
TRANSMITTAL

To	City of Kelowna	Project	2693 Hwy. 97N Kelowna, BC V1X 4E8
Re	2693 Hwy. 97N - Rezoning Application	Date	June 5, 2026

The purpose of this Rezoning application is to propose a Quick Service Restaurant (QSR) within a portion of the commercial space currently occupied by a convenience store at 2693 Hwy. 97N. A drive through is also being proposed for the QSR. The current use of the site is a gas station with an integrated convenience store.

The Kelowna 2040 OCP designation (RCOM) as well as current zoning of the site (C2 - Vehicle Oriented Commercial) supports commercial uses such as the proposed take-out restaurant, the existing gas station, and convenience store land uses. We understand that the site will need rezoning to the **C2dt** subzone to support the additional drive-through use.

The large majority of work is for interior renovations only, however, in line with the City of Kelowna zoning requirements and development regulations, proposed site upgrades that support the additional uses of the site are outlined below:

- Six (6) relocated parking stalls
- One (1) relocated bike rack
- One (1) drive through
- Eight (8) drive through queueing spaces

The above reconfigurations will ensure that the site can appropriately accommodate customer visits associated with the proposed take-out restaurant, and drive-through, while continuing to support existing uses of a gas station and convenience store. All proposed site alterations are consistent with the commercial context of the surrounding area and are designed to enhance the value and efficacy of the site.

Supporting documentation submitted with this application includes this letter outlining the proposed development permit scope, zoning analysis table, as well as rezoning drawing package consistent with City requirements.

We appreciate your consideration of this application and look forward to working collaboratively with City staff to facilitate the development application process.

Per: Ryan Pierce, Development Planner - Environmental Specialist
Reviewed By: James Tod, Principal
JTA Development Consultants

PETRO-CANADA



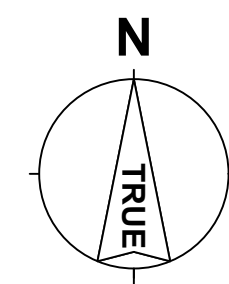
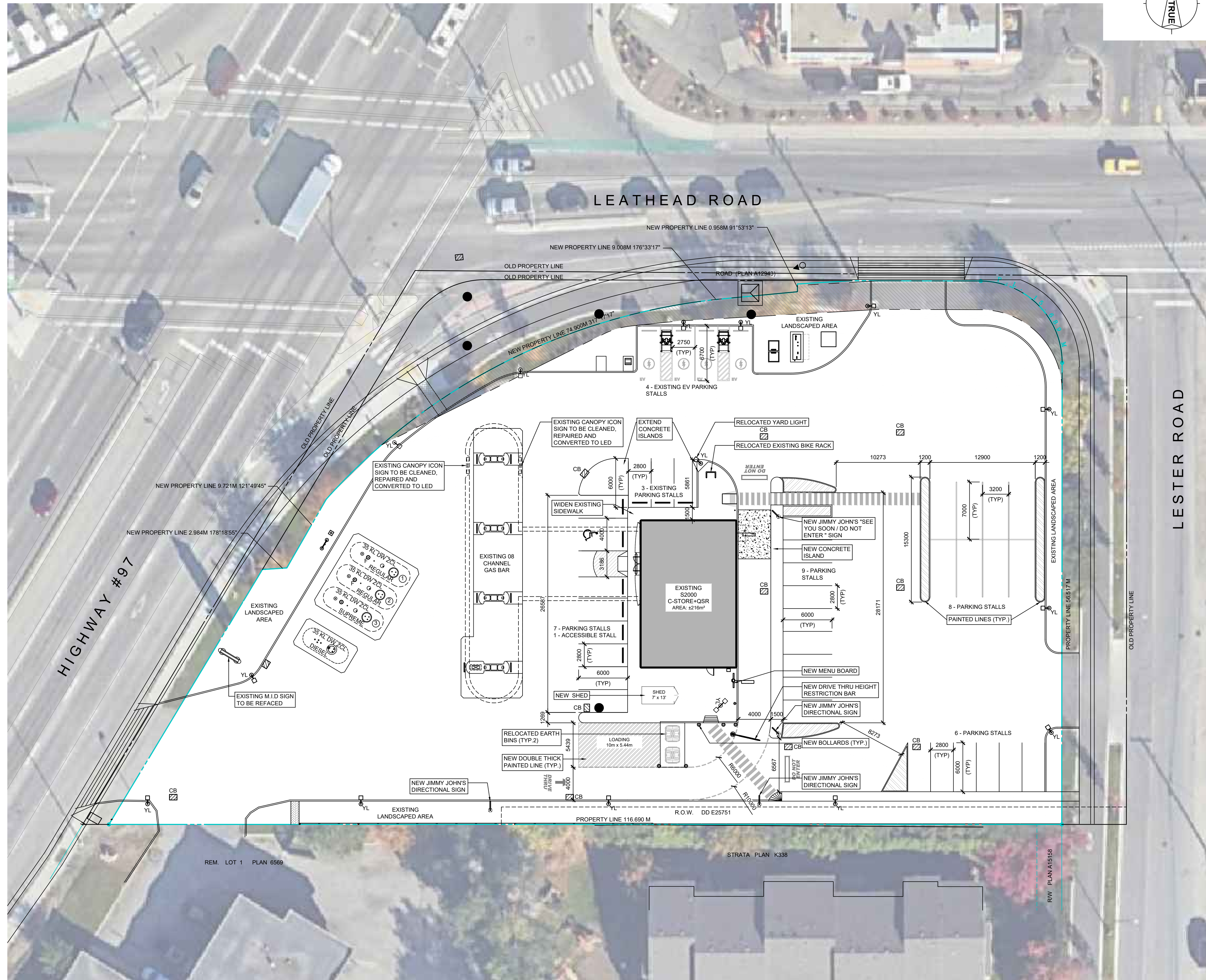
PROJECT & LOCATION :

**JIMMY JOHN'S ADD-IN
2693 HWY 97 N
KELOWNA, BC V1X 4E8**

OUTLET NO.:

02879

DRAWING INDEX	
DWG No.	DRAWING TITLE
	<u>SITE DRAWINGS</u>
SP0	EXISTING/DEMO SITE PLAN
SP1	PROPOSED SITE PLAN
SP3	SITE PHOTOGRAPHS AND KEY PLAN
TT1	PASSENGER VEHICLE ROUTE
TT2	FUEL TRUCK & WASTE COLLECTION VEHICLE ROUTE
TT3	DELIVERY TRUCK & VEHICEL W/ TRAILER VEHICLE ROUTE
	<u>ARCHITECTURAL DRAWINGS (K PAUL ARCHITECT)</u>
	EXISTING LAYOUT
	PROPOSED LAYOUT
	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS



SITE INFORMATION

LEGAL ADDRESS
 LOT A, PLAN KAP66026, SECTION 27, TOWNSHIP 26
 OSOYOOS DIV. OF YALE LAND DISTRICT,
 EXCEPT PLAN KAP72571 & EPP118184

MUNICIPAL ADDRESS
 2693 HIGHWAY 97 NORTH
 KELOWNA, BC V1X 4E8

LAND USE CLASSIFICATION
 C2 - COMMERCIAL

LOT AREA
 5,888m² (0.59Ha / 1.45Ac)

SETBACKS

FRONT:	= 2.0m
REAR:	= 0.0m
INTERIOR SIDE:	= 0.0m
FLANKING SIDE:	= 2.0m

BUILDING AREAS:

EXISTING C-STORE:	= 216.5m ²
PROPOSED C-STORE:	= 152.6m ²
PROPOSED QSR:	= 63.9m ²

PARKING REQUIRED:

2.5/100m ² GFA FOR C-STORE PARKING	= 3.82 (4) STALLS
2.0/100m ² GFA FOR QSR PARKING	= 1.28 (2) STALLS
TOTAL REQUIRED	= 6 STALLS

PARKING PROVIDED:

PARKING:	SIZE	COUNT
REGULAR:	2800 X 6000	= 25 STALLS
REGULAR:	3200 X 7000	= 8 STALLS
EV:	2750 X 6700	= 4 STALLS
ACCESSIBLE:	4000 X 6000	= 1 STALL
TOTAL		= 21 STALLS
BICYCLE STALL (CLASS 2)		= 3
LOADING ZONE:	4000 X 9200	= 1 STALL

- ### GENERAL NOTES
- OVERALL SITE TO BE STAKED-OUT AND DIMENSIONS VERIFIED PRIOR TO ANY EXCAVATION OR CONCRETE BEING POURED. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER.
 - THE CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITIES PRIOR TO ANY EXCAVATION, GAS, HYDRO, TELEPHONE, OR ANY OTHER UTILITY THAT MAY EXIST ON THE SITE OR WITHIN THE STREET. LINES MUST BE LOCATED BY THE RESPECTIVE UTILITY AND VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD SUBSTANTIAL DISCREPANCIES BECOME APPARENT.

