

Location Map



CASTLEGAR



Subject Property



Parcels





Wendy's

DELIVERY PICKUP

MADE FROM SCRATCH





July 5, 2024

City of Castlegar
460 Columbia Avenue
Castlegar, BC
V1N 1G7

Attention Meeri Durand

Dear Ms. Durand:

**RE: Development Permit Application, 1680 Columbia Ave
Development Permit Variance Application, 1680 Columbia Ave**

The corporation of Dalon Gleneden Development Ltd (DGDL) is pleased to make a Development Permit Application and Development Permit Variance Application for the property in Castlegar known as 1680 Columbia Avenue. Dalon Equities Ltd (DEL) is a 100% owner of DGDL. DGDL is purchasing the property and has previously waived all Purchaser conditions. DGDL will Close on the purchase of the property on July 25, 2024.

DEL identified this property in January 2024 at the request of the corporation of Wendy's Restaurants of Canada who had been seeking a location in Castlegar to bring their brand to this market. 1680 Columbia Ave. was identified as an ideal location. Most discussions between DEL and the City have been encouraging for DEL to work with the Property for this intended use. At this point, it appears that a Variance would be required to fit this use and plan onto the site. That statement is based on the review by DGDL of a new set of Bylaws which includes OCP Designations and Land Use Bylaw regulations recently adopted by the City Council. DEL has worked with the new Bylaws to configure the proposed development to the Property.

The Property was formerly two residential houses. The Property also is adjacent to the railway tracks which make it less conducive to residential use and more suited to a commercial use. The surrounding properties are generally retail commercial, service commercial and light industrial. The development of the Property to the proposed use fits well into the established surrounding neighborhood. A new Wendy's in this location will also provide access for folks working in the adjacent area to morning, noon and after-work meals and snack opportunities.

The Property is generally flat, generally near grade with the surrounding streets, adjacent to a lesser used road (that allows customers to ingress and egress without significant impact to Columbia Ave), and is positioned at a traffic controlled intersection, all contributing to it being well suited for the proposed commercial use.

The intended use for the Property is for a new 2,178 sq ft Wendy's brand restaurant with interior

and outdoor seating, and a drive-through lane which accommodates 11 vehicles plus one “pull-forward” stall. There will be a sizeable outdoor patio with tables and chairs and a Southeast exposure. The building exterior will have high quality material and signage which identifies the Wendy’s company brand. The outside surface areas have been designed to give efficient traffic flow for clients and service vehicles. Ample landscape material has been used at every opportunity on the site. Along the east side of the DT Lane will be installed a 30” high sturdy, stained, cedar pony-fence mingling with the landscape material which is intended to shield vehicle headlights in the drive-through lane from the southbound traffic on Columbia Ave. DGDL has used this same feature to excellent success in other locations with similar site externalities.

A Variance is requested by DGDL for the Rear Yard setback of the outside edge of the drive-through lane to the north property line from 4.5m to 0.37m. This Variance is required to accommodate the overall site development. However, this reduced setback is adjacent to the Railway tracks and therefor would not be impacting an adjacent developed property.

DGDL has engaged the necessary consultants to provide the following within the next 15-30 days:

- 1) Civil Design and Grading Plan
- 2) Storm Water Management Plan
- 3) Traffic Impact Analysis concluding that the development will operate at an excellent Level of Service with the adjacent traffic controlled intersection and Columbia Avenue
- 4) Geotechnical Report
- 5) Stage 1 Environmental Report

For clarity, DGDL is applying and will be responsible for the Development Permit, the Development Variance Permit and the Permits for underground and surface works. Wendy’s Restaurants will apply and be responsible for the building, and all signage on the building and Property. The intent of both parties is to be under construction by mid September 2024 with the restaurant opening its doors to the public in March 2025.

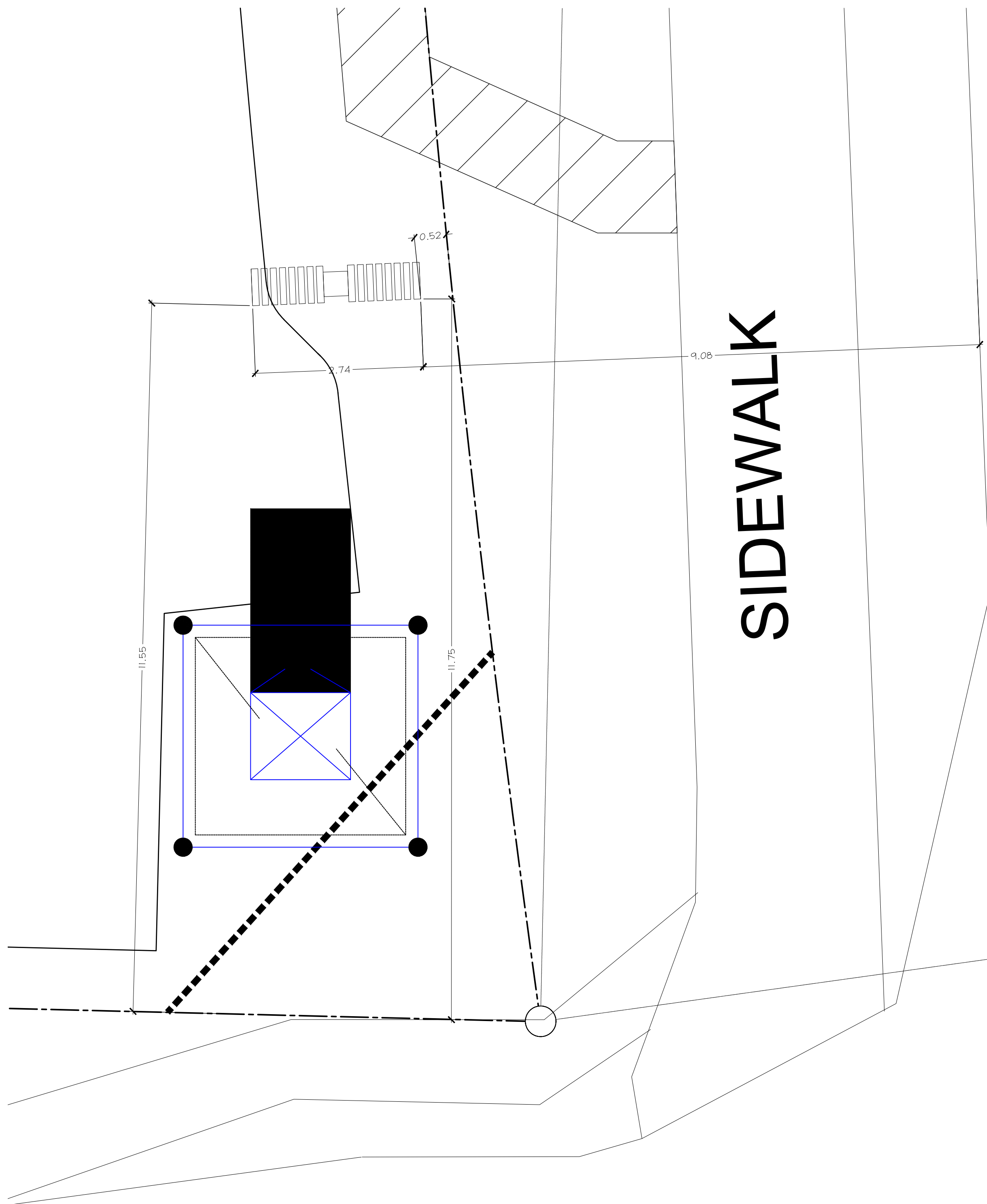
In conclusion, DGDL believes this is an excellent opportunity to bring new development to an otherwise vacant corner location in the community. Wendy’s Corporate, and their franchisees, are conscientious owner/operators who give back to their communities with donations, team sponsorships, and youth employee incentives which include education assistance. Allowing this development to take place also brings added employment opportunities, many to part-time youth, as well as enhanced Property Tax revenues to the City.

