



# DP19-0199 & DVP19-0200 105 Adams Rd.

Development Permit &

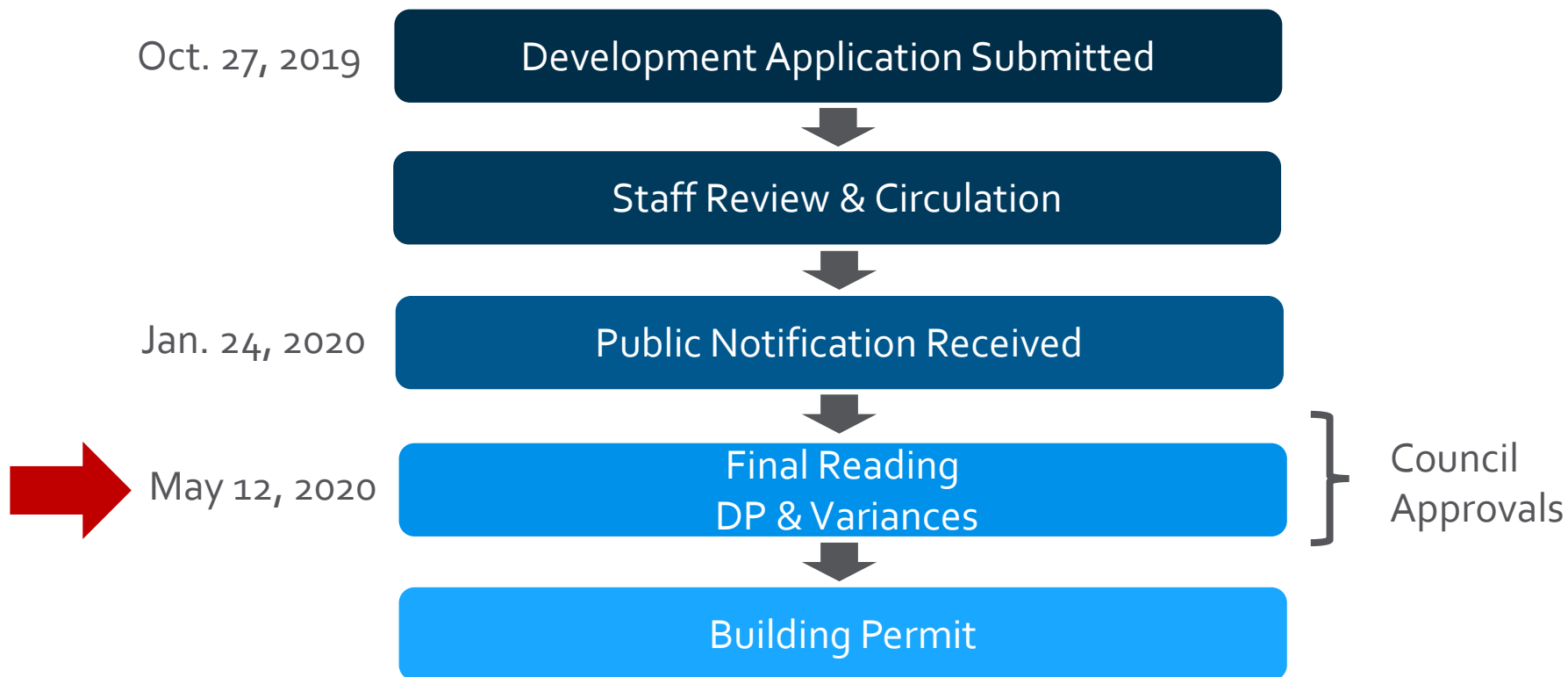
Development Variance Permit Application



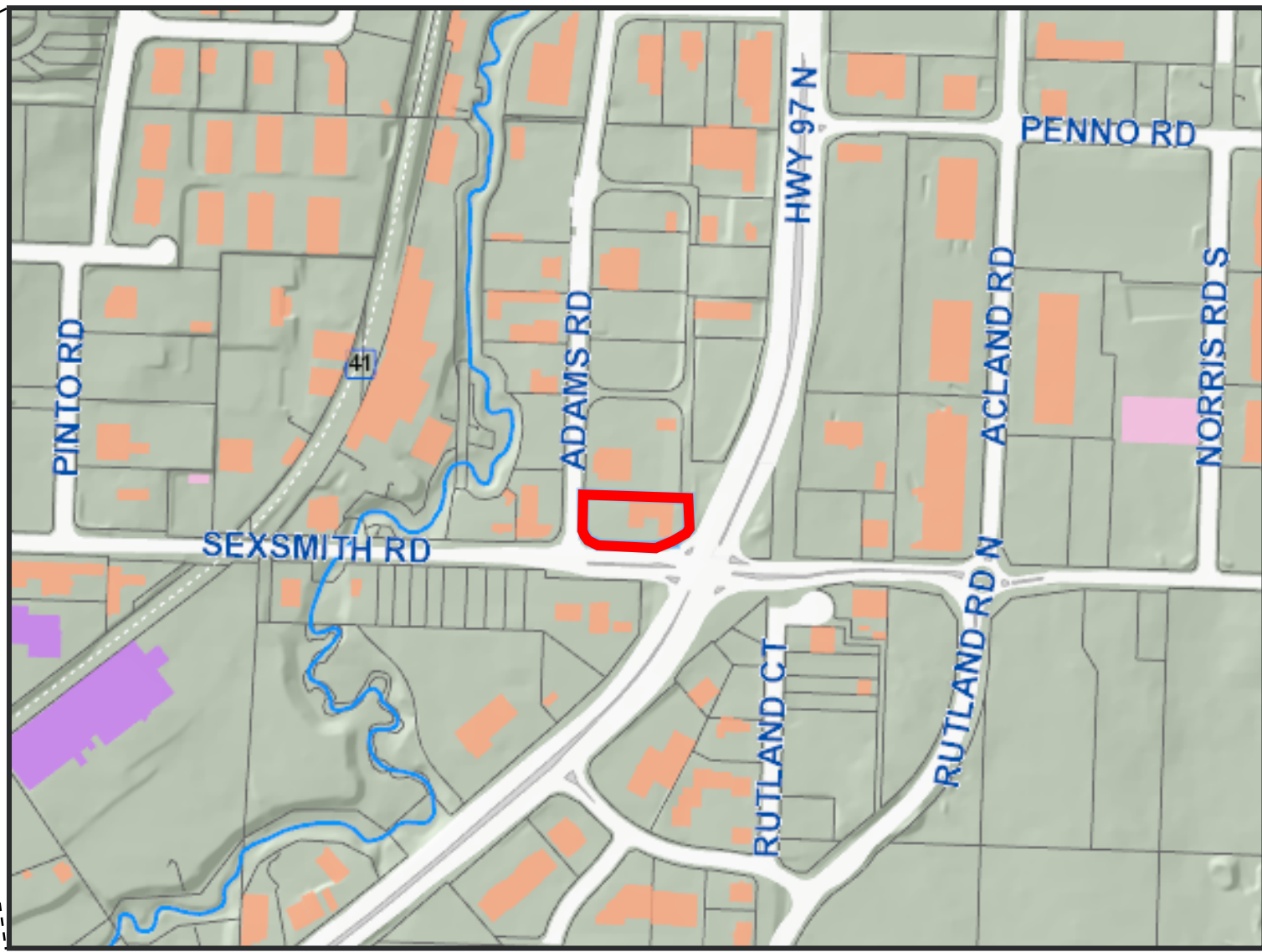
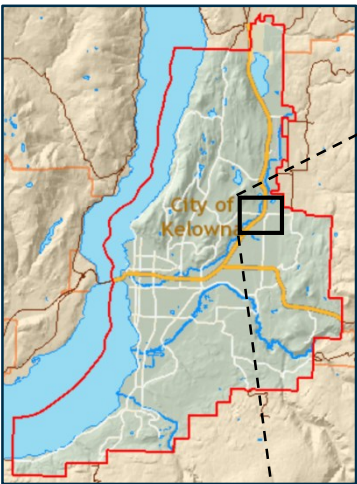
# Proposal

- ▶ To consider a Staff recommendation to NOT issue a Development Variance Permit to allow for a Drive-In Food Service on the subject property;
- ▶ And to consider a Staff recommendation to NOT issue a Development Permit for the form and character of a Gas Bar with Drive-In Food Service on the subject property.

