

**City of Kelowna
Regular Council Meeting
AGENDA**



Tuesday, July 28, 2020
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. **Call to Order**
2. **Reaffirmation of Oath of Office**

The Oath of Office will be read by Councillor Given.
3. **Confirmation of Minutes** 1 - 13

Public Hearing - July 14, 2020
Regular Meeting - July 14, 2020
4. **Development Permit and Development Variance Permit Reports**
 - 4.1 **Hwy 97N 2800 - BL11933 (OCP18-0012) - Kelowna Motors Investments Ltd., Inc. No. BC0271671** 14 - 15

To adopt Bylaw No. 11933 in order to change the future land use designation from the REP - Resource Protection Area designation to the SC - Service Commercial designation.
 - 4.2 **Hwy 97N 2800 - BL11934 (Z18-0057) - Kelowna Motors Investments Ltd., Inc. No. BC0271671** 16 - 17

To adopt Bylaw No. 11934 in order to rezone portions of the subject property from the A1 - Agriculture zone and the I2 - General Industrial zone to the C10 - Service Commercial zone.
 - 4.3 **Hwy 97 N 2800 - DP18-0218 DVP18-0219 - Kelowna Motors Investments Ltd., Inc. No. BC0271671** 18 - 49

Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

To consider the form and character of a commercial development for an automotive vehicle sales and service dealership and to consider a variance to the minimum setback of a building or structure from a Provincial Highway.

5. Reminders

6. Termination



City of Kelowna Public Hearing Minutes

Date: Tuesday, July 14, 2020
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Mohini Singh, Brad Sieben, Luke Stack and Loyal Wooldridge

Members Participating Remotely Councillor Charlie Hodge

Staff Present City Manager, Doug Gilchrist*; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Community Planning & Development Manager, Dean Strachan, Planner, Adam Cseke*; Planner Arlene Janousek*; Legislative Coordinator (Confidential), Clint McKenzie

1. Due to COVID-19 a Public Hearing Agenda will also Include Regular Council Meeting Items

2. Call to Order the Public Hearing

Mayor Basran called the public hearing to order at 6:02 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

3. Individual Bylaw Submissions

3.1 START TIME - 6:00 PM - Kyndree Ct, Prince Edward Dr, Clifton Rd N - LUCT19-0027 (12038) - Multiple Owners

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

4. Termination

The public hearing was terminated at 6:06 p.m.

5. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:06 p.m.

- 5.1 START TIME - 6:00 PM - Kyndree Ct, Prince Edward Dr, Clifton Rd N - BL12038 (LUCT19-0027) - Multiple Owners

Moved By Councillor Stack/Seconded By Councillor DeHart

(R0460/20/07/14) THAT Bylaw No. 12038 be read a second and third time and be adopted. Carried

- 5.2 START TIME - 6:00 PM - Kyndree Ct, Prince Edward Dr, Clifton Rd N - BL12039 (Z19-0096) - Multiple Owners

Moved By Councillor Stack/Seconded By Councillor DeHart

(R0461/20/07/14) THAT Bylaw No. 12039 be read a second and third time and be adopted. Carried

6. Termination

The regular meeting was terminated at 6:07 p.m.

7. Call to Order the Public Hearing - 6:00 PM - Hwy 33 E 1799 - LUC20-0002 (BL12058) OCP20-0012 (BL12059) Z20-0043 (BL12060) - 1231306 B.C. Ltd., Inc. No. BC1231306

Mayor Basran called the public hearing to order at 6:07 p.m.

- 7.1 Hwy 33 E 1799 - LUC20-0002 (BL12058) OCP20-0012 (BL12059) Z20-0043 (BL12060) - 1231306 B.C. Ltd., Inc. No. BC1231306

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Birte Decloux, Urban Options, Applicant's agent was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

8. Termination

The public hearing was terminated at 6:11 p.m.

9. Call to Order the Regular Meeting

- 9.1 START TIME - 6:00 PM - Hwy 33 E 1799 - BL12058 (LUC20-0002) - 1231306 B.C. Ltd., Inc. No. BC1231306

Mayor Basran called the meeting to order at 6:11 p.m.

Moved By Councillor DeHart/Seconded By Councillor Stack

(Ro462/20/07/14) THAT Bylaw No. 12058 be read a second and third time.

Carried

9.2 START TIME - 6:00 PM - Hwy 33 E 1799 - BL12059 (OCP20-0012) - 1231306 B.C. Ltd.,
Inc. No. BC1231306

Moved By Councillor Stack/Seconded By Councillor DeHart

(Ro463/20/07/14) THAT Bylaw No. 12059 be read a second and third time.

Carried

9.3 START TIME - 6:00 PM - Hwy 33 E 1799 - BL12060 (Z20-0043) - 1231306 B.C. Ltd.,
Inc. No. BC1231306

Moved By Councillor Stack/Seconded By Councillor DeHart

(Ro464/20/07/14) THAT Bylaw No. 12060 be read a second and third time.

Carried

10. Termination

The regular meeting was terminated at 6:12 p.m.

The meeting was adjourned at 6:12 p.m.

11. Call to Order the Public Hearing - 6:20 PM - Landsdowne PI 1990 - Z19-0116 (BL12052) - Raul Holdings Inc., Inc. No. BC0968428

Mayor Basran called the public hearing to order at 6:20 p.m.

11.1 Landsdowne PI 1990 - Z19-0116 (BL12052) - Raul Holdings Inc., Inc. No. BC0968428

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Debora Williams and Gerald Bugera, Applicants

- Displayed a PowerPoint presentation showing the property and application.

- Spoke to the security plan.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

12. Termination

The public hearing was terminated at 6:30 p.m.

13. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:30 p.m.

- 13.1 START TIME - 6:20 PM - Landsdowne Pl 1990 - BL12052 (Z19-0116) - Raul Holdings Inc., Inc. No. BCog68428**

Moved By Councillor Singh/Seconded By Councillor Wooldridge

(R0465/20/07/14) THAT Bylaw No. 12052 be read a second and third time.

Carried

14. Termination

The regular meeting was terminated at 6:30 p.m.

- 15. Call to Order the Public Hearing - START TIME - 6:20 PM - Old Vernon Rd 175, Rutland Ct 2053, 2065 and 2115 OCP18-0005 (BL12053) Z18-0019 (BL12054) TA18-0011 (BL12055) - Reid's Crossing Development**

Mayor Basran called the public hearing to order at 6:31 p.m.

- 15.1 START TIME - 6:20 PM - Old Vernon Rd 175, Rutland Ct 2053, 2065 and 2115 OCP18-0005 (BL12053) Z18-0019 (BL12054) TA18-0011 (BL12055) - Reid's Crossing Development Inc. Inc. No. BC1165652 and City of Kelowna**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Gary Fawley, Denciti Developments, Applicant

- Displayed a PowerPoint application.
- Spoke to the proposed uses and site development.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

16. Termination

The public hearing was terminated at 6:42 p.m.

17. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:42 p.m.

- 17.1 START TIME - 6:20 PM - Old Vernon Rd 175, Rutland Ct 2053, 2065 and 2115 BL12053 (OCP18-0005) - Reid's Crossing Dev. Inc & City of Kelowna**

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(R0466/20/07/14) THAT Bylaw No. 12053 be read a second and third time.

Carried

- 17.2 START TIME - 6:20 PM - Old Vernon Rd 175, Rutland Ct 2053, 2065 and 2115 - BL12054 (Z18-0019) - Reid's Crossing Dev. Inc & City of Kelowna**

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(R0467/20/07/14) THAT Bylaw No. 12054 be read a second and third time.

Carried

17.3 START TIME - 6:20 PM - Old Vernon Rd 175, Rutland Ct 2053, 2065 and 2115 OCP18-0005 BL12055 (TA18-0011) - Reid's Crossing Dev. Inc & City of Kelowna

Moved By Councillor Singh/Seconded By Councillor Wooldridge

(R0468/20/07/14) THAT Bylaw No. 12055 be read a second and third time.

Carried

18. Termination

The regular meeting was terminated at 6:43 p.m.

The meeting was adjourned at 6:43 p.m.

19. Call to Order the Public Hearing - START TIME 6:50 PM - Fitzpatrick Road 729 - Z20-0016 (BL12050) - Marian Beatrice Gruber

Mayor Basran called the public hearing to order at 6:51 p.m.

19.1 START TIME 6:50 PM - Fitzpatrick Road 729 - Z20-0016 (BL12050) - Marian Beatrice Gruber

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options, Applicant's Agent:

- Displayed a PowerPoint presentation.
- Described the recycling business operations.
- Confirmed that the site will not involve the shredding of tires.
- Responded to questions from Council.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

Staff responded to questions from Council.

20. Termination

The public hearing was terminated at 6:59 p.m.

21. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:59 p.m.

21.1 START TIME 6:50 PM - Fitzpatrick Road 729 - BL12050 (Z20-0016) - Marian Beatrice Gruber

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(R0469/20/07/14) THAT Bylaw No. 12050 be read a second and third time.

Carried**22. Termination**

The regular meeting was terminated at 7:01 p.m.

The meeting was adjourned at 7:01 p.m.

23. Call to Order the Public Hearing - START TIME 7:20 PM - Knowles Rd. 472, Z20-0029 - Amarjit S. Hundal, Jaswinder S. Nahal, Harminder S. Dhillon and Gurdip K. Dhillon

Mayor Basran called the public hearing to order at 7:20 p.m.

23.1 START TIME 7:20 PM - Knowles Rd. 472, Z20-0029 - Amarjit S. Hundal, Jaswinder S. Nahal, Harminder S. Dhillon and Gurdip K. Dhillon

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:

Patrick Jamieson, Knowles Road:

- Opposed to the application based on the OCP.
- List of 18 names in the neighbourhood in official petition opposing the development.
- Does not consider 3 lot subdivision acceptable, understands 2 lot subdivision like others previously done in the area.
- Consider area more rural and beautifully landscaped.
- Spoke to size of lots being smaller than others in the neighbourhood.
- Concerned with driveways taking up width of narrower lots.

Hugh Phillip, Knowles Road:

- Referred to objectives 5.22 and 5.38 of OCP regarding sensitive infill, healthy communities, neighbourhood impact, existing neighbourhood context.
- Semi-rural character with significant greenspace and attractive landscaping.
- Driveways and houses taking up lawns and trees.
- Concerned with potential for reduced property value.
- Proposed subdivision does not follow established lot pattern.
- Only benefits outside developers, not existing neighbourhood residents.
- More traffic on narrow street with no sidewalks.
- Responded to questions from Council.

Roger Hume, Knowles Road:

- Referred to Chapter 14 of OCP regarding infill neighbourhood design guidelines.
- Concerned landscaping will be minimal due to lot size constraints.
- Road is narrow and sloped and has existing drainage issues.
- Community is against a 3 lot subdivision.
- Subdivision is inconsistent with OCP guidelines and would create a precedent.
- Environmental concerns around groundwater absorption and greenhouse gas sequestering.
- Not approached by the developer.

Nathan Waterhouse, Ecora Engineering, Applicant:

- Responded to questions from Council
- Stated the Zoning Bylaw will be followed, specifically regarding site coverage and setbacks.
- Confirmed that development will follow stormwater management plan.

- No renderings for the proposed development.
- Confirmed letters were sent to area residents.

Staff responded to questions from Council.

24. Termination

The public hearing was terminated at 7:58 p.m.

25. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:58 p.m.

25.1 START TIME 7:20 PM - Knowles Rd 472 - BL12043 (Z20-0029) - Amarjit Hundal, Jaswinder Nahal, Harminder and Gurdip Dhillon

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(R0470/20/07/14) THAT Bylaw No. 12043 be read a second and third time.