Thank you very much.

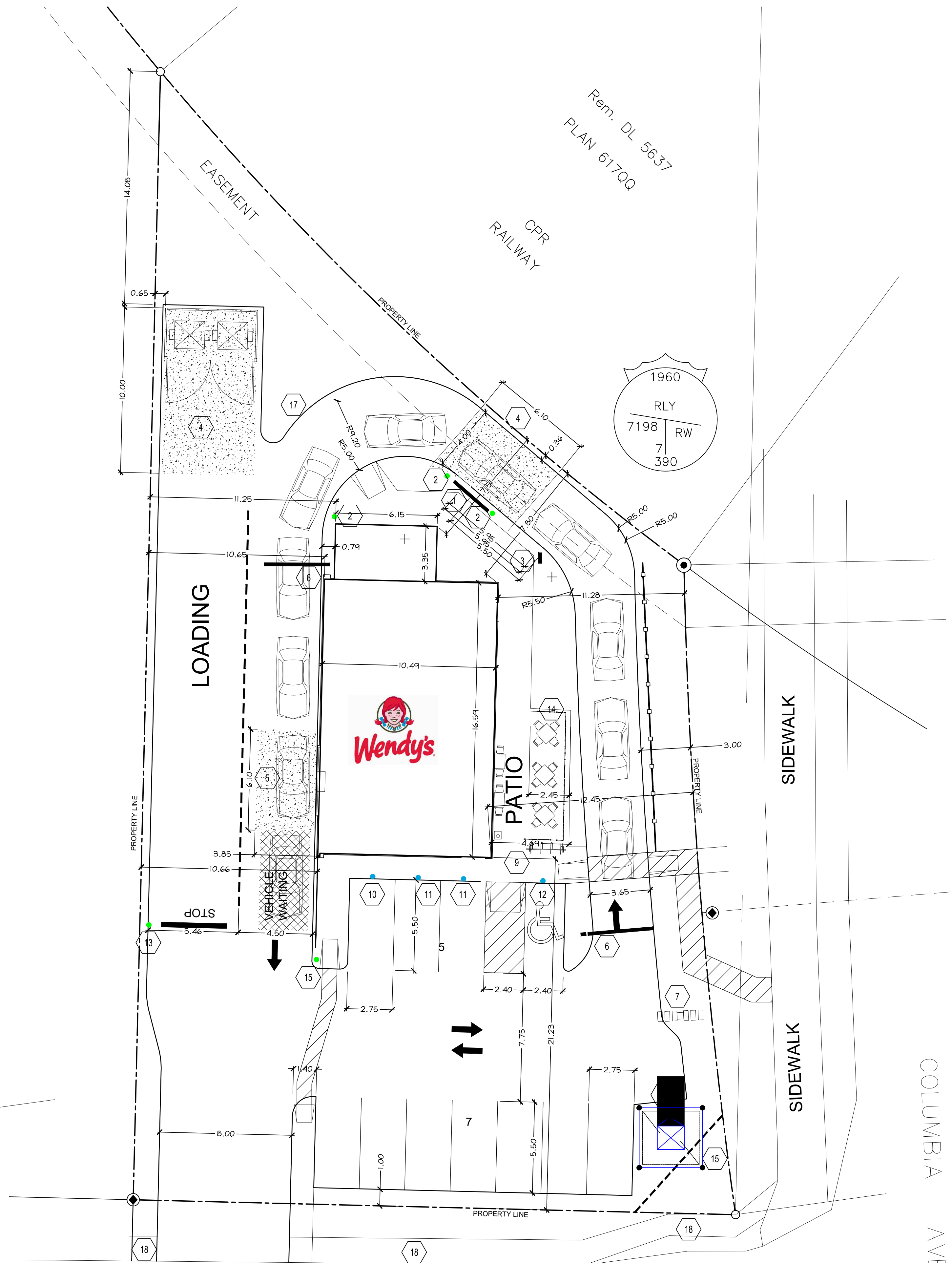
DALON GLENEDEN DEVELOPMENT LTD



David Longpre, President



1 Site Plan Enlargement
SCALE: 1:50



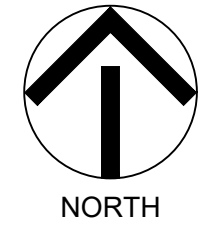
1 Site Plan
SCALE: 1:150

General Notes

- 1 CIVIL/ELECTRICAL TO PROVIDE SUFFICIENT SITE LIGHTING TO MEET WENDY'S REQUIREMENTS

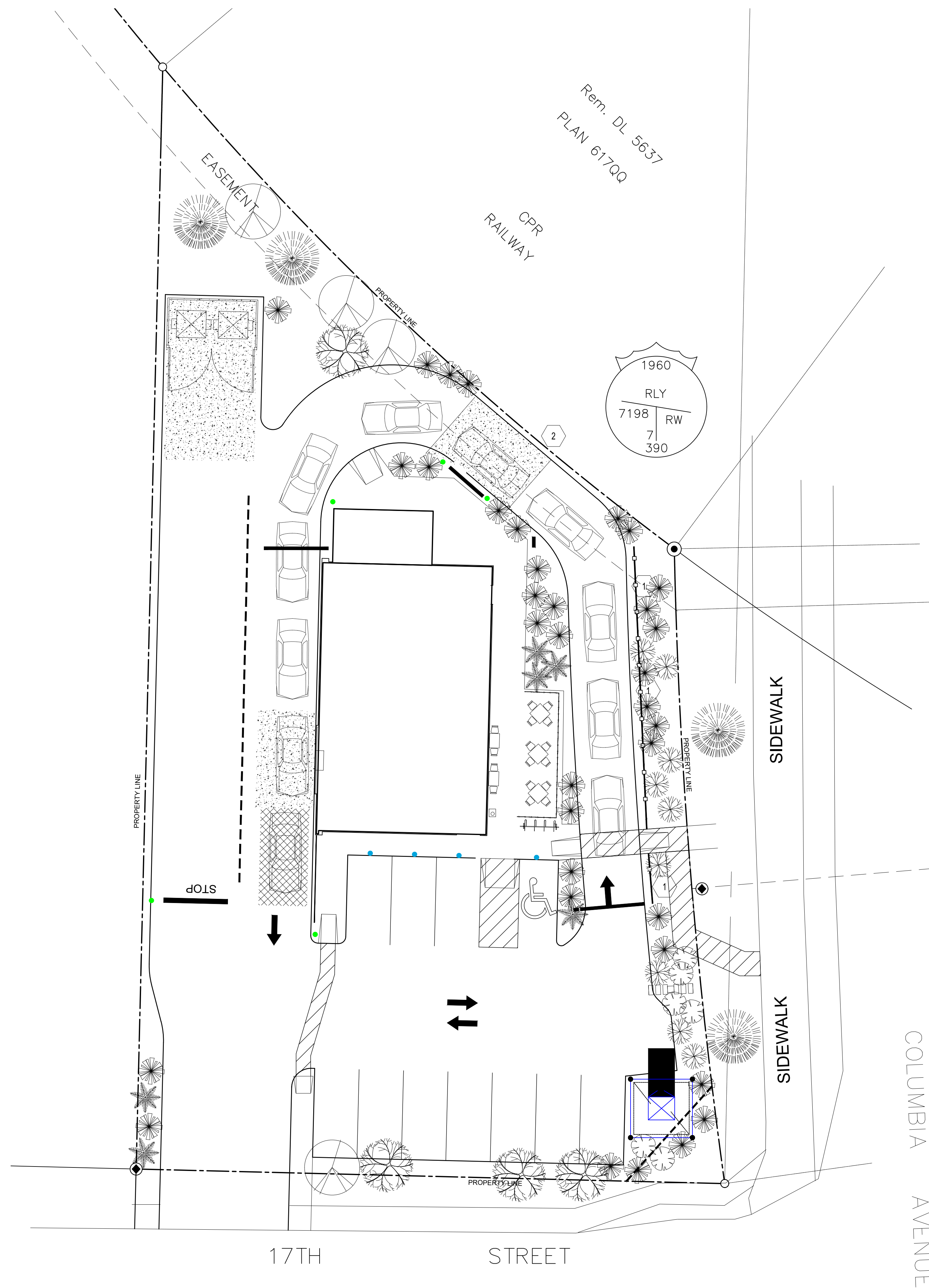
Keynotes

- 1 PARALLEL ORIENTATION DIGITAL MENU BOARD WITH CANOPY, CONCRETE PAD WITH IN-PAVEMENT MAGNETIC LOOP FOR TIMER SYSTEM
- 2 BOLLARD
- 3 PRE-SELL MERCHANDISING SCREEN
- 4 CONCRETE PAD CONCRETE PAD AT PICKUP POINT WITH IN-PAVEMENT MAGNETIC LOOP FOR TIMER SYSTEM - LEVEL TO BE 50MM BELOW INTERIOR FINISH FLOOR - CHAMFER OUTSIDE CORNERS TO MITIGATE BREAKAGE
- 5 HEIGHT RESTRICTION BAR
- 6 PYLON SIGN: REFER TO PLAN DETAIL THIS SHEET. BOTTOM OF MAIN SIGN TO BE RAISED TO 10'-0"
- 7 UNCOVERED PATIO PER WENDY'S STANDARD DESIGN - BLACK RAILING SURROUND
- 8 BIKE RACK