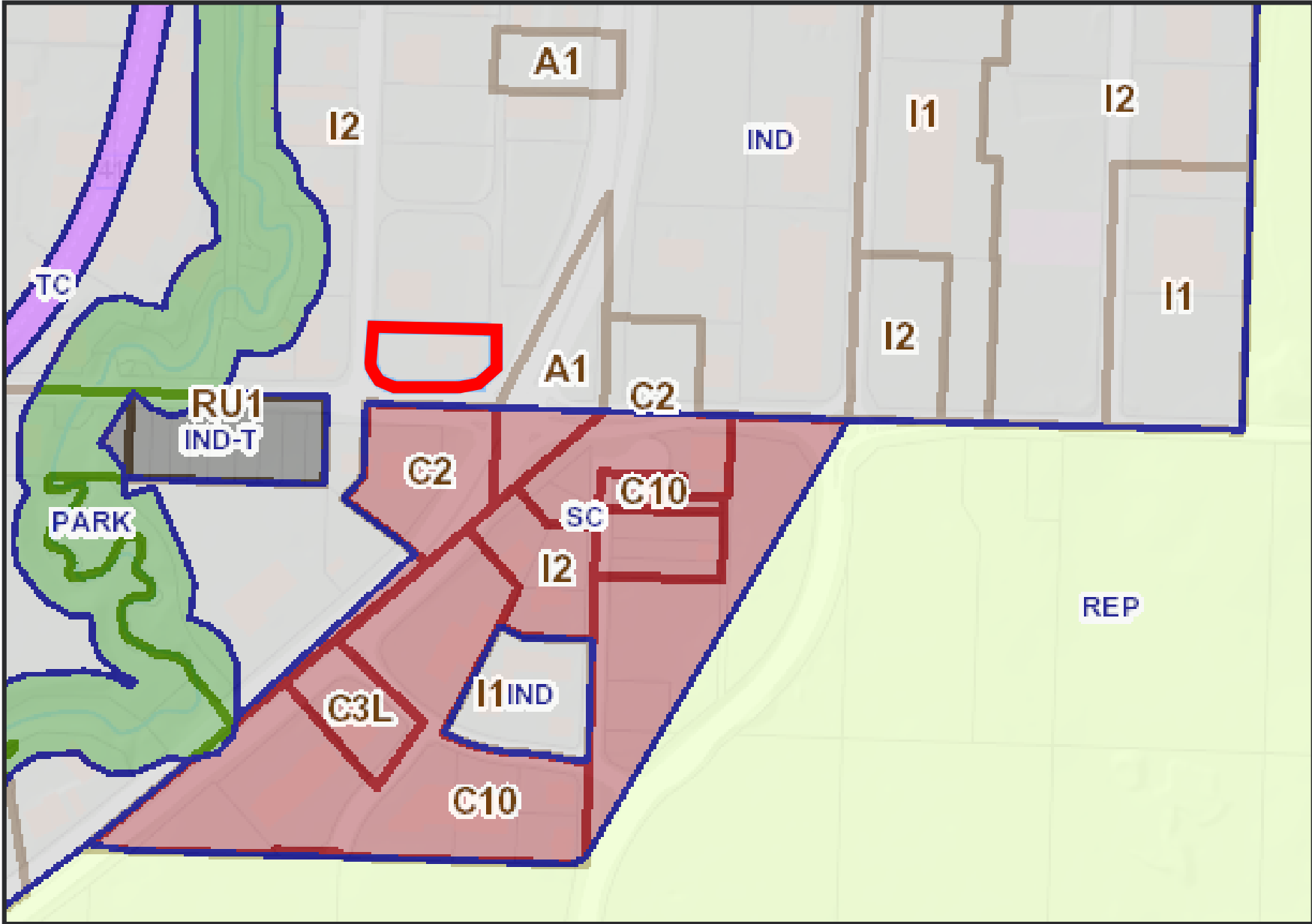
# Development Process



# Context Map



# OCP Future Land Use / Zoning



# Subject Property Map



# Project/technical details

- ▶ The applicant proposes a Gas Bar (Chevron) and Drive-In Food Service (Triple-O's) on the subject property
- ▶ The lot is zoned I2 – General Industrial.
- ▶ Drive-In Food Services are prohibited in the I2 zone.
- ▶ Therefore, the application requires a variance to allow for a Drive-In Food Service on the site.

