

REPORT TO COUNCIL



Date: 10/1/2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AC)

Application: DP18-0169 **Owner:** PC Urban Enterprise Holdings Ltd. Inc. No. BC 1099976

Address: 2250 Enterprise Way **Applicant:** GTA Architecture – Mark Aquilon

Subject: Development Permit

OCP Designation: Industrial (IND)

Zone: I2 – General Industrial

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP18-0169 for: Lot B, District Lots 531 & 127, ODYD, Plan EPP82754, located at 2250 Enterprise Way, Kelowna, BC, subject to the following:

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

AND THAT the Development Permit is issued subsequent to the outstanding conditions set out in Attachment "A" attached to the Report from the Community Planning Department dated Aug 13th 2018;

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 permit to be issued;

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

2.0 Purpose

To review the Form & Character Development Permit for a proposed car dealership.

3.0 Community Planning

Staff are recommending support for the proposed Development Permit due to the proposal's consistency with the majority of the Official Community Plan's (OCP) urban design guidelines. Car dealerships, in general, struggle with some key design guidelines like 'hiding the parking in the rear' when the main business is showcasing vehicles to customers. As a result, there are some inconsistency with the guidelines due to the inherent nature of a car dealership. The applicant has met other key site planning characteristics such as: appropriate location for vehicular accesses and helping to visually mitigate the surface parking area with a double row of street trees along Enterprise Way. Staff are anticipating the applicant will comply with the City's new Sign Bylaw and that any signage would not impact the proposed tree planting or landscaping. The right-in and right-out vehicular restriction on Enterprise Way and vehicular access location on the east end of the property was critical for the City's Fire Department's support.

4.0 Proposal

4.1 Project Description

The Kelowna Ford Lincoln dealership is currently located at 2540 Enterprise Way, in Kelowna, BC. The new dealership will feature the new corporate Ford building template. The site is approximately 2.5 acres. The proposed building contains 38,000 ft² of total floor area. The area to the North of the building is a potential expansion area but will be provisionally used as additional staff and inventory parking (used and new). The property will also undergo landscape improvements to help improve the form and character including a double row of tree plantings along Enterprise Way.

The internal functions and uses of the dealership are summarized in clearly defined modules, such as: the showroom, reception, workshop, parts service and minimal tire storage is part of the main floor. A small second floor is used for offices, a corporate board room and a staff lunch room with outdoor patio.

Outside, curtain wall glass is proposed as part of the main facade of the building. This, along with the curved white frame provides the visual framework for the showroom. With its clear, simple shape, this design element is used in all the principal elements of the dealership branding.

The landscape plan will complement the building and define the parking and inventory area. A vegetative buffer along the fence separating the automobile areas and we will reduce the massing of these areas and soften the visual impact.

4.2 Site Context

The subject property is located within the Midtown Urban Centre on a 21,911 m² lot. The subject property is designated as Industrial (IND) in the OCP and the lot is within the Permanent Growth Boundary. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial I1 – Business Industrial	Industrial
East	C10 – Service Commercial	Commercial
South	P4 – Utilities C9 – Tourist Commercial	Fire Department Commercial
West	C10 – Service Commercial I2 – General Industrial I3 – Heavy Industrial	Vacant / Industrial

Subject Property Map: 2250 Enterprise Way



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	14.0 m	9.8 m / 2 storeys
Front Yard (Dilworth)	7.5 m	> 50.0 m
Flanking Side Yard (Enterprise)	6.0 m	18.7 m
Side Yard (north)	0.0 m	> 50.0 m
Rear Setback (East)	0.0 m	21.0 m
Site coverage of buildings	60%	15%
FAR	1.5 Max	0.19
Parking Regulations		
Minimum Parking Requirements	86 stalls	>86 stalls
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: 80% Medium Size: 20% Small Size: 0%
Minimum Drive Aisle Width	7.0 m	7.0 m
Minimum Bicycle Parking	13 (Class 2)	13 (Class 2)

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the guidelines for Comprehensive Development Permit Areas as identified in Section 14.A. of the City of Kelowna Official Community Plan.

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;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages; and
- Highlight the significance of community institutional and heritage buildings;

6.0 Technical Comments

6.1 Development Engineering

- See attached Memo dated Aug 13th 2018.

7.0 Application Chronology

Date of Application Received: Aug 2nd 2018
Date of Public consultation: n/a

Report Prepared by: Adam Cseke, Urban Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved by: Ryan Smith, Community Planning Manager

Attachments:

Applicant Rationale
Development Engineering Comments dated Aug 13th 2018 (Attachment 'A')
Development Permit (Schedule A, B, & C)