Councillors DeHart, Hodge, Sieben, Singh, Stack, Wooldridge - **Defeated** - Opposed

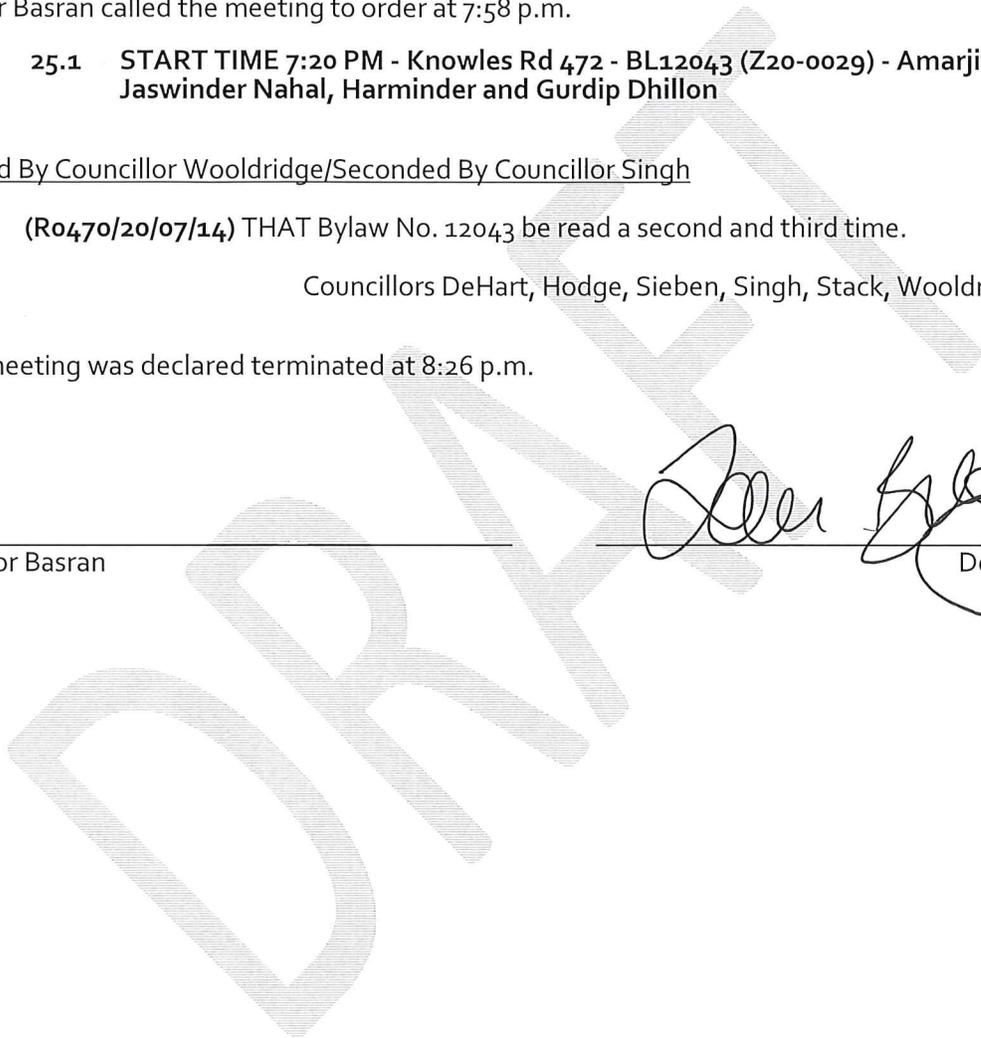
The meeting was declared terminated at 8:26 p.m.

Mayor Basran



Deputy City Clerk

/cm





City of Kelowna Regular Meeting Minutes

- Date: Tuesday, July 14, 2020
Location: Council Chamber
City Hall, 1435 Water Street
- Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Mohini Singh, Brad Sieben, Luke Stack and Loyal Wooldridge
- Members Participating Remotely Councillor Charlie Hodge
- Staff Present City Manager Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Community Planning and Development Manager, Dean Strachan; Legislative Coordinator (Confidential), Clint McKenzie
1. **Call to Order**
Mayor Basran called the meeting to order at 8:34 p.m.
 2. **Reaffirmation of Oath of Office**
The Oath of Office was read by Councillor Donn.
 3. **Confirmation of Minutes**
Moved By Councillor Wooldridge/Seconded By Councillor DeHart
(R0471/20/07/14) THAT the Minutes of the Public Hearing and Regular Meeting of June 23, 2020 be confirmed as circulated.

Carried
 4. **Development Permit and Development Variance Permit Reports**
 - 4.1 **START TIME - 8:00 PM - Edith Gay Rd 440 - BL11496 (Z17-0030) - Jaspal K. Dhaliwal, Avneet K. Dhaliwal, Gurpal S. Dhaliwal and Gagandip K. Dhaliwal**
Moved By Councillor Given/Seconded By Councillor Singh
(R0472/20/07/14) THAT Bylaw No. 11496 be adopted.

Carried

4.2 START TIME - 8:00 PM - Edith Gay Rd 440 - DVP17-0072 - Jaspal S. Dhaliwal, Avneet K. Dhaliwal, Gurpal S. Dhaliwal and Gagandip K. Dhaliwal

Staff:

- Displayed a PowerPoint Presentation summarizing the application

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:

Jeff Spagnol, Friesen Road

- Concerned with location of the new house and how close it will be to the property line.
- Wanted clarification on type of dwellings proposed for the property, whether single family or duplex.

Jaspal Dhaliwal, Applicant:

- Responded to questions from Council.
- Confirmed setbacks will follow Zoning Bylaw.

Staff responded to questions from Council.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Donn

(R0473/20/07/14) THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0072 for Lot 10 Section 35 Township 26 Osoyoos Division Yale District Plan 18660, located at 440 Edith Gay Road, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted in accordance with Schedule A:

Section 13.6.6(h): RU6 – Two Dwelling Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 2.04 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

4.3 START TIME - 8:00 PM - Abbott St 2700, DVP20-0129 - Tom Mauro and Debra Mauro

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Debra and Tom Mauro, Applicant:

- Spoke to the variance request.
- Described background of designing a new house and options for the variance application.
- Indicated the intent to building single storey house.
- Spoke to meeting and working with adjacent neighbours about the application.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:

De G Zhang, Abbott Street:

- Concerned about variance.

Birte Decloux, Urban Options Planning:

- Speaking on behalf of Mr. Zhang.
- Displayed a PowerPoint presentation with images showing sightline impacts.
- Outlined background of conversations with applicant and different sightline impacts.
- Responded to questions from Council.

Mike Flatters, Abbott Street:

- Structures being pushed toward Abbott Street takes away from landscaping and greenspace along Abbott.

Tom Mauro, Applicant:

- Clarified from corner of house to neighbouring house is 27 degrees.
- Stated some of neighbour's house will be seen if build back to required sightline.
- Responded to questions from Council.

Staff responded to questions from Council.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Stack

(R0474/20/07/14) THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0129 for Lot 4, District Lot 14, Osoyoos Division Yale District, Plan 14499, located at 2700 Abbott Street, Kelowna, BC;

AND THAT variances to the following section of the Zoning Bylaw No. 8000 be granted:

Section 6.11.1: General Development Regulations - Okanagan Lake Sight Lines

To vary the Okanagan Lake Sight Line regulation from 60 degrees permitted to 43.5 degrees proposed along the north side;

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

4.4 START TIME - 8:30 PM - Cawston Ave 660 - BL11982 (OCP20-0002) - 650 Developments Inc., Inc. No. BC1145287

Moved By Councillor Singh/Seconded By Councillor Given

(R0475/20/07/14) THAT Bylaw No. 11982 be amended at third reading by deleting the legal description that read:

- "The East ½ of Lot 19 District Lot 139 ODYD Plan 1037; Lot 18 District lot 139 ODYD Plan 1037; Lot 17 District lot 139 ODYD Plan 1037; Lot A District lot 139 ODYD Plan KAP68057; Lot 16 District lot 139 ODYD Plan 1037; The South ½ of Lot 15 District lot 139 ODYD Plan 1037; and Road Plan 1037 EPP99502"

And replacing it with:

- "Lot 1 District Lot 139 ODYD Plan EPP99969"

And by deleting from the title:

"640, 650 Cawston Avenue & 1284-1292 Richter Street"

And replacing it with:

"660 Cawston Avenue"

(R0476/20/07/14) AND THAT Bylaw No. 11982 as amended be adopted.

Carried
Councillor Hodge - Opposed

4.5 START TIME - 8:30 PM - Cawston Ave 660 - BL11984 (Z19-0126) - 650 Developments Inc., Inc. No. BC1145287

Moved By Councillor Given/Seconded By Councillor Singh

(R0477/20/07/14) THAT Bylaw No. 11984 be amended at third reading by deleting the legal description that read:

- "The East ½ of Lot 19 District Lot 139 ODYD Plan 1037; Lot 18 District lot 139 ODYD Plan 1037; Lot 17 District lot 139 ODYD Plan 1037; Lot A District lot 139 ODYD Plan KAP68057; Lot 16 District lot 139 ODYD Plan 1037; The South ½ of Lot 15 District lot 139 ODYD Plan 1037; and Road Plan 1037 EPP99502"

And replacing it with:

- "Lot 1 District Lot 139 ODYD Plan EPP99969"

And by deleting from the title:

"640, 650 Cawston Avenue & 1284-1292 Richter Street"

And replacing it with:

"660 Cawston Avenue"

(R0478/20/07/14) AND THAT Bylaw No. 11984 as amended be adopted.

Carried
Councillor Hodge - Opposed

4.6 START TIME 8:30 PM - Cawston Ave 660 - DP20-0007, DVP20-0008 - 650 Developments Inc., Inc. No. BC1145287

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Paul Pasutto, Innocept Real Estate Outsourcing Ltd, Applicant:

- Displayed a PowerPoint presentation with a fly through of downtown and the area around the proposed development.
- Reviewed the unit sizes and highlighted the addition of live/work spaces on the first floor.
- Responded to questions from Council.
- Discussed development options that were considered, particularly regarding height.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:

Tess Gauy, Coronation Avenue:

- Opposed to the development variances, particularly to height and parking.
- Referred to other developments in the area and the increasing height.
- Concerned with loss of greenspace in favour of large developments.
- Would like Council to consider existing community in the neighbourhood.

Ryan Hilton, Richter Street:

- Moved downtown for the community and to be in the downtown core.

- Opposed to this application.
- Concerned with height variance and loss of sun impacting property.
- Concerned with privacy and parking issues.
- Asking Council to uphold height and parking regulations.

Carol Secco, Richter Street:

- Opposed to this application.
- Development will take away sunlight from property.
- Concerned with parking and traffic for residents, visitors and commercial uses.
- Noted that garbage trucks cannot get through lane easily currently.

Megan Grey, Coronation Avenue:

- Opposed to this application.
- Concerned with increasing height and changing character of community.
- Feels parking is being taken away from current residents and guests.

Susan Keller, Coronation Avenue:

- Opposed to this application.
- Opposed to height variance because of impact to property and loss of sun.
- Lived in the area for over 35 years
- Concerned about parking space sizes and numbers being reduced.
- Concerned with future development of other properties.

Paul Pasutto, Innocept Real Estate Outsourcing Ltd, Applicant:

- In contact with neighbourhood throughout the development process, had not been contacted by neighbours with specific concerns.
- Referred to and displayed media articles about the application.
- Clarified information in the neighbourhood petition regarding parking and height variances.
- Provided details on the parking to be provided.
- Responded to questions from Council.

Staff:

- Staff responded to questions from Council.
- Displayed the building height map in the C7 zone.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor Donn

(R0478/20/07/14) THAT Council authorizes the issuance of Development Permit No. DP20-0007 and Development Variance Permit No. DVP20-0008 for Lot 1 District Lot 139 ODYD Plan EPP99969 subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. 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;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 14.7.5(h)ii: C7 – Central Business Commercial, Development Regulations

To vary the minimum setback above 16.0m for a property line abutting another property from 4.0m required to 3.8m.

Section 14.7.5(g): C7 – Central Business Commercial, Development Regulations

To vary the requirement for a triangular setback for the first storey at the corner of an intersection from 4.5m required to 3.0m.

Section 14.7.5: C7 Map A – Downtown Building Heights Plan, Development Regulations

To vary the height on the portion of the building between Richter St. and the former laneway to the west of Richter St. (Road Plan 1037 EPP99502) from 15m permitted to 24m and 6 ½ storeys.

Table 8.2.7(b): Parking and Loading, Size and Ratio

To vary the ratio of regular size vehicle parking stalls from 50% required to 29%.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried
Councillor Hodge - Opposed

5. Reminders

Councillor Donn:

- Brought forward motion for tax exemption policy as it relates to non-profits.

Moved By Councillor Donn/Seconded By Councillor Sieben

(R0479/20/07/14) THAT staff bring forward a report explaining the permissive tax exemption policy as it relates to non-profits.

Carried

6. Termination

The meeting was declared terminated at 10:29 pm

Mayor Basran



Deputy City Clerk

/cm

CITY OF KELOWNA

BYLAW NO. 11933

Official Community Plan Amendment No. OCP18-0012 2800 Hwy 97 N

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Future Land Use designation of Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located on Hwy 97 N, Kelowna, BC from the REP – Resource Protection Area designation to the SC – Service Commercial designation, as shown on Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 16th day of September, 2019.

