

REPORT TO COUNCIL



Date: February 4th 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AC)

Application: DP18-0206

Owner: The Pit Stop C-Store & Gas Bar
Ltd., Inc. No. BCo566689

Address: 3802 Gordon Dr

Applicant: Randi Fox

Subject: Development Permit

Existing OCP Designation: COMM - Commercial

Existing Zone: C2 – Neighbourhood Commercial

1.0 Recommendation

That Council authorizes the issuance of Development Permit No. DP18-0206 for Lot A, District Lot 134, ODYD, Plan 40137, located at 3802 Gordon Drive, 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's consideration of the Development Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to this Council Report;

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

2.0 Purpose

To consider a Form and Character Development Permit to redevelop the existing commercial gas station.

3.0 Community Planning

Staff are recommending support for the Development Permit due to the proposal's consistency with the Official Community Plan's Urban Design Guidelines. The existing building will be remodeled and expanded with a second floor addition in a modern design style meeting the City's urban design guidelines. The proposed design includes the addition of canopies, overhangs and a new modern roofline, as well as additional landscaping and bicycle parking areas in accordance with the City's Zoning Bylaw.

4.0 Proposal

4.1 Project Description

The applicant is proposing to make more efficient use of the site by adding to and updating the current building as well as adding a second floor that will contain offices and one residential unit. The existing gas pumps will be retained but the car-wash will be removed and the convenience store reduced in size. A new 40-seat restaurant will occupy the south side of the main floor, oriented to the adjacent shopping plaza.

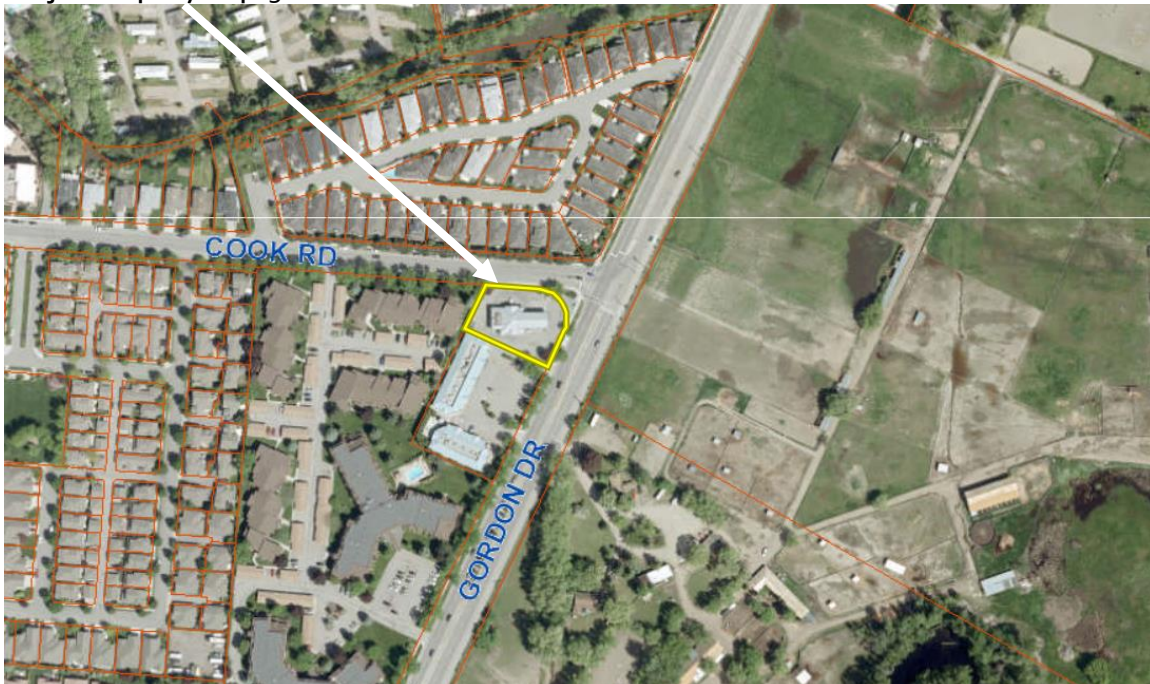
4.2 Site Context

The subject property is located at the corner of Gordon Drive and Cook Road. The site is within the Permanent Growth Boundary and along a major arterial road but is not located within an Urban or Village Centre.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|------------------------------------|---------------------------------|
| North | RU5 – Bareland Strata | Dense single family development |
| East | RM3 – Low Density Multiple Housing | Townhouses |
| South | C2 - Neighbourhood Commercial | Local shopping plaza |
| West | A1 – Agriculture (within ALR) | Agriculture |

Subject Property Map: 3802 Gordon Drive



4.3 Zoning Analysis Table

| Zoning Analysis Table | | |
|--------------------------------|------------------------|------------------------|
| CRITERIA | C2 ZONE REQUIREMENTS | PROPOSAL |
| Development Regulations | | |
| Site Coverage of Buildings (%) | 40% | 39% |
| Floor Area Ratio | 0.65 | 0.318 |
| Height | 2.5 storeys / 10.5 m | 2 storeys / 9.5 m |
| Building Setbacks (m): | | |
| Front Yard (West) | 4.5 m | 7.6 m |
| Side Yard (North) | 3.0 m | 4.5 m |
| Side Yard (South) | 4.5 m | 10.0 m |
| Rear Yard (East) | 6.0 m | 6.0 m |
| Other Regulations | | |
| Minimum Parking Requirements | 24 | 24 |
| Bicycle Parking | 2 class 1 3 class 2 | 2 class 1 3 class 2 |

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)**Development Process****Chapter 14: Urban Design Guidelines Amenities, ancillary Services and Utilities.⁵**

- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;

6.0 **Technical Comments**6.1 Development Engineering Department

- See Attachment 'A'

7.0 **Application Chronology**

Date of Application Received: Oct 17, 2018
 Date Public Consultation Completed: N/A
 Date of Ministry of Environment Release: Dec 27, 2018

Report prepared by: Adam Cseke, Planner Specialist & Jenna Ratzlaff, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A': Development Engineering Memorandum
 Draft Development Permit DP18-0206
 Schedule 'A': Rational, Plans & Renders
 Schedule 'B': Elevations & Sections
 Schedule 'C': Landscape Plan