

REPORT TO COUNCIL



Date: August 23, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP18-0243 **Owner:** REID'S CROSSING
DEVELOPMENT INC., INC.NO.
BC1165652

Address: 2100 Rutland Road North **Applicant:** Denciti Development Corp.

Subject: Development Permit Application

Existing OCP Designation: Service Commercial (SC)

Existing Zone: C10lp Service Commercial (Liquor Primary)

1.0 Recommendation

THAT Official Community Plan Map Amending Bylaw No. 12053 be amended at third reading to revise the legal description of the subject property from portions of Lot A Section 35 Township 26 ODYD Plan EPP56074; Lot 1 Section 35 Township 26 ODYD Plan 4375 Except Plan EPP56072; Lot 4 Section 35 Township 26 ODYD Plan 4170; and Lot A Section 35 Township 26 ODYD Plan 23482 Except Plan EPP56073 to portions of Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan EPP105620;

AND THAT Rezoning Bylaw No. 12054 be amended at third reading to revise the legal description of the subject property from Lot A Section 35 Township 26 ODYD Plan EPP56074; Lot 1 Section 35 Township 26 ODYD Plan 4375 Except Plan EPP56072; Lot 4 Section 35 Township 26 ODYD Plan 4170; and Lot A Section 35 Township 26 ODYD Plan 23482 Except Plan EPP 56073 to Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan EPP105620;

AND THAT Zoning Bylaw Text Amendment Bylaw No. 12055 be amended at third reading to revise the legal description of the subject property from Lot A Section 35 Township 26 ODYD Plan EPP56074; Lot 1 Section 35 Township 26 ODYD Plan 4375 Except Plan EPP56072; Lot 4 Section 35 Township 26 ODYD Plan 4170; and Lot A Section 35 Township 26 ODYD Plan 23482 Except Plan EPP56073 to Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan EPP105620;

AND THAT final adoption of Official Community Plan Map Amending Bylaw No. 12053, Rezoning Bylaw No. 12054 and Zoning Bylaw Text Amendment Bylaw No. 12055 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0243 for Lot 1 Section 35 Township 26 Osoyoos Division Yale District Plan EPP105620, located at 2100 Rutland Road North, 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 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 a gas bar, rapid drive-through vehicle services (car wash) and retail store, convenience on the subject property.

3.0 Development Planning

Development Planning recommends support for the Development Permit application as it is consistent with the C10 zone. The C10 zone is intended to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented areas, not provided for in other zones.

Consideration has been given to the form and character of the gas bar and associated buildings and the proposal meets Urban Design Development Permit Guidelines in the Official Community Plan (OCP). The design includes a sense of overall cohesiveness, including the incorporation of stone cladding at the base of both buildings and gas bar canopy.

4.0 Proposal

4.1 Project Description

This Development Permit application is for a gas bar, rapid drive-through vehicle services (car wash) and retail store, convenience on the subject property. This specific proposal does not encompass the entire subject property. A Development Permit(s) will be required for the remainder of the site and require Council approval. Applications will be submitted to Development Planning for evaluation at a later date.

A landscape plan has been provided for the on-site area immediately surrounding this development proposal. On-site landscaping includes seven deciduous trees, as well as a more densely planted area to try and screen the garbage and recycling areas, which are located in close proximity to the main entrance to the site. Vehicular access to this portion of the development is off Rutland Road North.

The application also includes one freestanding sign, required to conform within City of Kelowna Sign Bylaw No. 11530 regulations. This limits the freestanding sign to a maximum height of 5.0 m and maximum area