# Project/technical details

- ▶ Enhanced landscape screening, including landscaped berms, has been introduced on the eastern part of the site to obscure the drive-through from public view as much as possible.
- ▶ Applicant introduced 2 EV charging stations to address design guideline encouraging developments to incorporate sustainability measures.
- ▶ The proposed development substantially meets the Comprehensive Development Permit Guidelines.



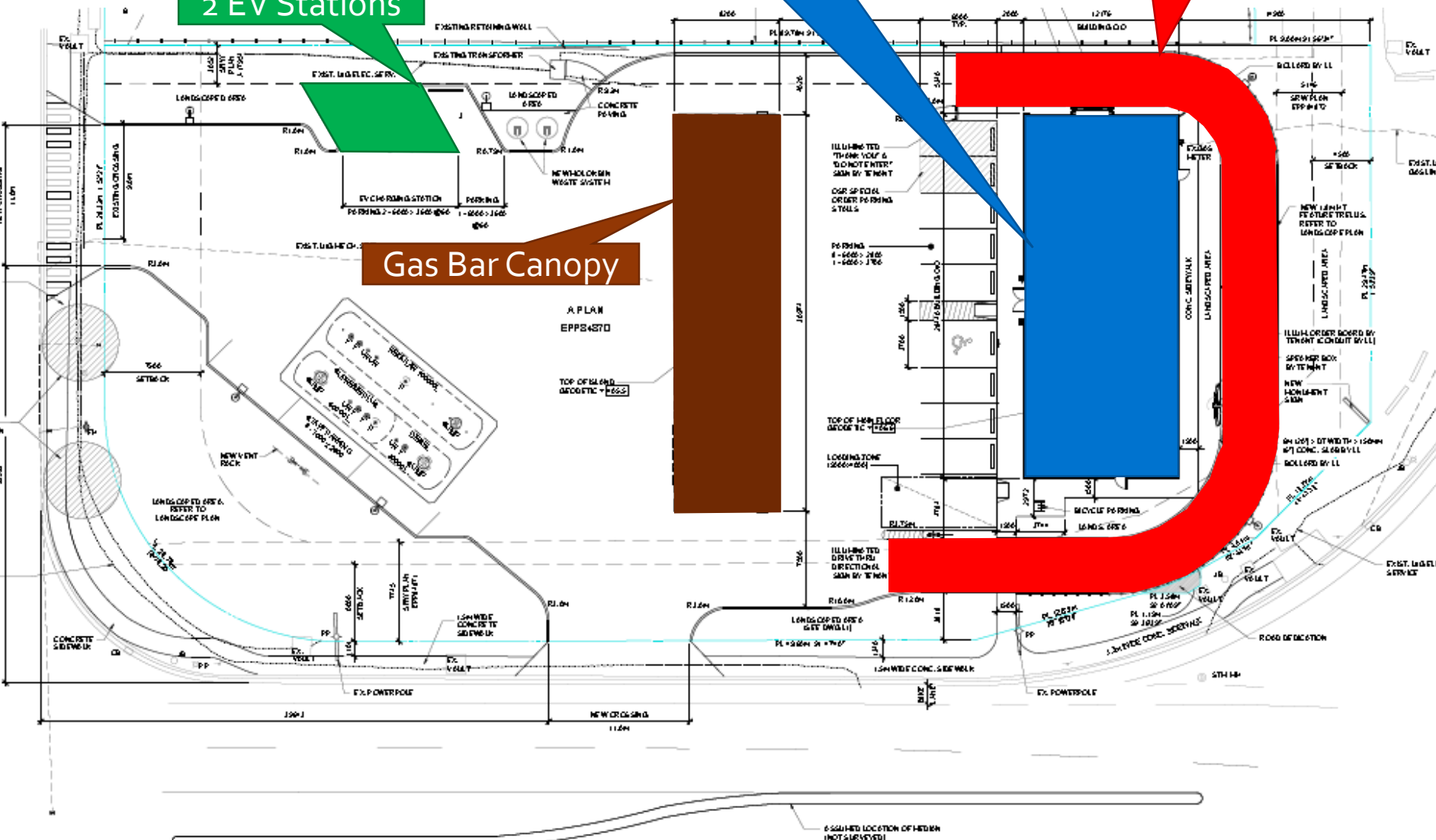
# Site Plan

Convenience Store

Drive-Thru Lane

2 EV Stations

