

REPORT TO COUNCIL



Date: July 15, 2019

RIM No. 0940-00

To: Council

From: City Manager

Application: DP19-0076

Owner: R.J.S. Holdings Inc., Inc. No.
684324

Address: 2570 and 2580 Enterprise Way

Applicant: Mark Tofsrud – Hodgson Schilf
Evans Architects Inc.

Subject: Comprehensive Development Permit Application

Existing OCP Designation: IND - Industrial

Existing Zone: I2 – General Industrial

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP19-0076 for Lots 5 and 6, District Lot 125, Osoyoos Division Yale District, Plan KAP69740, located at 2570 and 2580 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 and C;
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 A and 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 (Schedule C);
5. That the applicant be required to register a Section 219 Covenant against the two subject Lots, wherein the Owner covenants not to sell one of the Lots without the other being a part of the sale thereof.

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 consider a Development Permit for the form and character of a new automobile sales and service facility.

3.0 Development Planning

Staff are recommending support for the proposed Development Permit for the form and character of a proposed new automotive sales and service facility. The proposal meets many of the Official Community Plan's (OCP) urban design guidelines for industrial use. Additionally, the proposal is compliant with the Zoning Bylaw, contains no variances, and the project fits into the existing neighbourhood development pattern of automotive dealerships.

In general, due to their inherent design constraints, automotive dealerships can struggle with some key design guidelines such as "hiding the parking in the rear", and as a result, staff can accept some design guideline irregularities. Overall the applicant has met other key design guidelines such as mitigating the actual and perceived bulk of the new building by using appropriate massing through visually interesting rooflines and architectural elements, and the use of high-quality materials. Additionally, the applicant worked with staff to improve and add to the existing mature landscaping on the property.

4.0 Proposal

4.1 Background

The Kelowna Mercedes-Benz dealership was originally constructed at 2580 Enterprise Way in the newly created Central Park Auto Mall in 2001 and opened to public in February of 2002. The facility was renovated over the years and had two small additions added to the original footprint, and by 2010 the building was approximately 1,300 m² in size. In mid-2017 the adjacent Kelowna Infiniti dealership at 2570 Enterprise Way relocated. At that time, Kelowna Mercedes-Benz acquired the former Kelowna Infinity property and an existing building on that lot. To support growing operations, Kelowna Mercedes-Benz is proposing to reconstruct the site to be more functional for its use.

4.2 Project Description

The development proposal consists of replacing two existing automotive sales and service facilities with a new, single modernized facility. The proposed dealership structure will meet the new corporate Mercedes-Benz Canada building design standards. The proposed building is a two-storey, 13.9 m (46.0 ft) tall structure with extensive windows on both floors to display inventory that would be visible from Enterprise Way. The building contains 7,324 m² (78,830 ft²) total floor area, of which approximately 372 m² (4,000 ft²) and 2,463 m² (26,515 ft²) make up the second-floor outdoor showroom space and a rooftop parking area, respectively.

On the exterior, the building has a sleek, clean and modern design and materials that is intended to provide dramatic street front views with its low-profile cantilevered roof. An exterior ramp located along the western building façade leads to the second-floor outdoor showroom then to a rooftop parking area.

The existing mature and developed landscaping along Enterprise Way street frontage features regionally appropriate coniferous trees, shrubs and perennial plants integrated around existing stamped concrete vehicle display pads that will remain as is. In addition to the existing landscaping, the property will also undergo landscape improvements to help improve the form and character including a row of on-site tree plantings along Enterprise Way, addition of shrubs and concrete planters located at the main entrance doors to the new building, and partially replacing existing turf along Enterprise Way with new perennials and ornamental grasses.