SITE LEGEND

PROPERTY LINE	---
PLACED IRON POST	●
MANHOLE	○
GRATED TOP MANHOLE	○
CATCH BASIN	□
FIRE HYDRANT	⊕
POWER POLE	○
TRAFFIC SIGN	⊕
SIGN POST	⊕
LIGHT STANDARD	○
TRAFFIC LIGHT	○
LIGHT STANDARD (SGL)	○
LIGHT STANDARD (2head)	○
TELEPHONE PEDESTAL	⊕
PLIP	●
MH	○
GTMH	○
CB	□
FH	⊕
PP	○
TS	⊕
SP	⊕
SL	○
TL	○
YL	○
TP	⊕

SIGNAGE TO BE COMPLETED UNDER SEPARATE SIGN PERMIT

REVISION TABLE

REV.	DESCRIPTION	DRAWN / APP'D.	DATE

ISSUE TABLE

TO	FOR	DATE
CITY	DEVELOPMENT PERMIT	2025-12-12
CITY	RE-ZONING	2026-06-05

METRIC
 ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. CONTRACTOR TO CHECK/VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER. DO NOT SCALE DRAWINGS.

CONSULTANT:

225, 340 Midpark Way SE, Calgary, Alberta, T2X 1P1
 Tel. 403.640.0990 • www.ctmdesign.ca

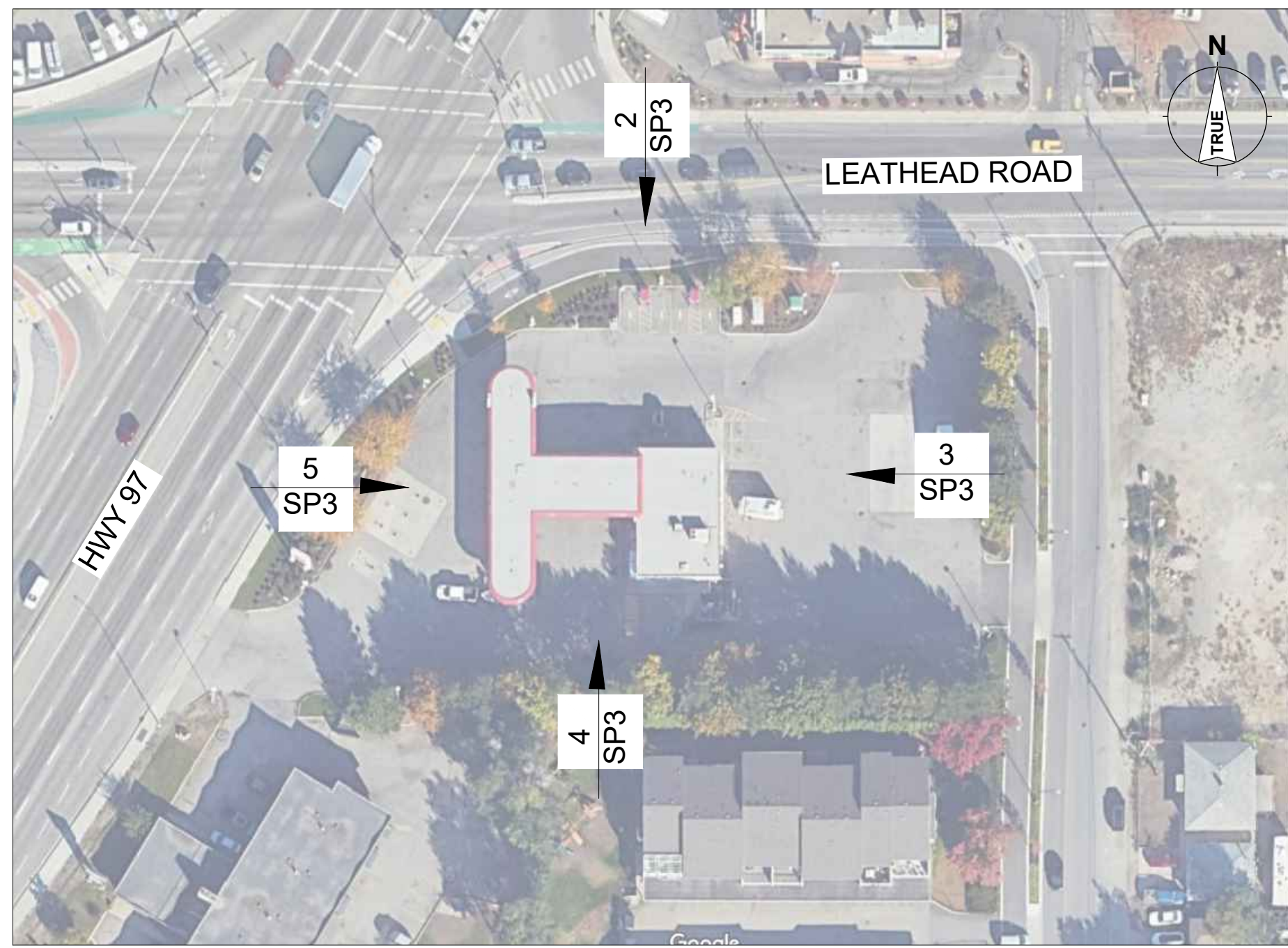
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DRAWING TITLE:
PROPOSED SITE PLAN

PROJECT:
KELOWNA
2693 HIGHWAY 97 NORTH
 KELOWNA BC

DRAWN BY:	ZK/DL	CAD INFO:	SHEET SIZE
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APPROVED BY:	-		CONSULTANT
			CAD FILE No. 2024137
			PLOT SCALE
			PLOT DATE
			PLOT CONFIGURATION

STD No./OUTLET No. **02879** **SP1**



1 KEY PLAN
SP3 SCALE: N.T.S



2 NORTH ELEVATION
SP3 SCALE: N.T.S



KEY PLAN

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LOT A, PLAN KAP66026, SECTION 27, TOWNSHIP 26
OSOYOOS DIV. OF YALE LAND DISTRICT,
EXCEPT PLAN KAP72571 & EPP118184

MUNICIPAL ADDRESS
2693 HIGHWAY 97 NORTH
KELOWNA, BC V1X 4E8

LAND USE CLASSIFICATION
C2 - COMMERCIAL



3 EAST ELEVATION
SP3 SCALE: N.T.S



4 SOUTH ELEVATION
SP3 SCALE: N.T.S



5 WEST ELEVATION
SP3 SCALE: N.T.S

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SEAL:

CONSULTANT:

ctm
Design Services Ltd

225, 340 Midpark Way SE, Calgary, Alberta, T2X 1P1
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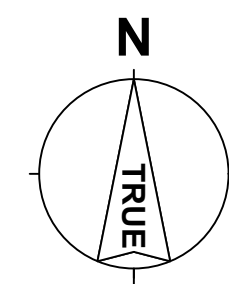
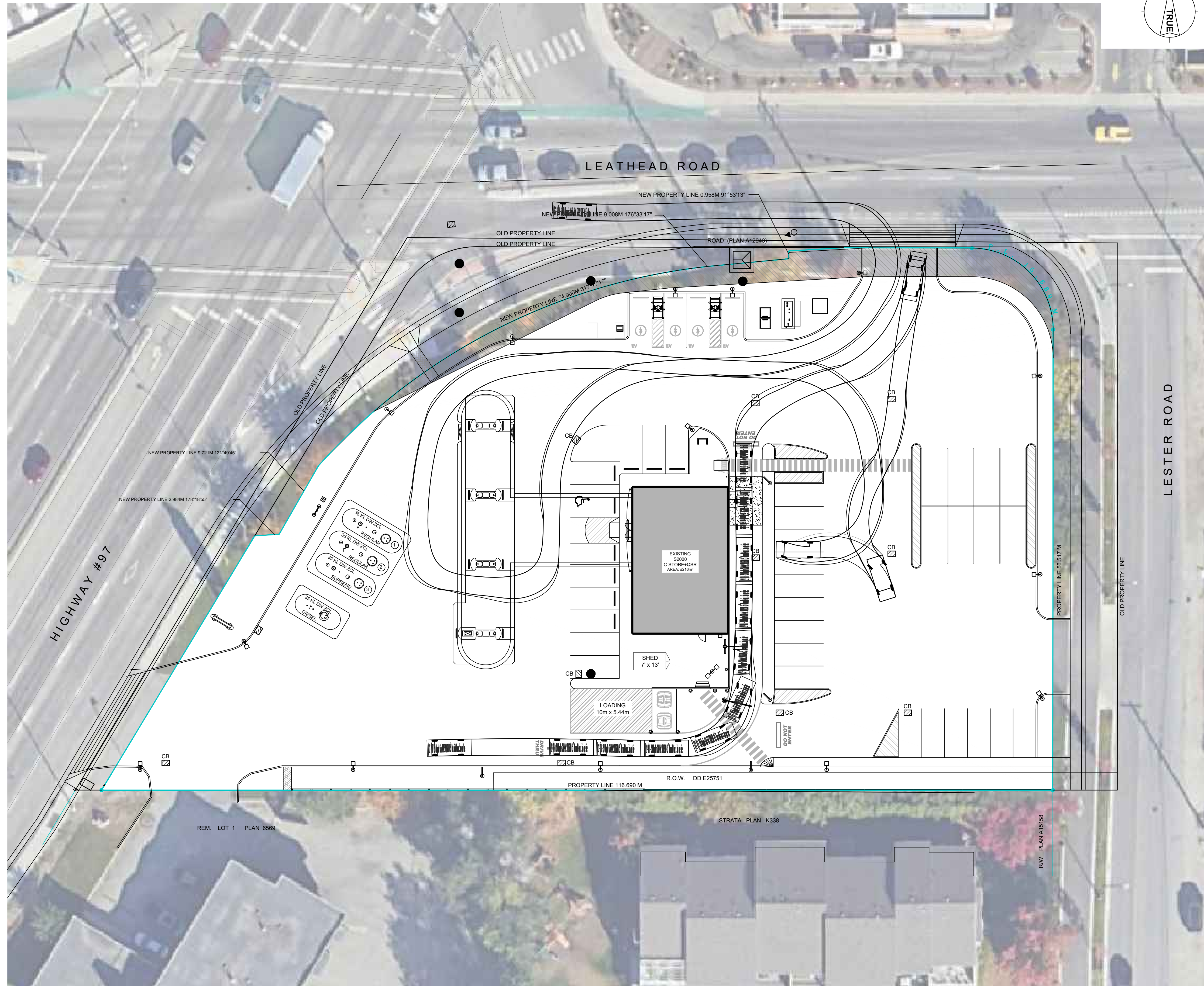
SITE PHOTOGRAPHS AND KEY PLAN

PROJECT:

KELOWNA
2693 HIGHWAY 97 NORTH
KELOWNA BC

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CHECKED BY:		PLOT DATE	
APPROVED BY:		PLOT CONFIGURATION	

STD No./OUTLET No. **02879** **SP3**



VEHICLE PROFILE

Customer Vehicle - F-150 One Tonne Truck

mm

Width : 2004
 Track : 2004
 Lock to Lock Time : 4.0
 Steering Angle : 35.5

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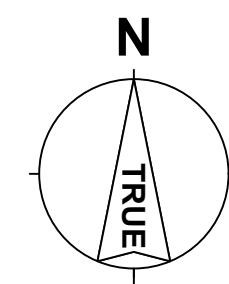
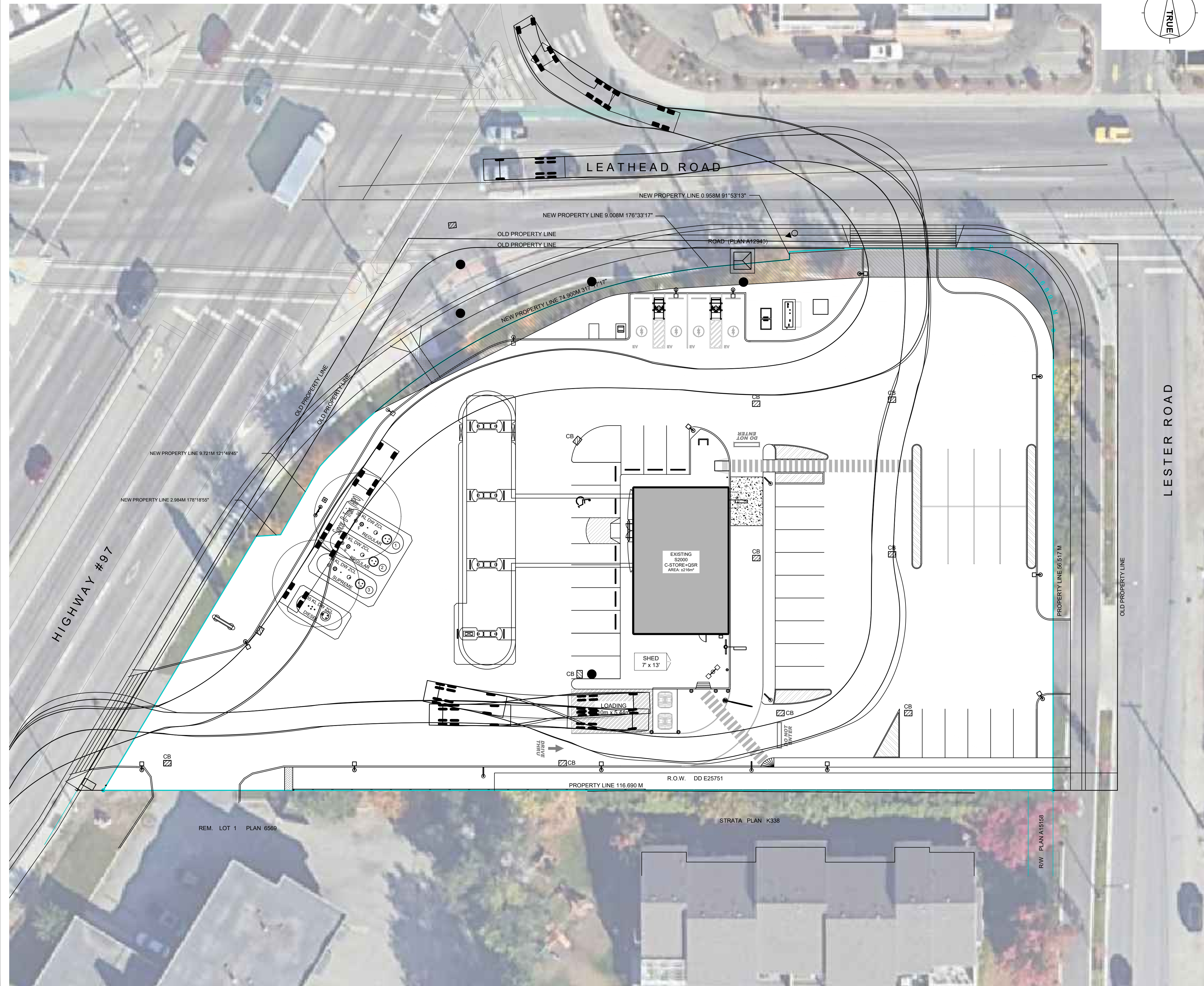
PETRO-CANADA
 A Suncor Energy Business

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PASSENGER VEHICLE ROUTE

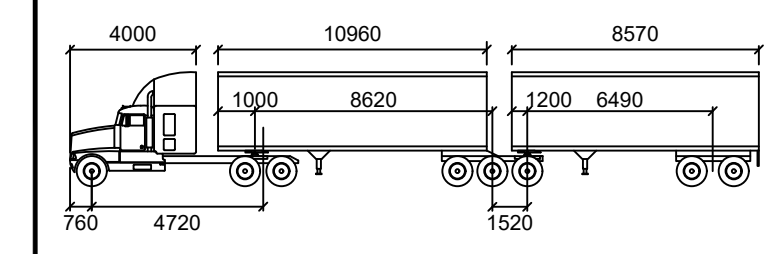
PROJECT:
**KELOWNA
 2693 HIGHWAY 97 NORTH
 KELOWNA BC**

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DATE DRAWN:	2026-02-18	CONSULTANT	CAD FILE No. 2024137
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APPROVED BY:	-		PLOT DATE
			PLOT CONFIGURATION

STD No./OUTLET No. **02879** TT1



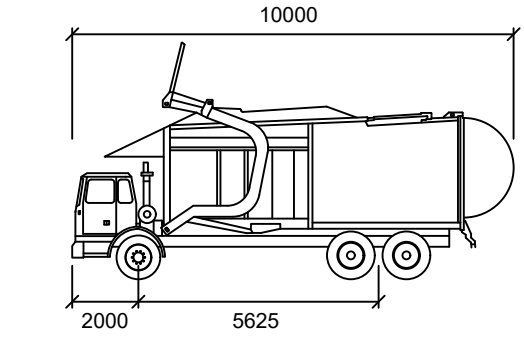
VEHICLE PROFILE



SUNCOR B-TRAIN (HIPO)

mm			
Tractor Width	: 2590	Lock to Lock Time	: 6.0
Trailer Width	: 2590	Steering Angle	: 28.8
Tractor Track	: 2590	Articulating Angle	: 70.0
Trailer Track	: 2590		

VEHICLE PROFILE



WASTE COLLECTION TRUCK

mm			
Width	: 2600		
Track	: 2600		
Lock to Lock Time	: 6.0		
Steering Angle	: 27.7		

N.T.S.

