CULTURED STONE PRO-FIT ALPINE LEDGESTONE. COLOUR: "DARK RIDGE"

CANADIAN TIRE FINISH REFERENCE CHART- EXTERIOR	
COLOURS PER PROVIDED CTR CONCEPT CONNECT v1.3, 2023.01.30	
COLOUR B:	BENJAMIN MOORE STEEL WOOL 2121-20
COLOUR G:	SAFETY YELLOW
COLOUR H:	WHITE (FACTORY)
COLOUR K:	ALPOLIC TIMBER SERIES TEAK 08B
COLOUR L:	PANTONE 355C GREEN
COLOUR M:	CLEAR ANODIZED
COLOUR O:	BENJAMIN MOORE 2119-10 SPACE BLACK

PRELIMINARY - NOT FOR CONSTRUCTION

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 T5J 1Z7

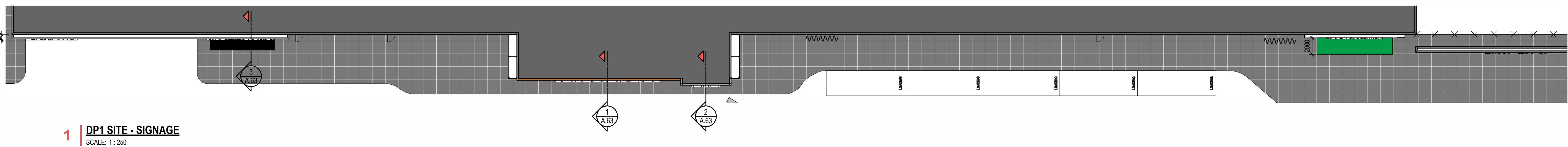
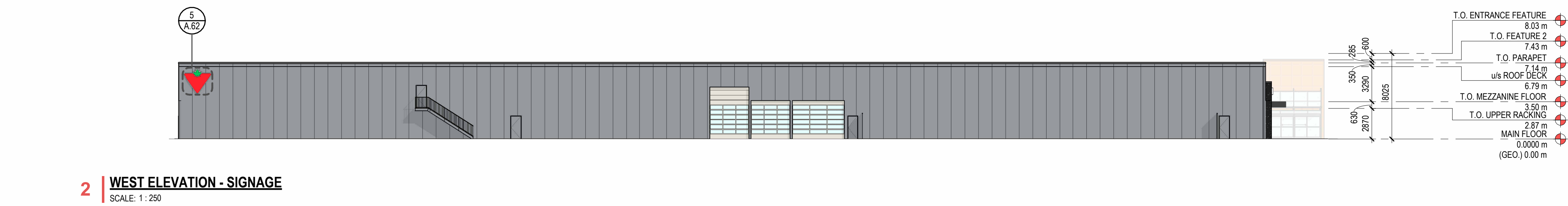
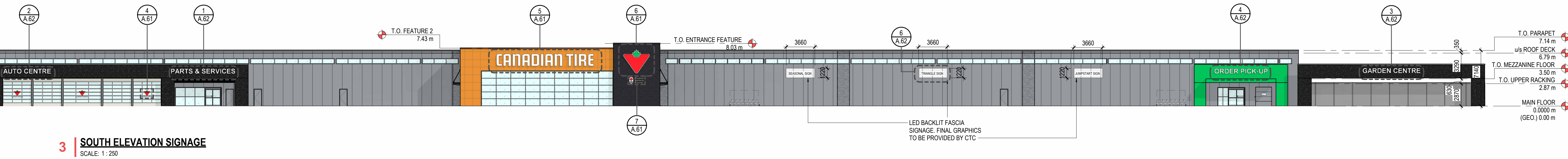
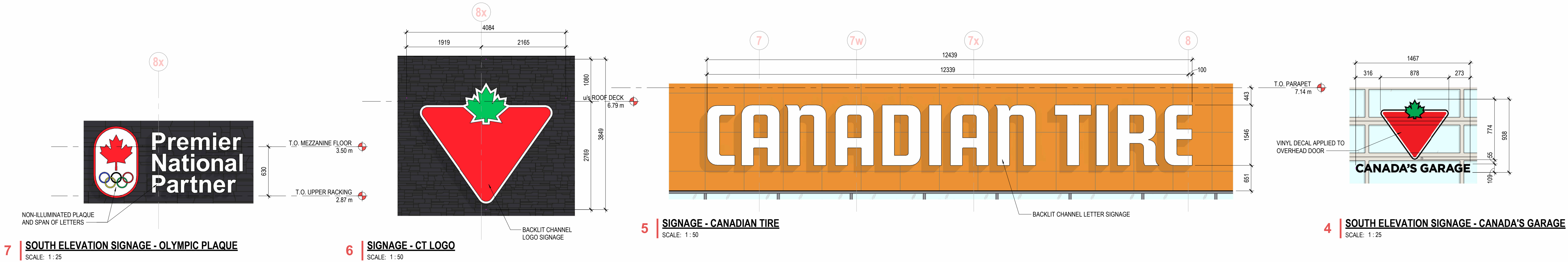
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SCHEDULE B

This forms part of application

DP23-0011
DVP23-0123

Planner
Initials MT



ISSUED / REVISION

NO.	DATE	DESCRIPTION
2	2023.06.16	ISSUED FOR DP UPDATE
1	2023.05.25	ISSUED FOR DP

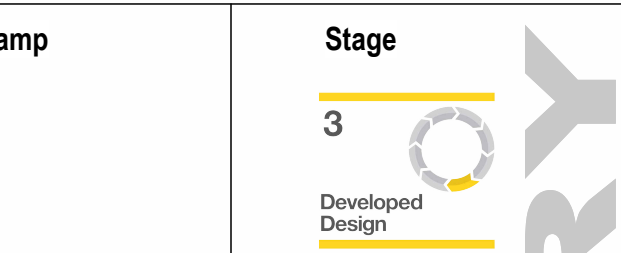
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Project
CTR 353 KELOWNA