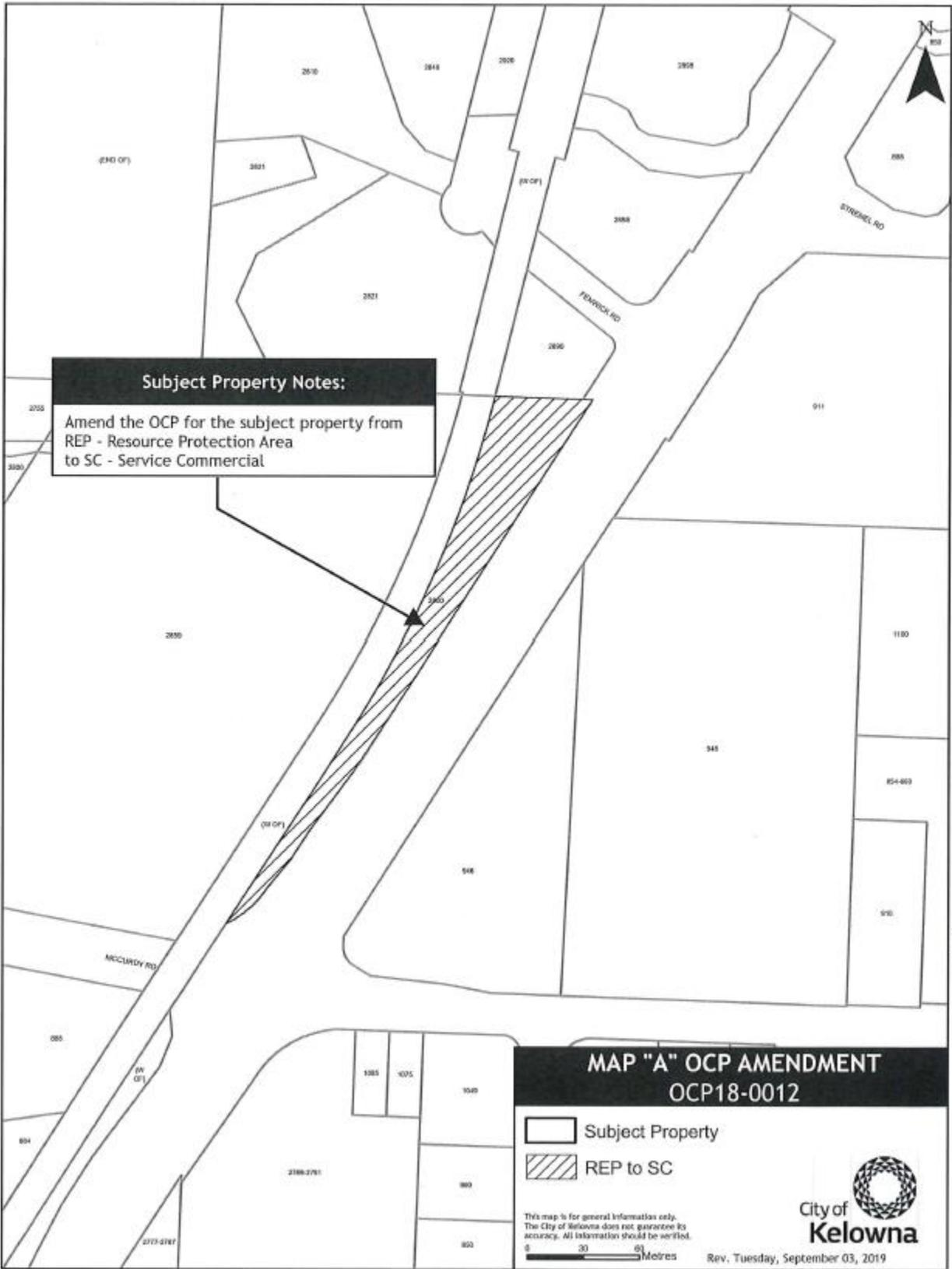
Considered at a Public Hearing on the 8th day of October, 2019.

Read a second and third time by the Municipal Council this 8th day of October, 2019.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11934
Z18-0057 – 2800 Highway 97 N

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located on Hwy 97N, Kelowna, BC from the A1 – Agriculture 1 zone and the I2 – General Industrial zones to the C10 – Service Commercial zone, as per Map "B" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 16th day of September, 2019.

Considered at a Public Hearing on the 8th day of October, 2019.

Read a second and third time by the Municipal Council this 8th day of October, 2019.

Approved under the Transportation Act this 9th day of December, 2019.

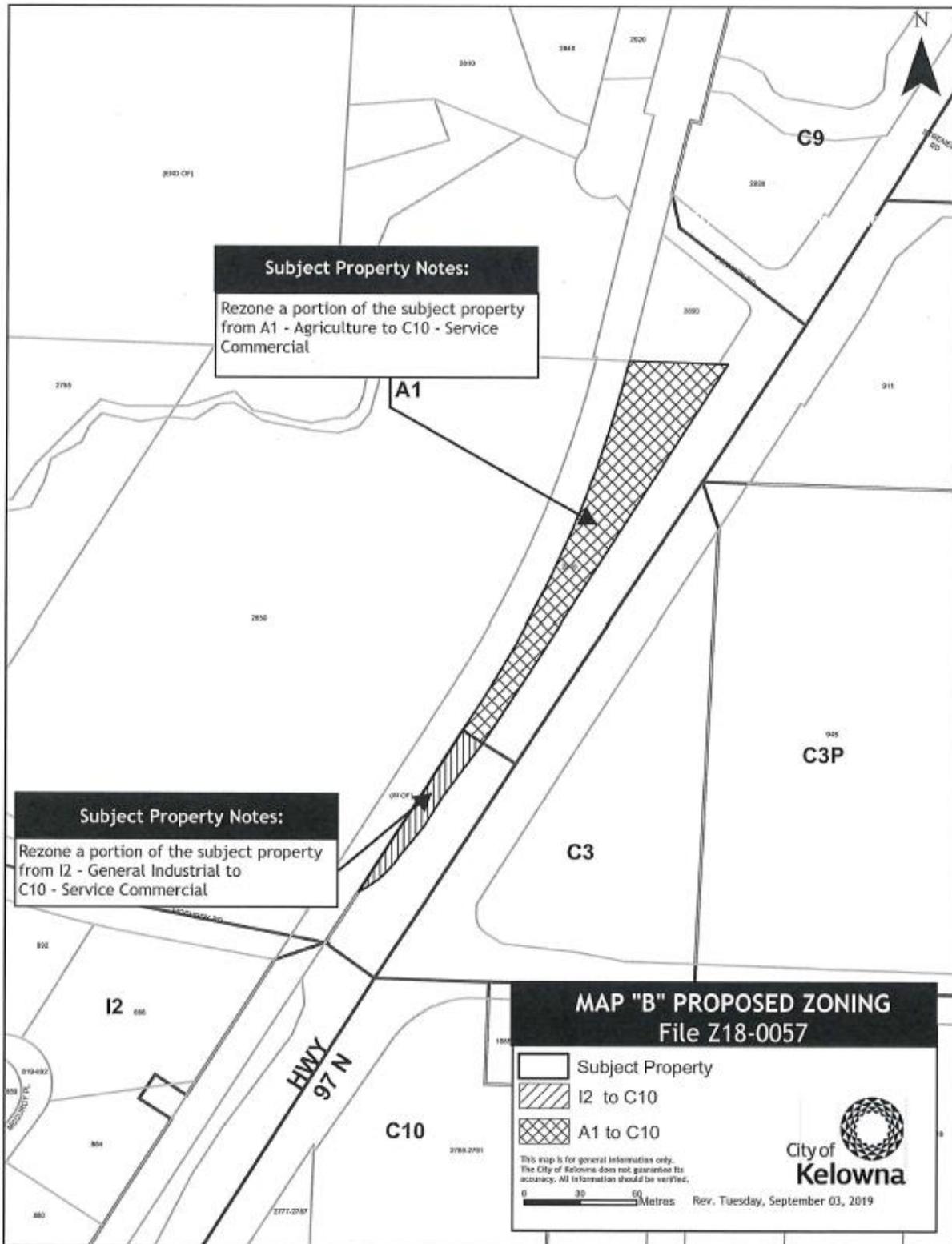
Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



REPORT TO COUNCIL



Date: July 28, 2020

To: Council

From: City Manager

Department: Development Planning

Application: DP18-0218/DVP18-0219

Owner: Kelowna Motors Investments Ltd. ,
Inc.No. BCo271671

Address: 2800 Hwy 97 N

Applicant: Paul Passuto, Innocept
Developments

Subject: Development Permit and Development Variance Permit Application

Existing OCP Designation: REP – Resource Protection Area

Proposed OCP Designation: SC – Service Commercial

Existing Zone: A1 – Agriculture 1 and I2 – General Industrial

Proposed Zone: C10 – Service Commercial

1.0 Recommendation

THAT final adoption of Official Community Plan Bylaw No.11933 and Rezoning Bylaw No.11934 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP18-0218 for Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located at 2800 Hwy 97N, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. 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;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0219 for Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located at 2800 Hwy 97N, Kelowna, BC;

AND THAT variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 6.10.1: Setback from Provincial Highways – General Development Regulations

To vary the minimum setback of all buildings and structures on lots abutting Highway 97 from 4.5 m to 4.0 m.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit are valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of a commercial development for an automotive vehicle sales and service dealership and to consider a variance to the minimum setback of a building or structure from a Provincial Highway.

3.0 Development Planning

Development Planning is recommending support for the proposed commercial automotive sales and service dealership development project. The application meets the Official Community Plan (OCP) Comprehensive Development Permit Area design guidelines and is considered compatible with the existing land uses in the area.

4.0 Proposal

4.1 Background

The subject property is a narrow remnant parcel that is flanked by the Okanagan Rail Trail (ORT) and Highway 97 N. The Future Land Designation for the entire property is REP – Resource Protection Area, and it is not located within the Agricultural Land Reserve. It has a split zone between I2 – General Industrial and A1 – Agriculture 1. It is currently used for outdoor storage with a small construction office located on the portion of the land zoned for industrial use.

4.2 Project Description

The "August Luxury Motorcars" proposal is a commercial development including a 2,670 m² sales/service building, 2 storeys in height, which will be located on the north end of the subject property. An existing smaller building on the south end will be used as a service building and the remaining space will be used for inventory display. Access will be from Hwy 97 N, with the entry way on the north end and the exit on the south. This will be connected by a one-way drive aisle flanked by inventory and on-site parking stalls. Site signage will be in accordance with Sign Bylaw No. 11530 including one 5.0 m pylon sign located at the entryway and a 2.0 m pylon sign on the south end of the property.

The form and character of the sales/service building is a modern form using a variety of materials including matte black metal siding, concrete panels, and large windows with black aluminium trim. The elevations fronting the highway have the most visual impact and consist of mainly large glazed windows trimmed with

concrete panels and black metal siding. The elevation which fronts the ORT is dominated by concrete panels and limited architectural features.

Okanagan Rail Trail and Landscaping

The subject property runs parallel with the Okanagan Rail Trail along the entire west boundary. Given the sites narrow configuration there is limited opportunity to add significant landscaping around the proposed building and within the automotive sales portion of the site. In discussions with staff, the applicants have agreed to compensate for the lack of onsite landscaping by providing a 1.5m wide landscape strip abutting the property boundary. The landscaped area proposed would be dense thorned shrubs and be irrigated and maintained by the property owners in accordance with the City’s Bylaw No. 10425 for maintenance of boulevards. The proposed fence along the property line is pre-cast concrete or metal with no access to the ORT.

Variance – Setback of a Building or Structure from a Provincial Highway

The applicant is requesting a variance to the minimum setback of all buildings and structures on lots abutting Highway 97 from 4.5 m to 4.0 m to accommodate the main sales and service building.

Given the site conditions and the subject properties legal configuration there is limited building envelope to accommodate a building for the intended use. The positioning of the building is using the widest portion of the property at the north end. The building location meets the objectives and guidelines of the OCP’s Comprehensive Development Permit Area and is considered reasonable. Further, the Ministry of Transportation and Infrastructure is in support of the variance. Staff are in support of the variance for the above noted reasons.

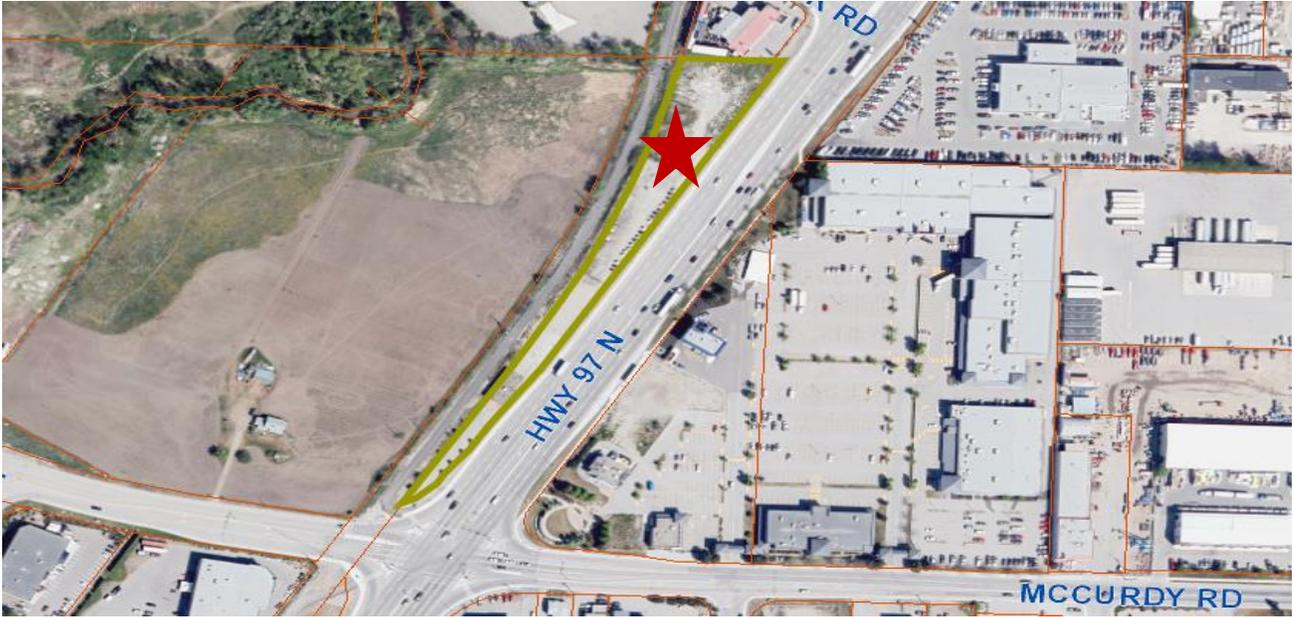
Any further structures within the Highway 97 road corridor must have approval from the Ministry of Transportation and Infrastructure.