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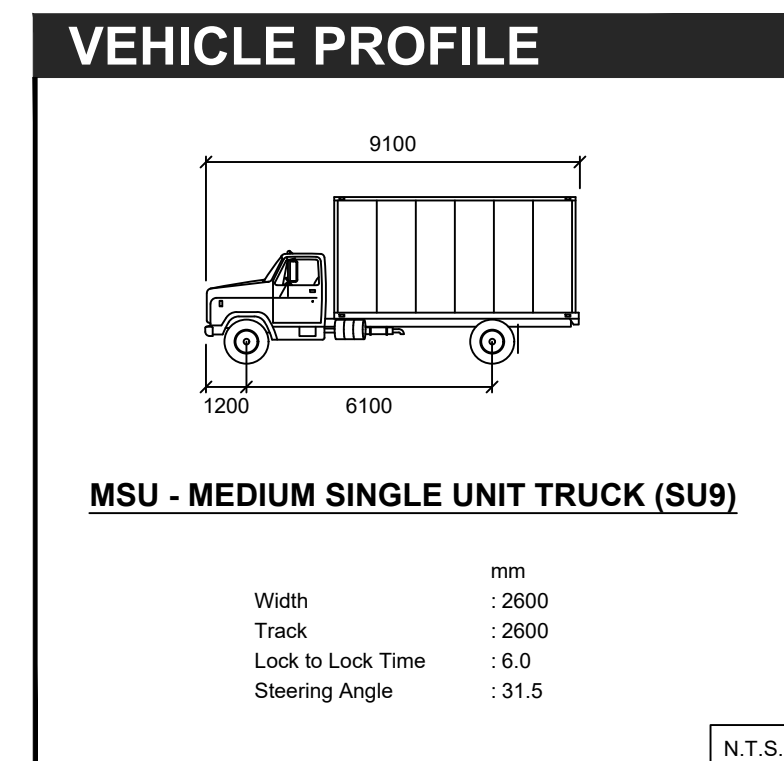
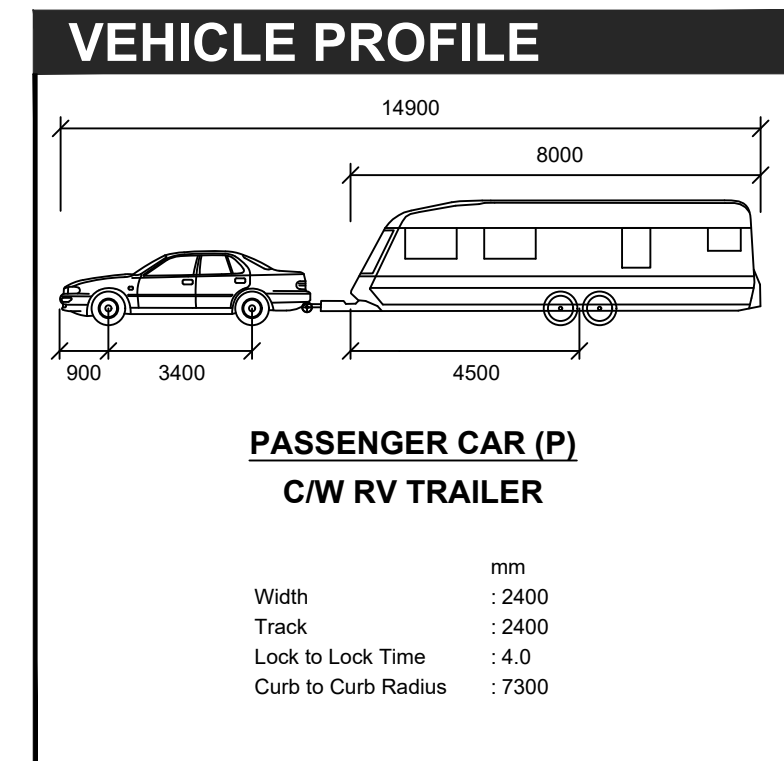
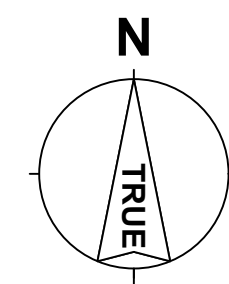
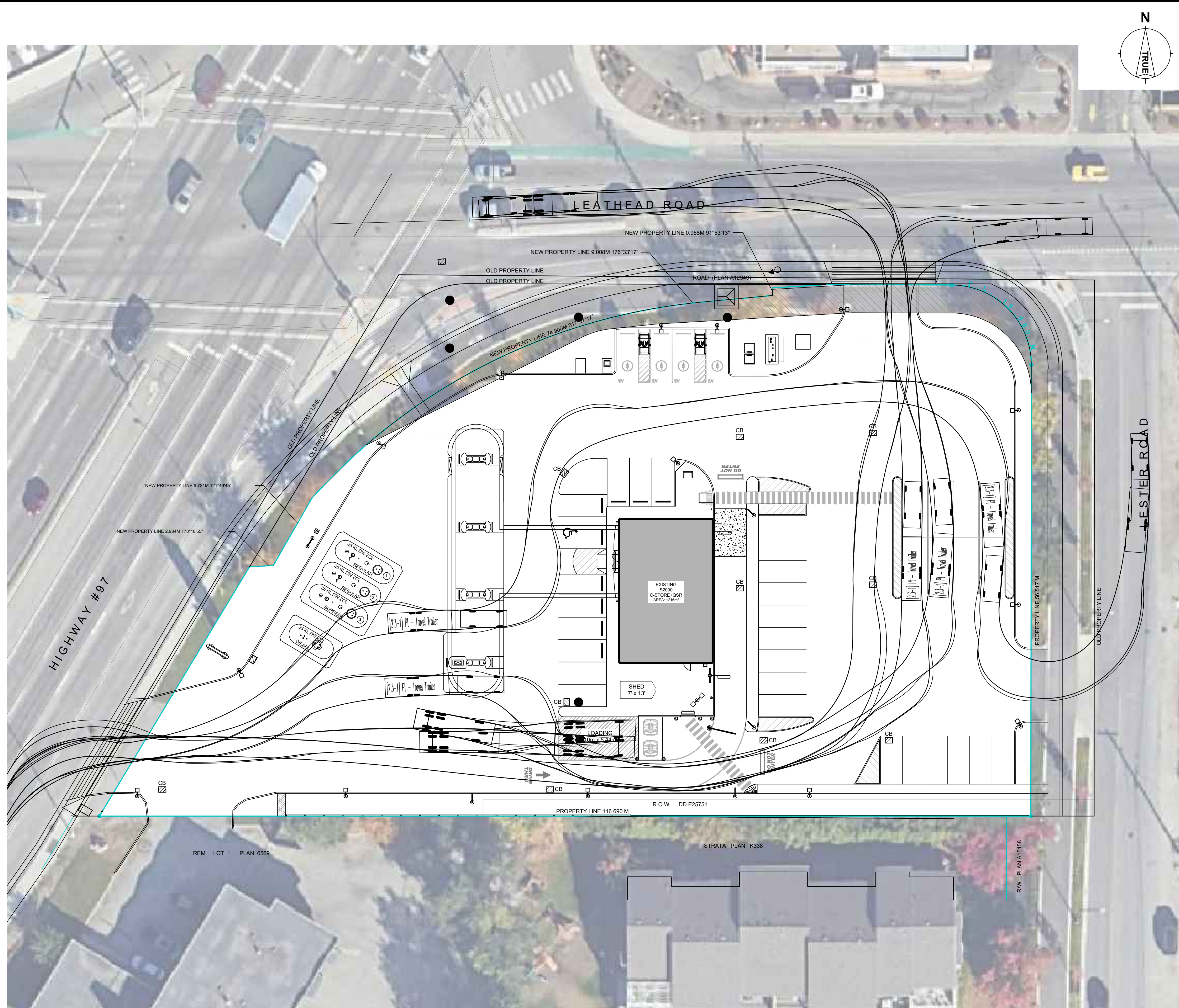
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DRAWING TITLE:
FUEL TRUCK & WASTE COLLECTION VEHICLE ROUTE

PROJECT:
**KELOWNA
2693 HIGHWAY 97 NORTH
KELOWNA BC**

DRAWN BY:	MB	CAD INFO:	SHEET SIZE D (559 x 864)
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DATE DRAWN:	2026-02-18	CONSULTANT	CAD FILE No. 2024137
CHECKED BY:	-		PLOT SCALE
APPROVED BY:	-		PLOT DATE
			PLOT CONFIGURATION