- 9 BOLLARD-MOUNTED SIGN AT HEAD OF DELIVERY SERVICE PROVIDER PARKING SPACE
- 10 BOLLARDS AT HEAD OF PARKING SPACES THAT FACE BUILDING
- 11 BOLLARD-MOUNTED SIGN AT HEAD OF ACCESSIBLE PARKING SPACE
- 12 "ONE-WAY DO NOT ENTER" BOLLARD-MOUNTED SIGN
- 13 UNCOVERED PATIO PER WENDY'S STANDARD DESIGN BLACK RAILING SURROUND
- 14 POST-MOUNTED "PULL-FORWARD WAITING" ON ONE SIDE AND "ONE WAY, DO NOT ENTER" ON THE OTHER POST-MOUNTED "PULL-FORWARD WAITING" ON ONE SIDE AND "ONE WAY, DO NOT ENTER" ON THE OTHER
- 15 SIGHT LINE TRIANGLE
- 16 DROP CURB FOR ENTRY TO TRANSFORMER
- 17 PROPOSED FUTURE SIDEWALK



CASTLEGAR
COLUMBIA AVENUE
LANDSCAPE PLAN
SD10.1

DALON DEVELOPMENT
CORP.



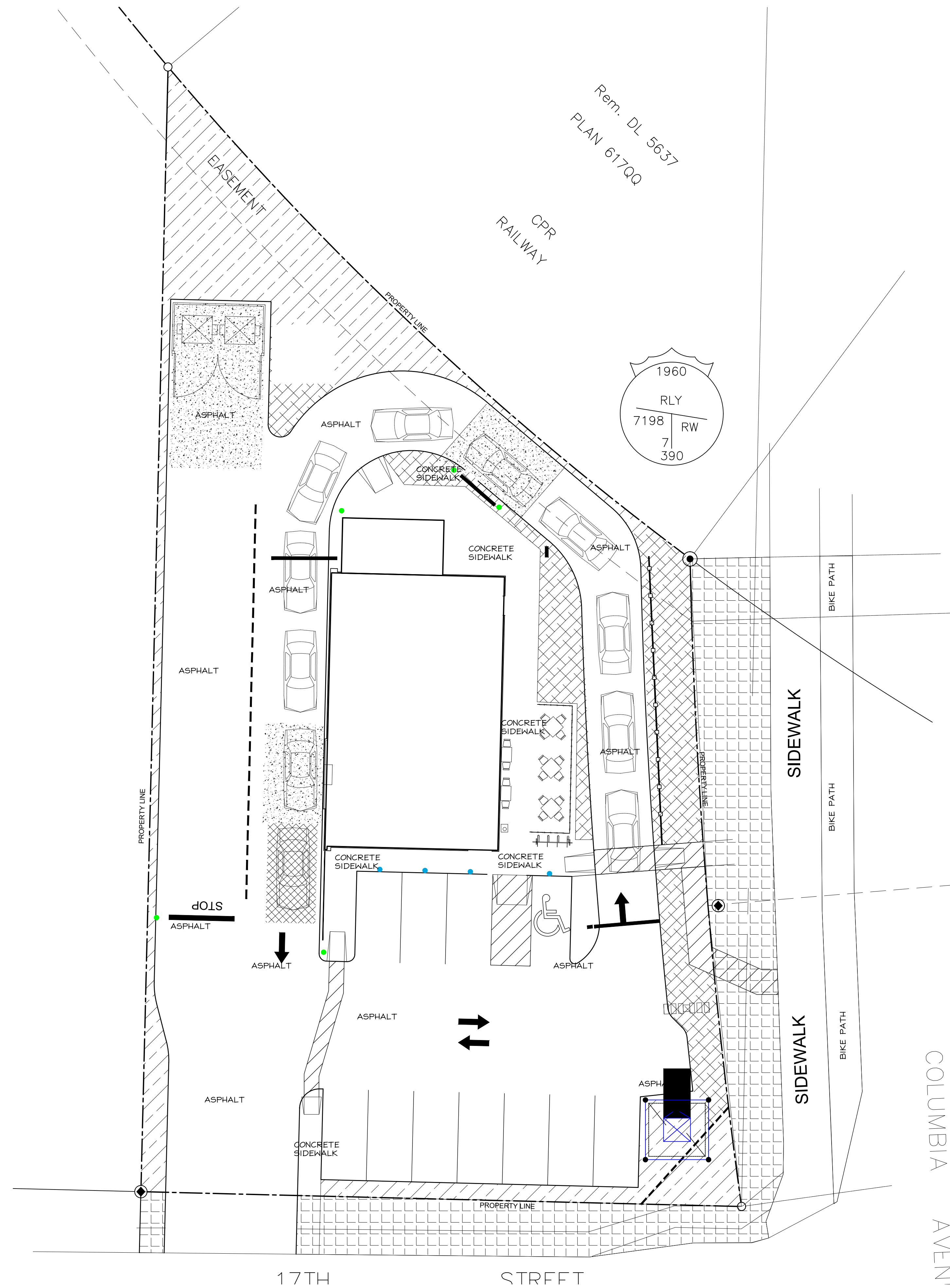
Keynotes

1 2'-6" HIGH CEDAR FENCE; DETAILS L10.3; .5M FROM CURB

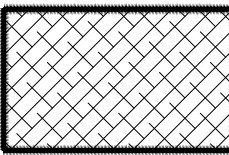
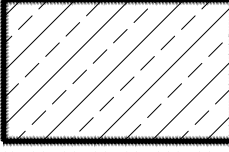
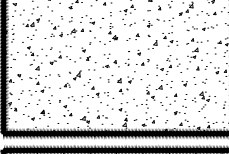
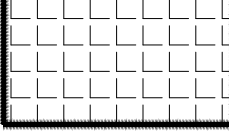
LANDSCAPE LEGEND

