

REPORT TO COUNCIL



Date: April 26, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP19-0184 & DP19-0185

Owner: Victor Properties Ltd., Inc. No.
BC1050457

Address: 2125 & 2205 Baron Rd, 1830 & 1880
Leckie Rd and 1901 Underhill St.

Applicant: WSP Canada Group Limited

Subject: Development Permit Application

Existing OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT final adoption of OCP Amendment Bylaw No. 12122 & Rezoning Bylaw No. 12123 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP19-0184 for:

Lot 2, District Lot 126, ODYD Plan KAP59203, located at 2125 Baron Road;

Lot 3, District Lot 126, ODYD Plan KAP59203, located at 2205 Baron Road;

Lot 1, District Lot 126, ODYD Plan KAP59203, located at 1830 Leckie Road; and

Lot B, District Lot 126, ODYD Plan KAP56817, located at 1880 Leckie 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 THAT Council authorizes the issuance of Development Permit No. DP19-0185 for:

Lot 1, District Lots 126, 127 and 142, ODYD, Plan KAP74479, located at 1901 Underhill Street;
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 the form and character of a large-scale retail store and gas bar.

3.0 Development Planning

Development Planning are recommending support for the issuance of a Development Permit for the proposed large-scale retail store and associated gas bar as it meets zoning regulations for parking, setbacks and landscaping and is in general accordance with the Official Community Plan's Comprehensive and Revitalization Design Guidelines.

4.0 Proposal

4.1 Background

The subject properties are currently sitting vacant and have never been developed or built upon since the lots were created, more than 30 years ago.

4.2 Project Description

The applicant is proposing two commercial buildings located on two separate legal properties with the warehouse building comprising the larger site located adjacent to Leckie Rd and the smaller site comprising the gas bar which is located at 1901 Underhill Street. The proposed warehouse building will be 15,517 m² (167,023 ft²) in gross floor area (GFA) and measure one-storey in height at 10.0m tall. The gas bar, which will be located to the west of the warehouse site, will comprise a single gas station canopy structure with a supporting gas bar controller enclosure for on-site employees. The gas bar canopy will comprise 791 m² with the supporting enclosure encompassing 17.4 m² in area for a site total of 808.0 m².

Site Access



The warehouse site will include a total of 4 access points:

- 2 accesses on Baron Road
 - 1 right in, right out
 - 1 full access
- 2 accesses on Leckie Road
 - 1 full access
 - 1 full access with traffic signal, no straight thru from Parkview Cr in to warehouse site

The gas bar site will include a total of 3 access points:

- 1 full access at Durnin Road
- 1 full access at Baron Road
- 1 exit only at Underhill St

Site Layout

The warehouse site is located in between 3 major roads with Baron Road situated to the west, Leckie Road to the east and a portion of Springfield Road to the south. The warehouse building will be located centrally on-site, near the south boundary of the property with the front entrance located at the north east building corner.

The gas bar canopy will be located near the western boundary of the site and has been designed to allow vehicles to que in line to the east of the canopy structure and move westward to fill vehicles and subsequently exit the site onto Underhill St. The structure will include 12 two-sided gas pumps which will serve up to 2 vehicles each to allow for a maximum of 24 vehicles to pump simultaneously. 6 service bays/service aisles will serve the 12 total pumps and will allow for 3-4 queuing spaces per service bay to meet the minimum zoning bylaw requirements for vehicle-oriented uses.

The warehouse site will include garbage and recycling compactors which will be located on the west side of the building adjacent to Baron Rd. The compactors will be situated within an exterior and enclosed compound which will screen the compactors from view of the road.

Form and Character

The exterior façade for the warehouse building will utilize Costco's branding and colours and will include metal panel siding in 3 different colours (mystique plus, shell grey & metallic champagne), charcoal stone siding, glazing and charcoal coping, cornice and siding accents.

The gas bar canopy will be composed of mainly champagne coloured metallic metal siding with painted steel columns and Costco branded signage and accents located on the canopy structure.

Landscaping

The applicant is proposing to formally connect the Baron and Leckie Road sidewalks through a new sidewalk connection traversing the site along the north boundary. Trees cannot be planted in this location due to the presence of overhead Fortis BC power lines. As an alternative to tree plantings, and to ensure vegetation establishes in this area, a native grass mix will be utilized on either side of the walkway where trees cannot be planted.

Landscaping for the remainder of the site will include a mix of deciduous and coniferous trees, flowering shrubs and mixed ground cover plantings. Tree plantings will be utilized throughout the site boundary, landscape buffers between adjacent sites and within the surface parking areas to provide additional shade and help delineate drive aisles. The most significant landscape buffering will be located along the south property line for both the warehouse and gas bar sites to screen commercial activities from the adjacent residential uses to the south. The gas bar site in particular will utilize a plated landscape berm at the south end of the property to help screen the gas bar from the adjacent residential tower.

Site landscaping is expected to help buffer, mitigate and complement the proposed development from the surrounding sites which are largely residential in nature.