Address
**2479 Hwy 97 N,
Kelowna, BC**

Legal Description
Plan: KAP45081 Lot: 2



Scale
As indicated

Project No.
22016

Drawn By
SC

Checked By
IA

Approved By

Drawing
SIGNAGE

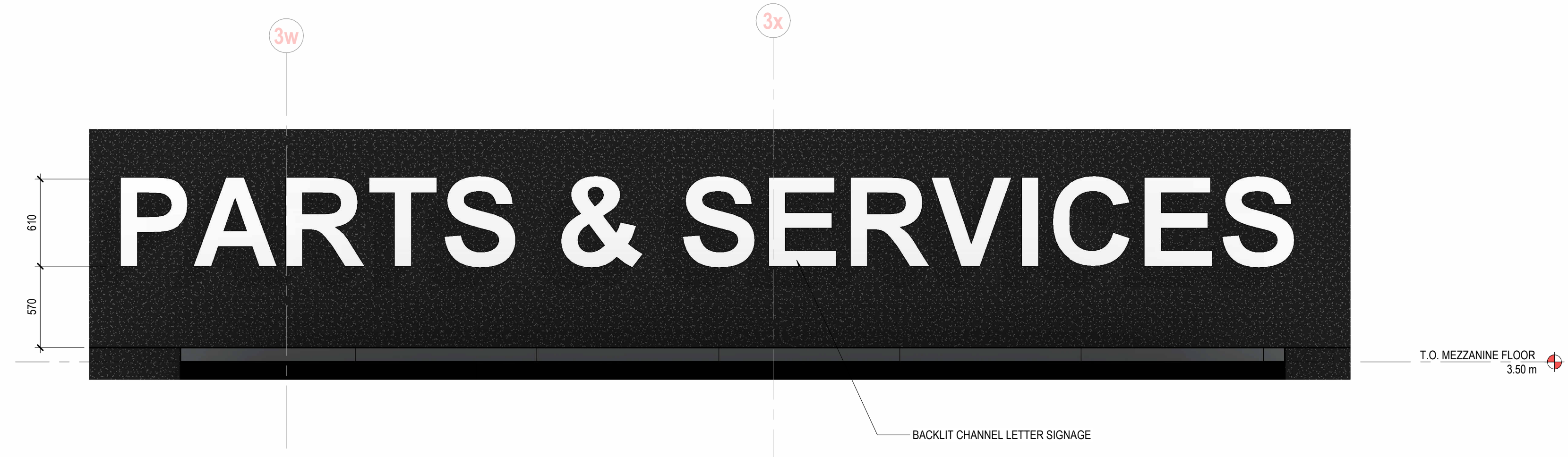
Sheet No.
A.61

Revision No.
2

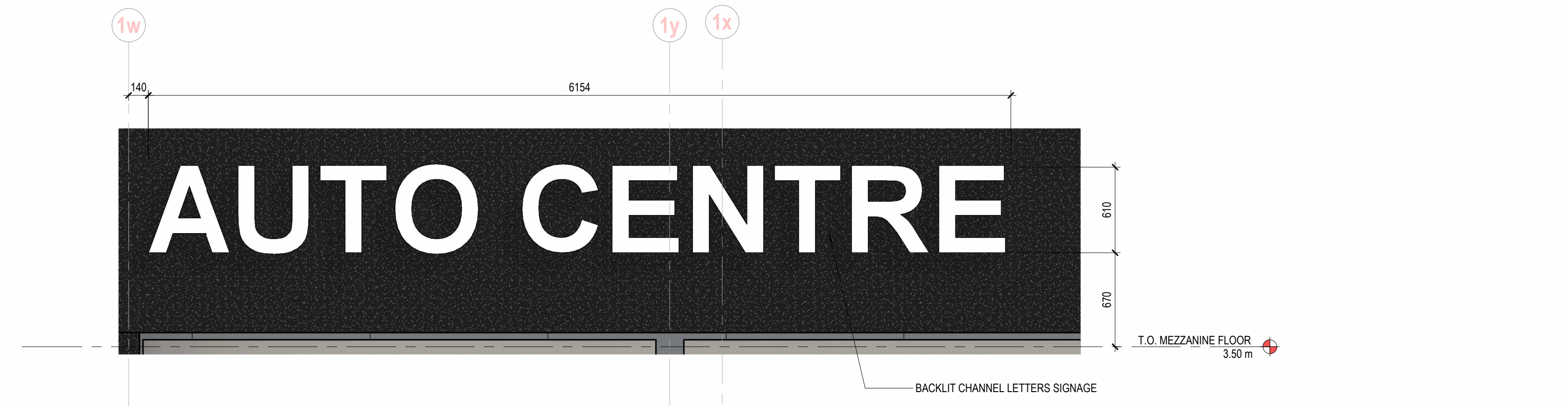
302, Alberta Block
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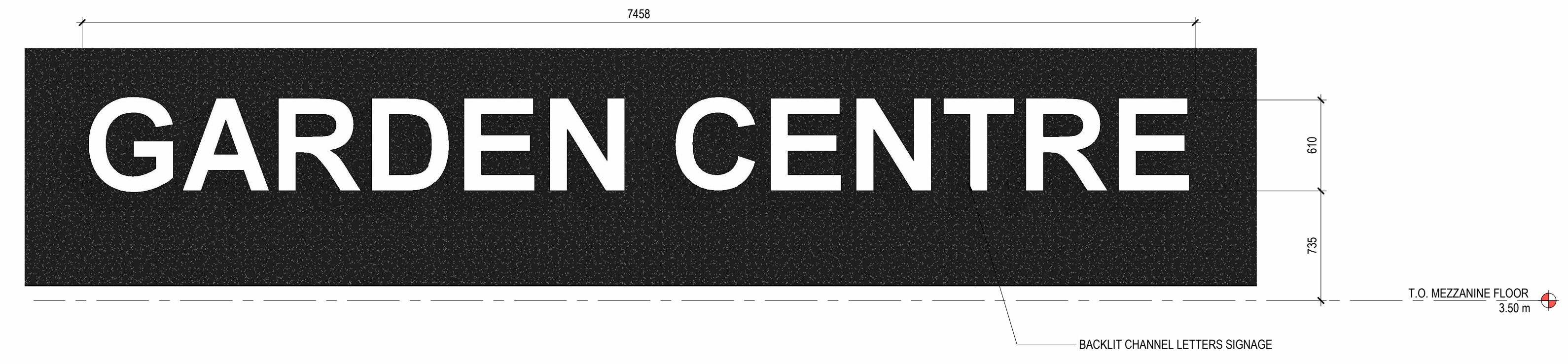
PRELIMINARY - NOT FOR CONSTRUCTION