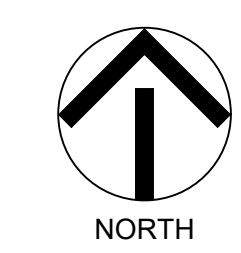
-  A DISCOVERY JAPANESE ELM - ULMUS DAVIDIANA JAPONICA 'DISCOVERY' 2" [50mm] CALIPER MINIMUM
 -  B MANCANA MANCHURIAN ASH - FRAXINUS MANDSCHURICA 'MANCANA' 2" [50mm] CALIPER MINIMUM
 -  C ASKOLA SEA BUCKTHORN - HIPPOPHAE RHAMNOIDES 'ASKOLA'; 3" CALIPER [75mm] MINIMUM
 -  D AUTUMN MAGIC BLACK CHOKECHERRY - ARONIA MELANOCARPA 'AUTUMN MAGIC' ?7 18" HEIGHT MINIMUM
 -  E GOLD STAR POTENTILLA - POTENTILLA FRUTICOSA 'GOLD STAR' 18" HEIGHT MINIMUM
 -  F DWARF ARCTIC WILLOW - SALIX PURPUREA 'NANA'; 18" HEIGHT MINIMUM
 -  G GALAHAD MOCKORANGE - SALIX PURPUREA 'NANA'; 18" HEIGHT MINIMUM
- MULCH AREAS - PVC EDGER C/W 100mm REDWOOD BARK MULCH. SEE DETAILS.
- SOD ON 6" TOPSOIL