4.3 Site Context

The subject property is located in the Highway 97 City Sector, north of McCurdy Road. It is flanked by the Okanagan Rail Trail and Highway 97 N. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	Automotive Centre
East	C3 – Community Commercial	Shopping Centre
South	A1 – Agriculture/ I2 – General Industrial	Vacant/ Automobile Dealership
West	A1 - Agriculture	Rail Trail

Subject Property Map: 2800 Hwy 97 N



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C10 REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.60	0.42
Max. Site Coverage (buildings)	60%	38%
Max. Site Coverage (buildings, parking, driveways)	60%	58%
Max. Height	12 m / 3 storeys	11.68 m / 2 storeys
Min. Front Yard	4.5 m	4.0 m ●
Min. Side Yard (north)	0.0 m	4.5 m
Min. Side Yard (south)	0.0 m	> 50 m
Min. Rear Yard	0.0 m	0.0 m
Other Regulations		
Min. Parking Requirements	2.0 per/ 100 m ² = 49 Total = 49 stalls	Total: 50 stalls
● Indicates a requested variance to Section 6.10.1 Setbacks from a Provincial Highway		

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design Development Permits Areas

Comprehensive Development Permit Area Objectives.

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;

- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character; and
- Promote alternative transportation with enhances streetscapes and multi-modal linkages

6.o Application Chronology

Date of Application Received: May 23, 2018
Date Public Consultation Completed: August 2, 2018
Application Revised: June 25, 2020

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Dean Strachan, Community Planning & Development Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Draft Development and Development Variance Permit DP18-0218/DVP19-0219
Schedule A: Site Plan/Layout
Schedule B: Elevations/Renderings/Section Drawings
Schedule C: Landscape Plan

Development Permit &
Development Variance Permit
DP18-0218/DVP18-0219



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

2800 Highway 97 N

and legally known as

Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498

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

Automotive vehicle sales and service dealership

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

Date of Council Decision

Decision By: COUNCIL

Issued Date:

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by July, 2022.

Existing Zone: C10 – Service Commercial

Future Land Use Designation: SC – Service Commercial

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: o802333 BC Ltd.

Applicant: Innocept Developments Ltd.

Terry Barton
Urban Planning Manager
Community Planning & Strategic Investments

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.

AND THAT variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 6.10.1: Setback from Provincial Highways

To vary the minimum setback of all buildings and structures on lots abutting Highway 97 or Highway 33 from 4.5 m to 4.0 m.

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 in the amount of **\$ 24,322.25**

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.

5. INDEMNIFICATION

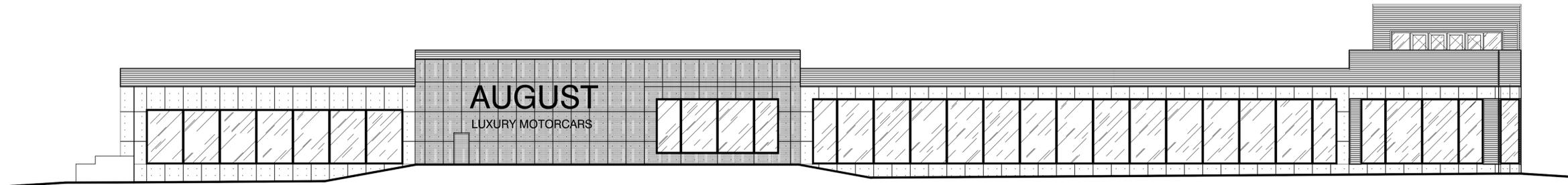
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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



AUGUST LUXURY MOTORCARS

2800 HIGHWAY 97 NORTH, KELOWNA, B.C.

SCHEDULE A

This forms part of application
DP18-0218

Planner Initials **WM**



GENERAL CODE DESCRIPTION:

BRITISH COLUMBIA BUILDING CODE 2018

Building Classification:
(3.2.2.75.) Group F, Division 2, up to 4 Storeys, Increased Area, Sprinklered.

Repair Garage & Sales Rooms - Group F, Division 2.
Maximum Building Area = 4800 sq. m. if 2 Storeys in Building Height.
Permitted to be Combustible & Non-Combustible Construction Used Singly or in Combination.
Floor Assemblies = Fire Separation not less than 45 Min. Fire-Resistance Rating.
Mezzanines = If of Combustible Construction not less than 45 Minute Fire-Resistance Rating.
Loadbearing Walls, Columns & Arches = If of Combustible Construction and Supporting a Assembly Required to have a Fire-Resistance Rating shall have a Fire-Resistance Rating of not less than 45 Minute, OR Be of Non-Combustible Construction , AND
Loadbearing Walls, Columns & Arches Supporting Supporting a Fire Separation shall have a Fire-Resistance Rating Not Less Than That Required for the Fire Separation.

Facing 2 Streets

Total Building Area = 26,307.86 sq. ft. (2444 sq. m.)

SITE DETAILS:	ZONE REQUIREMENT	PROPOSAL
SITE AREA (sq.m.)	1000 sq.m.	6420.41 sq.m.
SITE WIDTH (m)	40m	280.38m
SITE DEPTH (m)	30m	47.20m (irregular)
SITE COVERAGE OF BUILDING(S) (%)	60%	BLDG A = 2274 sq.m. BLDG B = 169.81 sq.m. TOTAL = 2443.81 sq.m. 38%
SITE COVERAGE OF BUILDINGS, DRIVEWAYS, AND PARKING (%)	60%	58%

DEVELOPMENT REGULATIONS:	ZONE REQUIREMENT	PROPOSAL
TOTAL NUMBER & TYPES OF UNITS	0	(OFFICE/ SHOWROOM/ SERVICE)
FLOOR AREA (GROSS/NET)	3852.23 sq.m.	2670.59 sq.m.
FLOOR AREA RATIO (FAR)	.60	.42
BUILDING HEIGHT (STORIES/METERS)	(3 STOREYS/ 12m)	(2 STOREYS/ 11.68m)
BUILDING(S) SETBACKS (m):		
FRONT	2m (MOT 4.5m)	4m (.5m variance req'd)
SIDE (INCLUDE DIRECTION)	0.0m (N)	4.5m (N)
SIDE (INCLUDE DIRECTION)	0.0m (S)	> 0.0m (S)
REAR	0.0m	0.0m
NUMBER OF PARKING STALLS/LOADING SPACES	49	50
SETBACKS TO PARKING (m):		
FRONT	2m	2m
SIDE (INCLUDE DIRECTION)	N/A	N/A
SIDE (INCLUDE DIRECTION)	N/A	N/A
REAR	N/A	N/A
DRIVE AISLE WIDTH (m)	N/A	5.5m
NUMBER OF BICYCLE PARKING SPACES	N/A	5
PRIVATE OPEN SPACE AREA	N/A	N/A



DEVELOPER:
INNOCEPT
DEVELOPMENT & REAL ESTATE OUTSOURCING

NO.	DATE	DESCRIPTION
A	APR 2019	ISSUED FOR D.P. APPLICATION.
B		
C		
D		

CONSTRUCTION NOTES:

- All dimensions are from face of framing unless noted otherwise.
- All dimensions are to be confirmed on site.
- All materials are to be installed per manufacturer's recommended installation instructions.
- All layout dimensions and modifications to be confirmed by project manager.
- Sub-contractors are to visit & familiarize themselves with site conditions & restrictions prior to tendering prices.
- All work is to conform to all applicable building code requirements.
- All materials from construction are to be removed from site.

PROJECT
NEW INDUSTRIAL/RETAIL LUXURY VEHICLE SALES
AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

FOR
AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

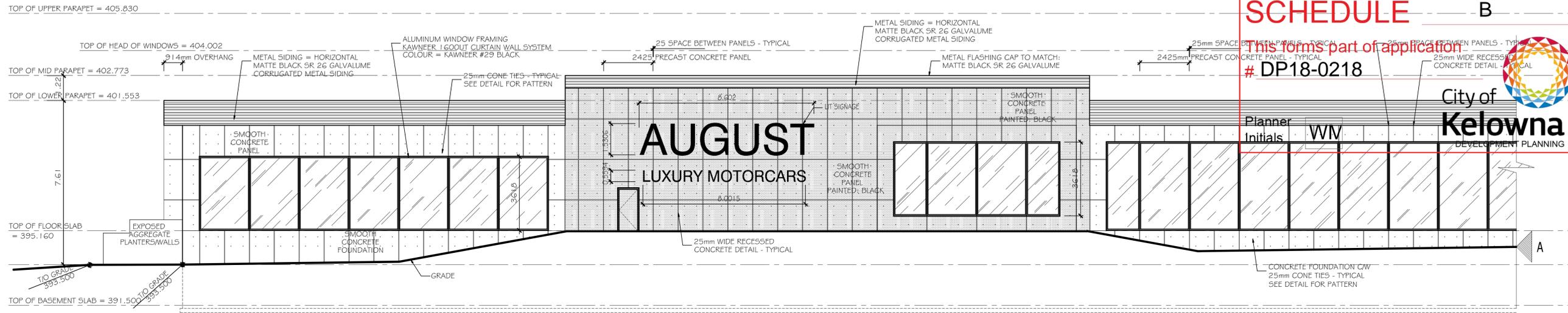
DRAWING TITLE
COVER SHEET
ZONING & CODE INFORMATION

SCALE AS NOTED
DATE APRIL 04/2019
DRAWN CNS/UPS
CHECKED RM/UPS
PROJ. NO 2018-15
FILE NO. 2018-15

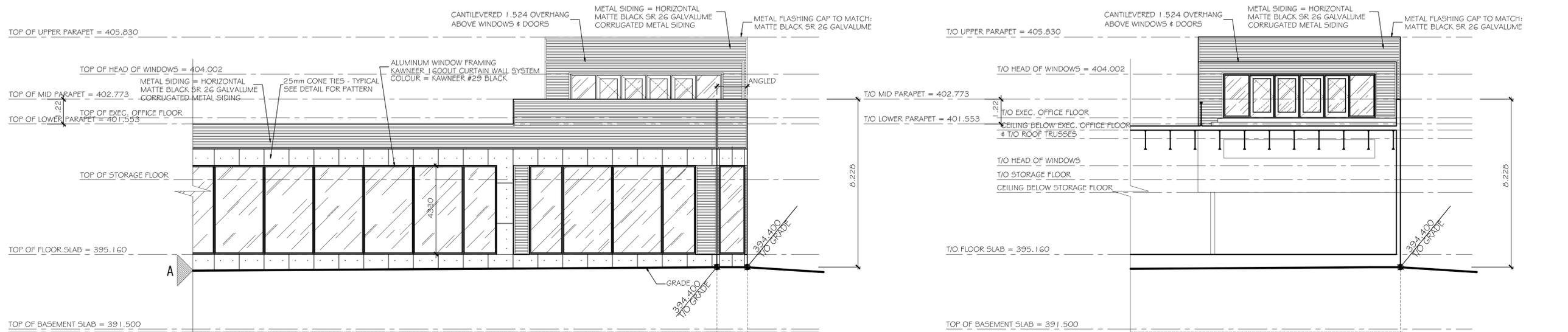
This drawing is an instrument of service is the property of the architect and may not be reproduced without the permission of the architect. All designs and other information shown on this drawing are for use on specified projects only and shall not be used otherwise without written permission of the architect. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing. (This drawing shall be submitted for approval before proceeding with fabrication.)

