

REPORT TO COUNCIL



Date: Sept 30, 2019

RIM No. 0940-00

To: City Manager

From: Development Planning Department (AC)

Application: DP18-0097 **Owner:** Raif Holdings Ltd.,
Inc. No. 129371

Address: 820 Finns Rd **Applicant:** McBeetle Holdings Ltd

Subject: Development Permit Application

1.0 Recommendation

THAT final adoption of OCP Amendment Bylaw No. 11246 (OCP15-0016) and Rezoning Bylaw No. 11247 (Z15-0053) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0097 for Lot 1, Section 34, Township 26, ODYD, Plan 18592 except plan Epp52045 & EPP64798, located at 820 Finns Rd, 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 permit to be issued;

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

3.0 Development 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,

are challenged with some key design guidelines like 'hiding the parking in the rear' when the main business is showcasing vehicles to customers. Further, 'hiding' parking on a double fronting lot with this lot configuration is not considered feasible. Therefore, Staff can accept some inconsistency with the guidelines due to the inherent design constraints of a car dealership. The applicant has met other key site planning characteristics such as vehicular access location and adequate landscaping with associated buffering. Phase 2 located immediately to the south is planned to be subdivided and future development plans have been submitted to the City.

4.0 Proposal

4.1 Project Description

The applicant has indicated that the property will be used as a car dealership. The proposed dealership is for Audi. The building contains a showroom, reception, parts service, work area, wash / detail bay, office space, and a roof top patio. The second floor is primarily used for offices, a corporate board room and a staff lunch room with outdoor patio.

The design choices and materials are a typical modern car dealership with curtain wall glazing, aluminium panel system, and corrugated metal siding.

4.2 Site Context

The property is a vacant parcel that tapers out between Highway 97 and Finns Road. The property is in an area with primarily service commercial uses, with boat storage and business park nearby.

The property was impacted by the 6-laning of Highway 97, and a 15 m road dedication was required along the northerly property line for the road alignment.

Subject Property Map: 820 Finns Rd



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C10 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	12.0 m / 3 storeys	9.2 m / 2 storeys
Front Yard (Finns)	2.0 m	13.0 m
Side Yard (North)	0.0 m	16.7 m
Side Yard (South)	0.0 m	14.4 m
Rear Setback (Hwy 97)	4.5 m	15.9 m
Site coverage of buildings	60%	28%
FAR	0.65 Max	0.38
Parking Regulations		
Minimum Parking Requirements	54 stalls	111 stalls ❶
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: 50% Medium Size: 40% Small Size: 10%
Minimum Drive Aisle Width	90° - 7.0 m 60° - 5.5 m 45° - 3.6 m	90° - 7.0 m 60° - 5.5 m 45° - 3.6 m
Minimum Bicycle Parking	3 (Class 1) 9 (Class 2)	3 (Class 1) ❷ 10 (Class 2)
❶ 73 stalls dedicated to inventory or display parking. ❷ Class 1 bicycle stalls committed to installing in the parts service area.		

5.0 **Current Development Policies**

See Development Permit guidelines checklist attached to this report.

6.0 **Technical Comments**

None.

7.0 **Application Chronology**

Date of Application Received:	Sept 29, 2015
Date of Public Hearing:	May 17, 2016
Date of Extension Request:	May 31, 2019
Date of Development Permit Application Received:	April 10, 2018
Date of Rezoning Conditions Complete:	Sept 12, 2019

Report prepared by:	Adam Cseke, Planner Specialist
Reviewed by:	Laura Bentley, Urban Planning & Development Policy Manager
Approved for Inclusion:	Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP18-0097
Attachment B: Development Permit Guidelines Checklist