

REPORT TO COUNCIL



Date: November 23rd, 2020
To: Council
From: City Manager
Department: Development Planning Department

Application:	DP20-0157	Owner:	1099732 B.C. Ltd. Inc.No. BC1099732 and 1087253 B.C. Ltd. Inc.No. BC1087253
Address:	2576 Highway 97 N	Applicant:	Garry Tomporowski – GTA Architecture
Subject:	Development 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. DP20-0157 for Lot A District Lot 125 ODYD Plan KAP77245 located at 2576 Highway 97 N, 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 separate dealerships. In October 2020, a Development Permit (DP20-0107) for Buy Truck Direct Centre was approved by Council. This Development Permit application is for the remaining portion of the site.

4.2 Project Description

The Development Permit Application is for the new Hyundai-Genesis dealership on the subject property. The entire site is 21,223m² in size, while the project area is 14,367.4m². The proposed two-storey dealership will be a combined footprint of 2,176m² in size and be located towards the rear of the site. The remainder of the project area will be a mix of staff, customer and inventory parking. The property will also undergo landscape improvements to help improve the interface with Cary Road and Highway 97 N. These improvements also 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, service area, parts storage, office space, end of trip facility and a staff lunchroom and roof terrace area. The outside will be characterized by a large glazed wall surrounding the showroom, offices and service area. The rest of the building will be a mix of bronze and dark grey aluminium composite material, dark grey horizontal corrugated charcoal metal siding and dark grey charcoal insulated metal panels. Strong design elements are used in all the principal elements of the dealership(s) branding and is a large improvement from the existing site. The landscape plan will be complementing 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: 2576 Hwy 97 N**4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	C10 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	1,000m ²	21,223m ²
Min. Lot Width	30.0m	434m
Min. Lot Depth	30.0m	132.8m
Development Regulations (Project Area)		
Max. Floor Area Ratio	0.65	0.17 (entire lot)
Max. Site Coverage (buildings)	60%	14% (entire lot)
Max. Height	12.0m	7.8m
Min. Front Yard	2.0m	45.0m
Min. Side Yard (East)	0.0m	23.8m
Min. Rear Yard	0.0m	13.3m
Other Regulations (Project Area)		
Min. Parking Requirements	80	199
Min. Bicycle Parking	5 (long-term), 4 (short-term)	5 (long-term), 5 (short-term)
Min. Loading Space	1	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;
- 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: August 8th, 2020

Date Public Consultation Completed: N/A

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP20-0157

Schedule A: Site Plan

Schedule B: Elevations and Materials

Schedule C: Landscape Plan