DRAWING NO.
A0.0 / 6

BOX 61075, KENSINGTON P.O.,
CALGARY, ALBERTA T2N 4S6
(403) 270-0159 - JPSAUTER.COM
EMAIL : jpsauter@shaw.ca

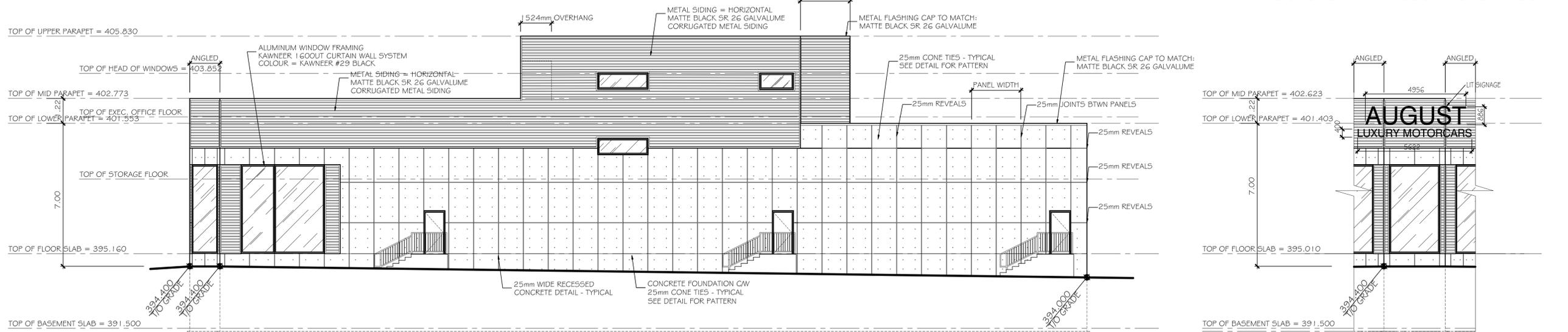


1 PARTIAL EAST ELEVATION HIGHWAY 97
A-4 SCALE: 1:100



2 CONT'D PARTIAL EAST ELEVATION HIGHWAY 97
A-4 SCALE: 1:100

5 EXECUTIVE OFFICE - ROOF - ELEVATION HIGHWAY 97
A-4 SCALE: 1:100 PARTIAL SECTION MAIN FLOOR - SHOW ROOM



3 CORNER & SIDE - NORTH ELEVATION
A-4 SCALE: 1:100

4 PARTIAL CORNER ELEVATION HIGHWAY 97
A-4 SCALE: 1:100

J.P. SAUTER ARCHITECT
 J. PETER SAUTER - PRINCIPAL ARCHITECT
 HOLDER OF CERTIFICATE OF PRACTICE - AAA - ABC - SAA

INNOCEPT
 DEVELOPMENT & REAL ESTATE OUTSOURCING

NO.	DATE	DESCRIPTION
A	APR 2019	ISSUED FOR D.P. APPLICATION.
B		
C		
D		

- CONSTRUCTION NOTES:**
- All dimensions are from face of framing unless noted otherwise.
 - All dimensions are to be confirmed on site.
 - All materials are to be installed per manufacturer's recommended installation instructions.
 - All layout dimensions and modifications to be confirmed by project manager.
 - Sub-contractors are to visit & familiarize themselves with site conditions & restrictions prior to tendering price.
 - All work is to conform to all applicable building code requirements.
 - All materials from construction are to be removed from site.

PROJECT
 NEW INDUSTRIAL/RETAIL LUXURY VEHICLE SALES
 AUGUST LUXURY MOTOR CARS
 2800 HIGHWAY 97 N
 KELOWNA, BC.

FOR
 AUGUST LUXURY MOTOR CARS
 2800 HIGHWAY 97 N
 KELOWNA, BC.

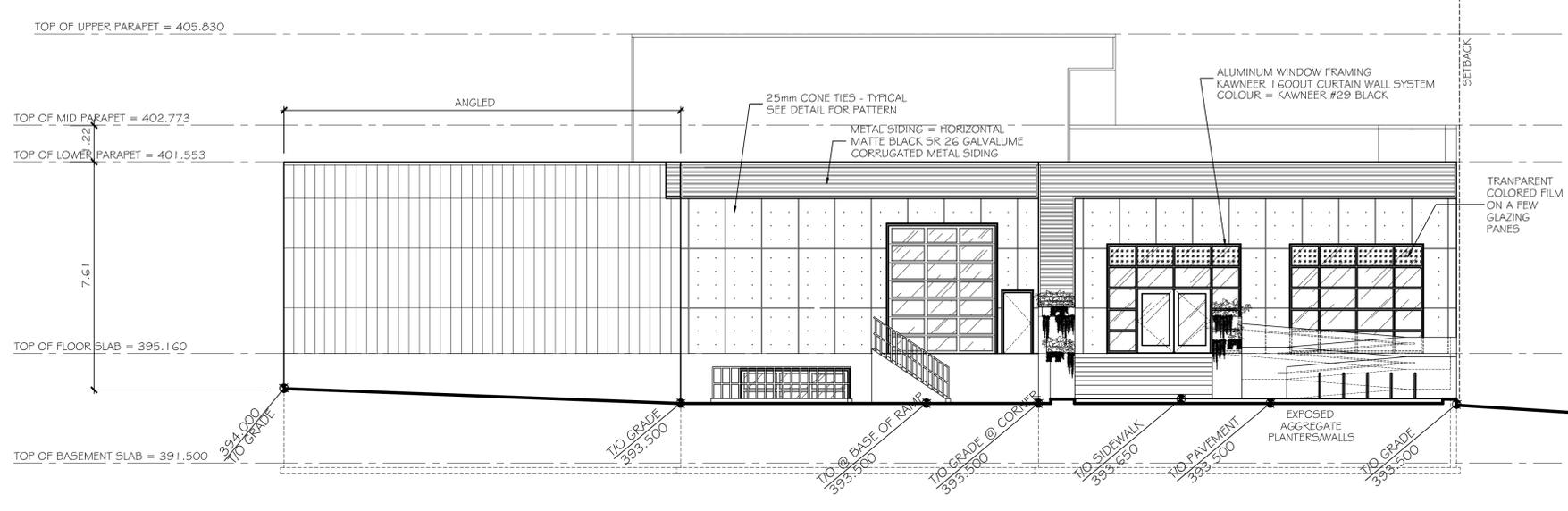
DRAWING TITLE
 ELEVATIONS

SCALE: AS NOTED
 DATE: APRIL 04/2019
 DRAWN: CNS/UPS
 CHECKED: RM/UPS
 PROJ. NO: 2018-15
 FILE NO: 2018-15

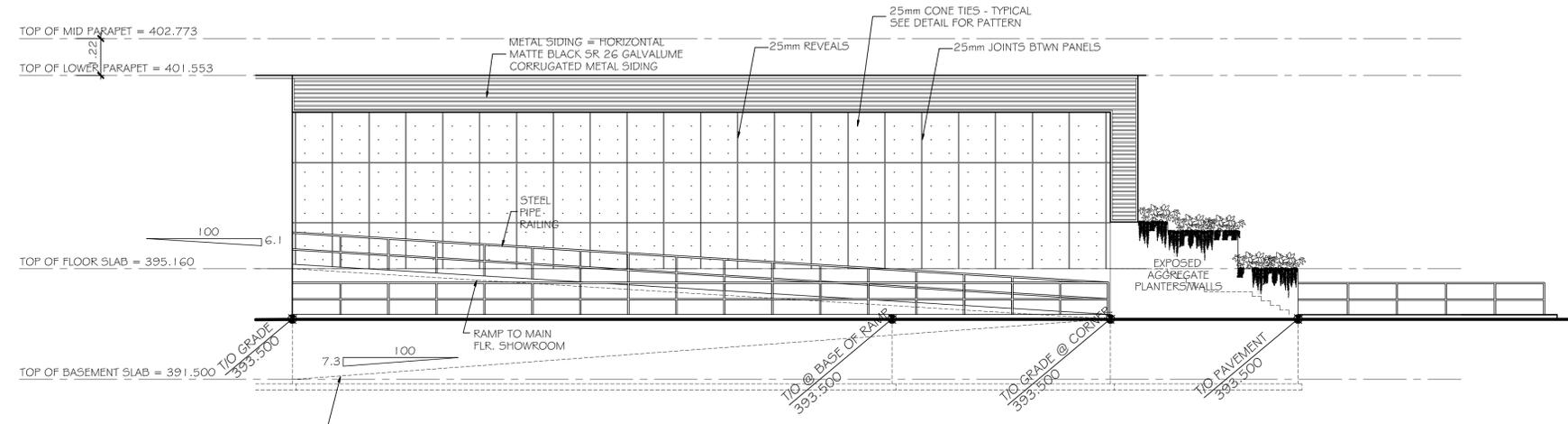
This drawing is an instrument of service is the property of the architect and may not be reproduced without the permission of the architect. All designs and other information shown on this drawing are for use on specified projects only and will not be used otherwise without written permission of the architect. Written dimensions and have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing. This drawing shall be submitted for approval before proceeding with fabrication.

DRAWING NO.
A4.0 / 6

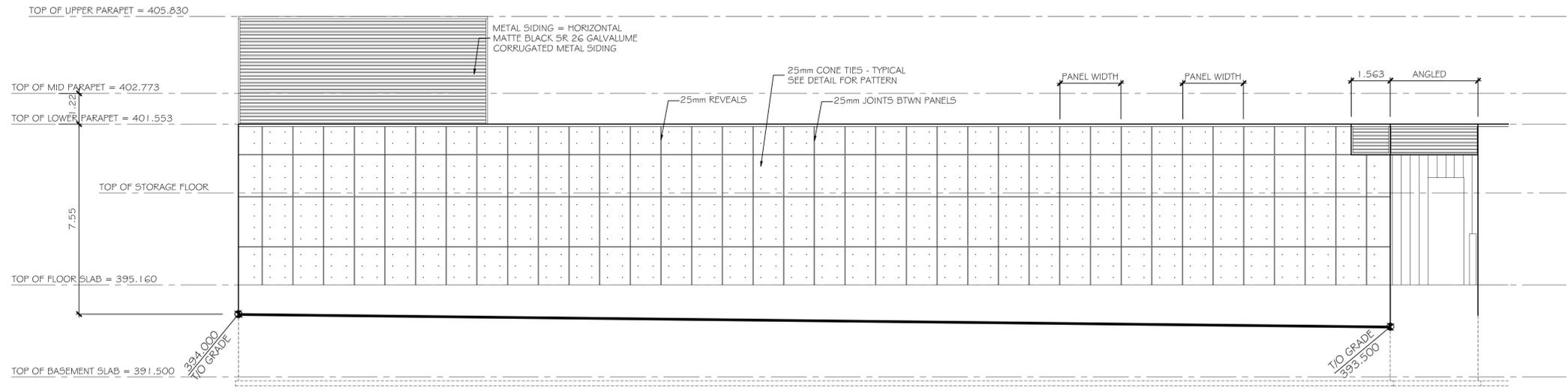
BOX 61075, KENSINGTON P.O.,
 CALGARY, ALBERTA T2N 4S6
 (403) 270-0159 - JPSAUTER.COM
 EMAIL: jpsauter@shaw.ca



3 FRONT ENTRANCE - SOUTH ELEVATION
A-4.1 SCALE: 1:100



2 BACK GARAGE RAMP - WEST ELEVATION
A-4.1 SCALE: 1:100



3 BACK - WEST ELEVATION
A-4.1 SCALE: 1:100

SCHEDULE B

This forms part of application
DP18-0218

Planner Initials **WM**

City of Kelowna
DEVELOPMENT PLANNING

J.P. SAUTER ARCHITECT

J. PETER SAUTER - PRINCIPAL ARCHITECT
HOLDER OF CERTIFICATE OF PRACTICE - AAA - ABC - SAA

DEVELOPER:
INNOCEPT
DEVELOPMENT & REAL ESTATE OUTSOURCING

NO.	DATE	DESCRIPTION
A	APR 2019	ISSUED FOR D.P. APPLICATION.
B		
C		
D		

- CONSTRUCTION NOTES:**
- All dimensions are from face of framing unless noted otherwise.
 - All dimensions are to be confirmed on site.
 - All materials are to be installed per manufacturer's recommended installation instructions.
 - All layout dimensions and modifications to be confirmed by project manager.
 - Sub-contractors are to visit & familiarize themselves with site conditions & restrictions prior to tendering prices.
 - All work is to conform to all applicable building code requirements.
 - All materials from construction are to be removed from site.

PROJECT
NEW INDUSTRIAL/RETAIL LUXURY VEHICLE SALES
AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

FOR
AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

DRAWING TITLE
ELEVATIONS

SCALE AS NOTED SEAL
DATE APRIL 04/2019
DRAWN CNS/UPS
CHECKED RM/UPS
PROJ. NO 2018-15
FILE NO. 2018-15

This drawing is an instrument of service and is the property of the architect and may not be reproduced without the permission of the architect. All designs and other information shown on this drawing are for use on the project only and shall not be used elsewhere without the permission of the architect. Where dimensions and have precedence over scale-dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing. Shop drawings shall be submitted for approval before proceeding with fabrication.