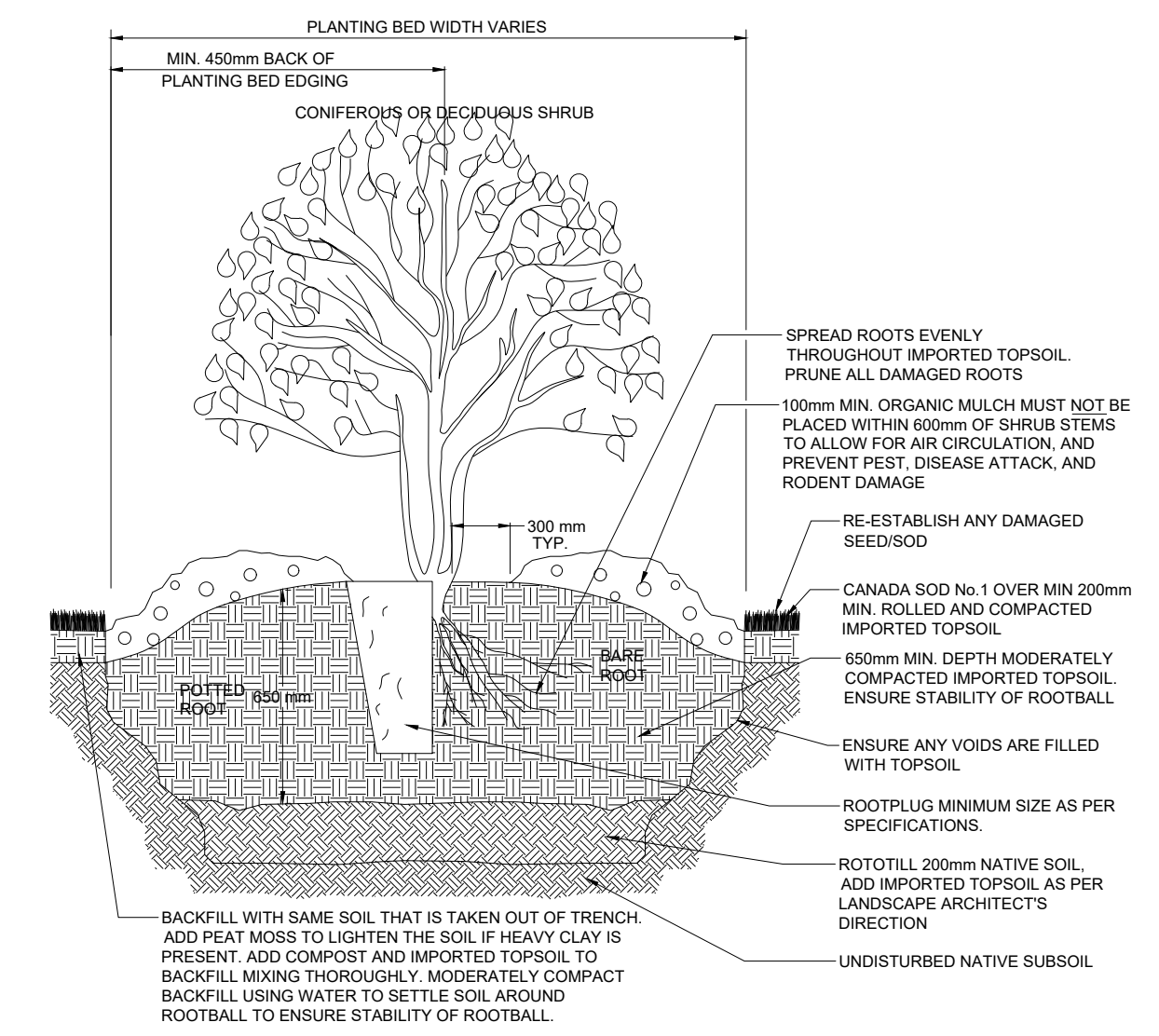
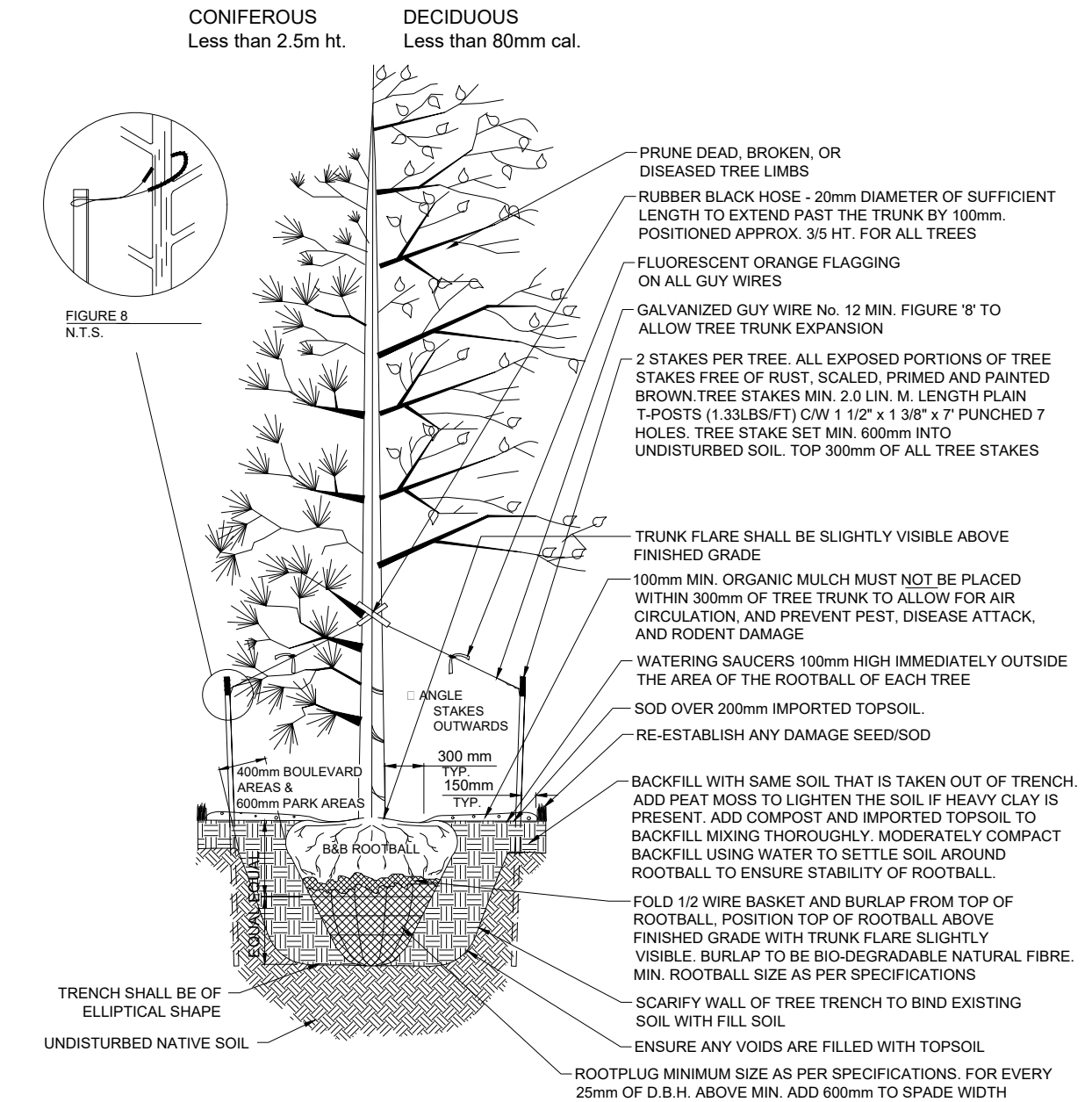
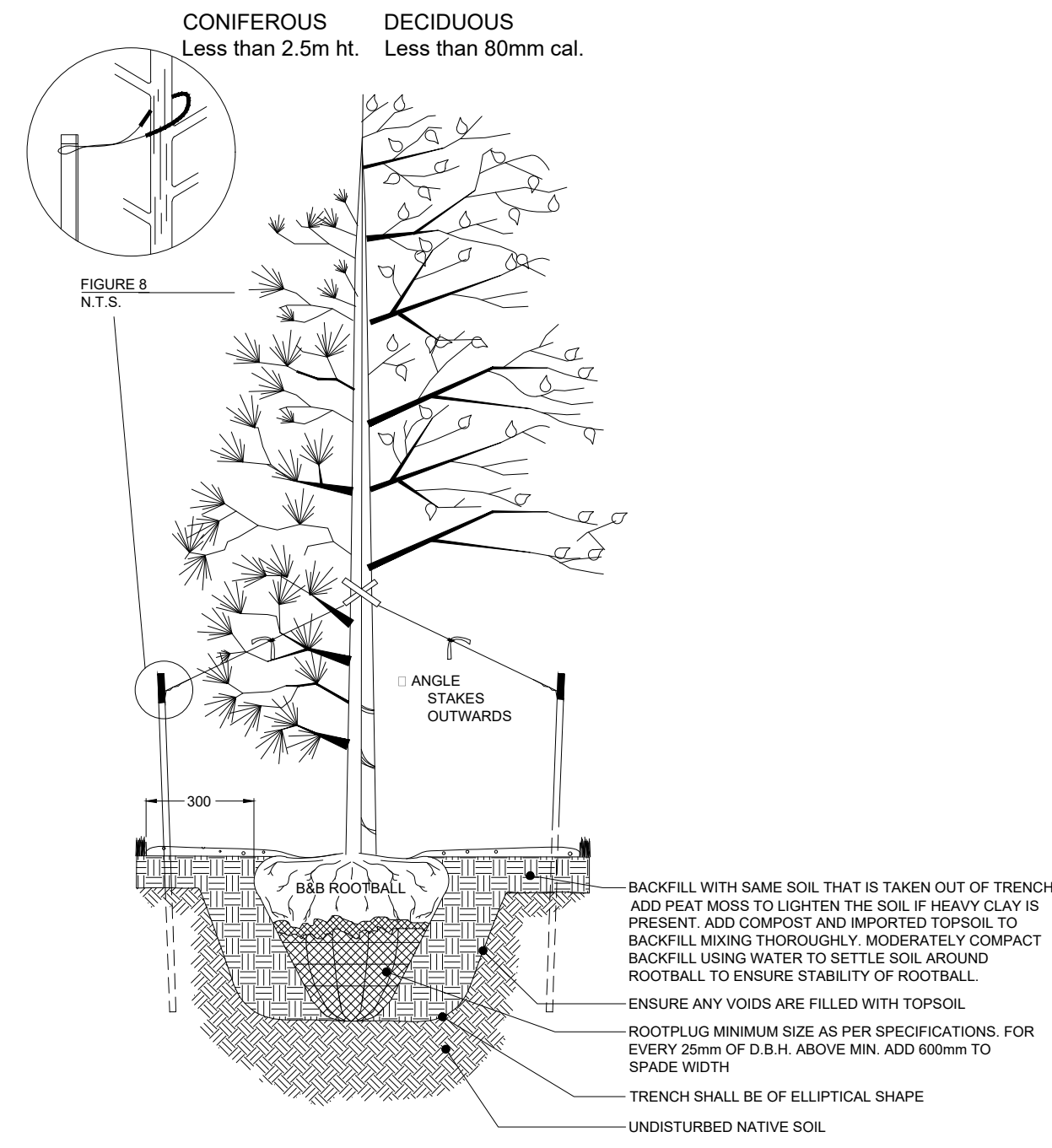




LANDSCAPE SURFACE LEGEND

-  MULCH AREAS - PVC EDGER C/W 100mm RED SHALE/LAVA MULCH. SEE DETAILS.
-  SOD ON 6" TOPSOIL
-  CONCRETE SURFACE PER NOTES SD10.1
-  HYDROSEED

