

# REPORT TO COUNCIL



**Date:** June 24, 2019

**RIM No.** 0940-00

**To:** City Manager

**From:** Community Planning Department (AF)

**Application:** DP19-0056

**Owner:** 1084641 B.C. Ltd

**Address:** 1180 Graham St & 1189 Ethel St

**Applicant:** Urban Options Planning & Permits

**Subject:** Development Permit Application

Existing OCP Designation: IND - Industrial

Existing Zone: I4 – Central Industrial

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0056 for Lot 1 Section 30 Blocks 31 and 32 Township 26 Osoyoos Division Yale District Plan EPP72804, located at 1180 Graham Street, Kelowna BC & Lot 2 Section 30 Blocks 31 and 32 Township 26 Osoyoos Division Yale District Plan EPP72804, located at 1189 Ethel Street, Kelowna BC subject to the following:

1. The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the buildings 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;
5. The lots located at 1180 Graham Street and 1189 Ethel Street shall be consolidated into one (1) legal lot.

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

## **2.0 Purpose**

To consider issuance of a Development Permit for the form and character of a proposed carwash, gas bar and convenience store.

## **3.0 Community Planning**

Staff recommend support for the Development Permit proposing to construct a car wash, gas bar and convenience store on the subject properties. The proposed site development meets the Official Community Plan (OCP) guidelines for form and character for urban design through building design including: building materials, textures, building and roof articulation, and site landscaping.

The proposed car wash represents a modern and contemporary building form containing a range of exterior finishing materials such as large feature glass windows, red brick siding, grey coloured aluminium composite panels, light grey pre-cast panels and a number of metal architectural sunshade canopies to further protect and accentuate the building facade. The extensive use of glass creates visual interest along Clement Avenue. This building features five modern style parapets oriented to the south to further accentuate the building roofline and allow for more natural light into the self-serve car wash area.

Both the proposed convenience store and gas bar complement the car wash structure by keeping with similar exterior finishing materials used in different ways and in different proportions. The convenience store predominantly utilizes red brick siding coupled with large glass windows, cedar wood textured hardie plank above the windows and grey hardie panel along the upper portion of the building. The large glass windows are further accentuated by the use of a decorative cantilevered wood beam detail seen on all building elevations. The gas bar has a wood finished canopy with structural wood posts finished with red brick siding at the base and a glass roof feature located in the middle of the canopy roof which further accents the structure and ties in with the design aesthetic for the overall site.

These properties represent the edge of industrial uses within the north end of the City and the properties on the south side of Clement Ave are residential. The proposed landscaping along Clement Ave has a variety of colours, textures, heights and seasonal bloom times. Planted berms along the Clement frontage add visual interest, screening and enhance the interface between the public realm and the development. The landscaping surrounding the proposed convenience store is further used to buffer the building which is located in close proximity to the Ethel Street and Clement Ave intersection. The applicant has proposed both on-site and off-site landscaping along all three frontages as well as a 1.8 m high opaque fence or wall at the north property line and between the adjacent industrial property to the north.

There are no variances requested for this proposal as it is consistent with the City of Kelowna Zoning Bylaw.

## **4.0 Proposal**

### **4.1 Project Description**

The proposal is for a comprehensive site development involving a self-serve and automated car wash, convenience store and gas bar. The car wash will be roughly in the centre of the site and is the largest of the three structures. It will feature an enclosed self-serve area with 10 self-serve stalls, and an automated car wash bay with additional building area for office space, control room, mechanical rooms, and washrooms. Two separate queuing lines will be located on the west side of the building for the self and auto car wash components, with vehicles moving eastward across the site, existing toward Graham St. A total of 16 vehicle stalls containing self-serve vacuums are proposed to the east and external to the car wash building.

The convenience store is located on the southwest portion of the site, at the intersection of Clement Ave and Ethel St, and the gas bar is between the convenience store and the car wash buildings. Vehicular access is provided on all street frontages, with right-in right-out access only on Clement Ave.

#### 4.2 Site Context

The subject property is zoned I<sub>4</sub> – Central industrial, has an Official Community Plan (OCP) Future Land Use Designation of IND – Industrial, and is located in the Central City Area near the intersection of Gordon Drive and Clement Avenue. It is in close proximity to transit routes along Clement Ave and is within walking distance to the Downtown Core. There are several other I<sub>4</sub> zoned properties situated on the north side of Clement Ave. Other surrounding zones include: I<sub>2</sub> – General Industrial, RU6 – Two Dwelling Housing and one RM<sub>1</sub> – Four Dwelling Housing zoned property. Clement Avenue represents the edge of industrial zoned properties to the north with predominantly residential zoned properties to the south.

Historically, both parcels were used for a range of industrial related activities such as the storage of boats, cars and antiques. Both sites currently sit completely vacant. Car washes and gas bars are a permitted use in the I<sub>4</sub> zone.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I <sub>4</sub> – Central Industrial	IND – Industrial
East	I <sub>4</sub> – Central Industrial	IND – Industrial
South	RU6 – Two Dwelling Housing	MRM – Multiple Unit Residential (Medium Density)
West	I <sub>2</sub> – General Industrial	IND – Industrial

**Subject Property Map: 1189 Ethel Street & 1180 Graham Street**



## 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I <sub>4</sub> ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1300 m <sup>2</sup>	5,612 m <sup>2</sup> (combined parcels)
Lot Width	40.0 m	30.19 m
Lot Depth	30.0 m	184.98 m (combined parcels)
Development Regulations		
Floor Area Ratio	3.0	0.269
Height	18.0 m	7.4 m
Front Yard	0.0 m	1.2 m
Side Yard (north)	0.0 m	0.0 m
Flanking Side Yard (south)	3.0 m for 1 storey building, 7.5 m for greater than 1 storey	3.0 m
Rear Yard	0.0 m	n/a
Other Regulations		
Minimum Parking Requirements	Convenience Store: 2.0 per 100 m <sup>2</sup> GFA Car Wash: 1 per employee on duty Gas Bar: 1 stall per two on-site employees	Convenience Store: 4 stalls Car Wash: 2 stalls Gas Bar: 2 stalls
Loading Space Requirements	1 stall per 1,900 m <sup>2</sup> GFA	1 stall
Bicycle Parking: Class II Stalls	2 Class II stalls	2 Class II stalls

## 5.0 Current Development Policies

## 5.1 Kelowna Official Community Plan (OCP)

## Comprehensive Development Permit 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
- 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

## 6.0 Application Chronology

Date of Application Received: January 31, 2019

Report prepared by: Andrew Ferguson, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

## Attachments:

Draft Development Permit DP19-0056