

REPORT TO COUNCIL



Date: September 20, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0116

Owner: The Pit Stop C-Store & Gas Bar Ltd., Inc. No. BC0566689

Address: 3802 Gordon Drive

Applicant: Fox Architecture Inc.

Subject: Development Planning

Existing OCP Designation: COMM - Commercial

Existing Zone: C2 – Neighbourhood Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP21-0116 for Lot A District Lot 134 ODYD Plan 40137, located at 3802 Gordon Drive, 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 a form and character Development Permit for the redevelopment of a gas station.

3.0 Development Planning

Staff are recommending support for the Development Permit due to the proposal's consistency with the Official Community Plan's Urban Design Guidelines. The entire building form will be enhanced to a modern style meeting the City's design guidelines and conforming to Husky's approved designs. The building materials uses a combination of steel frame, curtain wall, stucco, and concrete block. The proposal meets the City's Zoning Bylaw and no variances are required.

4.0 Proposal

4.1 Background

A Development Permit for a similar redevelopment proposal on the property was supported by Council on February 4, 2019. Development Permits expire after two years if construction has not commenced, which is why a new Development Permit is required.

4.2 Project Description

The applicant is proposing to make more efficient use of the site by adding to and updating the current building as well as adding a second floor that will contain offices and one residential security operator unit. The existing gas pumps will be retained but the car wash will be removed, and the existing convenience store reduced in size. A new restaurant will occupy the south side of the main floor, oriented to the adjacent shopping plaza. Electric vehicle charging stations would also be added, and the location of these stalls is shown on the Landscape Plan in Schedule C.

4.3 Site Context

The subject property is located at the corner of Gordon Drive and Cook Road. The site is within the Permanent Growth Boundary and along a major arterial road but is not located within an Urban or Village Centre. The Walk Score of the property is 41, indicating most errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU5 – Bareland Strata	Single Dwelling Housing
East	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing
South	C2 - Neighbourhood Commercial	Commercial shopping plaza
West	A1 – Agriculture (within ALR)	Agriculture

Subject Property Map: 3802 Gordon Drive**4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	C2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio (Commercial)	0.3	0.3
Max. Floor Area Ratio (Residential)	0.2	0.05
Max. Site Coverage	40 %	39 %
Max. Height	10.5 m / 2 ½ storeys	7.77 m / 2 storeys
Min. Front Yard (West)	4.5 m	7.6 m
Min. Flanking Side Yard (North)	4.5 m	4.5 m
Min. Side Yard (South)	3.0 m	4.5 m
Min. Rear Yard (East)	6.0 m	6.0 m
Other Regulations		
Min. Parking Requirements	13 stalls 1 loading stall	18 stalls 1 loading stall
Min. Bicycle Parking	6 short term stalls 1 long term stall	6 short term stalls 1 long term stall

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Chapter 14: Urban Design DP Guidelines

Objectives

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

Objective 11.0 Amenities, Ancillary Services and Utilities

Policy 11.1 Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact;

Policy 11.3 Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).

6.0 Technical Comments

6.1 Development Engineering Department

See Attachment A: City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Accepted: May 20, 2021

Report prepared by:	Kimberly Brunet, 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: City of Kelowna Memorandum

Attachment B: Applicant's Rationale

Attachment C: Draft Development Permit No. DP21-0116

Schedule A: Site Plan

Schedule B: Elevations, Floorplans, Materials and Colour Board

Schedule C: Landscape Plan