

REPORT TO COUNCIL



Date: August 25, 2016
RIM No. 0940-00
To: City Manager
From: Community Planning Department (EW)
Application: DP16-0016 **Owner:** McBeetle Holdings
Address: 894 Stremel Road **Applicant:** McBeetle Holdings
Subject: Form and Character Development Permit
Existing OCP Designation: IND - Industrial
Proposed OCP Designation: COMM - Commercial / PARK - Major Park / Open Space
Existing Zone: C10 - Service Commercial / P3 - Parks and Open Space

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0016 for Lot A, Section 34, Township 26, ODYD Plan EPP53299, located at 894 Stremel 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's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated (April 12, 2016);

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

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 an automobile dealership at the intersection of Stremel Road and Highway 97.

3.0 Community Planning

Staff recommend that the development permit be authorized by Council. The project fits into the existing neighbourhood development pattern of automotive dealerships. The building sits along the Highway 97 frontage, concealing the vehicle inventory and parking from the roadway.

The proposed design complies with relevant design guidelines. The large ground floor windows will animate the frontage to a degree, enhancing the feel of the building.

4.0 Proposal

4.1 Background

Council considered the re-zoning application for the subject property in May, and gave the rezoning second and third reading in June. The arrangements for the land swap and property reconfiguration are in place, and are in the process of being registered.

4.2 Project Description

The building itself is a two storey structure with extensive windows along the main floor to display inventory. Unlike more traditional automotive dealerships, the proposed site plan would see no parking along Highway 97, with parking and inventory being placed along the Stremel frontage. Vehicles would only be visible through the glass facing the highway. This approach helps build the character of the Highway 97 corridor. It will be further enhanced by trees along the boulevard.



Figure 1 Stremel Elevation

The building exposes a curved frontage to the highway, taking advantage of what could be an awkward parcel configuration to create a unique building. The building will be clad in silvered aluminium cladding, with dark aluminium along the north side.

As an alternative to pole or free standing signage along the highway, the developer has proposed large fascia signs on the building.



Figure 2 Highway Elevation

A staff-issued environmental development permit will also be required as part of the proposed development, which will formalize the protect and planting of the riparian area on the north of the site.

4.3 Site Context

The portion of the property to be developed is along Highway 97. It is north of the Orchard Ford dealership, in a light industrial and service commercial neighbourhood. The owner of the property has also applied to re-zone the parcel to the north to allow an additional automobile dealership.

The creek running along the north side of the property will be protected by a 15m deep park dedication to the City.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I1 - Business Park Industrial	Light Industrial Rental
East	RU1 - Large Lot Housing	Residential
South	C10 - Service Commercial	Automotive Dealer
West	Highway 97	Highway 97

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C10 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Floor Area Ratio	0.65	0.395
Maximum Site Coverage (buildings)	60%	31%
Maximum Height	12.0 m and 3 storeys	m
Minimum Front Yard	2.0 m	10+m
Minimum Side Yard (south)	2.0 m	2.0 m
Minimum Side Yard (north)	0.0 m	20+ m
Minimum Rear Yard	2.0 m	4.0 m
Other Regulations		
Minimum Parking Requirements	32	32

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Comprehensive Development Permit Guidelines

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;

- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- 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 Technical Comments

6.1 Building & Permitting Department

- 1 Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction
- 2 This building may be required to be sprinklered throughout. It appears that this building has three major occupancies as per the building code . Any proposed deviance from this requirement of BCBC 12 requires an approved alternate solution report to be submitted and approved by the architect of record prior to the release of the Development Permit.
- 3 A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces. This building may be designed to low, which may affect the form and character of the building.
- 4 A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - 4.1 The British Columbia Building Code (BCBC 2012) may define this development as two separate buildings with possibly three separate major occupancies (D & E in building 1 and D & F2 in building #2). If a firewall is to be utilized, a complete building code analysis would be required to be reviewed prior to complete comments (at time of building permit application) being provided for the spatial separation between the two buildings. Fire shutters would be a requirement and hooked to the fire alarm system to allow for the unprotected openings between buildings and a 900mm High non combustible fire wall must be constructed to separate the two structures. A 900mm high firewall parapet will affect the form and character of the building(s).
 - 4.2 The exits from the building do not appear to meet minimum code requirements (number of exits, travel distance, etc). The code analysis is to contain a plan showing travel distances along with a code compliance analysis for the interconnected floors, 2nd stories, horizontal exits, convenience stairs and rated stairwell exits. This can be submitted at time of building permit application, but additional exterior doors may be required depending on the code analysis, which may affect the form and character of the building(s).

- 4.3 Any security system that limits access to exiting needs to be addressed in the code analysis by the architect
- 4.4 Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- 4.5 Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings. Screening of this equipment may be required and should be addressed as part of the Development permit.
- 4.6 Interior climbable guardrails are not code compliant as depicted in the illustrations and are required to be defined at time of permit application
- 5 Size and location of all signage to be clearly defined as part of the development permit
- 6 Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located. Refer to fire department bylaws for placement of exterior garbage containers in relation to the building.
- 7 Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation are being applied to this structure.

6.2 Development Engineering Department

See attached Memorandum dated April 8, 2016.

6.3 Fire Department

The Fire Department has no concerns with the proposed development.

Report prepared by:

Emily Williamson, Planner

Reviewed by:

Terry Barton, Urban Planning Manager

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

Summary of Technical Comments
Draft Development Permit