1 | SIGNAGE - PARTS & SERVICES
 SCALE: 1:25



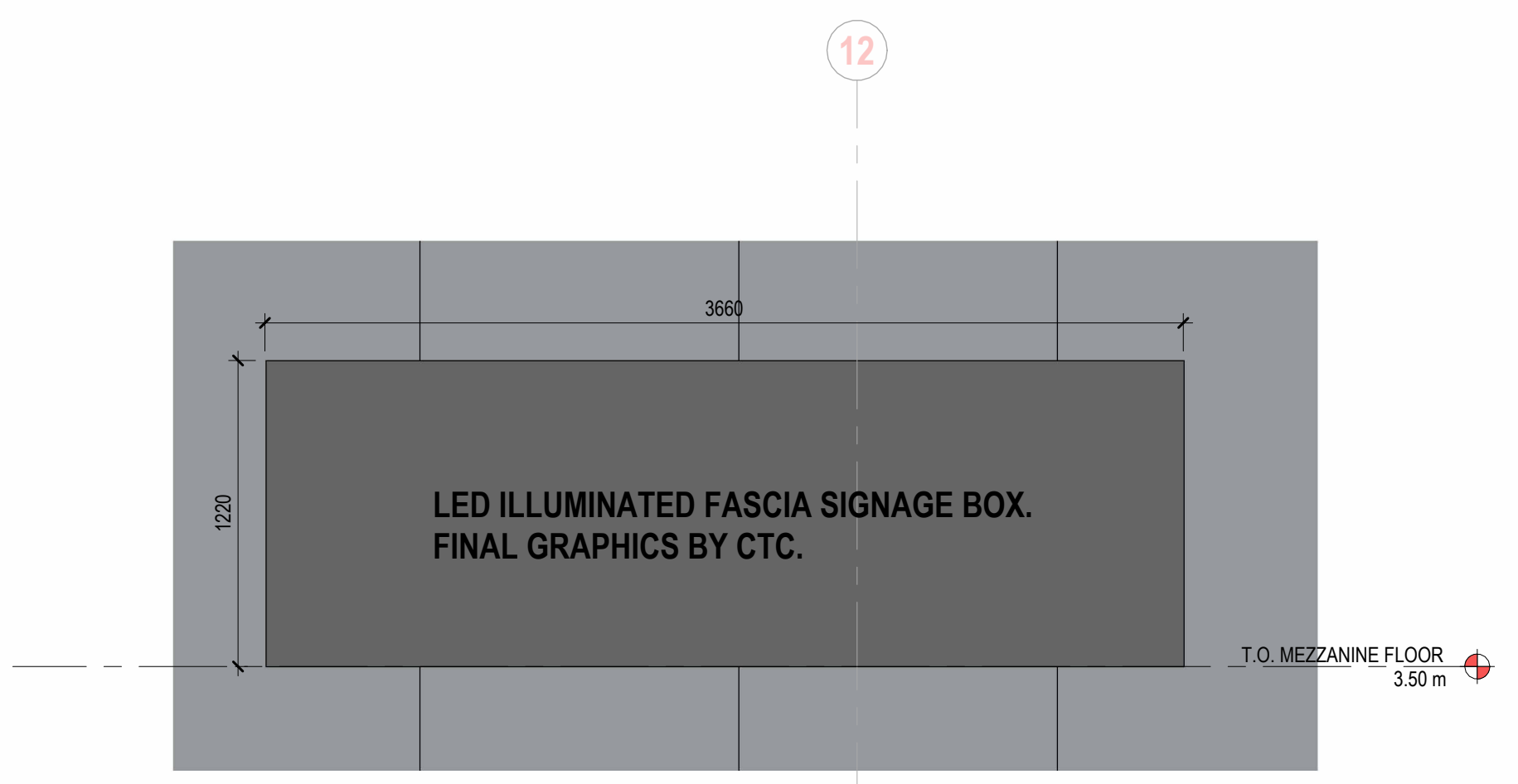
2 | SIGNAGE - AUTO CENTRE
 SCALE: 1:25



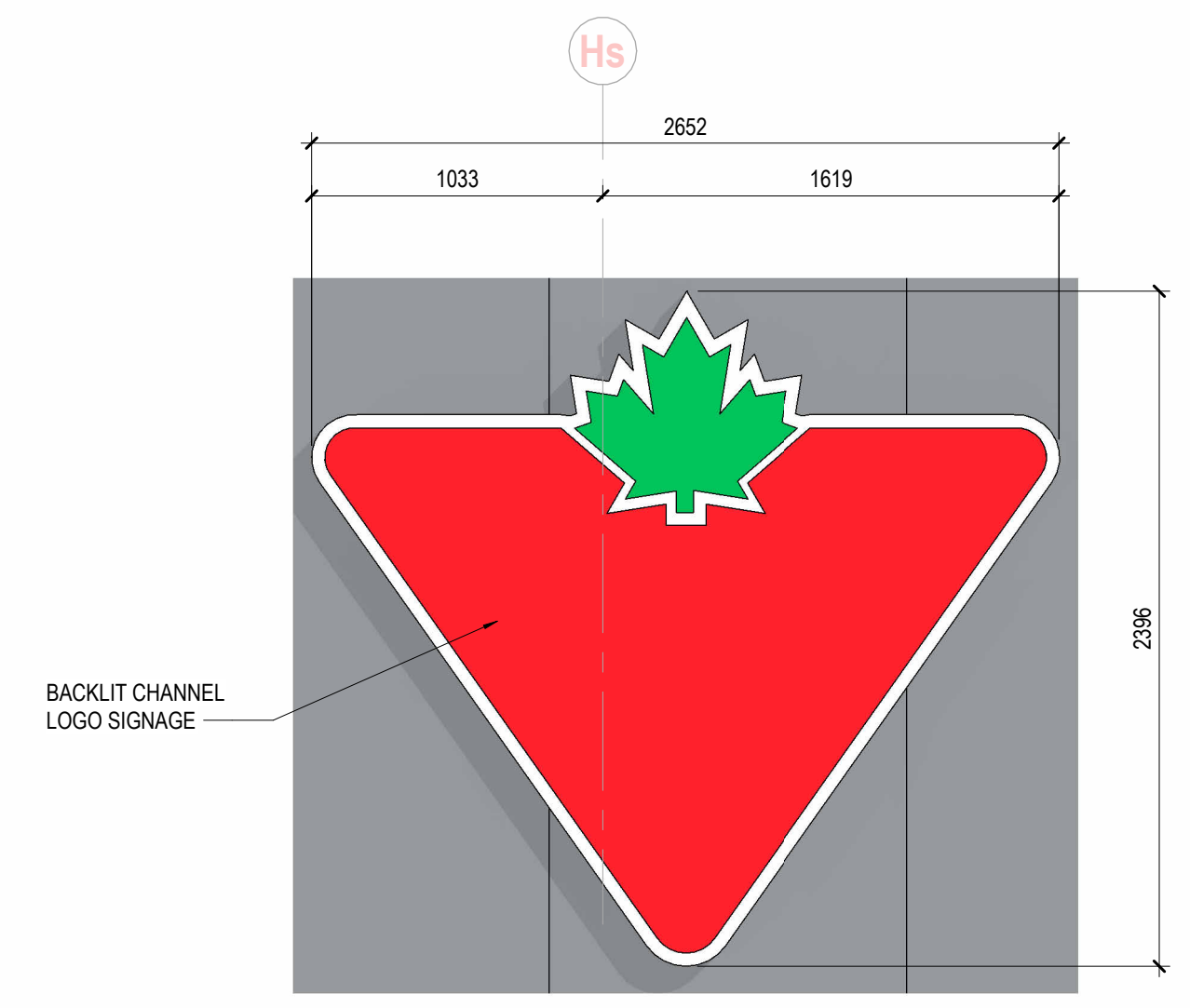
3 | SIGNAGE - GARDEN CENTRE
 SCALE: 1:25



4 | SOUTH ELEVATION SIGNAGE - ORDER PICK-UP
 SCALE: 1:25



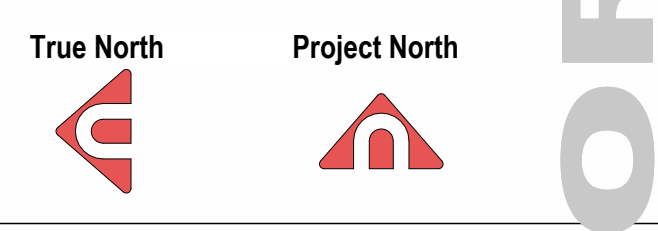
6 | SIGNAGE - TYPICAL LED ILLUMINATED FASCIA SIGN
 SCALE: 1:25



5 | WEST ELEVATION - SIGNAGE - SMALL CT LOGO
 SCALE: 1:25

ISSUED / REVISION		
2	2023.06.16	ISSUED FOR DP UPDATE
1	2023.05.25	ISSUED FOR DP

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Project
CTR 353 KELOWNA

Address
 2479 Hwy 97 N,
 Kelowna, BC

Legal Description
 Plan: KAP45081 Lot: 2

Stamp	Stage 3
-------	------------

Scale
1:25

Project No.
22016

Drawn By
 SC

Checked By
 IA

Approved By

Drawing
SIGNAGE

Sheet No.
A.62

Revision No.
2



302, Alberta Block
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 Edmonton AB
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PRELIMINARY - NOT FOR CONSTRUCTION