STD No./OUTLET No.
02879 TT2



REVISION TABLE

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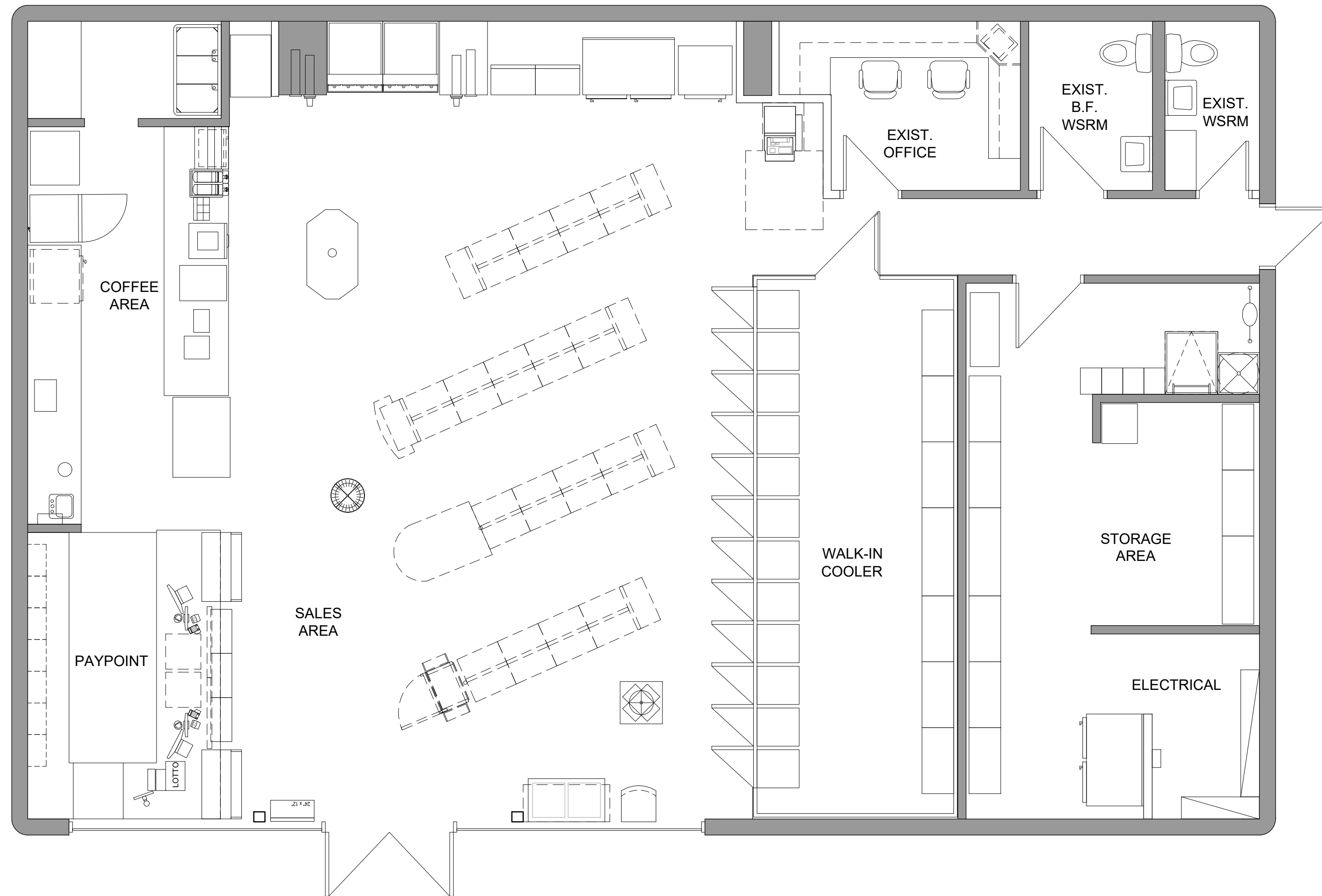
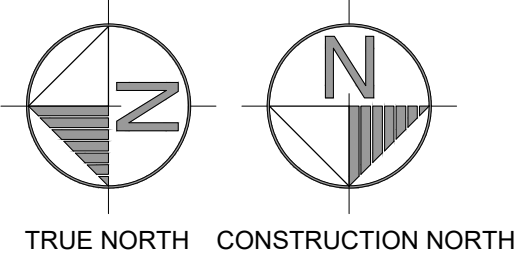
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DRAWING TITLE:
**DELIVERY TRUCK &
VEHICLE W/ TRAILER
VEHICLE ROUTES**

PROJECT:
**KELOWNA
2693 HIGHWAY 97 NORTH
KELOWNA BC**

DRAWN BY:	MB	CAD INFO:	SHEET SIZE D (559 x 864)
DRAWING SCALE:	1:250	PETRO-CANADA	CAD FILE No. 02879TT1-3
DATE DRAWN:	2026-02-18	CONSULTANT	CAD FILE No. 2024137
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STD No./OUTLET No. **02879** TT3



REVISION TABLE		
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CITY	ISSUED FOR DP	05 JUN 2026

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SEAL:

CONSULTANT:

K PAUL ARCHITECT
 TORONTO · VANCOUVER · CALGARY · ORLANDO
 2600 SHERWOOD HEIGHTS DRIVE, SUITE #200, GUELPH, ON L6J 7Y8

PETRO-CANADA
 A Suncor business

DRAWING TITLE:

EXISTING FLOOR PLAN

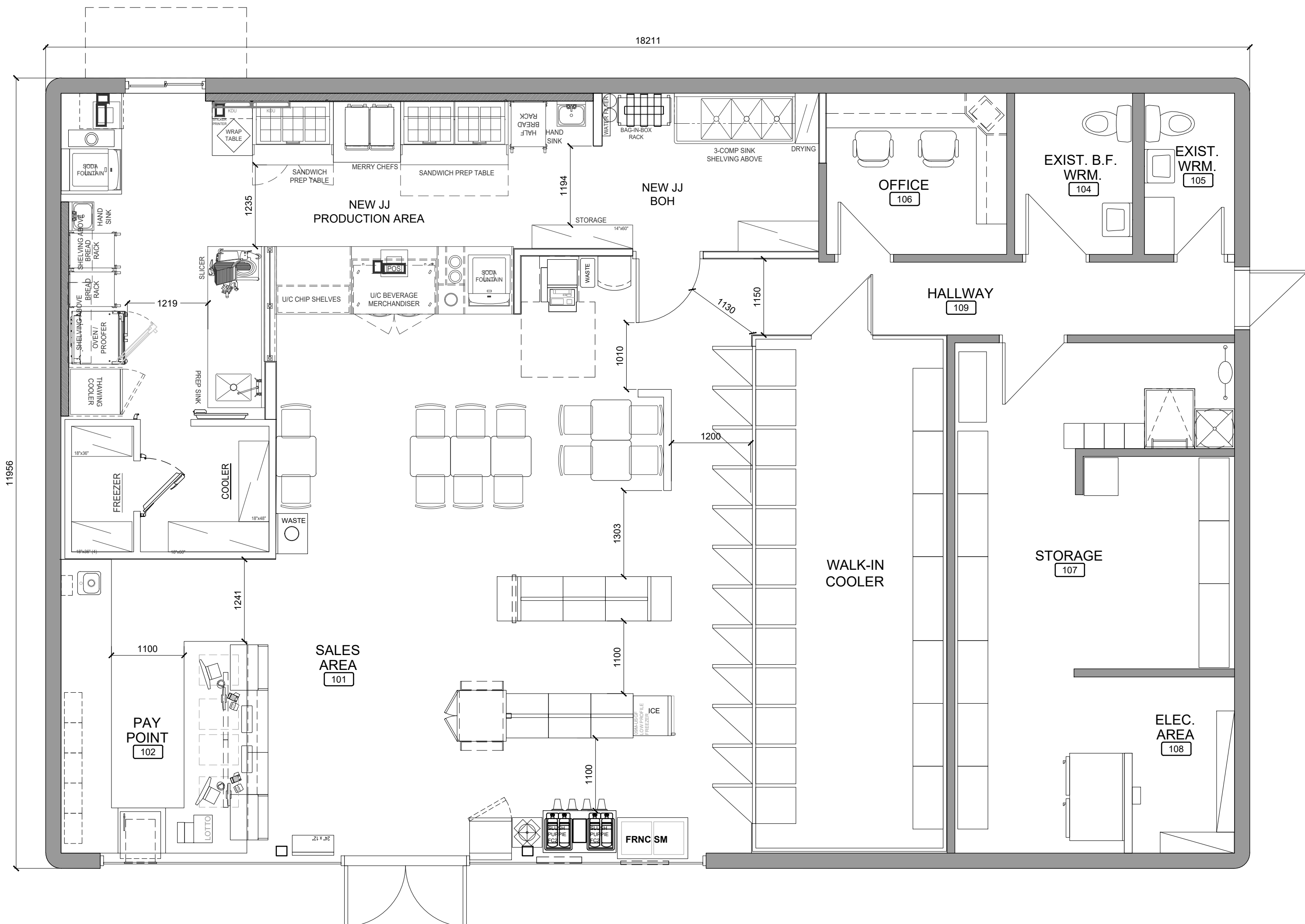
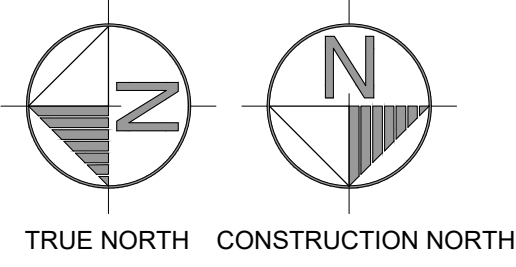
PROJECT: PETRO-CANADA REFRESH + JIMMY JOHN'S ADDITION

2693 HWY 97N
 KELOWNA, BRITISH COLUMBIA

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APPROVED BY:			CONSULTANT
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			PLOT SCALE
			PLOT DATE
			PLOT CONFIGURATION

STD No./OUTLET No.