DRAWING NO.
A4.1 / 6

BOX 61075, KENSINGTON P.O.,
CALGARY, ALBERTA T2N 4S6
(403) 270-0159 - JPSAUTER.COM
EMAIL: jpsauter@shaw.ca

SCHEDULE

B

This forms part of application
DP18-0218



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

WM



AUGUST
MOTOR CARS

SCHEDULE **B**

This forms part of application
DP18-0218



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **WM**



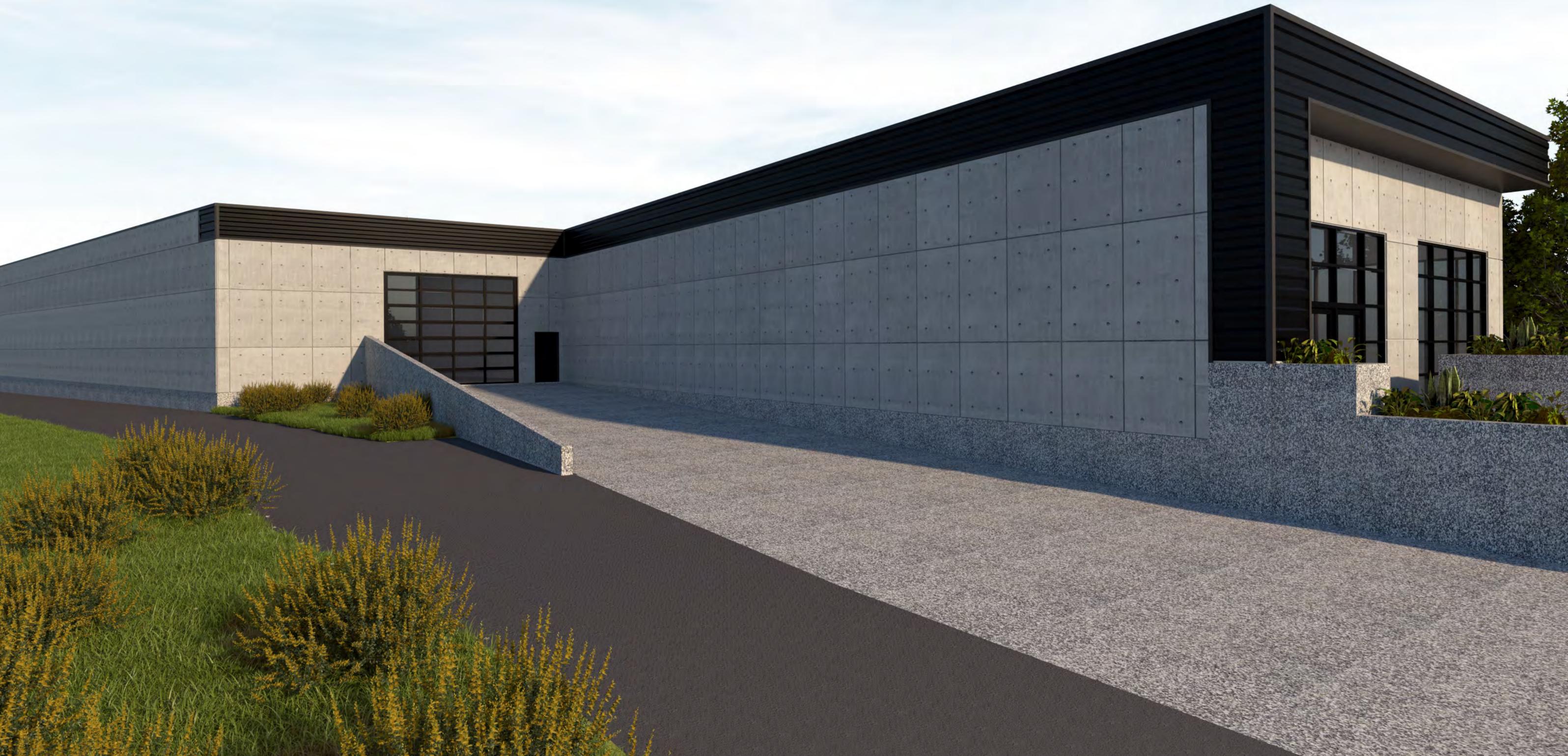
SCHEDULE B

This forms part of application
DP18-0218



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **WM**



0 5 10 15 20 25M



SOLID FENCE - PRE-CAST - METAL OPTIONS



NOTES

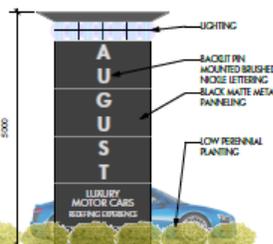
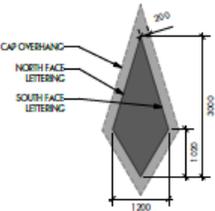
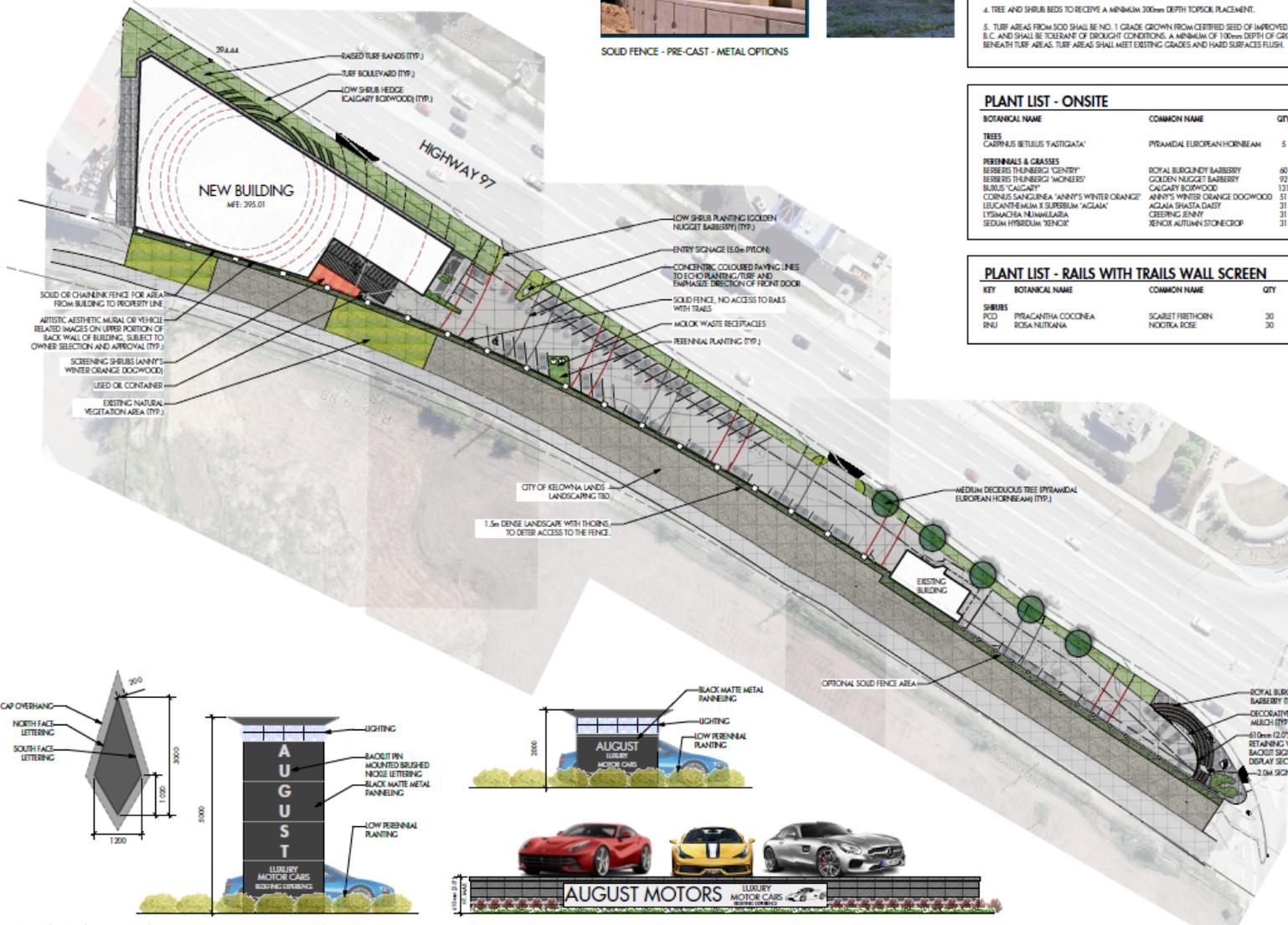
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELLOWNA BYLAW 7900 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TINED UNDERGROUND IRRIGATION SYSTEM. ALL CITY OF KELLOWNA LAND SHALL BE IRRIGATED IN ACCORDANCE WITH BYLAW 7900.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm 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 CLUTYVARS REGISTERED FOR SALE IN B.C. AND SHALL BE "EXEMPT" OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

PLANT LIST - ONSITE

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
CARRANUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEEAM	5	5m CAL.
PERENNIALS & GRASSES			
BERBERIS THUNBERGII 'SIDENTY'	ROYAL BURGUNDY BARBERRY	40	#02 CONT. / 0.5M O.C. SPACING
BERBERIS THUNBERGII 'MONIERS'	GOLDEN NUGGET BARBERRY	92	#01 CONT. / 0.6M O.C. SPACING
BUNUS 'CALCART'	CALGARY BOWWOOD	131	#02 CONT. / 0.75M O.C. SPACING
CORNUS SARGOLINEA 'ANNY'S WINTER ORANGE'	ANNY'S WINTER ORANGE DOGWOOD	51	#02 CONT. / 1.0M O.C. SPACING
LEUCANTHEMUM X SUPREBUM 'AGLALA'	AGLALA SHASTA DASY	31	#01 CONT. / 0.6M O.C. SPACING
LYSIMACHIA NEMORALIS	CREeping JENNY	31	#01 CONT. / 0.6M O.C. SPACING
SEDUM HYBRIDUM 'ZENICH'	ZENICH AUTUMN STONECROP	31	#01 CONT. / 0.6M O.C. SPACING

PLANT LIST - RAILS WITH TRAILS WALL SCREEN

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
SHRUBS				
PCO	PRACANTHIA COCCINEA	SCARLET FIREHORN	30	#02 CONT. / 0.5M O.C. SPACING
PNJ	ROSA NUTKANA	NOOTKA ROSE	30	#02 CONT. / 0.5M O.C. SPACING



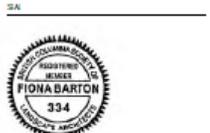
PYLON SIGN, 2M SIGN, & CAR DISPLAY AREA CONCEPTS



PROJECT TITLE
AUGUST MOTORCARS
Location, BC
DRAWING TITLE
DEVELOPMENT PERMIT

ISSUED FOR / REVISION	DATE	BY
2	18.09.19	Author
3	19.09.19	Author
4	19.11.20	Author
5	20.03.20	Author
6	20.06.19	Author

PROJECT NO.	18017
SECTION BY	BY
DRAWN BY	AC
CHECKED BY	TR
DATE	23.06.2020
SCALE	1:500



ISSUED FOR REVIEW ONLY
L1/2

Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, copied, or used without written permission.