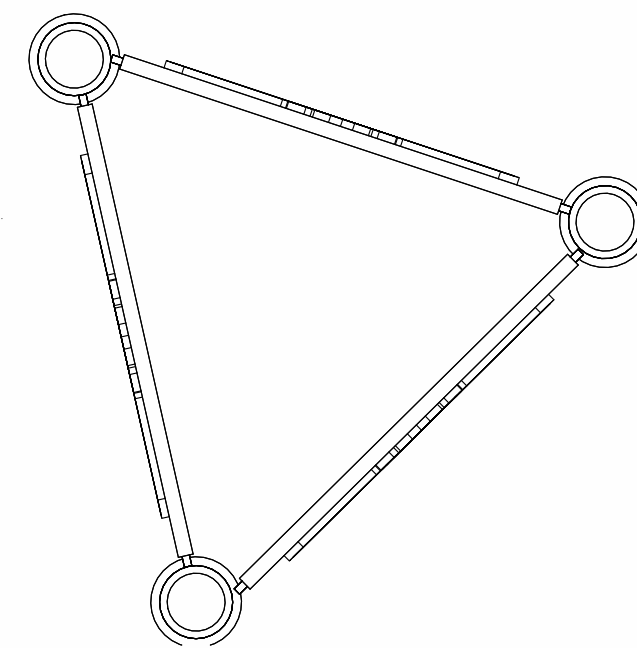
PRELIMINARY - NOT FOR CONSTRUCTION

SCHEDULE B

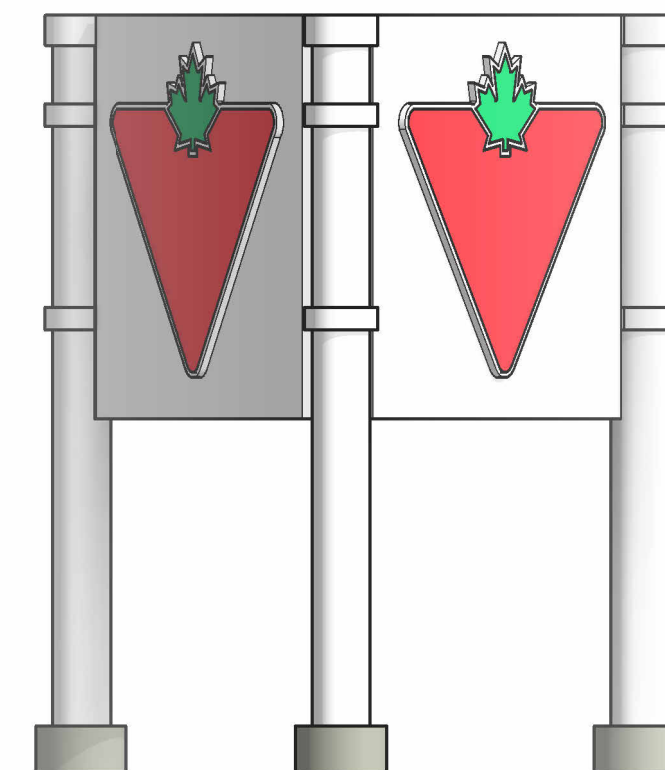
This forms part of application

DP23-0011
DVP23-0123

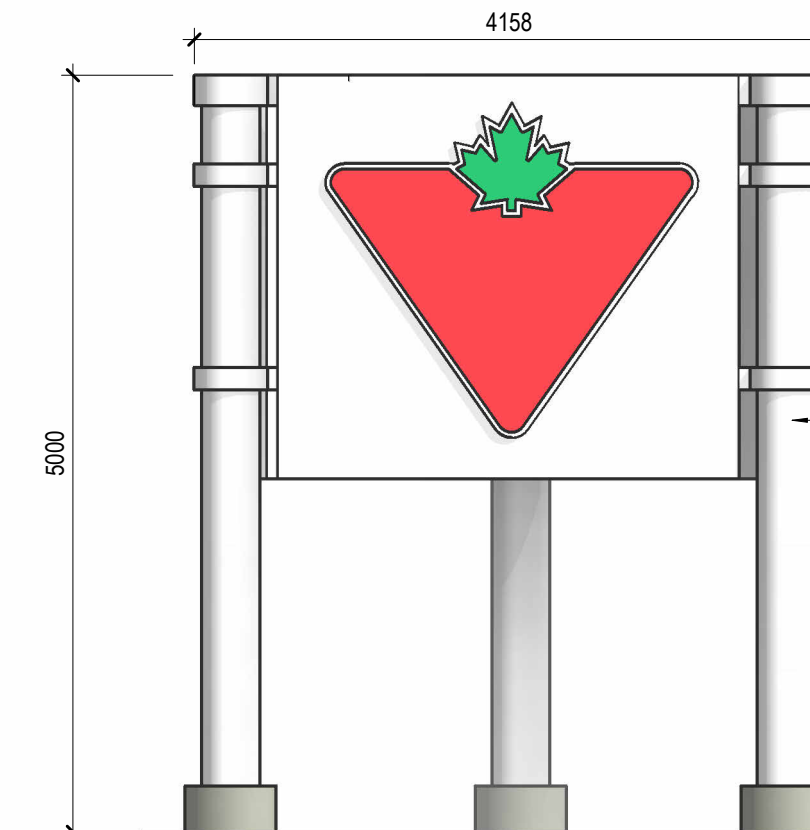
Planner Initials **MT**

3 | TRIANGLE PYLON TOP VIEW
SCALE: 1 : 50



2 | PYLON SIDE VIEW
SCALE: 1 : 50



1 | PYLON FACE VIEW
SCALE: 1 : 50

STEEL TO BE PAINTED WHITE

REFER TO STRUCTURAL FOR FOUNDATIONS, STEEL SIZING AND STEEL ATTACHMENT.

REFER TO ELECTRICAL FOR CONNECTIONS AND LIGHTING

REFER TO SITE PLAN FOR PYLON SIGN LOCATION

MAIN FLOOR
0.0000 m
(GEO.) 0.00 m

PHASE SIGNOFF

ISSUED FOR DP UPDATE
Package Signoff:

Name (Printed): _____
Role: _____
Date: _____

Signature: _____
Sign off of this package constitutes approval and completion of the ISSUED FOR DP UPDATE phase of this project, and includes approval of all presented materials including: floor plan(s), general design concept, general finishes concept and general millwork concept(s). Further development of the project will be completed in upcoming Design Development and Technical Documentation stages of this project. Any major design concept and/or floor plan changes hereafter approval of this package may be subject to additional fees, at the discretion of the Architect.

