

REPORT TO COUNCIL



Date: December 10, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AW)

Application: DP17-0269 **Owner:** Sweetwater Management Ltd., Inc. No. 298078

Address: 3976 Hwy 97 N **Applicant:** Urban Options Planning & Permits

Subject: Development Permit

Existing OCP Designation Industrial

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11571 (Z17-0112) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0269 Lot 1 Section 2 Twp 23 ODYD Plan 42310 Except Plan EPP53293, located at 3976 Highway 97 N, 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 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 is 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 the proposed automotive sales and repair shop.

3.0 Community Planning

Staff support the proposed development as the form and character meets design expectations for an industrial project in this location. The scale of the project in conjunction with the proposed materials, finishings and landscaping will make it a positive addition to this industrially designated area.

4.0 Proposal

4.1 Background

The proposed development is for an automotive repair shop for 'Adventure Trucks', a company that specializes in the retrofitting and sale of off-road vehicles. Only the southern portion of the property is proposed for development at this time, the northern portion will be redeveloped in the future.

4.2 Project Description

The proposed building has clean lines punctuated with black frames windows and the building materials are primarily textured concrete with a grey finish. Both entrances are clearly identified using a natural wood canopy feature. Landscape at each entrance further enhances these features. The perimeter of the project has a landscape buffer comprising of drought tolerant plants and three features trees along Highway 97 North.

4.3 Site Context

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I ₂ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	4,000m ²	6,256m ²
Lot Width	40m	121.46m
Lot Depth	30m	30.76
Development Regulations		
Floor Area Ratio	1.5	0.10
Site Coverage	60%	36%
Height	14m	8.96m
Front Yard	7.5m	11.2m
Side Yard (south)	0m	9.94m
Side Yard (north)	0m	75.16m
Rear Yard	0m	6.0m
Other Regulations		
Minimum Parking Requirements	14 stalls	14 stalls
Loading Space	1 stall	1 stall

5.0 **Technical Comments**

5.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.2 Development Engineering Department

- Satisfied with rezoning application Z17-0112.

6.0 **Application Chronology**

Date of Application Received: November 23, 2017

Date Public Consultation Completed: January 24, 2018

Public Hearing for Rezoning: March 20, 2018

Report prepared by: Alec Warrender, Real Estate Manager (Acting)

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Permit DP17-0269

Schedule "A": Siting and Dimensions

Schedule "B": Elevations

Schedule "C": Landscape Plan