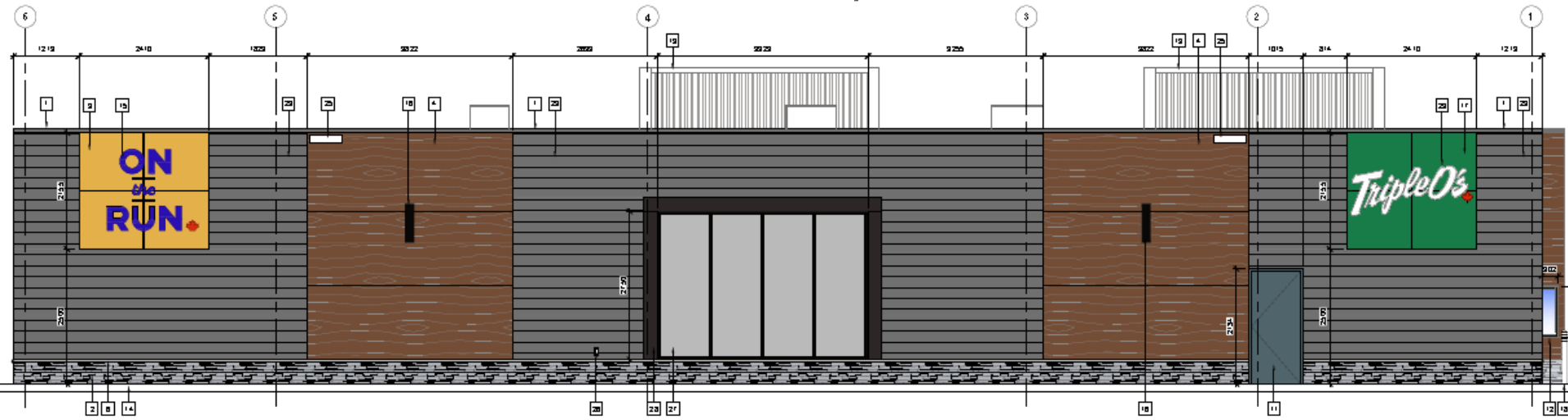
Gas Bar Canopy



SEXSMITH ROAD  
City of Kelowna

# Elevations

## East – Hwy 33



## West – Adams Rd.



# Elevations

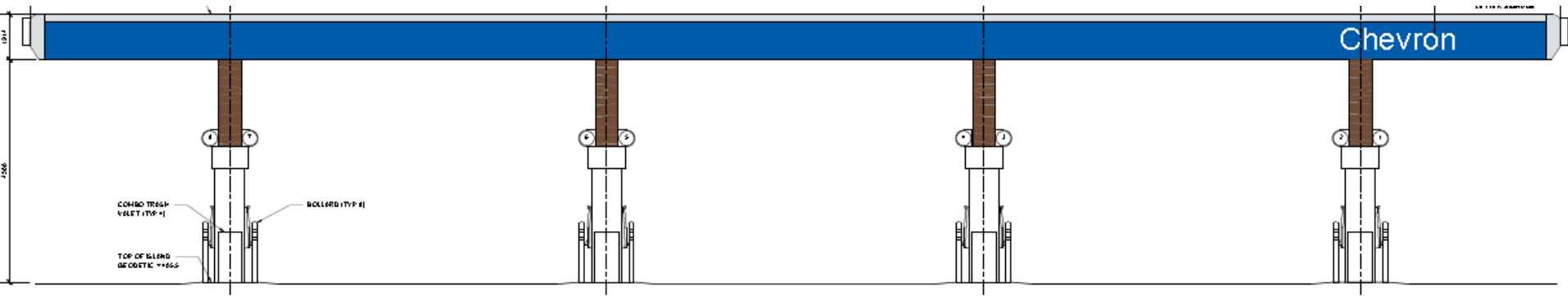
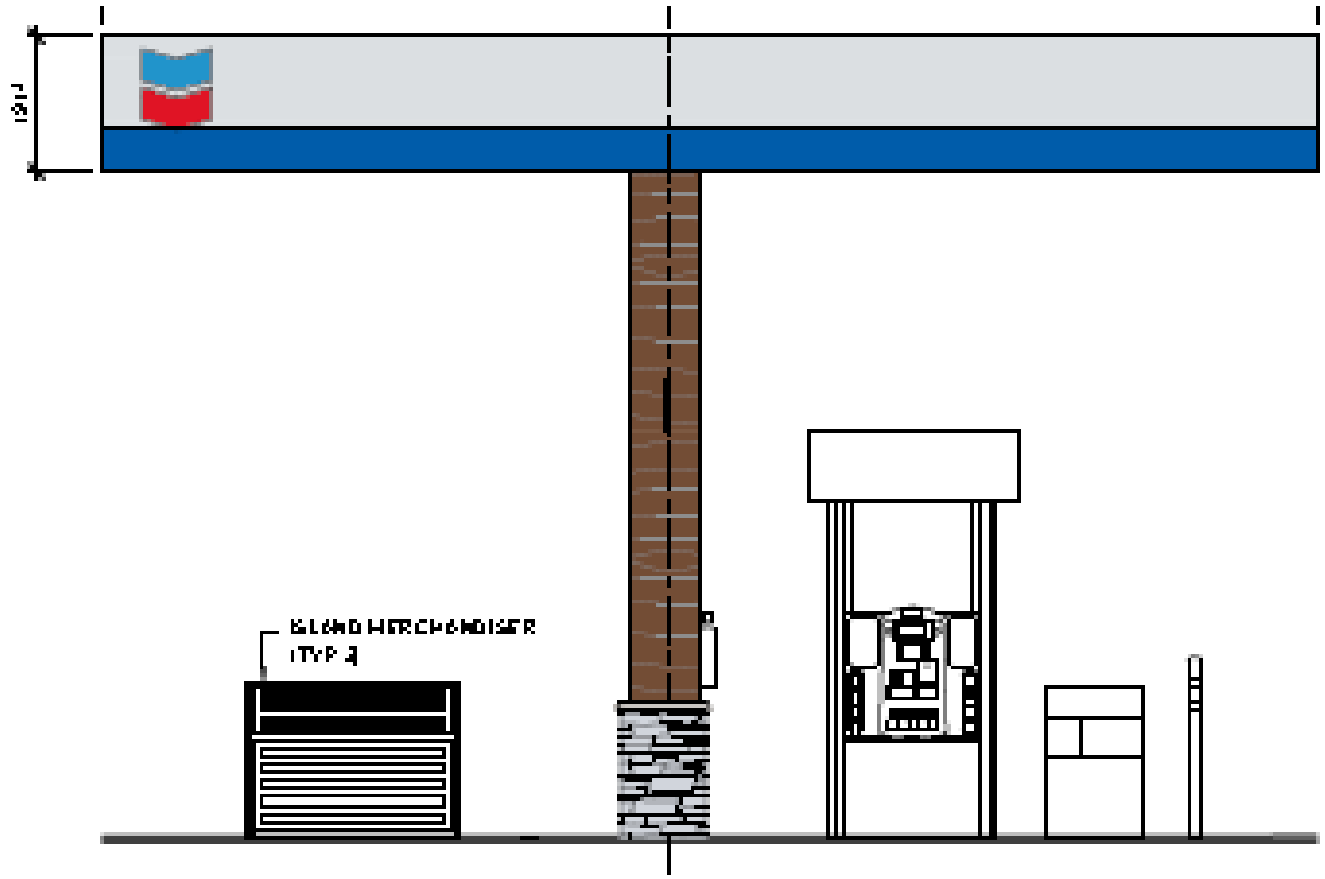
## South – Sexsmith Rd.