ISSUED / REVISION		
2	2023.06.16	ISSUED FOR DP UPDATE
1	2023.05.25	ISSUED FOR DP

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Project
CTR 353 KELOWNA

Address
2479 Hwy 97 N,
Kelowna, BC

Legal Description
Plan: KAP45081 Lot: 2

Stamp **Stage**

Scale
1 : 50

Project No.
22016

Drawn By **Checked By** **Approved By**
IA Checker Approver

Drawing
PYLON SIGNAGE
DETAILS

Sheet No. **Revision No.**
A.66 **2**

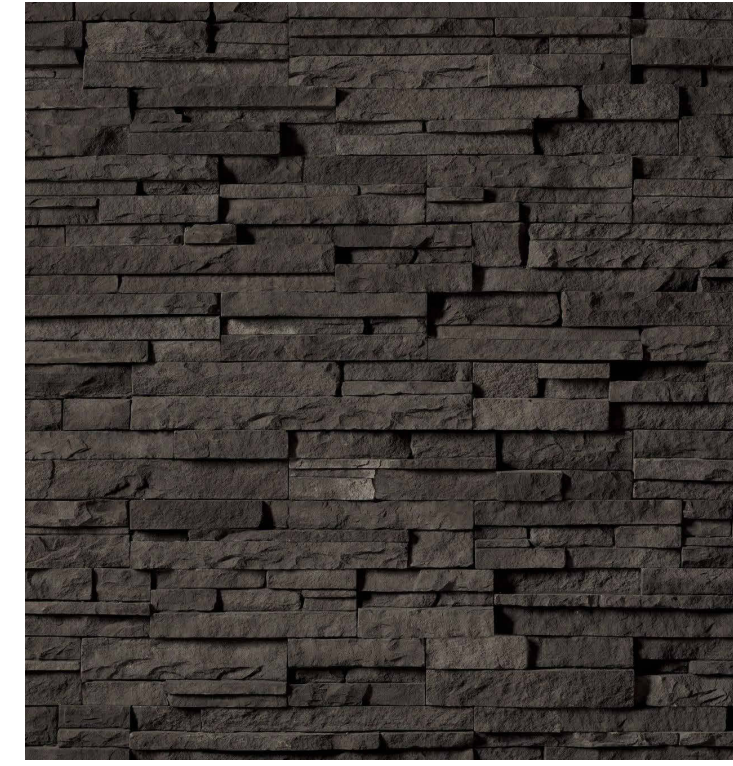


302, Alberta Block
10526 Jasper Avenue NW
Edmonton AB
T5J 1Z7

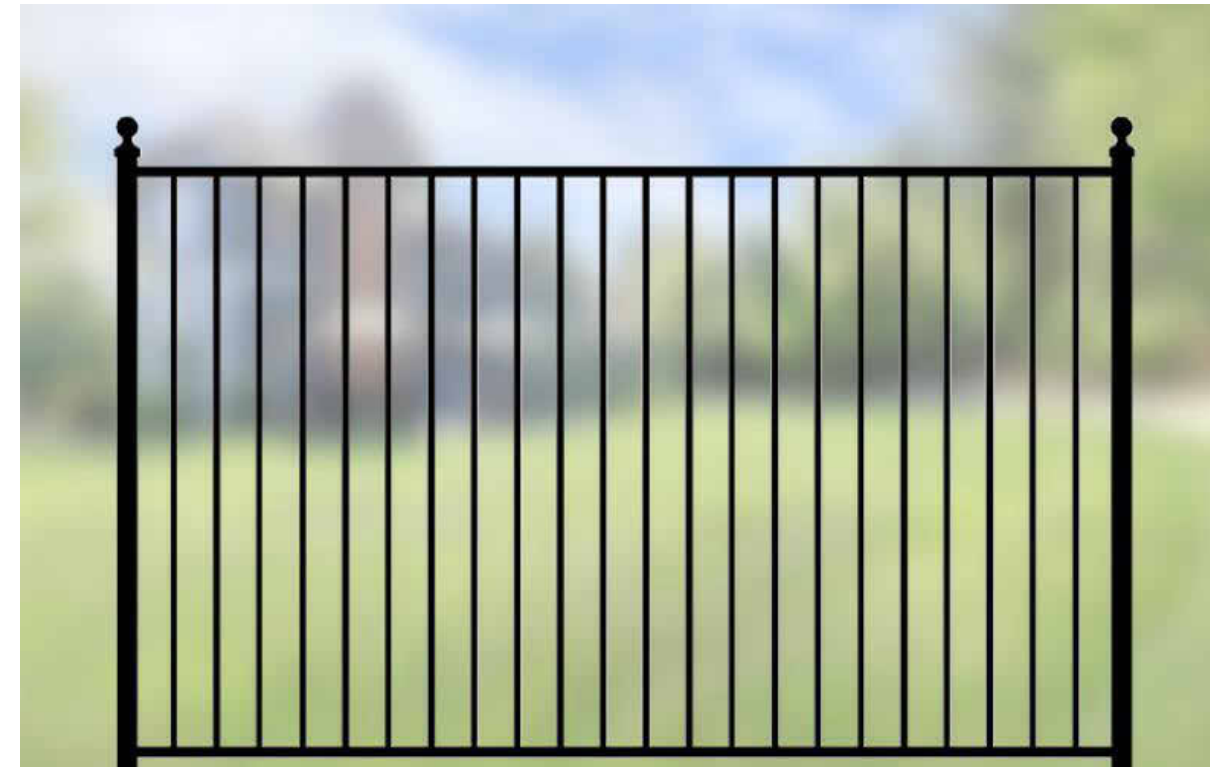
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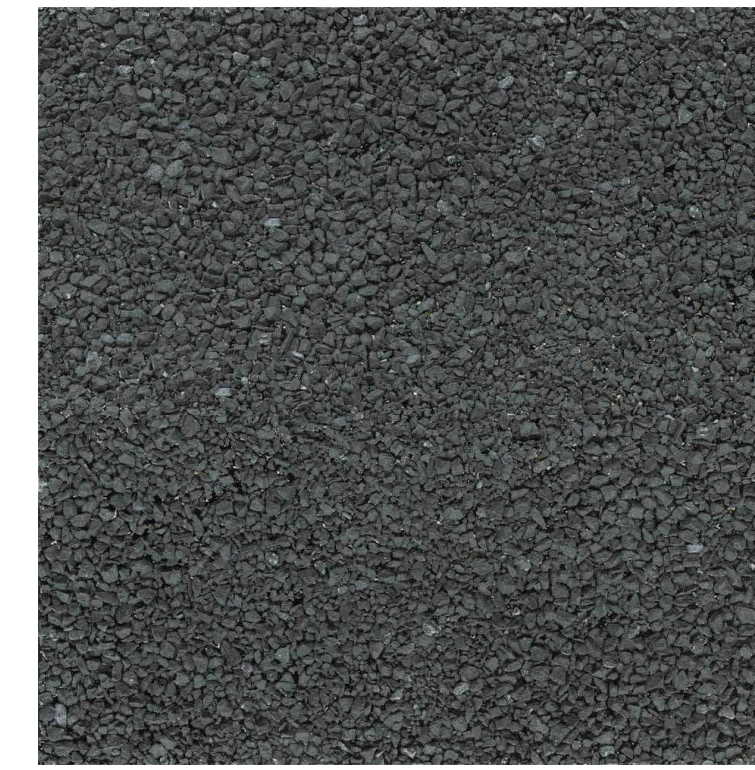
EF41