0 5 10 15 20 25 M

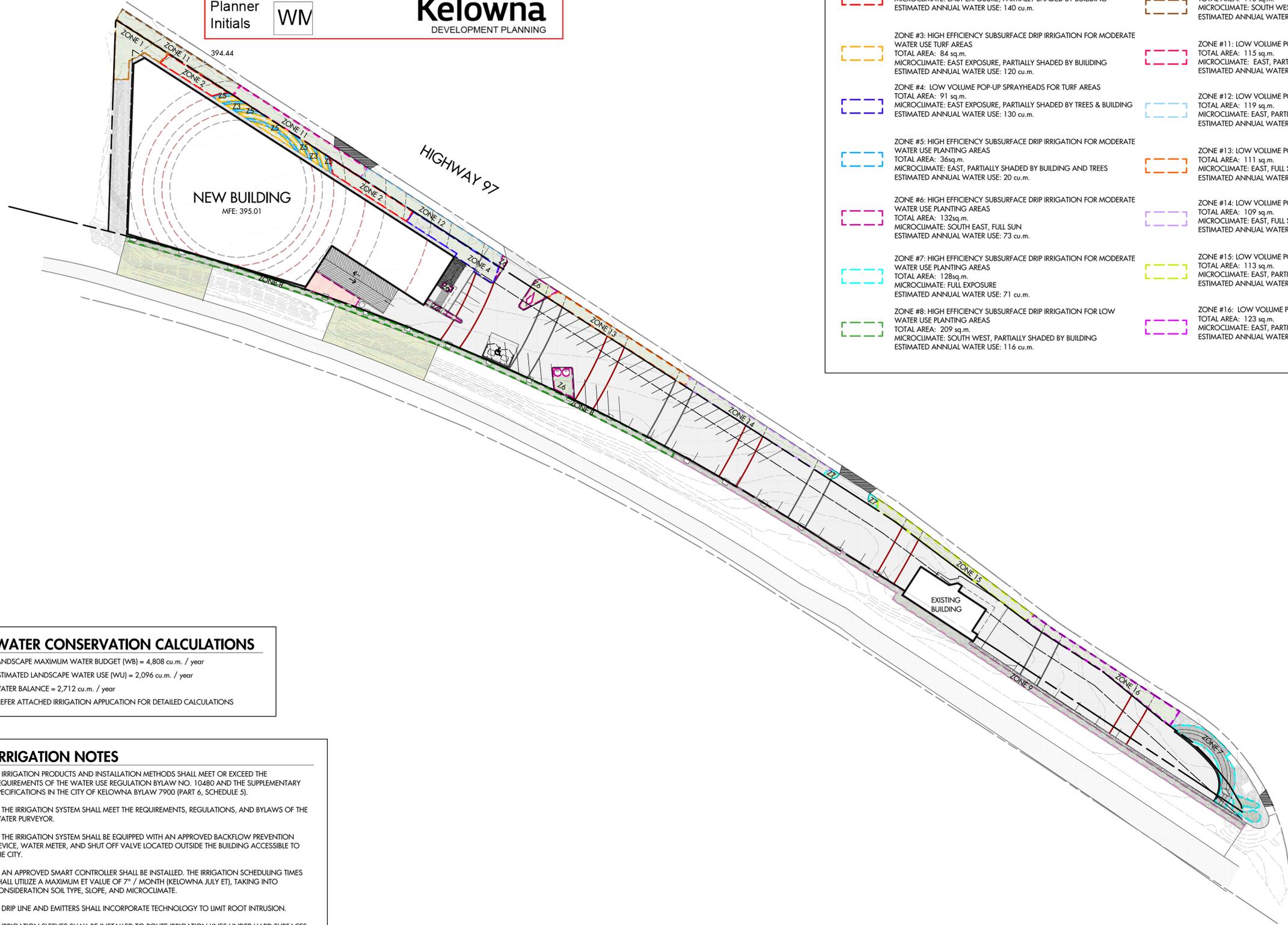


SCHEDULE C

This forms part of application
DP18-0218

Planner Initials **WM**

City of Kelowna
DEVELOPMENT PLANNING



IRRIGATION LEGEND

<p>ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 91 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 130 cu.m.</p>	<p>ZONE #9: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR LOW WATER USE PLANTING AREAS TOTAL AREA: 274 sq.m. MICROCLIMATE: SOUTH WEST, FULL SUN ESTIMATED ANNUAL WATER USE: 152 cu.m.</p>
<p>ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 98 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 140 cu.m.</p>	<p>ZONE #10: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 110 sq.m. MICROCLIMATE: SOUTH WEST, FULL SUN ESTIMATED ANNUAL WATER USE: 157 cu.m.</p>
<p>ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE TURF AREAS TOTAL AREA: 84 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 120 cu.m.</p>	<p>ZONE #11: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 115 sq.m. MICROCLIMATE: EAST, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 164 cu.m.</p>
<p>ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 91 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 130 cu.m.</p>	<p>ZONE #12: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 119 sq.m. MICROCLIMATE: EAST, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 170 cu.m.</p>
<p>ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 36sq.m. MICROCLIMATE: EAST, PARTIALLY SHADED BY BUILDING AND TREES ESTIMATED ANNUAL WATER USE: 20 cu.m.</p>	<p>ZONE #13: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 111 sq.m. MICROCLIMATE: EAST, FULL SUN ESTIMATED ANNUAL WATER USE: 159 cu.m.</p>
<p>ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 132sq.m. MICROCLIMATE: SOUTH EAST, FULL SUN ESTIMATED ANNUAL WATER USE: 73 cu.m.</p>	<p>ZONE #14: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 109 sq.m. MICROCLIMATE: EAST, FULL SUN ESTIMATED ANNUAL WATER USE: 156 cu.m.</p>
<p>ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 128sq.m. MICROCLIMATE: FULL EXPOSURE ESTIMATED ANNUAL WATER USE: 71 cu.m.</p>	<p>ZONE #15: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 113 sq.m. MICROCLIMATE: EAST, PARTIALLY SHADED TREES ESTIMATED ANNUAL WATER USE: 50 cu.m.</p>
<p>ZONE #8: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR LOW WATER USE PLANTING AREAS TOTAL AREA: 209 sq.m. MICROCLIMATE: SOUTH WEST, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 116 cu.m.</p>	<p>ZONE #16: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 123 sq.m. MICROCLIMATE: EAST, PARTIALLY SHADED TREES ESTIMATED ANNUAL WATER USE: 65 cu.m.</p>

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 4,808 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 2,096 cu.m. / year
WATER BALANCE = 2,712 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

- IRRIGATION NOTES**
1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
 2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
 3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
 4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
 5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
 6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
 7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
 8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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



PROJECT TITLE

AUGUST MOTORCARS

Kelowna, BC

DRAWING TITLE

IRRIGATION/WATER CONSERVATION PLAN

ISSUED FOR / REVISION

2	18.09.10	Review
3	19.09.19	Review
4	19.11.05	Review
5	20.03.09	Review
6	20.06.19	Review

PROJECT NO: 18-077
DESIGN BY: FB
DRAWN BY: NG
CHECKED BY: FB
DATE: JUNE 19, 2020
SCALE: 1:250

SEAL



DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY
Copyright Reserved. This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or tendered without permission.



DP18-0218/DVP18-0219 2800 Hwy 97N

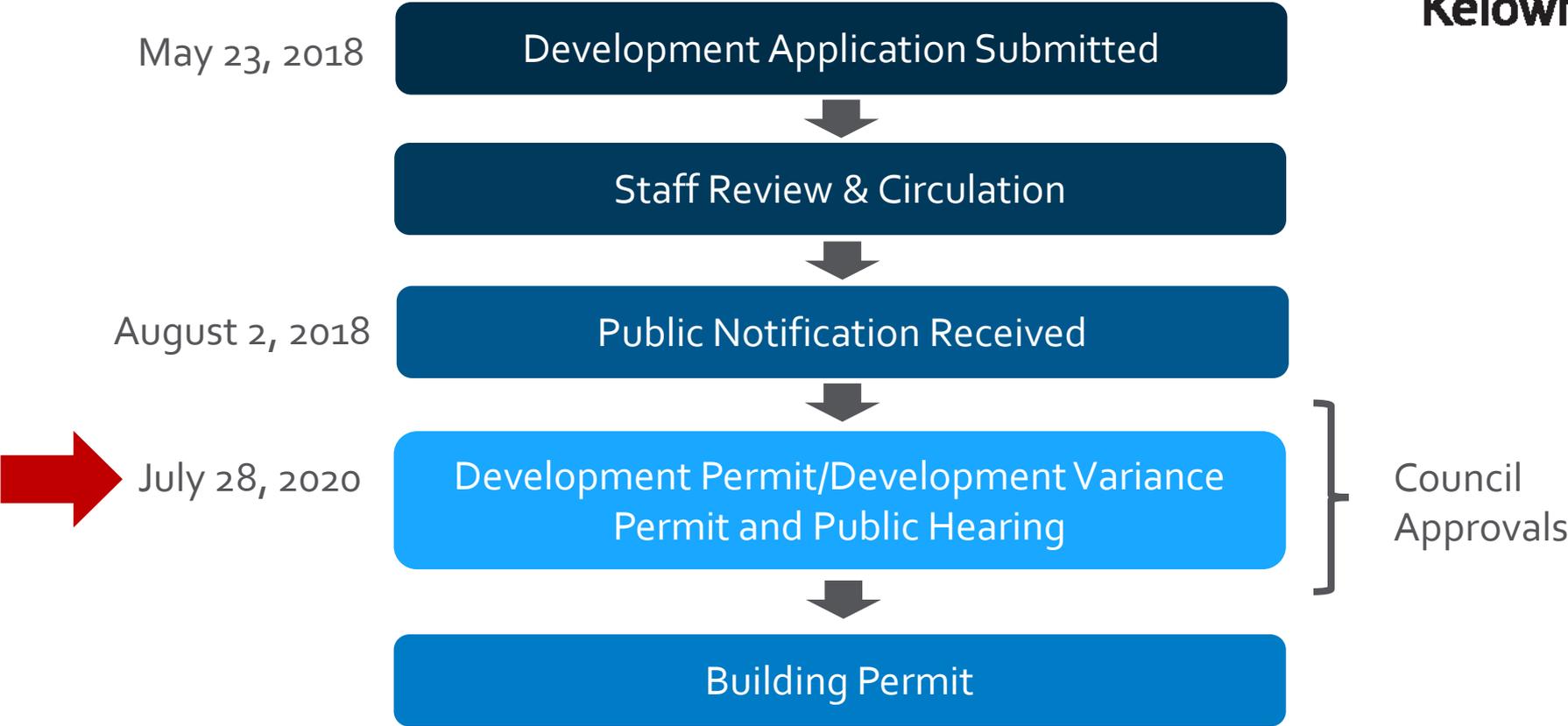
Development Permit and Development Variance Permit
Application



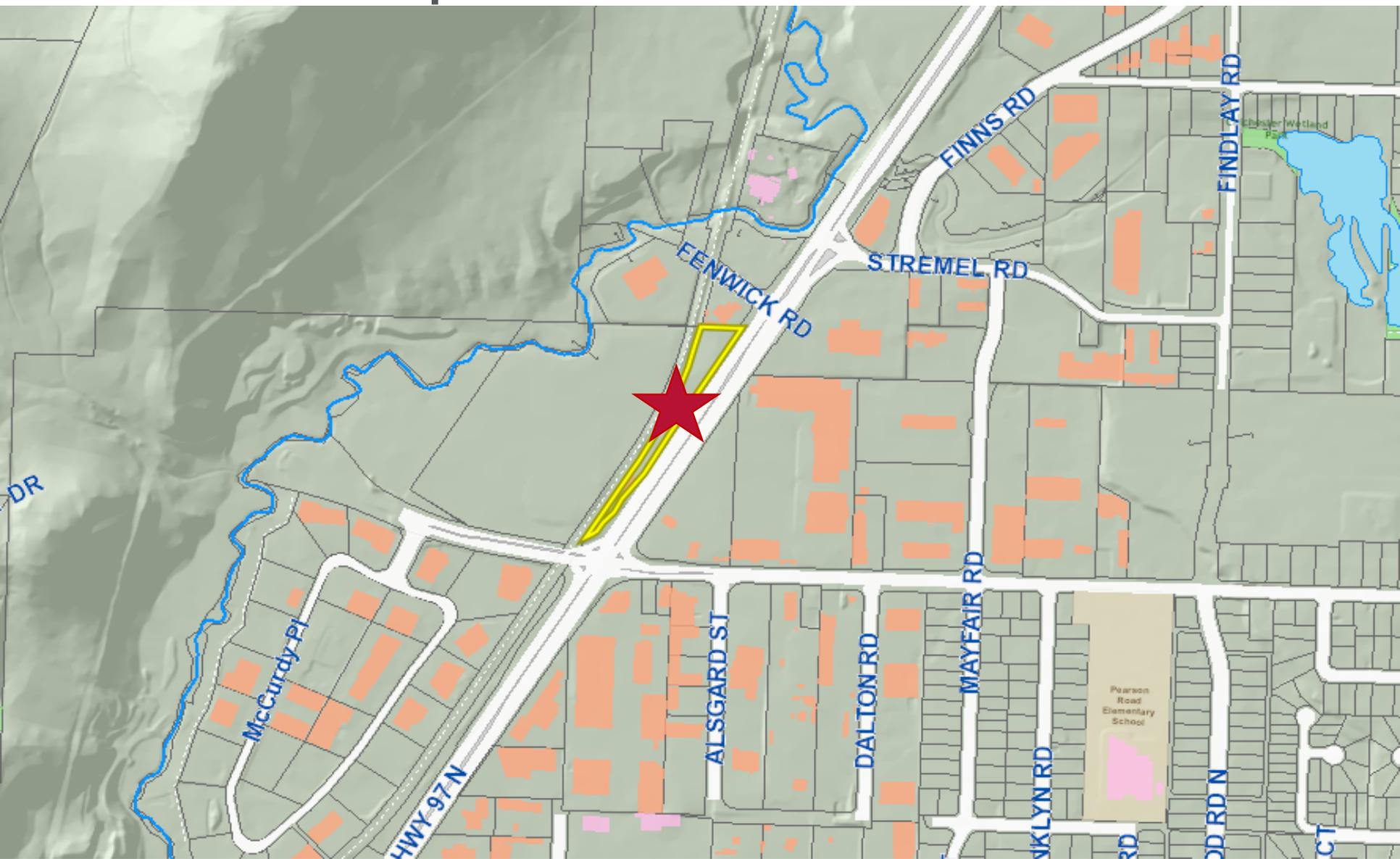
Proposal

- ▶ To consider the form and character of a commercial development and to consider a variance to reduce the minimum building setback from a provincial highway.