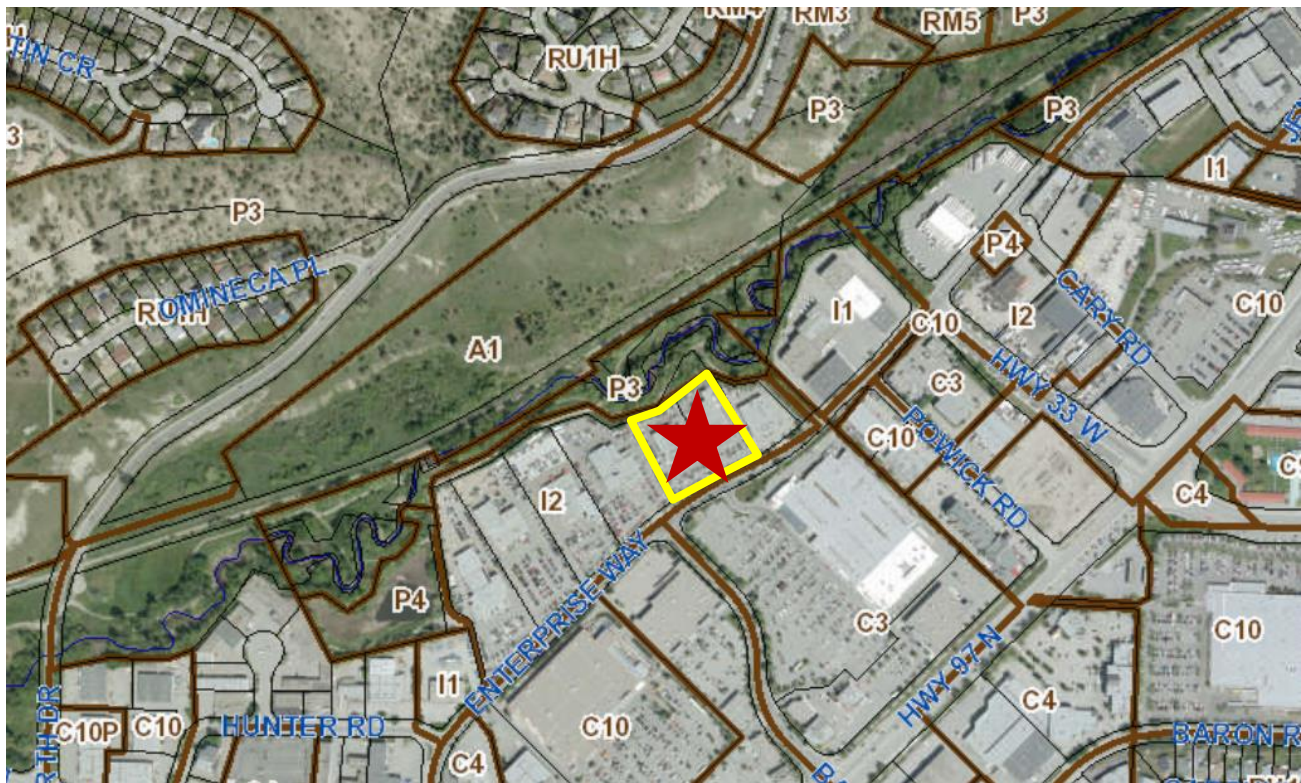
The new proposed building straddles over two legal lots, and as a condition of issuance of the Development Permit, the owner is required to register a Section 219 covenant against the two subject lots, where the owner agrees not to sell one of the lots without the other being a part of the sale. Additionally, the applicant is required to meet the current Sign Bylaw regulations for the permanent signs on the building at the time of Sign Permit application.

4.3 Site Context

The Kelowna Mercedes-Benz dealership is currently located at 2570 and 2580 Enterprise Way within the Central City sector and shares one common access from Enterprise Way for the two parcels. The two lots are designated as Industrial (IND) in the OCP and the lots are within the Permanent Growth Boundary. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks & Open Space A1 – Agriculture	Recreational Linear Park Agriculture - vacant
East	I2 – General Industrial I1 – Business Industrial	Car dealership and servicing
South	C3 – Community Commercial C10 – Service Commercial C3L - Community Commercial Liquor	Retail commercial and restaurant
West	I2 – General Industrial	Car dealership and servicing

Subject Property Map: 2570 and 2580 Enterprise Way



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I ₂ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	14.0 m	13.9 m
Front Yard (Enterprise)	7.5 m	20.6 m
Side Yard (west)	0 m	49.2 m
Side Yard (east)	0 m	1.5 m
Rear Setback (north)	6.0 m	15.5 m
Site coverage of Buildings	60%	28%
FAR	1.5	0.69
Parking Regulations		
Minimum Parking Requirements	98 stalls	> 98 stalls
Disabled Parking Spaces	N/A	2
Minimum Drive Aisle Width	7.0 m	7.7 m
Minimum Bicycle Parking	6 (Class 2)	6 (Class 2)

5.0 **Current Development Policies**5.1 **Kelowna Official Community Plan (OCP)**Comprehensive Development Permit Area Guidelines

Consideration has been given to the guidelines as identified in Section 14A. of the City of Kelowna Official Community Plan (OCP) relating to Comprehensive Development Permit Areas, and is provided in Attachment B.

Chapter 5: Development Process*Objective 5.29 Ensure efficient use of industrial land supply*

Policy .1 Industrial Land Use Intensification. Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment.

Objective 5.30 Ensure adequate industrial land supply

Policy .1 Industrial Supply Protection. Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

6.0 **Application Chronology**

Date of Application Received: February 12, 2019

Date of Revised Plans Received: June 27, 2019

Report prepared by: Barbara B. Crawford, Planner II

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

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP19-0076

Attachment B: Comprehensive Development Permit Checklist