

# REPORT TO COUNCIL



**Date:** October 5<sup>th</sup>, 2020  
**To:** Council  
**From:** City Manager  
**Department:** Development Planning Department

**Application:** DP20-0107  
**Owner:** 1099732 B.C. Ltd. Inc.No. BC1099732 and 1087253 B.C. Ltd Inc.No BC1087253

**Address:** 1638 Cary Road  
**Applicant:** Garry Tomporowski – GTA Architecture

**Subject:** Development Permit Application

**Existing OCP Designation:** SC – Service Commercial

**Existing Zone:** C10 – Service Commercial

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP20-0107 for Lot A District Lot 125 ODYD Plan KAP77245 at 1638 Cary Road, 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 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 this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2.0 Purpose

To consider a Form and Character Development Permit for a proposed car dealership.

## 3.0 Development Planning

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. The inherent nature of a car dealership generally causes inconsistency in some urban design guidelines, i.e. "hiding parking in the rear". The applicant has worked with Development Planning Staff to achieve a positive form and character of the building, as well as landscaping throughout the site. Future signs must comply with the City's Sign Bylaw No. 11530 and the applicant will ensure the proposed signage will not negatively impact the tree planting or landscaping.

#### **4.0 Proposal**

##### **4.1 Background**

The applicant recently completed a subdivision (S18-0052-01) of the subject property, which created two new lots; Lot 1 to the North and Lot 2 to the South. This Development Permit application is for a portion of Lot 2, which will eventually be the home of two dealerships. Staff are currently reviewing an instream Development Application for the remainder of the lot. The existing Buy Truck Direct Centre dealership is currently located on the subject property but will be removed and relocated to the new project location in Lot2B.

##### **4.2 Project Description**

The Development Permit Application is for the new Buy Truck Direct Centre dealership on the subject property. The existing dealership will be removed and relocated to what is known as Lot 2B on the western portion of the newly created lot. The entire site is approximately 21,214.85m<sup>2</sup> in size, while the project area is 6,847.46m<sup>2</sup>. The proposed one-storey building will be a modest 376.5m<sup>2</sup> (4,053ft<sup>2</sup>) in size and be located towards the rear of the property. The remainder of the project area will primarily be a mix of staff, customer and inventory parking. The property will also undergo landscape improvements to help improve the interface with Cary Road. These improvements include 3.0m landscape buffers on three lot lines and landscape islands throughout the parking area.

The internal functions and uses of the dealership can be summarized as the showroom, reception, office space and a service area. The outside will be characterized by a large glazed wall surrounding the offices and showroom. The rest of the building will be a mix of dark grey and blue corrugated metal, grey and red metal panels, precast insulated panel and anodized aluminum. With its clear, simple shape, this design element is used in all the principal elements of the dealership branding and is a large improvement from the existing site. The landscape plan will complement the building and define the parking and inventory area.

##### **4.3 Site Context**

The subject property is in the Highway 97 OCP Sector and the surrounding area is primarily a mix between I2 – General Industrial and C10 – Service Commercial. The surrounding area also has a Future Land Use Designation of SC – Service Commercial, COMM – Commercial and IND – Industrial.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C10 – Service Commercial, C9 – Tourist Commercial and I1 – Business Industrial	Motel, Apartment Housing and Office Space
East	C10 – Service Commercial	Retail Store and Automotive Service
South	I2 – General Industrial & C10 – Service Commercial	General Industrial and Automotive Parts
West	I2 – General Industrial	Private Club

**Subject Property Map: 1638 Cary Road**



**4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	C10 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	1,000m <sup>2</sup>	21,214.85m <sup>2</sup>
Min. Lot Width	30.0m	211.04m
Min. Lot Depth	30.0m	93.1m
Development Regulations		
Max. Floor Area Ratio	0.65	0.018
Max. Site Coverage (buildings)	60%	5.5%
Max. Height	12.0m	6m

Min. Front Yard	2.0m	44.4m
Min. Side Yard (West)	0.0m	55.4m
Min. Side Yard (East)	0.0m	8.6m
Min. Rear Yard	0.0m	22.6m
<b>Other Regulations</b>		
Min. Parking Requirements	5	159 (total)
Min. Bicycle Parking	2	2 (1 long term + 1 short term)
Min. Loading Space	0	1

**5.0 Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design DP Guidelines

*Objectives:*

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- 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: April 7<sup>th</sup>, 2020

Date Public Consultation Completed: N/A

**Report prepared by:** Tyler Caswell, Planner I

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Attachments:**

Attachment A: Draft Development Permit DP20-0107

Schedule A: Site Plan

Schedule B: Elevations and Materials

Schedule C: Landscape Plan