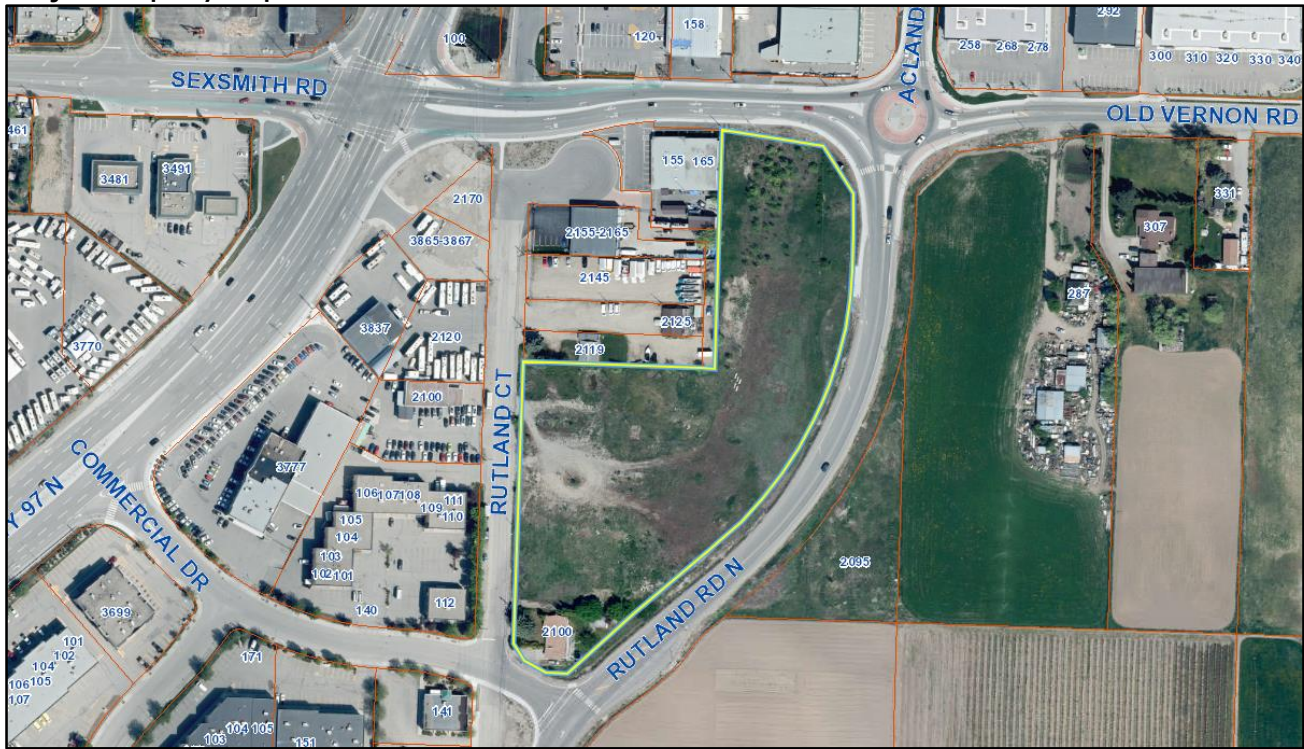
of 10.0 m². It is proposed to be located at the main entrance to the subject property, off Rutland Road North.

4.2 Site Context

The site is located at the northern extent of the Rutland City Sector in an area colloquially known as 'Reid's Corner'. The subject site has previously been used for residential housing and topsoil storage. The property is mostly vacant with the exception of one single detached house at 2053 Rutland Ct. The properties to the South and East of the site are zoned A1 and located within the ALR. The properties to the North and West of the site are zoned C10 and I2 are being used for a range of service commercial and light industrial uses. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I1	General Industrial
East	A1	Agricultural (ALR)
South	A1	Agricultural (ALR)
West	I1, I2, C10	Light Industrial/Service Commercial

Subject Property Map: 2100 Rutland Road North



5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design DP Guidelines

Guideline 2.0 Context

- 2.7 - Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness

Guideline 8.0 Pedestrian access, provision for cyclists, circulation, vehicles and loading

8.4 Provide an identifiable and well-lit pathway to the front entrance of every building from all adjoining public sidewalks and all on-site parking areas

5.2 City of Kelowna Zoning Bylaw No. 8000

Section 14: Commercial Zones

C10 – Service Commercial, Section 14.10.1 Purpose. The purpose is to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented areas, not provided for in other zones

6.0 Technical Comments

6.1 Development Engineering Department

See Attachment B – City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received:	Nov 9, 2018
Date Public Consultation Completed:	May 20, 2019
Date of Initial Consideration:	June 15, 2020
Date of Public Hearing:	July 14, 2020
Date of Bylaw Extension:	July 12, 2021

Report prepared by:	Kimberly Brunet, Planner II
Reviewed by:	Dean Strachan, Community Planning & Development 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 DP18-0243

Schedule A: Site Plan

Schedule B: Elevations, Floorplans, Materials and Colour Board

Schedule C: Landscape Plan

Attachment B: City of Kelowna Memorandum

Attachment C: Otter Farm and Home Co-operative Letter of Rationale