02879 **A1**



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SEAL:

CONSULTANT:

K PAUL ARCHITECT
 TORONTO VANCOUVER CALGARY ORLANDO
 2600 SHERWOOD HEIGHTS DRIVE, SUITE #200, GUELPH, ON L6J 7Y8

PETRO-CANADA
 A Suncor business

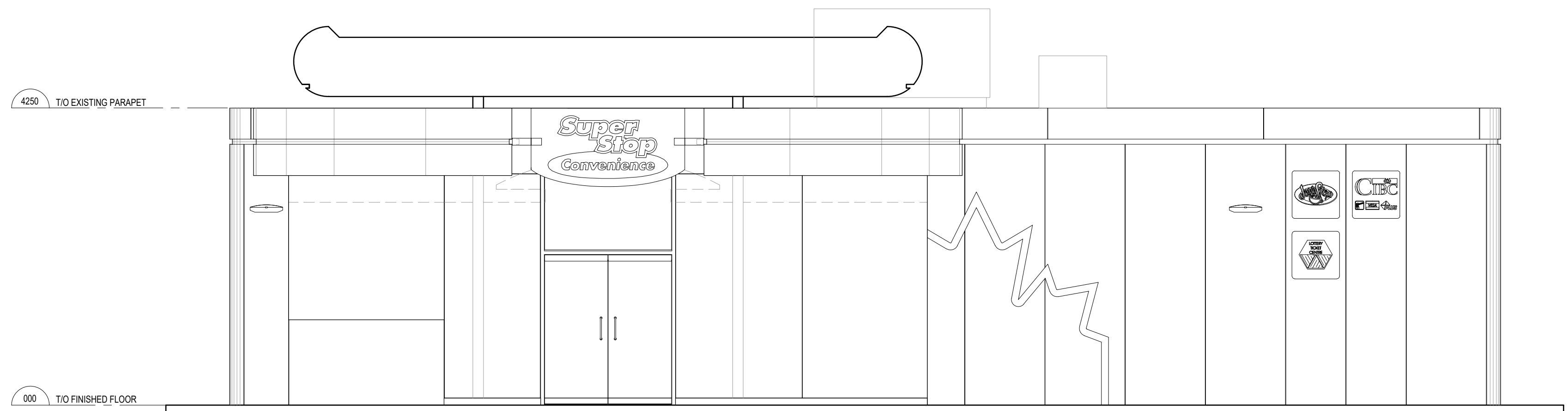
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PROPOSED FLOOR PLAN

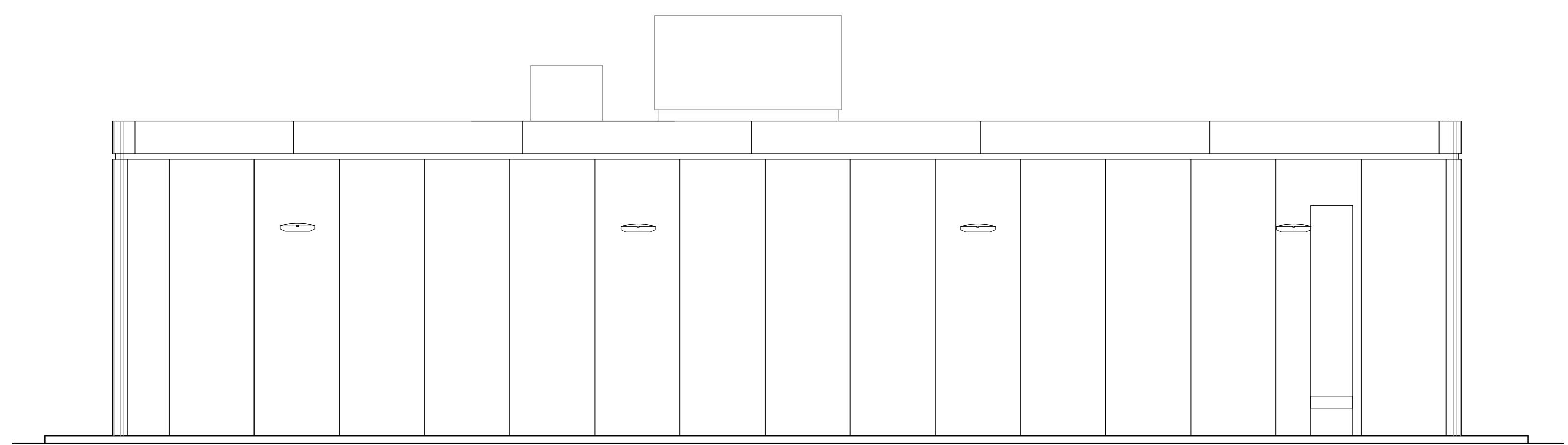
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2693 HWY 97N
 KELOWNA, BRITISH COLUMBIA

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DATE DRAWN:	JUN 2026	CONSULTANT	CAD FILE No.
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		PLOT CONFIGURATION	