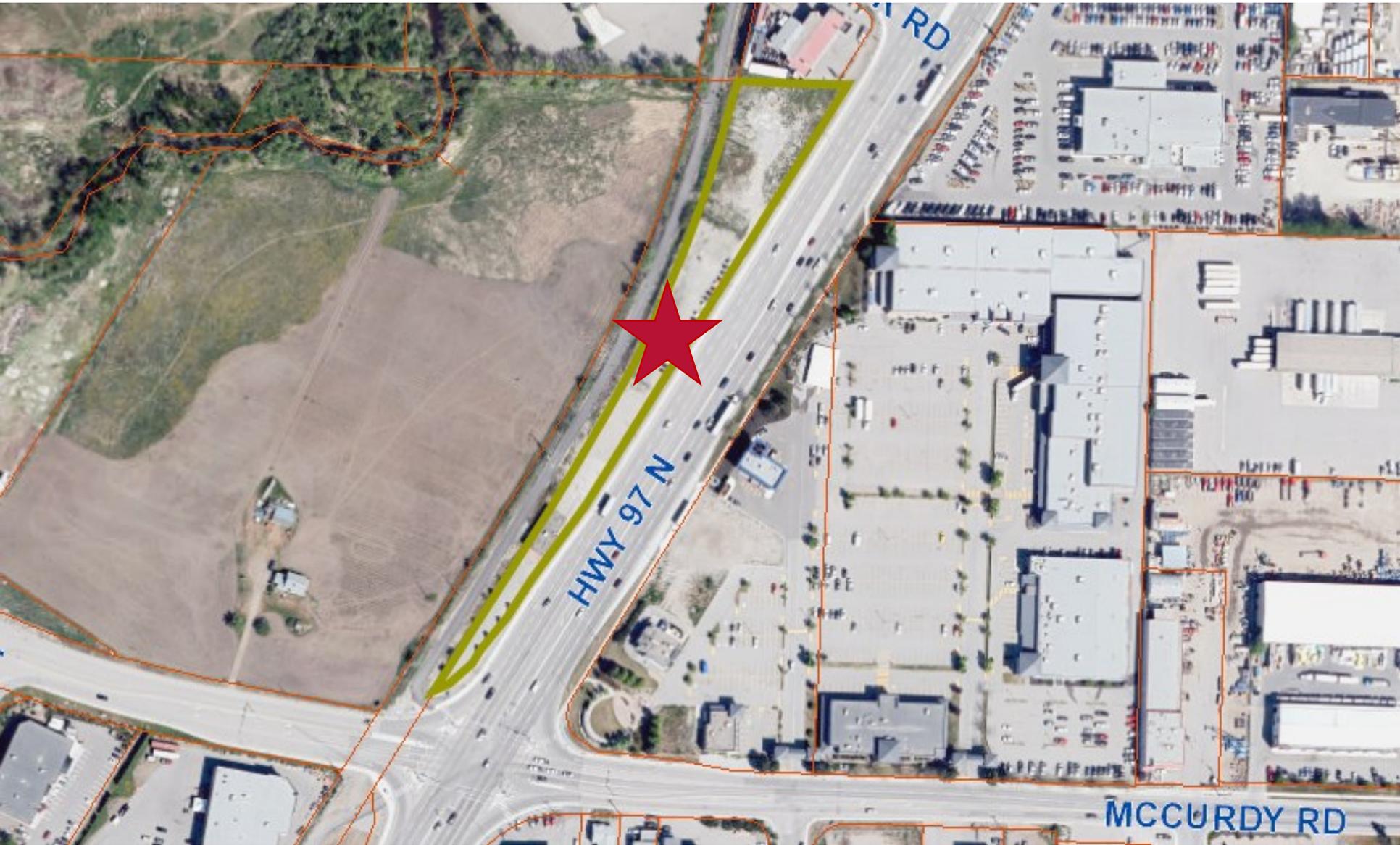
Development Process



Context Map



Subject Property Map

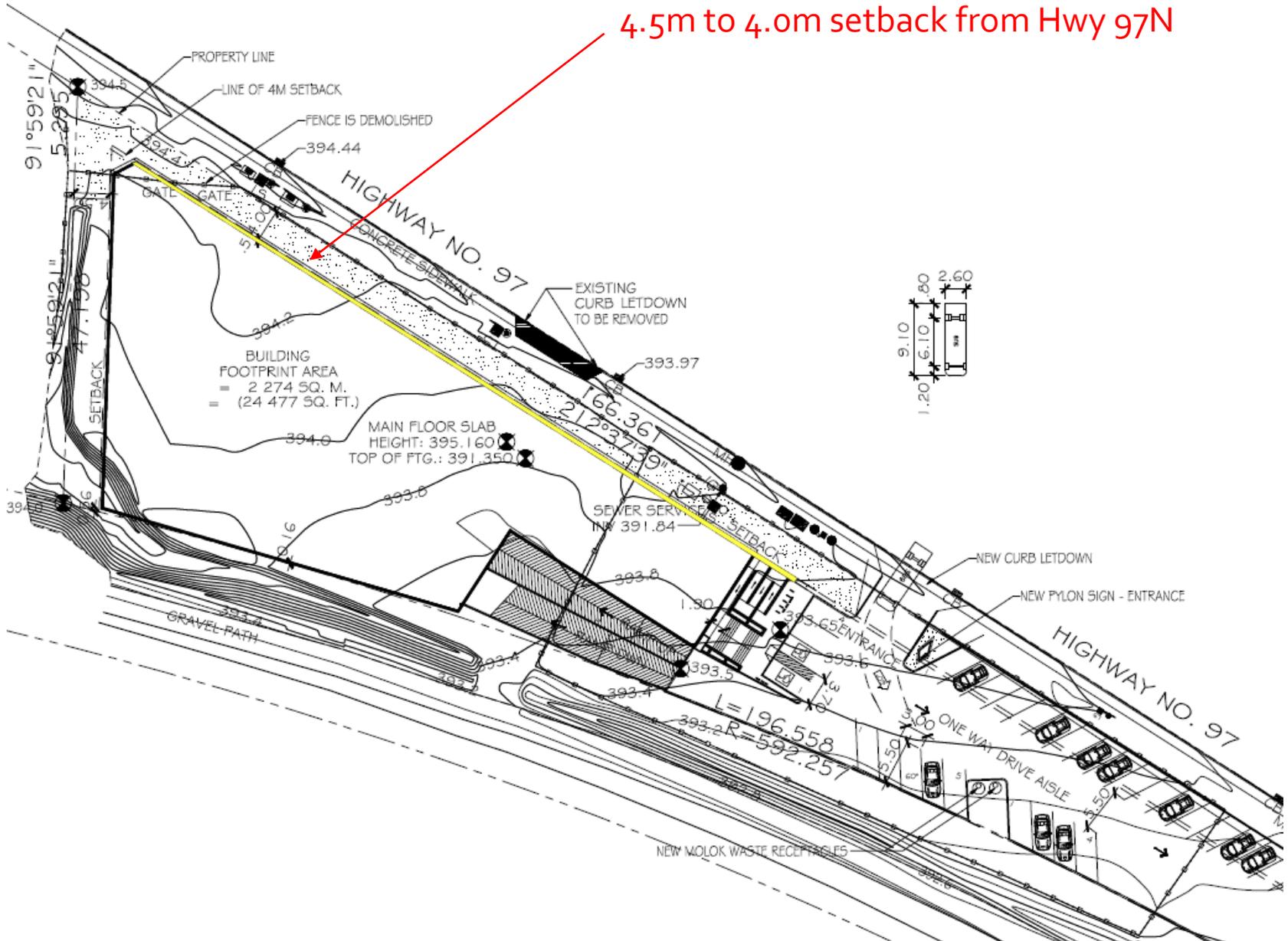


Subject Property Photo



Site Plan – Dealership Building & Variance

4.5m to 4.0m setback from Hwy 97N

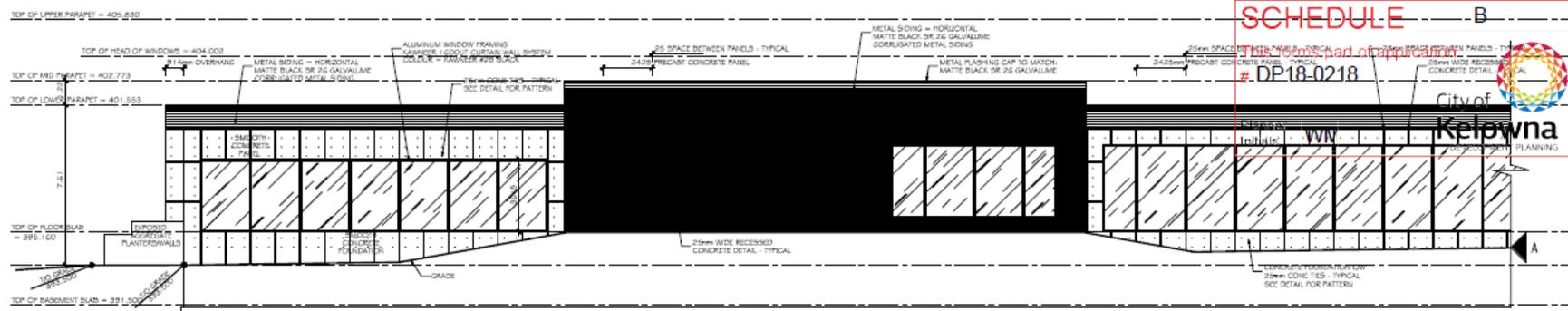


Elevations

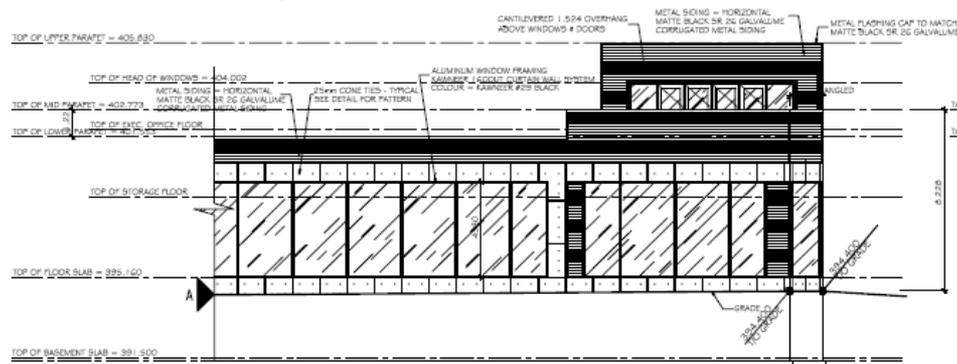
SCHEDULE B

This Form Schedule of Materials
DP-18-0218

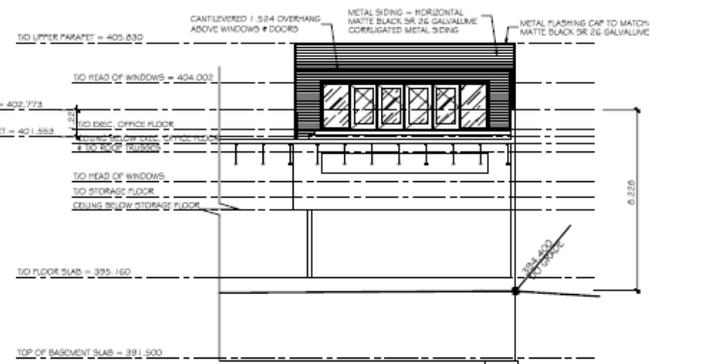
City of Kelowna
PLANNING

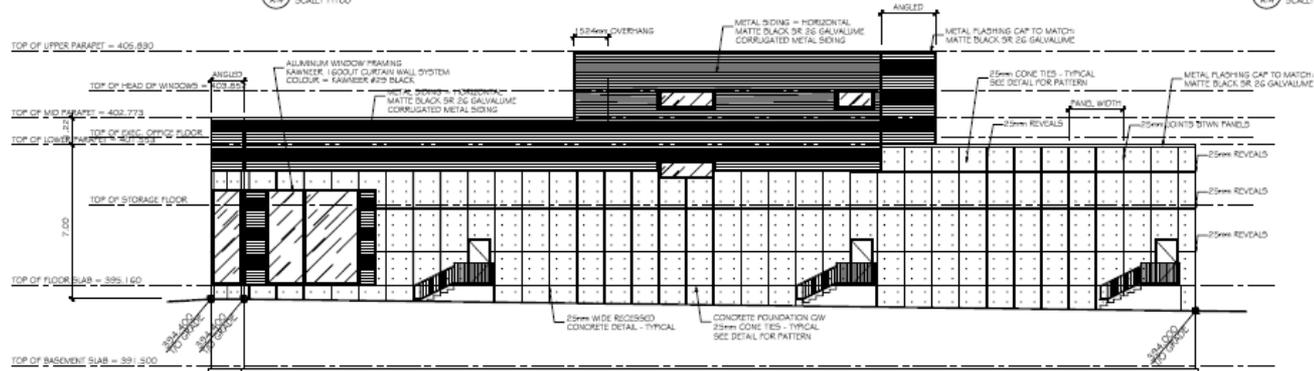
1 PARTIAL EAST ELEVATION HIGHWAY 97
SCALE: 1/100



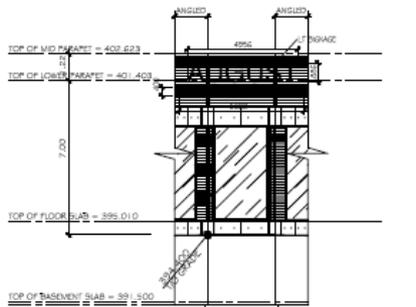
2 CONTD PARTIAL EAST ELEVATION HIGHWAY 97
SCALE: 1/100



3 EXECUTIVE OFFICE - ROOF - ELEVATION HIGHWAY 97
PARTIAL SECTION MAIN FLOOR - SHOW ROOM
SCALE: 1/100



4 CORNER # SIDE - NORTH ELEVATION
SCALE: 1/100



5 PARTIAL CORNER ELEVATION HIGHWAY 97
SCALE: 1/100

Renderings



Renderings



Development Policy

- ▶ Meets the intent of Official Community Plan Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Compatible the surrounding land uses
 - ▶ Service Commercial – Developments for the provision of support services and other commercial uses requiring extensive on-site storage.

Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed Development Permit and Development Variance Permit:
 - ▶ Substantially meets the Comprehensive Development Permit Guidelines of the OCP
 - ▶ Meets infill growth policies within the Permanent Growth Boundary



Conclusion of Staff Remarks