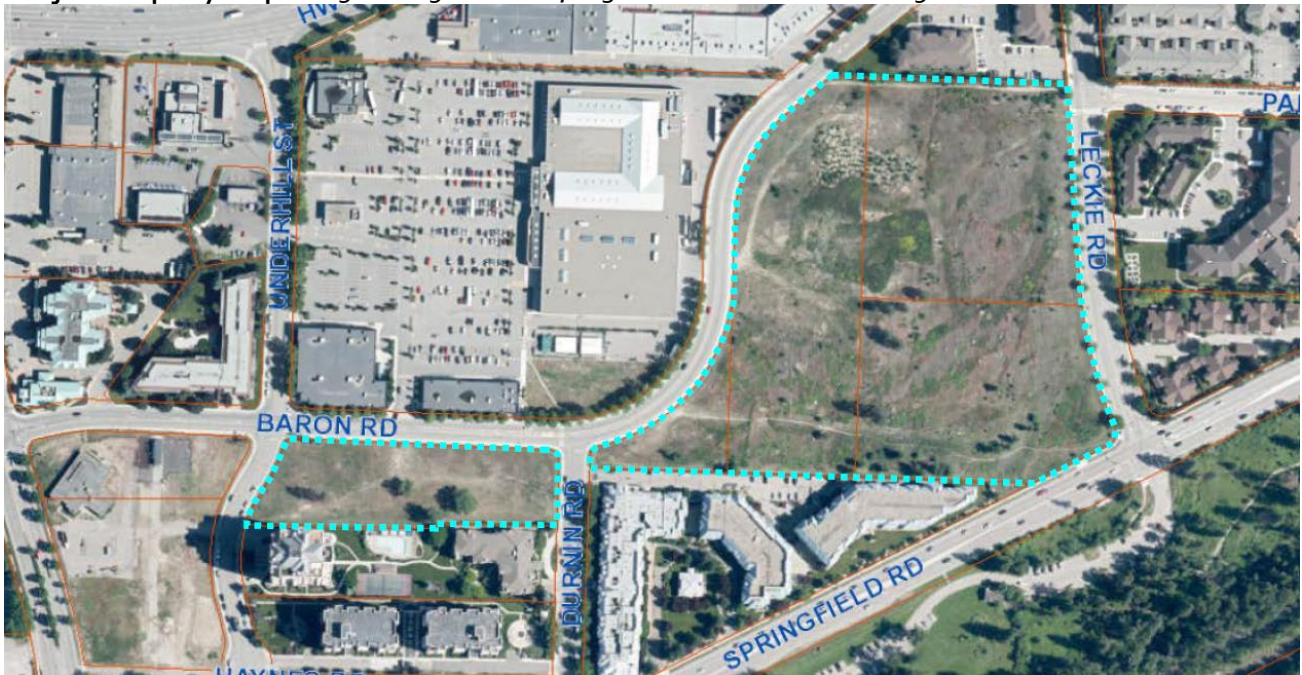
Site Context

The subject property is located in the Mid-town Urban Centre near the intersection of Leckie and Springfield roads. The subject site is composed of 4 legal parcels and is more specifically situated in between Baron Road to the west, Leckie Road to the east and Springfield Road to the south. The surrounding land uses include a mixture of low to medium density residential townhomes and apartments, located to the south, east and north with commercial situated on the west side of the property, mostly on the north side of Baron Road. The surrounding Future Land Use designations include medium to low density residential to the south, east and north with mixed use commercial / residential to the west.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Residential
East	RM3 – Low Density Multiple Housing & RM5 – Medium Density Multiple Housing	Residential
South	RM5 – Medium Density Multiple Housing & P3 – Parks and Open Space	Residential and Park
West	C4lp – Urban Centre Commercial (Liquor Primary)	Commercial

Subject Property Map: 2125 & 2205 Baron Rd, 1830 & 1880 Leckie Rd and 1901 Underhill St.



4.3 Zoning Analysis Table

Zoning Analysis Table – Large-Scale Retail Store		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.0	0.24
Max. Site Coverage (buildings)	75%	25.9%
Max. Height	4 storeys / 15.0 m	1 storey / 10.0 m
Min. Front Yard	0.0 m	55.0 m
Min. Side Yard (south)	4.5 m	17.6 m
Min. Side Yard (north)	4.5 m	129.0 m
Min. Rear Yard	0.0 m	15.0 m
Other Regulations		
Min. Parking Requirements	202 stalls	787
Min. Bicycle Parking	21 short-term / 31 long-term stalls	22 short-term / 31 long-term stalls
Min. Loading Space	3 loading stalls	4 loading stalls

Zoning Analysis Table – Gas Bar		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.0	0.09
Max. Site Coverage (buildings)	75%	0.09%
Max. Height	4 storeys / 15.0 m	1 storey / 5.4 m
Min. Front Yard	0.0 m	11.3 m
Min. Side Yard (west)	0.0 m	27.0 m

Min. Side Yard (east)	0.0 m	123.0 m
Min. Rear Yard	6.0 m	16.3 m
Other Regulations		
Min. Parking Requirements	10 stalls	84 stalls
Min. Queuing Stalls per Service Bay	3 inbound stalls / 2 outbound stalls	3 inbound stalls / 2 outbound stalls

5.0 Application Chronology

Date of Application Accepted: September 17, 2019
 Date Public Consultation Completed: January 27, 2020
 Date of Rezoning Initial Consideration: November 23, 2020
 Date of Rezoning Public Hearing: January 12, 2021

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP19-0184 & DP19-0185

Schedule A: Site Plan

Schedule B: Building Elevations, Materials and Colour Board

Schedule C: Landscape Plan

Attachment B: Project Renderings