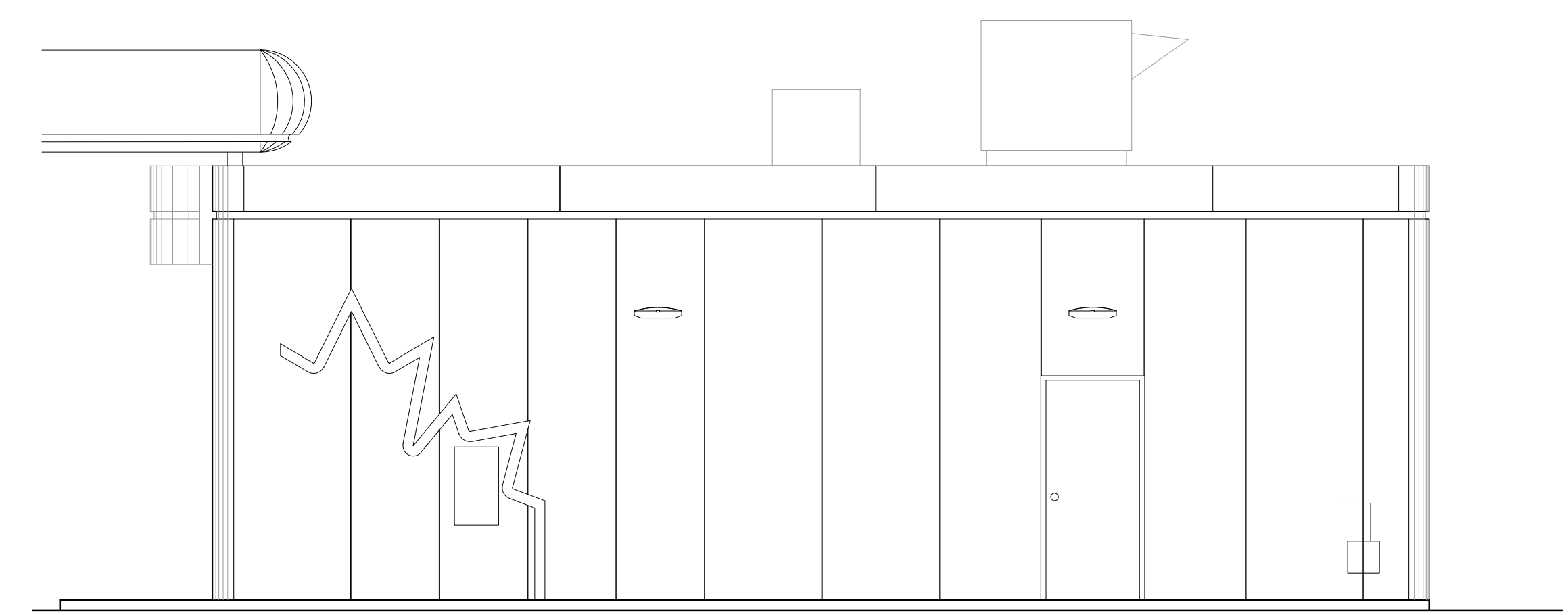
STD No./OUTLET No. **02879** **A2**



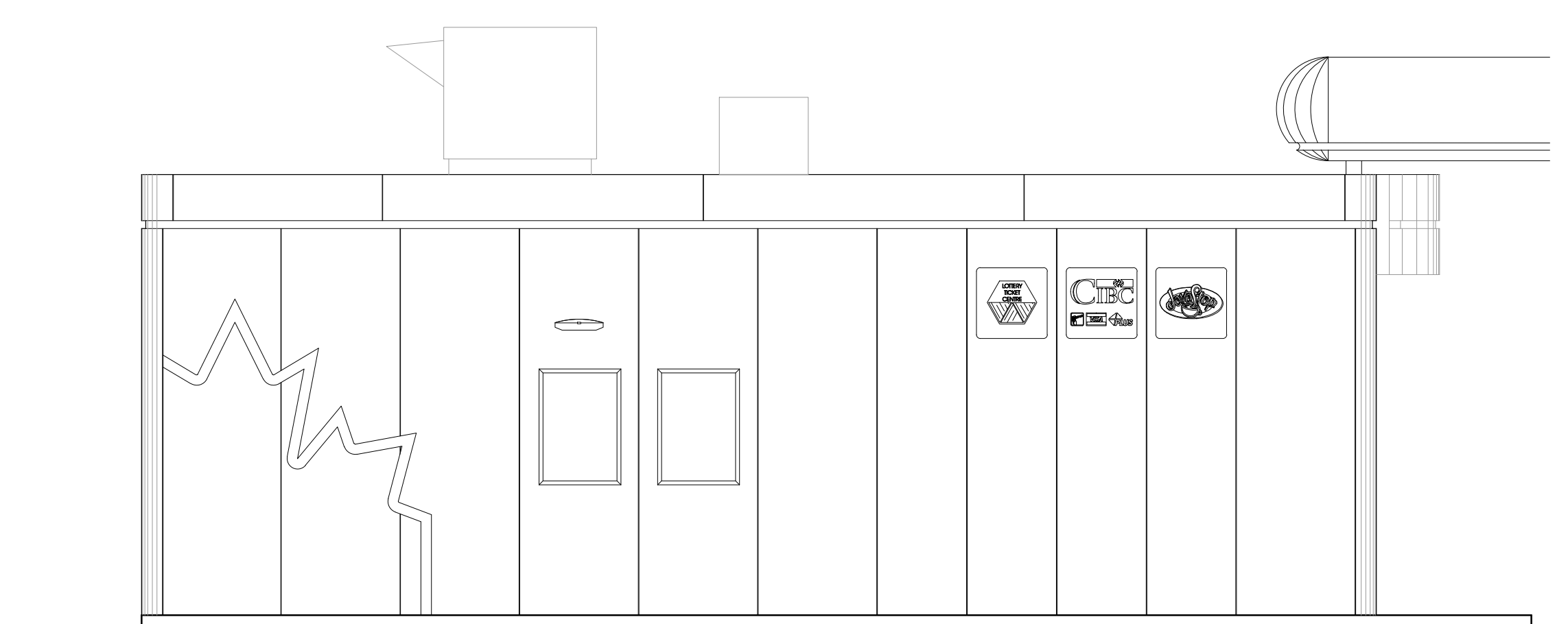
1 WEST ELEVATION (EXISTING)



2 EAST ELEVATION (EXISTING)



3 SOUTH ELEVATION (EXISTING)



4 NORTH ELEVATION (EXISTING)

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SEAL:

CONSULTANT:

K PAUL ARCHITECT
 TORONTO · VANCOUVER · CALGARY · ORLANDO
 2600 Sherwood Heights Drive, Suite #200, Oakville, ON L6J 7Y8

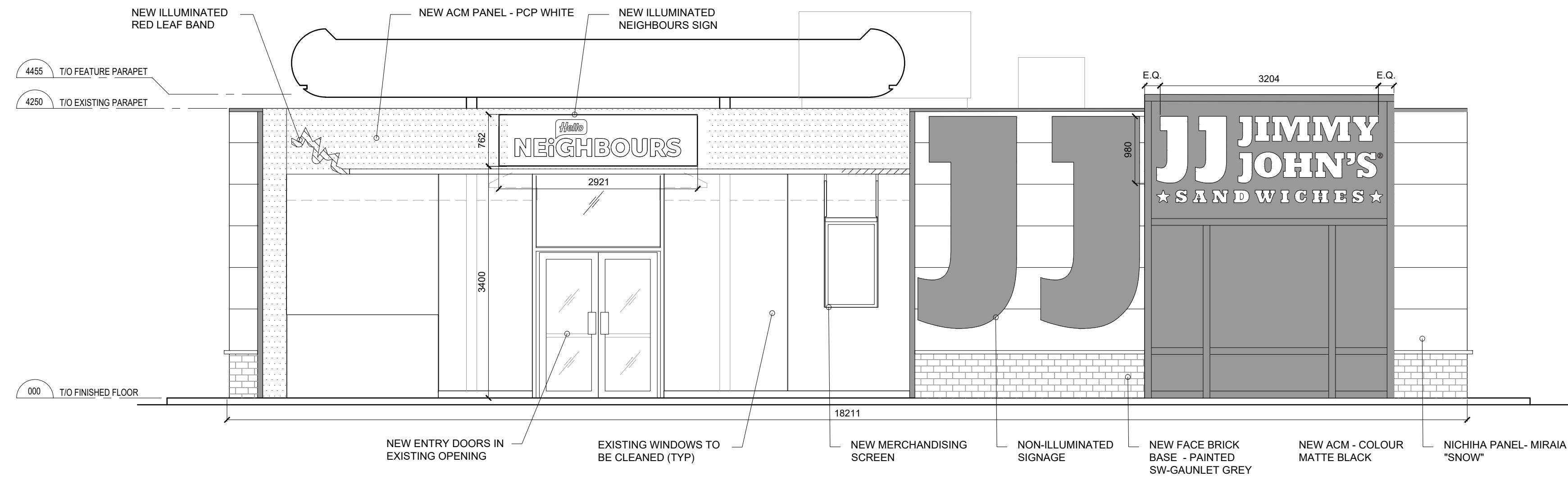
PETRO-CANADA
 A Suncor business

DRAWING TITLE:
EXTERIOR ELEVATIONS (EXISTING)

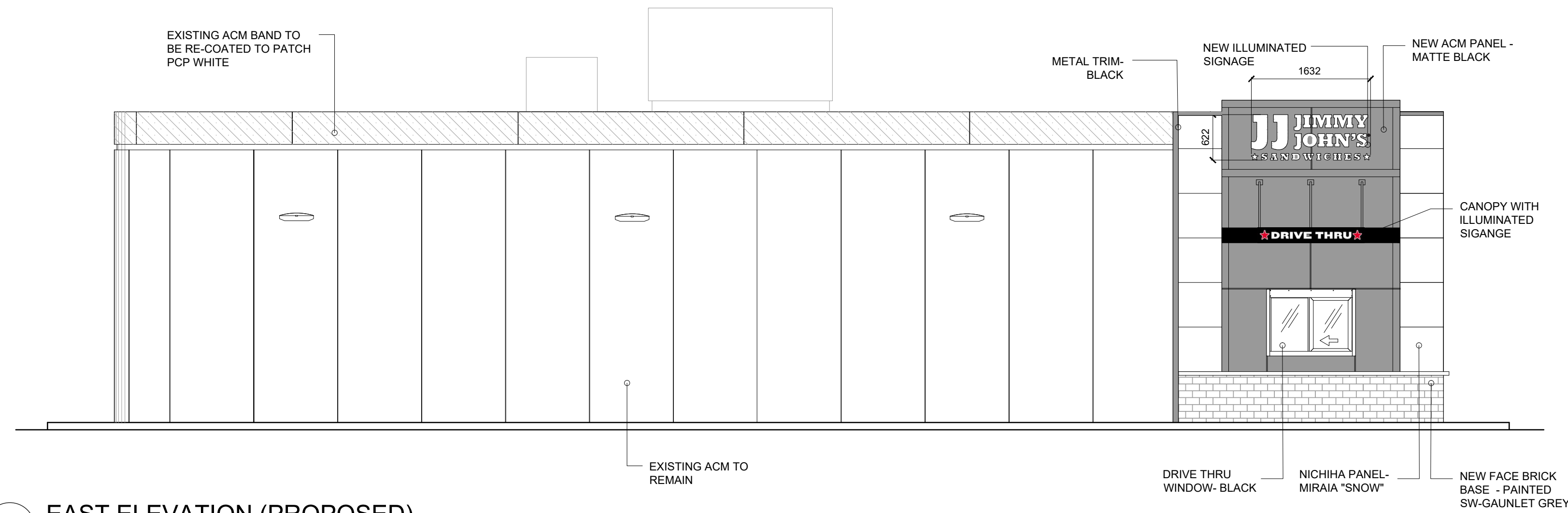
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2693 HWY 97N
KELOWNA, BRITISH COLUMBIA

