

REPORT TO COUNCIL



Date: October 22, 2019

To: Council

From: City Manager

Application: DP19-0101 and DVP19-0150

Owner: L&S Contracting Ltd., Inc. No.
BC0123569

Address: 1920 Springfield Rd

Applicant: Worman Homes/Commercial

Subject: Development Permit and Development Variance Permit Application

Existing OCP Designation: SC- Service Commercial

Existing Zone: C10- Service Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0101 for Lot A, District Lot 129 Osoyoos Division, Yale District Plan 42013, located at 1920 Springfield 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 Council authorizes the issuance of Development Variance Permit No. DVP19-0150 for Lot A, District Lot 129 Osoyoos Division, Yale District Plan 42013, located at 1920 Springfield Rd, Kelowna, BC;

AND THAT variances to the following sections of Sign Bylaw No. 11530 be granted, as per Schedule "D":

Section 11.3 (b)- Service Commercial and Industrial Zones

To vary the maximum number of permanent signs from up to three (3) signs per business for fascia signs to eight (8) fascia signs proposed.

Section 11.3 (b) (c)- Service Commercial and Industrial Zones

To vary the maximum number of permanent signs from two (2) directional signs per lot to three (3) directional signs proposed.

Section 4.7.2 (c)- Menu Box

To vary the maximum size of menu box sign from 0.7 m² permitted to 1.57 m² proposed for four (4) menu box signs.

Section 3.5.2 (c)- Directional Sign

To vary the regulation that directional signage “shall not be lit” to allow for three (3) illuminated directional signs on site.

AND THAT the applicant be required to complete the above noted conditions of Council’s approval of the Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance 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 a two-lane automatic car wash and vacuum facility and to consider a comprehensive sign plan and associated variances to Sign Bylaw No. 11530.

3.0 Development Planning

Staff recommend support for the proposed two-lane automatic car wash and vacuum facility. The proposed use is aligned with the permitted uses and purpose of the C10 – Service Commercial zone, which is to provide vehicular oriented commercial uses not typically provided in other zones. This is consistent with the overall neighbourhood context along the Spall Rd and Springfield Rd corridor.

Form and character. The proposed development includes a two-lane automatic car wash with large windows facing Spall Rd, vacuum facility, 156.5 m² of ground level retail, and 168 m² of second floor office space. The form and character of the building is representative of the Sonic Car Wash brand, which includes blue cladding, light grey concrete and stucco, red signage and illuminated vacuum facilities. The building is laid out on-site setback from the street and is consistent with adjacent service commercial buildings. The retail component of the building is oriented towards Springfield Rd and is accessed by pedestrians through an on-site crosswalk that connects to the existing sidewalk on Springfield Rd.

Site circulation. The main vehicle access is located off Spall Rd. An employee-only exit is proposed onto Springfield Rd through a controlled gate. The applicant has provided adequate stacking capacity for vehicles as per Zoning Bylaw Section 9.8 Car Washes.

Landscaping. The landscape plan complies with the Zoning Bylaw requirements and development permit guidelines. Proposed buffering and decorative feature planting at the corner of Spall Rd and Springfield Rd provides additional landscape treatment to help enhance the character of the proposal.

Comprehensive Sign Plan with Variances

Staff recommend support for the proposed Comprehensive Sign Plan for the two-lane automatic car wash and vacuum facility. The proposed sign plan aligns with the criteria for Comprehensive Signs Plans outlined in Section 2.6.2 of Sign Bylaw No. 11530. The signage has been designed to be compatible with the proposed building, is suitable for the proposed use, and allows for a greater degree of visual consistency than would otherwise be permitted for this zone. Given the multiple building frontages and additional retail component, a total of eight (8) fascia signs are proposed on the building.

In addition to the fascia signs, multiple illuminated directional signs are proposed on site to coordinate vehicular circulation.

All signage proposed is illuminated. Staff have worked with the applicant to mitigate negative impacts on adjacent properties by reducing the number and size of signs and addressing placement considerations. Additionally, the applicant is proposing landscape buffering to aide in screening the menu box signage from being visible from Spall and Springfield Rds. The applicant has provided a lumen plan to indicate the depth of brightness from the signage. Most of the light created by the proposed signage will be contained on-site. Menu box signage and wayfinding signs are used to direct vehicle and pedestrian traffic and are necessary for safe site circulation.

The comprehensive sign plan is inclusive of the following:

- Eight illuminated (8) fascia signs
- One illuminated (1) free-standing sign (pylon sign)
- Three (3) illuminated directional signs (one (1) stall counter sign, and two (2) wayfinding signs to direct vehicles)
- Four illuminated (4) menu box signs (located at the entry of the of the car wash bays)

4.0 Proposal

4.1 Background

The subject site is currently vacant with no existing buildings. Historically, the property was used as a gas bar and has received a certificate of compliance indicating the site has been satisfactorily remediated to meet contaminated site regulation standards for commercial development.

4.2 Project Description

The proposal is a comprehensive site development inclusive of a two-lane automatic car wash, vacuum facility, 156.5 m² of ground level retail, and 168 m² of second floor office space. The car wash business hours are 7:00 a.m. to 10:00 p.m. Monday-Sunday. Vehicular access is proposed off Spall Rd, and an access-controlled exit for staff only is proposed onto Springfield Rd.