EF42



EF39



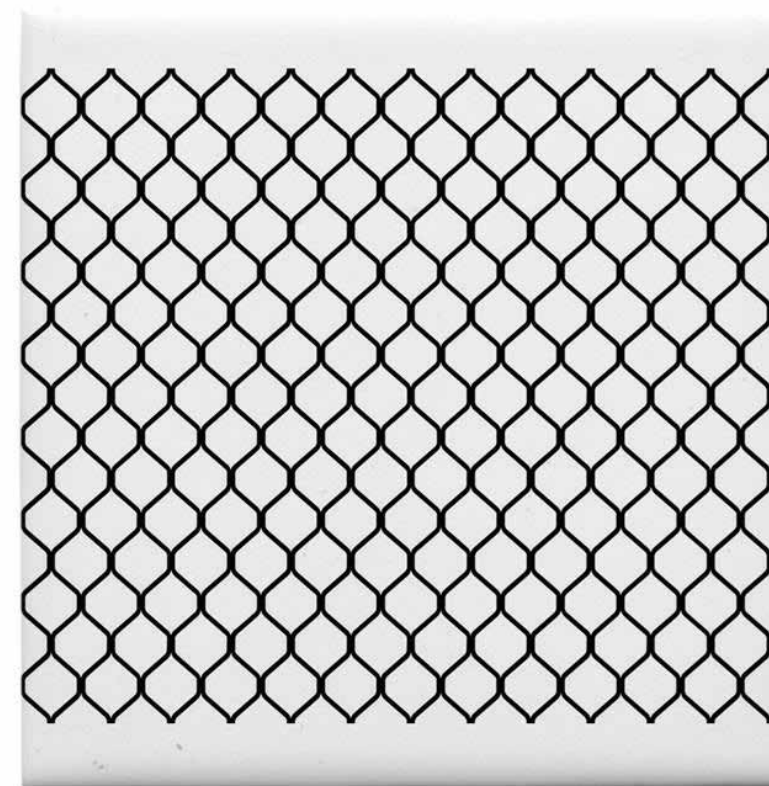
SBS ROOF MEMBRANE



COLOUR B



COLOUR K



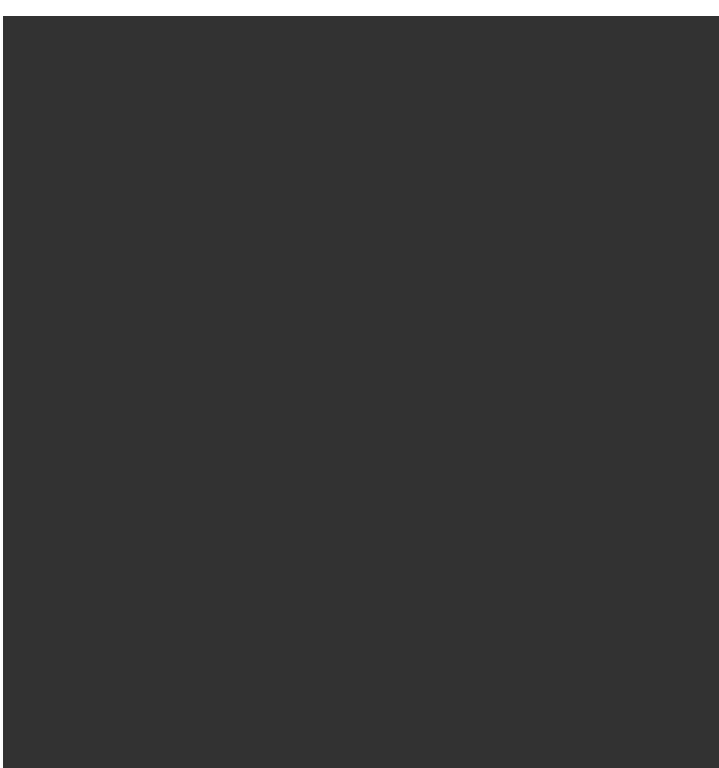
EF38



COLOUR L



COLOUR G



COLOUR O

SCHEDULE B

This forms part of application

DP23-0011
DVP23-0123

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING

MATERIAL LEGEND

No.	DESCRIPTION
EF1	EXISTING METAL FLASHING TO PAINT COLOUR "B".
EF2	NEW PRE-FINISHED ALPOLIC ALUMINUM METAL PANEL COLOUR "K". TO RETURN ON THE TOP OF THE PARAPET.
EF3	EXISTING METAL FLASHING TO PAINT COLOUR "B".
EF4	NEW PRE-FINISHED 4mm ALPOLIC ALUMINUM METAL COMPOSITE PANEL COLOUR "K" WITH RAIN SCREEN SYSTEM FASTENED TO EXISTING PRECAST CONCRETE PANEL.
EF5	EXISTING SMOOTH FACE PRECAST CONCRETE PANELS TO PAINT COLOUR "O".
EF6	EXISTING PRECAST CONCRETE PANELS WITH REVEALS TO BE PAINTED TO MATCH COLOUR "B".
EF7	NEW ACRYLIC SYSTEM (EIFS) WITH ADEX ULTRAFLEX MICRO TEXTURE OR EQUIVALENT FROM CTR APPROVED MANUFACTURERS IN MASTER SPECIFICATION. COLOUR "O".
EF8	NEW ARCHES WITH ACRYLIC SYSTEM (EIFS) WITH ULTRAFLEX MICRO TEXTURE FROM ADEX OR EQUIVALENT FROM CTR APPROVED MANUFACTURERS IN MASTER SPECIFICATION. COLOUR "O".
EF9	EXISTING CLEAR ANODIZED ALUMINUM WINDOW FRAME C/W GLASS UNITS.
EF14	CLEAR ANODIZED ALUMINUM OVERHEAD GARAGE DOORS TO REMAIN. PAINT FRAME COLOUR "M".
EF17	NEW STEEL CANOPY WITH METAL SOFFIT AND ACRYLIC SYSTEM (EIFS) ADEX ULTRAFLEX MICRO TEXTURE + CRYSTAL COAT OR EQUIVALENT FROM CTR APPROVED MANUFACTURERS IN MASTER SPEC SPECIFICATION. ALL SURFACES COLOUR "L".

No.	DESCRIPTION
EF18	2134mm x 2438mm PRE-FINISHED MOTORIZED OVERHEAD INSULATED METAL DOOR TYPE G o/w ACRYLIC WINDOW REFER TO SPEC. SIZE NOTED IS OPENING SIZE. VERTICAL LIFT w/ 1/2 HORSE-POWER WITH OPENING SPEED OF 610mm/sec. COLOUR H. PAINT ON SITE COLOUR "B".
EF19	PRE-FINISHED METAL FLASHING TO MATCH COLOUR "L".
EF20	NEW ARCH WITH ACRYLIC SYSTEM (EIFS) WITH ADEX ULTRAFLEX MICRO TEXTURE OR EQUIVALENT FROM CTR APPROVED MANUFACTURERS IN MASTER SPECIFICATION. COLOUR "L".
EF26	STEEL STAIR AND SUPPORT TO PAINT COLOUR "B".
EF34	NEW CLEAR ANODIZED ALUMINUM SLIDING DOORS C/W GLASS UNITS.
EF36	NEW STEEL DOOR AND FRAME TO PAINT COLOUR "B". OUTSIDE ONLY.
EF38	CHAIN LINK FENCE
EF39	IRON EAGLE FENCE
EF40	CANTILEVERED ENTRANCE CANOPY CLAD WITH ANODIZED ALUMINUM PANEL TO MATCH COLOUR "O". STEEL SUPPORTS TO MATCH COLOUR "B".
EF41	STONE CLADDING. CULTURED STONE PRO-FIT ALPINE LEDGESTONE. COLOUR: "BLACK MOUNTAIN".
EF42	STONE CLADDING. CULTURED STONE PRO-FIT ALPINE LEDGESTONE. COLOUR: "DARK RIDGE".

CANADIAN TIRE FINISH REFERENCE CHART- EXTERIOR

COLOURS PER PROVIDED CTR CONCEPT CONNECT v1.3, 2023.01.30

COLOUR B: BENJAMIN MOORE STEEL WOOL 2121-20

COLOUR G: SAFETY YELLOW

COLOUR K: ALPOLIC TIMBER SERIES TEAK QBB

COLOUR L: PANTONE 355C GREEN

COLOUR M: CLEAR ANODIZED

COLOUR O: BENJAMIN MOORE 2119-10 SPACE BLACK

ISSUED / REVISION		
2	2023.06.16	ISSUED FOR DP UPDATE
1	2023.05.25	ISSUED FOR DP

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Project
CTR 353 KELOWNA

Address
2479 Hwy 97 N,
Kelowna, BC

Legal Description
Plan: KAP45081 Lot: 2

Stamp Stage

Scale
1 : 1

Project No.
22016

Drawn By Checked By Approved By
Author Checker Approver

Drawing
PROPOSED MATERIALS

Sheet No.
A.64

Revision No.
2

302, Alberta Block
10526 Jasper Avenue NW
Edmonton AB
T5J 1Z7

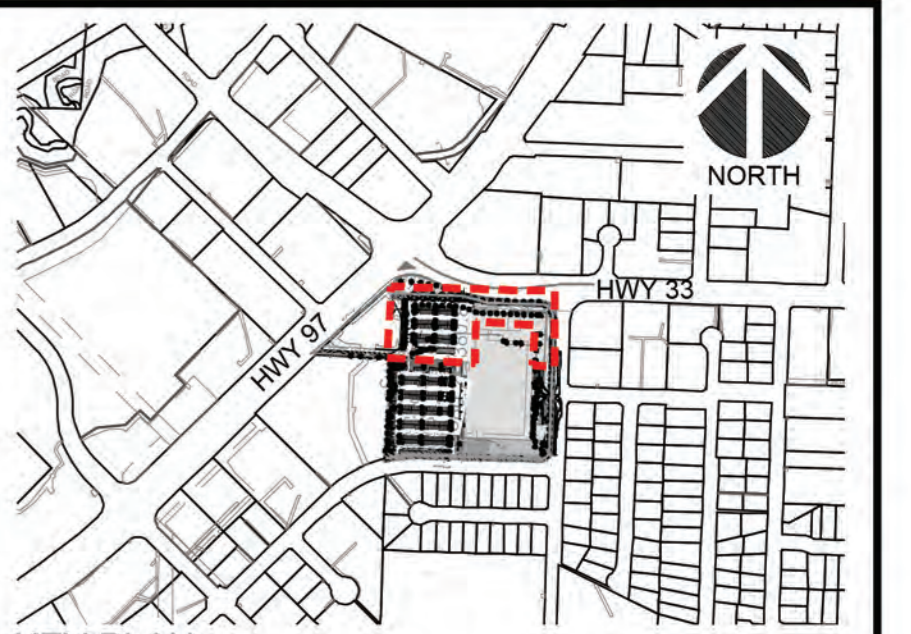
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DATE: 2023/05/22 15:17 FILE: X:\2451\2451-2087-011_Sheets\2451-2087-011-L101-100.dwg



NORTH



KEY PLAN
SCALE: 1:10,000

UTILITY LOCATES
NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.