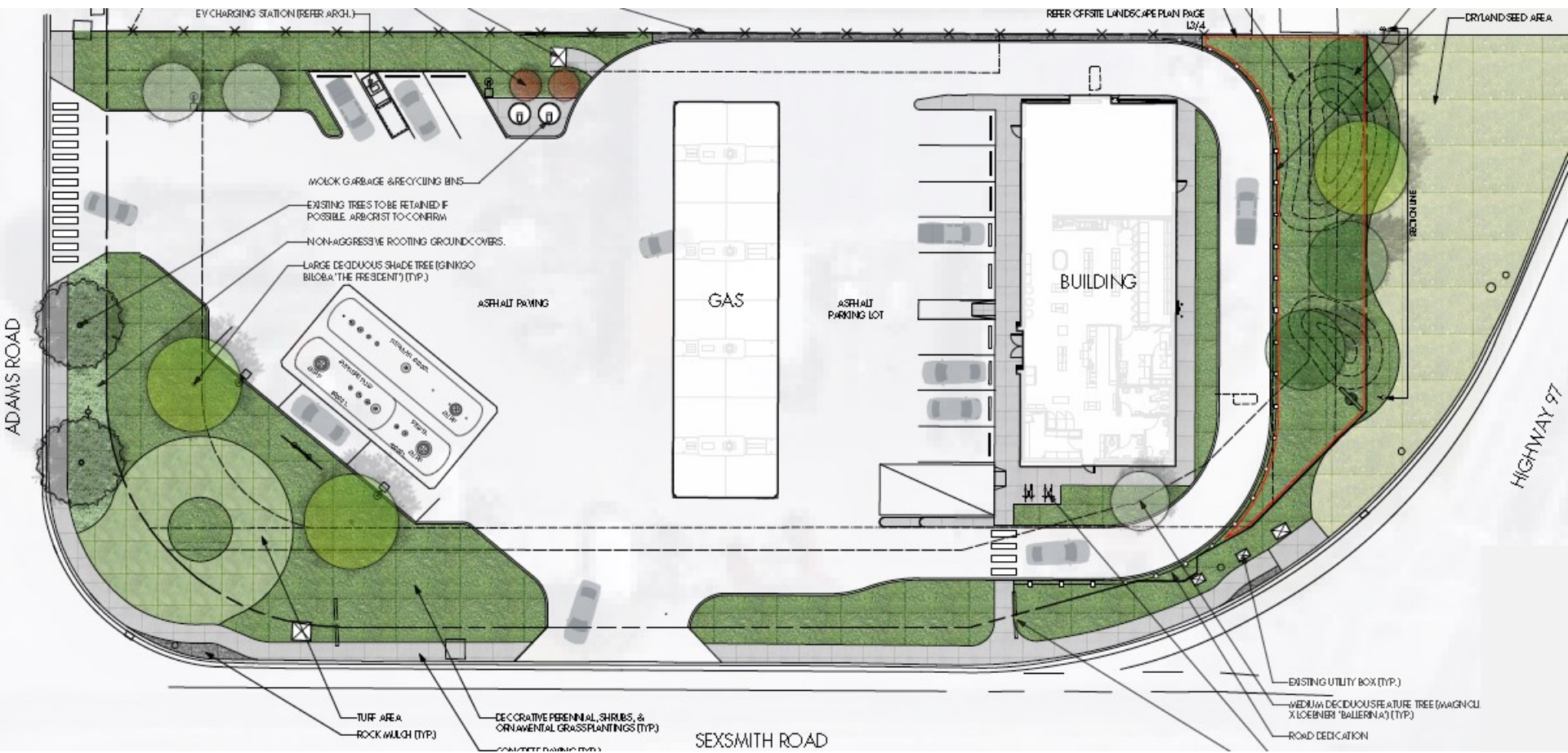
## North



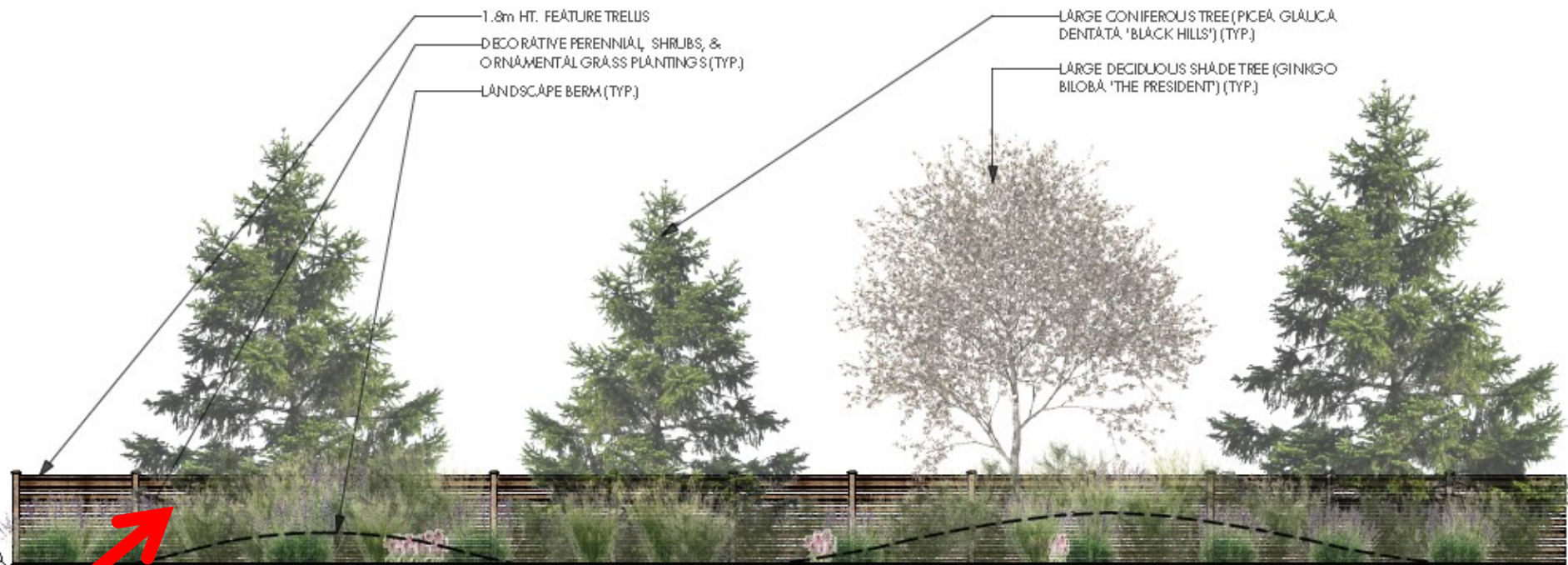
# Elevations – Gas Bar Canopy



# Landscape Plan



# Drive-Thru Landscape Screen



FEATURE TRELLIS REFERENCE IMAGE

# Development Policy

- ▶ On June 25, 2018 Council adopted the policy plan *Our Kelowna as We Take Action: Kelowna's Community Climate Action Plan*.
- ▶ Action T7 in the Plan advises amending the Zoning Bylaw to prevent drive-throughs, as these:
  - ▶ Impede walkability
  - ▶ Encourage unnecessary idling, which wastes fuel and unnecessarily contributes to GHG emissions.
- ▶ Denying this application represents a straightforward way to begin implementing the policy direction in the Climate Action Plan, and of advancing the City's goal of reducing GHG emissions.

# Staff Recommendation

- ▶ As such, Staff recommend that Council deny the application.





## *Conclusion of Staff Remarks*