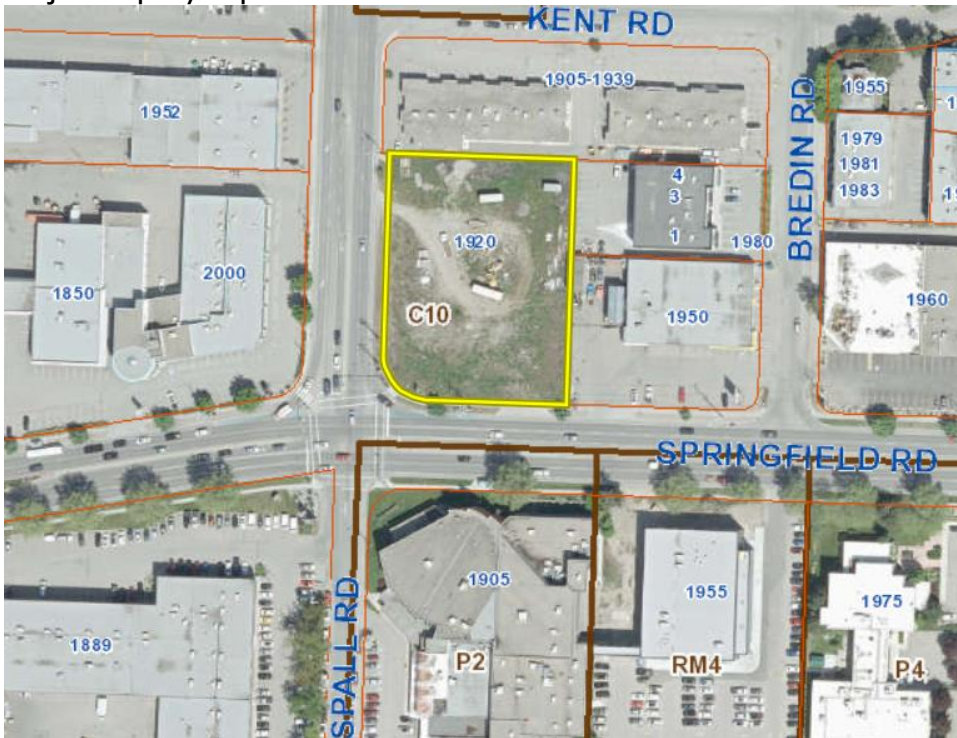
4.3 Site Context

The subject site is zoned C10 - Service Commercial with a future Land Use Designation of SC-Service Commercial as per the Official Community Plan (OCP). The property is between the Capri Landmark and Midtown Urban Centres and the area is characterized by retail and service commercial uses.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C10- Service Commercial	Retail stores, service commercial
East	C10- Service Commercial	Vehicle and equipment services
South	P2- Education and Minor Institutional	Religious Assembly
West	C10- Service Commercial	Retail stores, service commercial

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C10 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1000m ²	5,109.1m ²
Lot Width	30m	62.28m
Lot Depth	30m	82.81m
Development Regulations		
Floor Area Ratio	0.65	0.25
Height	12.0m	9.14m
Front Yard	2.0m	12.60m
Side Yard (west)	2.0m	25.66m
Side Yard (east)	0.0m	0.0m
Rear Yard	0.0m	14.58m
Other Regulations		
Minimum Parking Requirements	Car wash: 1 stall per 2 on-site employees Retail: 2 stalls per 100m ² Office: 2.5 stalls per 100m ²	Car wash: 2 stalls Retail: 9 stalls Office: 5 stalls
Bicycle Parking	Class 1- 0.2 per 100 m ² or 1 per 10 employees Class 2 – 0.6 per 100 m ²	Class 1- 1 bicycle parking space Class 2- 2 bicycle parking spaces
Loading Space	1 stall per 1900 sq.m	1 stall

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design DP Guidelines

3.4 Design buildings with multiple street frontages to give equal emphasis to each frontage with respect to building massing, materials, details, and landscaping.

6.2 Provide visually prominent, accessible, and recognizable entrances through attention to location, details, proportions, materials, and lighting that act to personalize or lend identity to the building.

4.3 City of Kelowna Sign Bylaw No. 11530

Section 2- General Regulations 2.6.2 Comprehensive Sign Plan

A comprehensive sign plan can be considered by Council as a Development Variance Permit which may allow signage numbers, areas and types to exceed those otherwise permitted by this Bylaw, where:

- (a) The proposed signs are designed to be fully compatible with the existing or proposed buildings to which they are accessory;
- (b) The proposed signs are suitable for the building, the lot, and the zone in which they are located; and
- (c) There would be a greater degree of visual harmony than through the application of the specific sign and specific zone sign regulations

6.0 Application Chronology

Date of Application Received: April 24, 2019

Date of Public Consultation Received: July 14, 2019

Report prepared by: Jocelyn Black, 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 and Development Variance Permit DP19-0101 and DVP19-0150

Attachment B: Lumens Plan