LEGEND

- EXISTING TREE TO REMAIN AND BE PROTECTED
- TREE PLANTING**
 - BLACK TUPELO
 - EUROPEAN HORNBEAM
 - RED MAPLE
- SHRUB PLANTING**
 - MAGIC CARPET SPIREA
 - SHRUBBY CINQUEFOIL
 - SLOWMOUND MUGO PINE
 - CREeping JUNIPER
- WOOD MULCH 75mm DEPTH OVER FILTER FABRIC, MATCH TO EXISTING
- SOD ON 150mm DEPTH TOPSOIL
- 2m LANDSCAPE SETBACK AREA

- GENERAL NOTES**
- THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 - ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
 - ALL SHRUBS TO BE A MINIMUM HEIGHT OR SPREAD OF 600mm AT TIME OF PLANTING
 - VERIFY ALL DIMENSIONS, ELEVATIONS AND DATUM; REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE OWNER PRIOR TO CONSTRUCTION.
 - DO NOT SCALE DRAWINGS.
 - ALL BEDS TO HAVE A MINIMUM OF 75mm DEPTH BARK CHIP MULCH.
 - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND IRRIGATION SYSTEM. CONTRACTOR TO CONNECT WITH EXISTING IRRIGATION SYSTEM.
 - ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.
 - REFER TO CIVIL DRAWINGS FOR ALL GRADING INFORMATION.
 - REFER TO CIVIL DRAWINGS FOR ALL UTILITY INFORMATION.
 - EXISTING VEGETATION OUTSIDE LIMIT OF CONSTRUCTION TO BE RETAINED.
 - TREES PER SQ/M AREA CALCULATED AS PER ZONING BYLAW 12375 SECTION 7.2.
 - ALL ONSITE TREE AND SHRUB BEDS TO BE PLANTED WITHIN A CONTINUOUS TRENCH WITH MINIMUM TOPSOIL DEPTH OF 600mm
 - COOK BYLAW SOIL REQUIREMENTS FOR BYLAW TREES: LARGE TREES 30m³ OR 25m³ SHARED. MEDIUM TREE 20m³ OR 18m³ SHARED. SMALL TREE: 15m³ OR 12m³ SHARED.

PLANT IMAGES

TREES

RED MAPLE EUROPEAN HORNBEAM BLACK TUPELO

SHRUBS

CREeping JUNIPER SLOWMOUND MUGO PINE SHRUBBY CINQUEFOIL MAGIC CARPET SPIREA

PLANT SCHEDULE

Key	Total Qty	Common Name	Botanical Name	Size	Remarks
Trees					
	30	Red Maple	<i>Acer rubrum</i>	60mm cal. B&B	
	22	European Hornbeam	<i>Carpinus betulus</i>	60mm cal. B&B	
	39	Black Tupelo	<i>Nyssa sylvatica</i>	60mm cal. B&B	
Shrubs					
	85	Creeping Juniper	<i>Juniperus horizontalis</i>	#2 Pot	
	137	Slowmound Mugo Pine	<i>Pinus mugo 'Slowmound'</i>	#2 Pot	
	74	Shrubby Cinquefoil	<i>Potentilla fruticosa</i>	#2 Pot	
	120	Magic Carpet Spirea	<i>Spiraea japonica 'Magic Carpet'</i>	#2 Pot	

Trees Per sq/m	Qty
2m Landscape Setback Area	1,247.3 m/sq
Trees within Property line (Existing + Proposed Trees)	179
Calculation	1 Tree Per 7 m/sq
On/Offsite Trees	
Onsite Existing Trees	88
Onsite Proposed Trees	91
Offsite Existing Trees	20
Total	199

LANDSCAPE PLAN
SCALE 1:300

SCALE 1:300

CONTINUED ON SHEET L106

CONTINUED ON SHEET L102

Rev	Date	Description	Drawn	Design	App'd
01	2023/05/31	ISSUED FOR DEVELOPMENT PERMIT	CT	CT	SS

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SCHEDULE C

This forms part of application
DP23-0011 DVP23-0123

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING

McElhanney

710 Laval Crescent
Kelowna BC
Canada V2C 5P3
T 250 374 2200

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING HAS NOT BEEN APPROVED
AND MAY CONTAIN ERRORS AND OMISSIONS

CITY OF KELOWNA

**CANADIAN TIRE
LANDSCAPE PLAN**

Drawing No. **L101**

Project Number 2451-2087-011

Rev. **02**

DESIGN ALL PRINTS BEARING PREVIOUS REVISION

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 6.0: RETAIL, COMMERCIAL AND INDUSTRIAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
6.1 General Guidelines						
6.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient the long side of each building to be parallel to the public street.					✓	
b. Locate entries to be visible and directly accessible from the public street.		✓				
c. For buildings fronting highways, entries can be located away from the street, as long as there is a direct pedestrian connection to the site.						✓
d. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.			✓			
6.1.2 Site Planning and Landscaping	N/A	1	2	3	4	5
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.						✓
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.						✓
c. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)						✓
d. Distribute trees and landscaping throughout the site in order to: <ul style="list-style-type: none"> • Soften property edges facing the street; • Define internal roads, pedestrian routes, and open spaces; • Create pleasant pedestrian conditions; • Screen parking, loading, service, and utility areas; • Manage stormwater on-site; and • Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls; 						✓
e. Use permeable materials such as paving blocks or permeable concrete in parking areas to maximize rainwater infiltration.					✓	
f. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> • Parking areas to building entrances; • Main building entrances to public sidewalks (where applicable); • Main building entrances to transit stopes (where applicable); • Between buildings on adjacent lots. 						✓
g. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and						✓

distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level.						
h. Base new development on an internal circulation pattern that allows logical movement throughout the site and that will accommodate, and not preclude, intensification over time.						✓
6.1.3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.						✓
b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.						✓
c. The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street.				✓		
d. Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.					✓	
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.				✓		
f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: <ul style="list-style-type: none"> • Integrating these facilities into the footprint of the building; or • Screening using fencing, walls, and/or landscaping 					✓	
6.1.4 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience				✓		
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.						✓
c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall).						✓
d. Design signage as an integral element of the building's façade and to be compatible in scale and design with the design, color and material of the building.						✓
e. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.						✓
f. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.	✓					
g. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.						✓
h. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						✓
i. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						✓

6.3 Large Format Retail						
6.3.1 Relationship to the Street	N/A	1	2	3	4	5
a. Locate active uses at grade, such as restaurants, boutique shops, food concessions and waiting areas and use clear windows and doors to make the pedestrian level façade highly transparent		✓				
6.3.2 Site Planning and Landscaping	N/A	1	2	3	4	5
a. Break parking areas into smaller blocks defined by landscaped islands and pedestrian paths (min. 1.5 m wide) in order to minimize the amount of paved areas.						✓
b. Design the internal circulation pattern to have direct connections to surrounding streets.						✓
c. Provide publicly-accessible open space on-site to provide places to linger.		✓				
d. Provide site furnishings, such as seating, bike racks, and shelters at building entrances and amenity areas.					✓	
6.3.3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Provide sheltered bicycle parking in visible and well-lit locations near building entrances and pedestrian walkways.					✓	
6.3.4 Building Articulation, Features & Materials	N/A	1	2	3	4	5
a. Design the façade of buildings with multiple storefronts so that each is defined through individual signage, entrances, canopies, and/or materiality.	✓					
b. Wrap large format retail uses with smaller retail units around the periphery with individual entries accessed from the fronting sidewalk or open space.		✓				

ATTACHMENT C

This forms part of application
 # DP23-0011 DVP23-0123

Planner Initials **MT**




ISSUED / REVISION		
2	2023.06.16	ISSUED FOR DP UPDATE
1	2023.05.25	ISSUED FOR DP

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Project
CTR 353 KELOWNA

Address
2479 Hwy 97 N,
Kelowna, BC

Legal Description
Plan: KAP45081 Lot: 2

Stamp **Stage**

Scale **Project No.**
22016

Drawn By SC	Checked By IA	Approved By
-----------------------	-------------------------	--------------------

Drawing
COVER

Sheet No. A.00	Revision No. 2
--------------------------	--------------------------



302, Alberta Block
10526 Jasper Avenue NW
Edmonton AB
T5J 1Z7

P 780 702 2462
www.nextarchitecture.ca

PHASE SIGNOFF

ISSUED FOR DP UPDATE
 Package Signoff:
 Name (Printed): _____
 Role: _____
 Date: _____

Signature: _____
 Sign off of this package constitutes approval and completion of the ISSUED FOR DP UPDATE phase of this project, and includes approval of all presented materials including: floor plan(s), general design concept, general finishes concept and general millwork concept(s). Further development of the project will be completed in upcoming Design Development and Technical Documentation stages of this project. Any major design concept and/or floor plan changes hereafter approval of this package may be subject to additional fees, at the discretion of the Architect.