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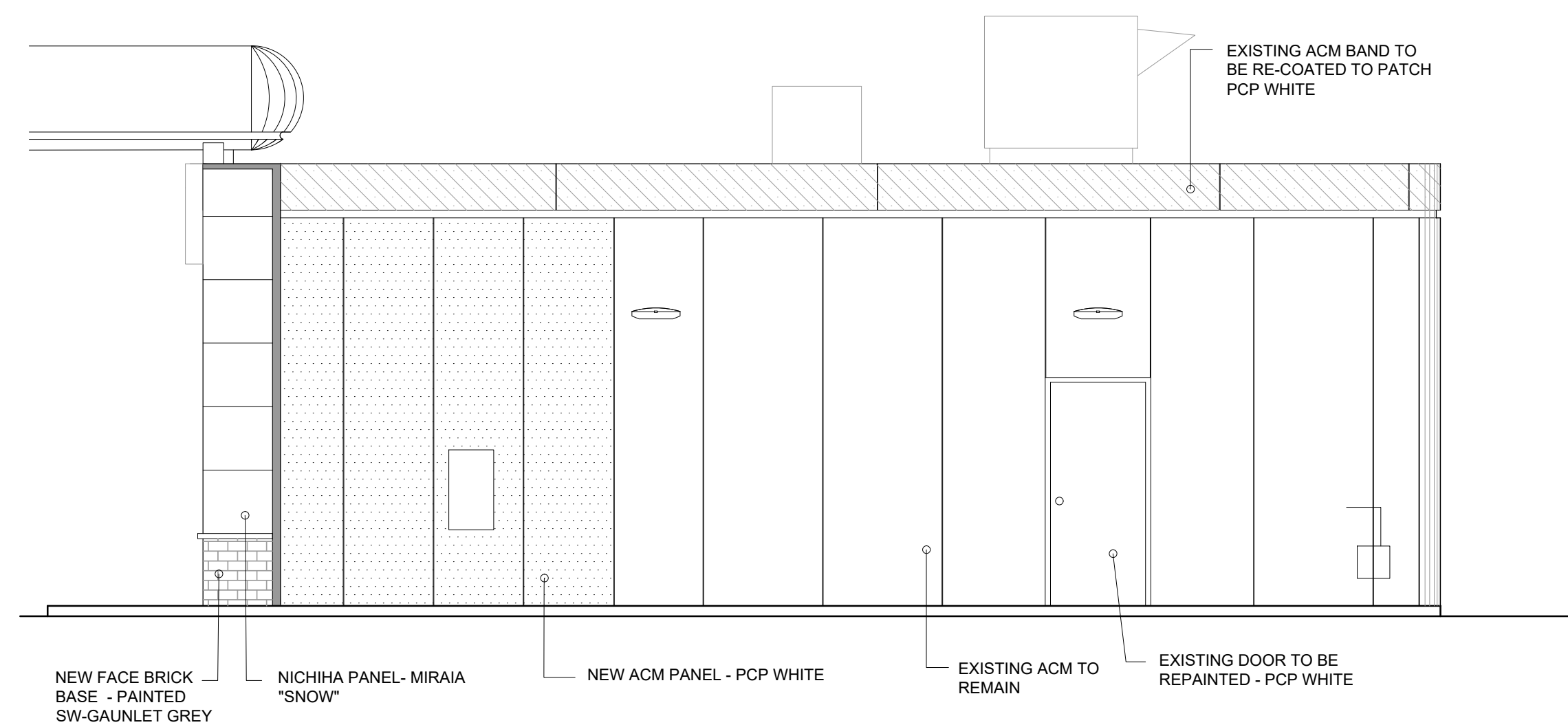
STD No./OUTLET No.
02879 **A3**



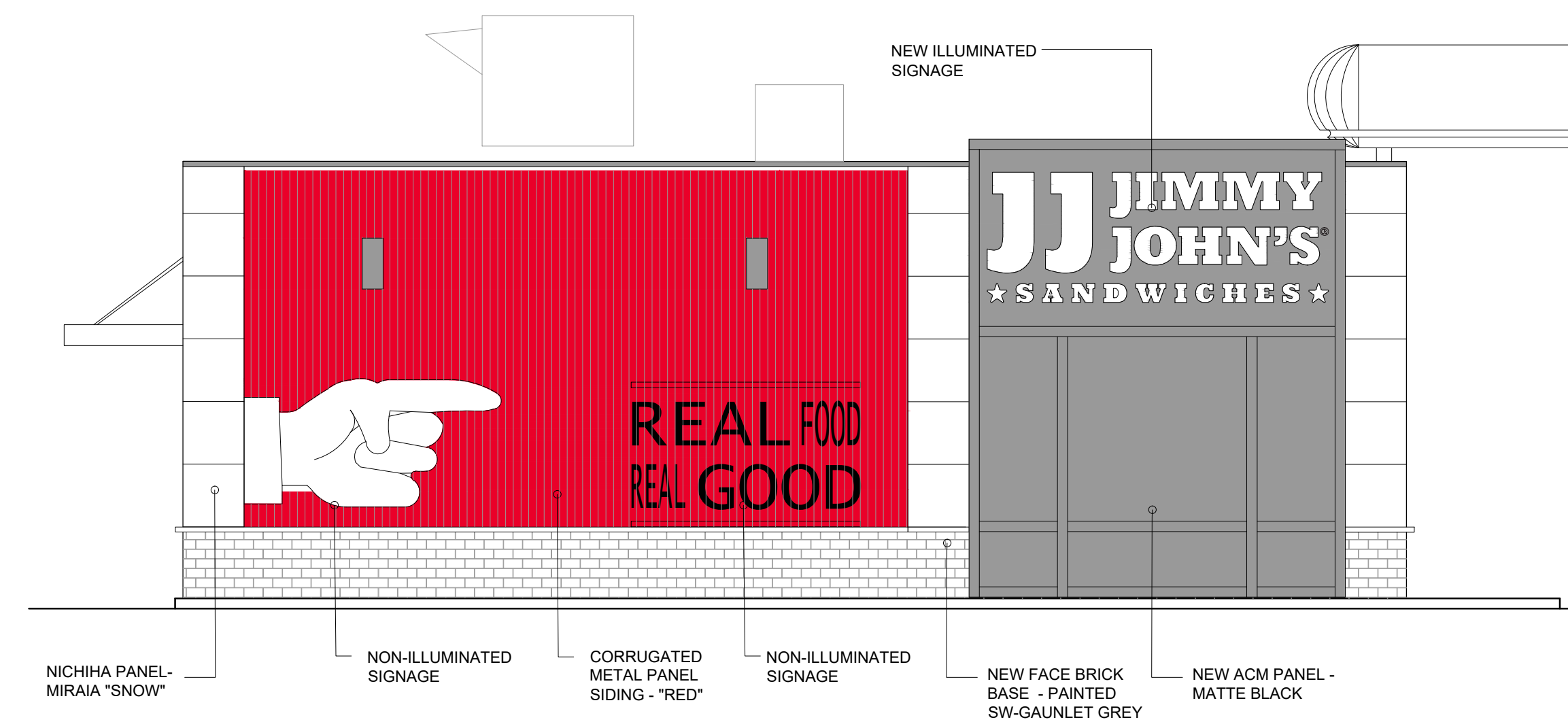
1 WEST ELEVATION (PROPOSED)



2 EAST ELEVATION (PROPOSED)



3 SOUTH ELEVATION (PROPOSED)



4 NORTH ELEVATION (PROPOSED)

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SEAL:

CONSULTANT:

TORONTO · VANCOUVER · CALGARY · ORLANDO
 2600 SHEPHERD HEIGHTS DRIVE, SUITE #205, OAKVILLE, ON L6J 7Y6

A Suncor business

DRAWING TITLE:
EXTERIOR ELEVATIONS (PROPOSED)

PROJECT:
 PETRO-CANADA REFRESH + JIMMY JOHN'S ADDITION

2693 HWY 97N
 KELOWNA, BRITISH COLUMBIA

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A4