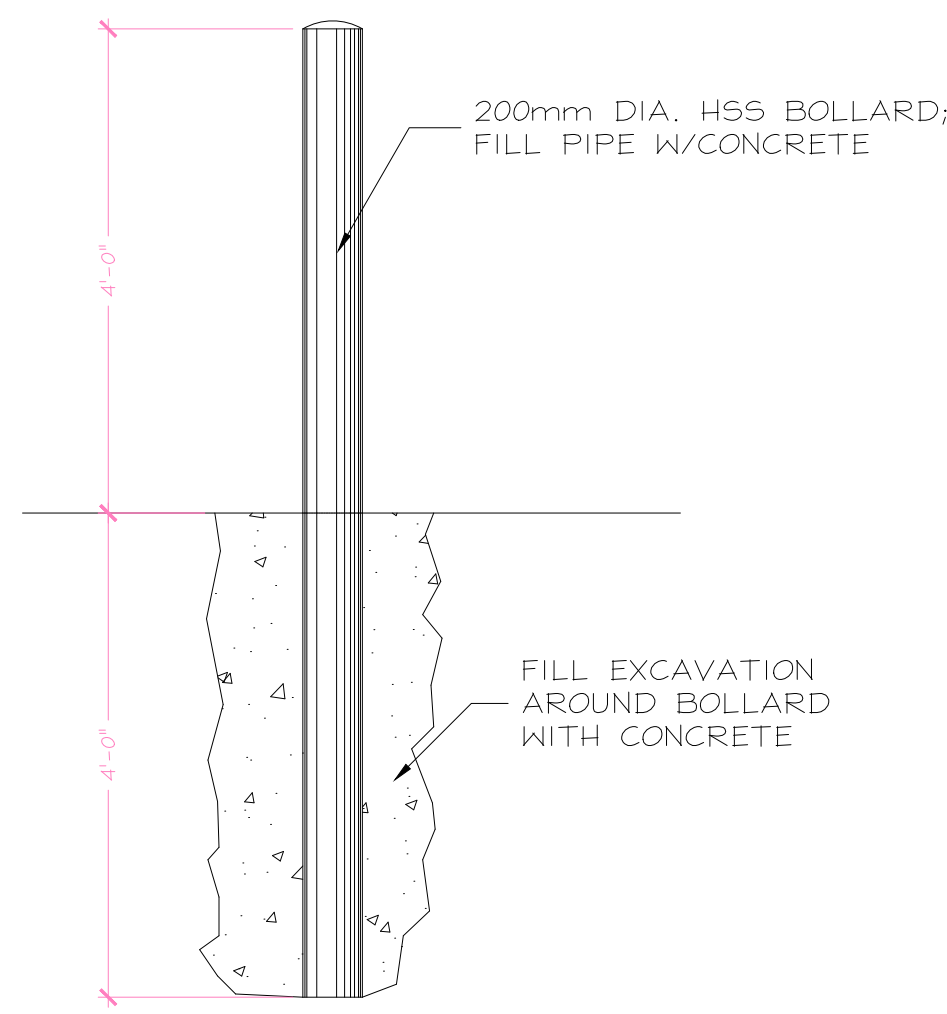




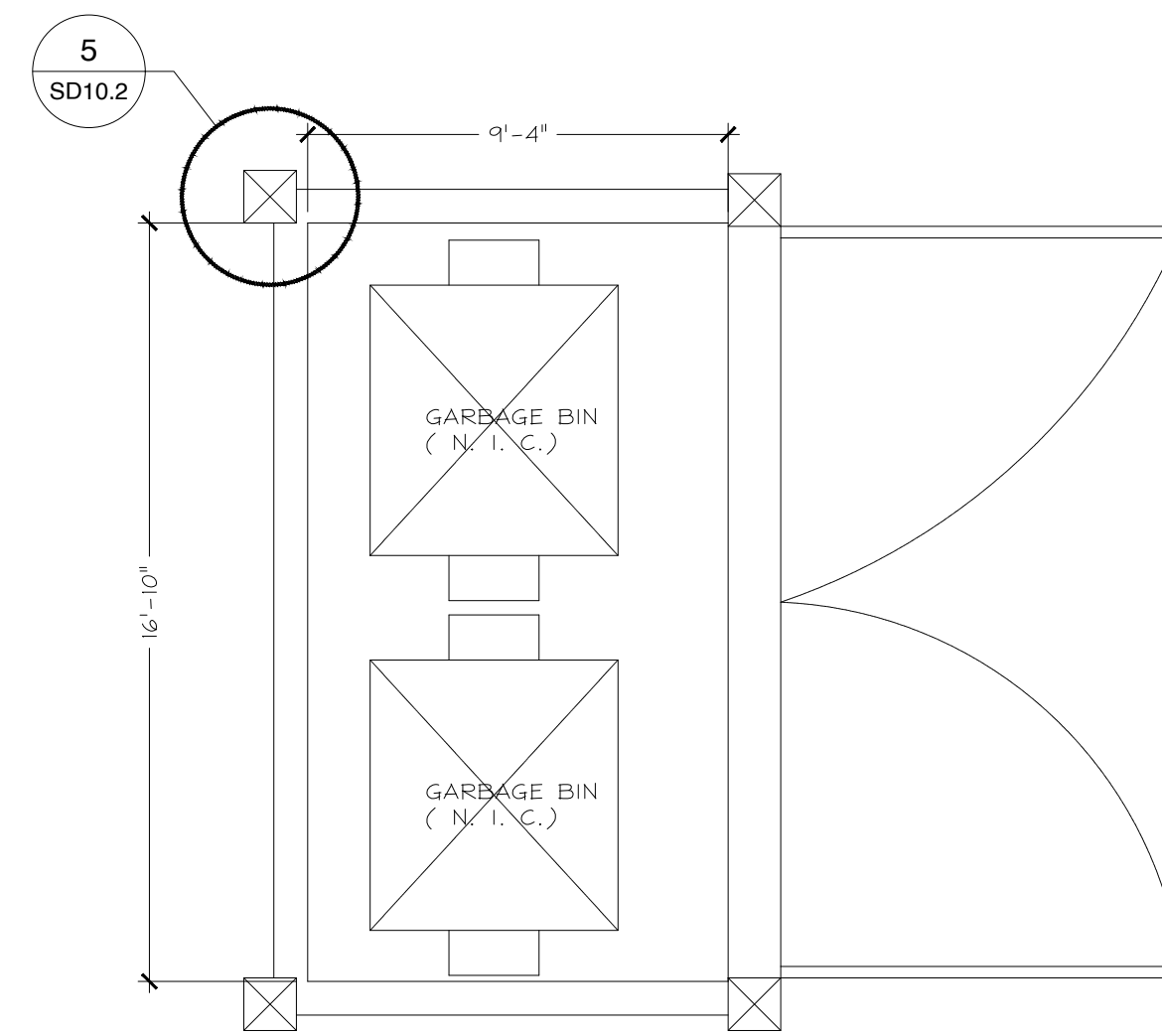
TREE STAKING DETAIL
SCALE : N.T.S.

TREE PLANTING DETAIL
SCALE : N.T.S.