— IMAGE FOR ILLUSTRATION PURPOSES ONLY —
CTR 353 KELOWNA

ISSUED FOR DEVELOPMENT PERMIT
 ISSUE DATE: JANUARY 12, 2023

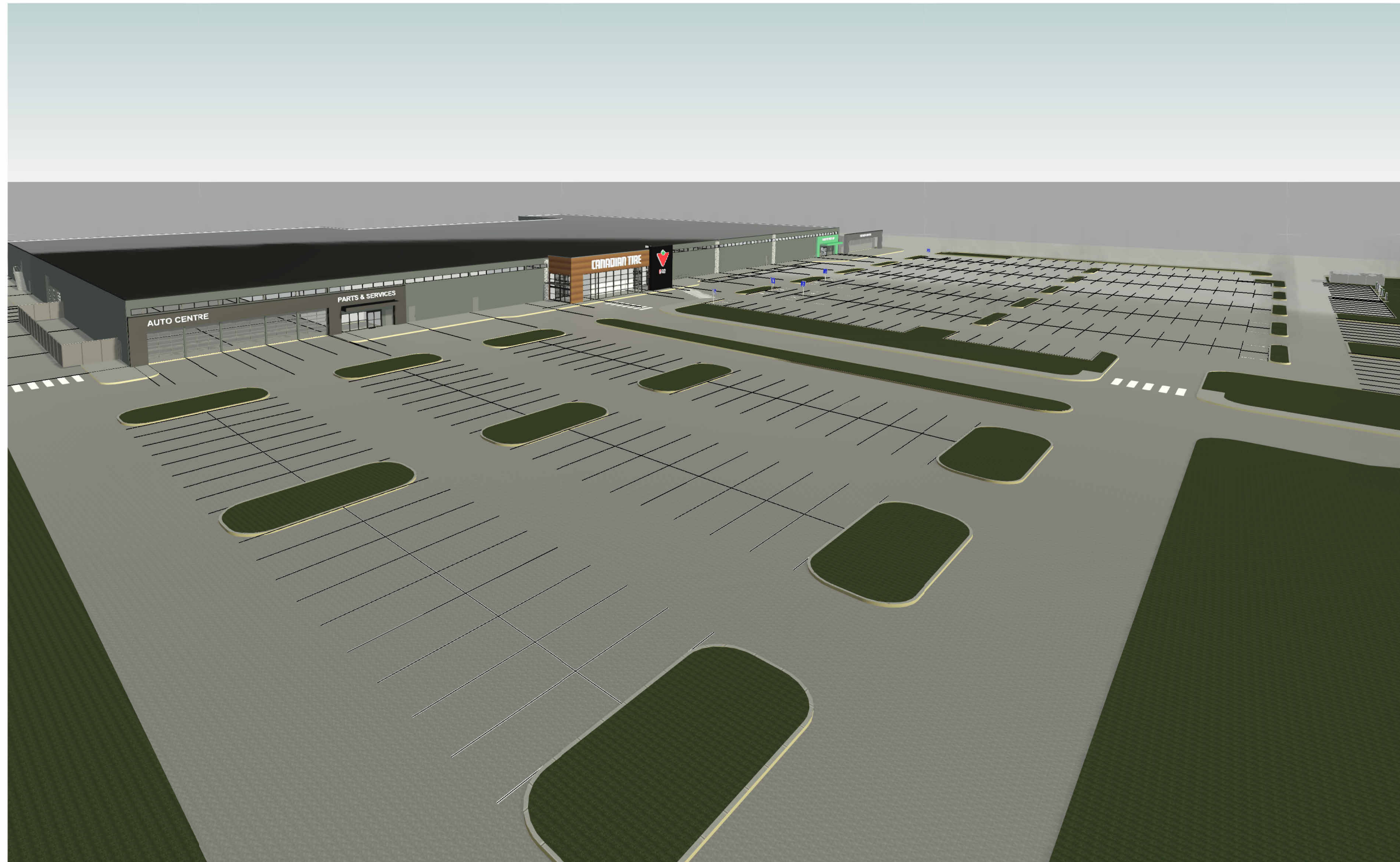
PRELIMINARY - NOT FOR CONSTRUCTION



1 MAIN ENTRANCE PERSPECTIVE
SCALE:



2 MAIN ENTRANCE PERSPECTIVE 2
SCALE:



3 OVERALL PERSPECTIVE 1
SCALE:



4 OVERALL PERSPECTIVE 2
SCALE:

ISSUED / REVISION		
2	2023.06.16	ISSUED FOR DP UPDATE
1	2023.05.25	ISSUED FOR DP

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Plan: KAP45081 Lot: 2

Stamp **Stage**

Scale **Project No.**
22016

Drawn By	Checked By	Approved By
Author	Checker	Approver

Drawing
3D RENDERS

Sheet No.	Revision No.
A.90	2

ATTACHMENT C

This forms part of application
DP23-0011 DVP23-0123

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING

PHASE SIGNOFF
ISSUED FOR DP UPDATE
Package Signoff:
Name (Printed): _____
Role: _____
Date: _____
Signature: _____
Sign off of this package constitutes approval and completion of the ISSUED FOR DP UPDATE phase of this project, and includes approval of all presented materials including: floor plan(s), general design concept, general finishes concept and general millwork concept(s). Further development of the project will be completed in upcoming Design Development and Technical Documentation stages of this project. Any major design concept and/or floor plan changes hereafter approval of this package may be subject to additional fees, at the discretion of the Architect.

next+
302, Alberta Block
10526 Jasper Avenue NW
Edmonton AB
T5J 1Z7
P 780 702 2462
www.nextarchitecture.ca

PRELIMINARY - NOT FOR CONSTRUCTION



1 FRONT EXIT CANOPY OPTION BLACK
SCALE:

2 FRONT ENTRANCE CANOPY OPTION BLACK
SCALE:



3 EYE LEVEL MAIN ENTRANCE PERSPECTIVE
SCALE:

ATTACHMENT C

This forms part of application
DP23-0011 DVP23-0123

Planner Initials **MT**



ISSUED / REVISION

Issue No.	Date	Description
2	2023.06.16	ISSUED FOR DP UPDATE
1	2023.05.25	ISSUED FOR DP

DO NOT SCALE DRAWINGS

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Project
CTR 353 KELOWNA

Address
2479 Hwy 97 N,
Kelowna, BC

Legal Description
Plan: KAP45081 Lot: 2

Stamp Stage

Scale Project No.
22016

Drawn By Checked By Approved By
IA Checker Approver

Drawing
3D RENDERS

Sheet No. Revision No.
A.91 2

PHASE SIGNOFF

ISSUED FOR DP UPDATE
Package Signoff:
Name (Printed):
Role:
Date:

Signature:

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1 | **INTERIOR ENTRANCE PERSPECTIVE**
SCALE:



2 | **INTERIOR VESTIBULE EXIT PERSPECTIVE**
SCALE:



3 | **FRONT EXIT CANOPY OPTION WOOD**
SCALE:

ATTACHMENT C

This forms part of application
DP23-0011 DVP23-0123

Planner Initials **MT**

City of Kelowna
COMMUNITY PLANNING

PHASE SIGNOFF

ISSUED FOR DP UPDATE
Package Signoff:
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Drawing
3D RENDERS

Sheet No.	Revision No.
A.92	2

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