

REPORT TO COUNCIL



Date: January 25, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0169

Owner: 1087253 B.C. Ltd., Inc. No.
BC1087253

Address: 1624 Cary Road

Applicant: Hodgson Schilf Evans
Architects Inc. – Mark Tofsrud

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. DP20-0169 for Lot 1 District Lot 125 ODYD, Plan EPP100025, located at 1624 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 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 FURTHER 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 issuance of a Development Permit for the form and character of a new Automotive Sales and Service Facility.

3.0 Development Planning

Staff are recommending support for the proposed Development Permit to construct a new automotive sales and service facility on the subject site as the proposal is consistent with a majority of the Official Community Plan's (OCP) Urban Design Guidelines. The inherent nature of a vehicle dealership generally causes inconsistency in some urban design guidelines, i.e. 'hiding parking in the rear'. The applicant has met other key urban design strategies such as high-quality landscaping which will complement the sales and service facility well, and naturally screen the surface parking lot proposed in front of the building. Additionally, a large majority of buildings located along the Highway 97 corridor are set back from the fronting road and the placement of the structure is consistent with the building rhythm along the Highway 97 corridor. Future signage 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 subject property was recently created through a subdivision application (S18-0052-01) to have the previous larger lot subdivided into two smaller but still sizable commercial lots. The newly created legal parcel to the south located at 1638 Cary Rd recently received Development Permit approval to construct a new Hyundai vehicle dealership and service facility.

4.2 Project Description

The Kelowna Toyota dealership is currently located at 1200 Leathead Rd in Kelowna, BC. The new dealership will feature the new corporate Toyota building template, which utilizes modern building materials combined with a contemporary building form. The existing dealership site located on Leathead Rd is just over 8,000 m² in total site area and the proposed site on Cary Rd is over 21,000 m² which is approximately 2.5 times larger than the existing dealership site.

Site access for the dealership will come from Cary Rd to the south through a shared access easement traversing across the adjacent site to the south located at 1638 Cary Rd.

The sales and service facility building will be 2 storeys in height with a total floor area of 4,381.5 m² (47,162 ft²) and include on the ground floor: a showroom, reception area, parts storage, service bays and small offices scattered throughout. The second floor comprises: offices, tire storage, employee meeting and break rooms, utility rooms and men's and ladies' change rooms which will also serve as the required end of trip facilities to support long-term bicycle parking. Long-term bicycle parking and garbage and recycling areas are located in a separate accessory building area situated behind the sales and service facility to the west. The exterior facade for the proposed building will feature predominately transparent glazing combined with white aluminium composite panelling and metal cladding with Toyota red steel canopy accents.

The site will feature a double row of deciduous trees located in front of the building including vehicle display and staff amenity areas. Complimentary landscaping features will be utilized throughout the site to enhance the exterior building facade, reduce building massing and screen the development on all sides of property.

4.3 Site Context

The subject property is located 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 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	C9 – Tourist Commercial / I1 – Business Industrial / C10 – Service Commercial	Commercial / Industrial
East	C10 – Service Commercial	Commercial
South	C10 – Service Commercial	Commercial
West	I2 – General Industrial	Industrial

Subject Property Map: 1624 Cary Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C10 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	1,000 m ²	21,700 m ²
Min. Lot Width	40.0 m	> 124.0 m
Min. Lot Depth	30.0 m	> 226.0 m
Development Regulations		
Max. Floor Area Ratio	0.65	0.20
Max. Site Coverage (buildings)	60%	16.3%
Max. Height	12.0 m / 3 storeys	11.46 m / 2 storeys
Min. Front Yard	2.0 m	52.4 m
Min. Side Yard (north)	0.0 m	13.0 m
Min. Side Yard (south)	0.0 m	25.9 m
Min. Rear Yard	0.0 m	85.5 m
Other Regulations		
Min. Parking Requirements	133 vehicle stalls	316 vehicle stalls

Min. Short-term Bicycle Parking	6 bicycle stalls	6 bicycle stalls
Min. Long-term Bicycle Parking	9 bicycle stalls	9 bicycle stalls
Min. Loading Space	2 loading stalls	2 loading stalls

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design Development Permit Guidelines

Objectives

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- 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: August 28, 2020

Date Public Consultation Completed: N/A

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP20-0169

Schedule A: Site and Floor Plans

Schedule B: Elevations and Materials

Schedule C: Landscape Plan