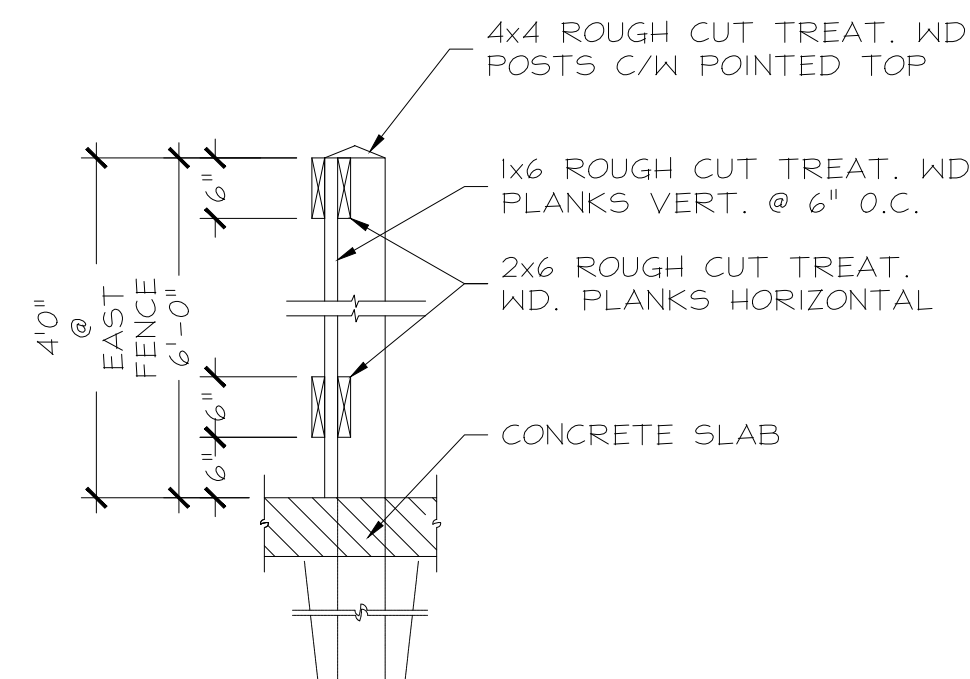
SHRUB PLANTING DETAIL
SCALE : N.T.S.



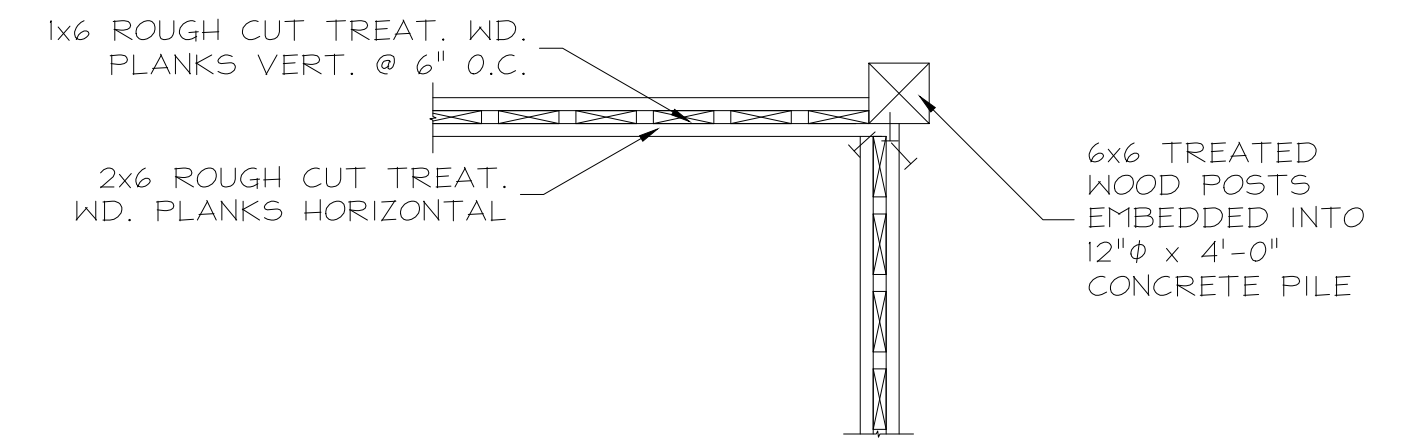
6 Bollard Detail
SCALE : N.T.S.



1 Garbage Enclosure Plan
SCALE : N.T.S.

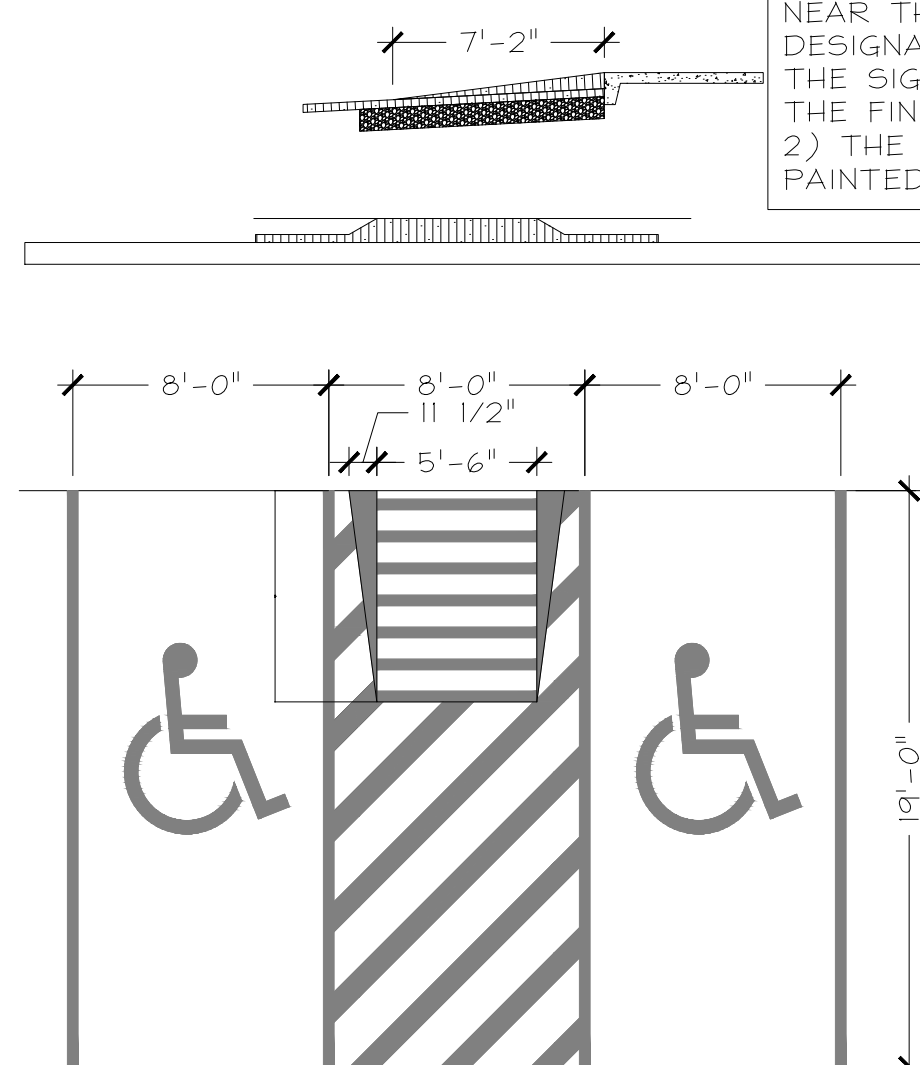


1 Garbage Enclosure Detail
SCALE : N.T.S.

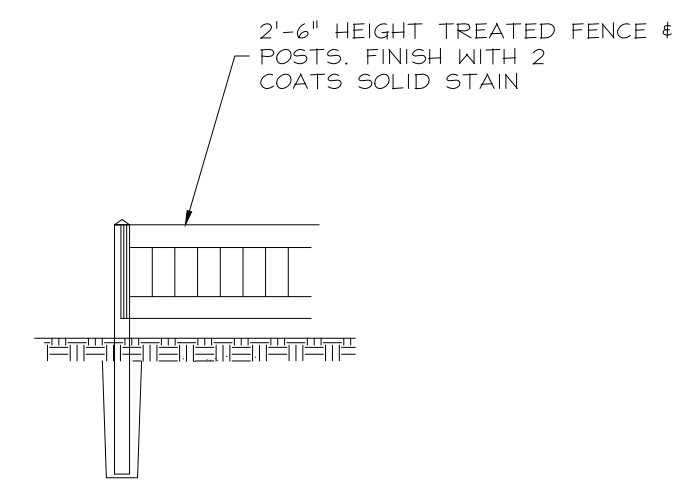


2 Garbage Enclosure Detail
SCALE : N.T.S.

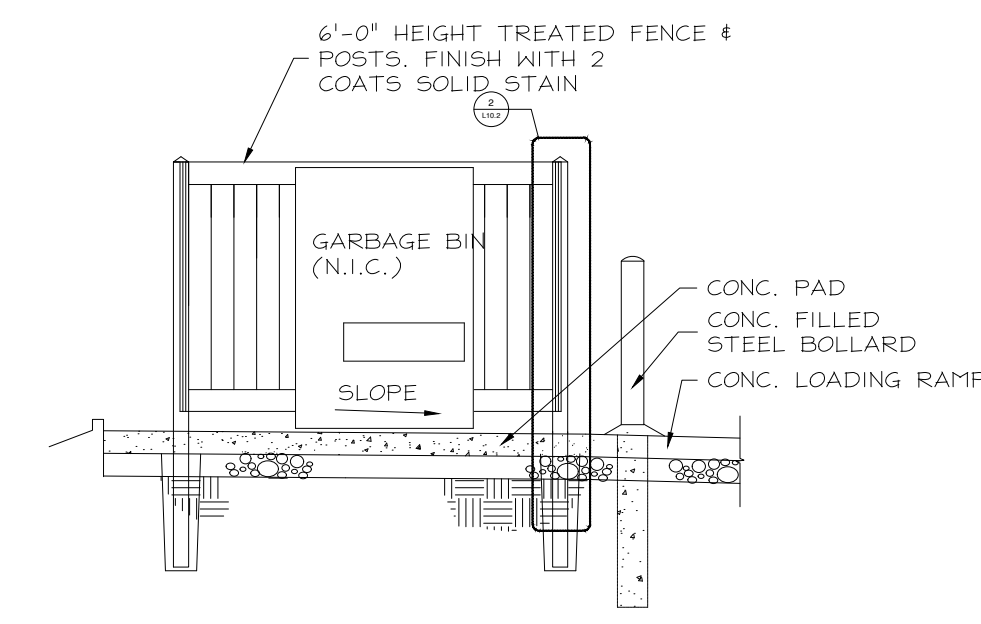
BARRIER-FREE STALL DESIGN BE CLEARLY MARKED AND IDENTIFIED BY 1) A VERTICALLY MOUNTED SIGN, LOCATED NEAR THE CENTRE LINE OF EACH DESIGNATED STALL, WITH THE CENTRE OF THE SIGN BETWEEN 1600 TO 2500 MM FROM THE FINISHED SURFACE, AND 2) THE INTERNATIONAL SYMBOL OF ACCESS PAINTED ON THE PAVEMENT.



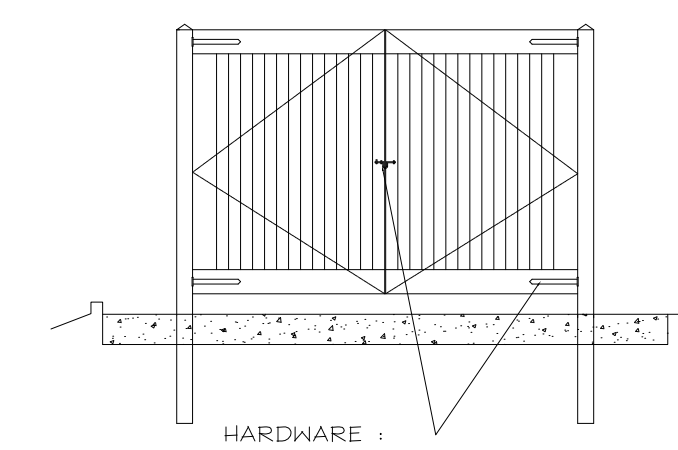
5 Barrier-Free Detail
SCALE : N.T.S.



7 Fence Detail
SCALE : N.T.S.



3 Garbage Enclosure Detail
SCALE : N.T.S.



4 Garbage Enclosure Detail
SCALE : N.T.S.

7.10 C2: Regional Mixed-Use

7.10.1. Purpose

To allow for a mix of commercial, Mixed-Use, and higher-density Residential Uses in Uptown (near the interchanges for Highways 3, and 22). This Zone is intended to allow for Mixed-Use intensification in the area.

7.10.2. Permitted Uses

- | | |
|--|---|
| a) <u>Accessory Dwelling Unit</u> | o) <u>Institutional Uses</u> |
| b) <u>Animal Services – Boarding Daytime</u> | p) <u>Microbrewery & Craft Distillery</u> |
| c) <u>Animal Services Veterinary Clinic</u> | q) <u>Office</u> |
| d) <u>Building Supplies – Retail</u> | r) <u>Outdoor Market</u> |
| e) <u>Building Supplies – Storage & Wholesale</u> | s) <u>Overnight Accommodation</u> |
| f) <u>Campground</u> | t) <u>Personal Service</u> |
| g) <u>Childcare Centre</u> | u) <u>Public Transit Facility</u> |
| h) <u>Convention Centre</u> | v) <u>Recreation & Entertainment – Indoor</u> |
| i) <u>Dwelling Unit – Mixed-Use Building</u> | w) <u>Residential Building</u> |
| j) <u>Financial Institution</u> | x) <u>Retail Store</u> |
| k) <u>Food & Beverage Services</u> | y) <u>Shopping Centre</u> |
| l) <u>Food & Beverage Services – Drive-Through</u> | z) <u>Social Services – Daytime</u> |
| m) <u>Home-Based Business</u> | aa) <u>Special Care Facility</u> |
| n) <u>Hospital & Medical Services</u> | ab) <u>Vehicle Services</u> |

7.10.3. Residential Density

- a) The minimum number of Dwelling Unit(s) per Residential Building is two (2).

7.10.4. Lot Dimensions

- | | |
|-----------------------------|--------------------|
| a) Minimum <u>Lot Width</u> | 18.0 m |
| b) Minimum <u>Lot Area</u> | 540 m ² |
| c) Minimum <u>Lot Depth</u> | 27.0 m |

7.10.5. Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>	c) <u>Storeys 4–6</u>
i) <u>Front Setback to Lot Line</u>	4.5 m	1.5 m back from principal	3.0 m from <u>Front Building Line</u>
ii) <u>Exterior Side Setback to Lot Line</u>	3.0 m	3.0 m	3.0 m from <u>Side Building Line</u>
iii) <u>Interior Side Setback to Lot Line</u>	3.0 m	1.5 m	0.0 m
iv) <u>Rear Setback to Lot Line</u>	4.5 m	1.5 m	3.0 m from <u>Rear Building Line</u>
v) <u>See Section 6.3</u> for additional <u>Setbacks</u> for <u>Vehicle Services</u> .			

7.10.6. Lot Coverage

i) Maximum <u>Lot Coverage</u> of all <u>Structures</u>	80%
ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u>	85%
iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u>	No more than 20% of <u>Principal Dwelling</u>

7.10.7. Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	18.0 m	13.5 m or 0.5m less than the <u>Principal Dwelling</u> , whichever is the lesser.
ii) Maximum <u>First Storey Height</u>	n/a	4.5 m
iii) Minimum <u>Height</u> for all <u>Residential Buildings</u>	2 <u>Storey</u>	n/a