

REPORT TO COUNCIL



Date: January 17, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0134

Owner: Kelowna Motors Investments Ltd., Inc. No. BC 1281822

Address: 3510 Spectrum Court

Applicant: Innocept Developments

Subject: Development Permit Application

Existing OCP Designation: IND - Industrial

Existing Zone: CD15 – Airport Business Park

1.0 Recommendation

THAT final adoption of Zoning Bylaw Text Amendment Bylaw No.12284 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP21-0134 for Lot 17 Section 14 Township 23 ODYD Plan KAP82802 located at 3510 Spectrum Court, 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 are 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 industrial development to accommodate automotive sales and service use.

3.0 Development Planning

Development Planning is recommending support for the proposed industrial development as it is consistent with the surrounding industrial character in the Airport Business Park. The application meets the Official Community Plan (OCP) Comprehensive Development Permit Area design guidelines and integrates well with the existing buildings on site.

4.0 Proposal

4.1 Background

The subject property is a partially developed lot with an existing building currently being used by the August Motors business. It is directly adjacent to Highway 97N however is accessed from Spectrum Court. The Future Land Use Designations for the property is currently IND - Industrial and is zoned CD15 – Airport Business Park

4.2 Project Description

The proposed development will allow for automotive sales and a proposed vehicle service building. The building will have 15 service bays, detail/wash bays, interior display/showroom, and a lounge/club facility. The proposed building is two storeys, with a gross floor area of just over 20,000 ft².

The form and character of the building is a modern form consisting primarily of concrete panels with metal flashing and large windows to break up the façade. The east elevation (Highway 97) uses a central metal panel projection to break up the massing and articulate the elevation most visible from the highway.

The landscape buffers and planting types generally meet the criteria for industrial developments. The internal parking area and building are lined with trees and shrubs on the Highway 97 frontage and integrates well with the existing building and landscaping that is currently developed on the property.

4.3 Site Context

The subject properties are in the Highway 97 City Sector. The Future Land Use is IND – Industrial is zoned CD15 – Airport Business Park and is within the Permanent Growth Boundary (PGB). The property is 2.5 acres in size. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD15 – Airport Business Park	Vacant
East	A1 - Agriculture	Hwy 97 / Vacant
South	CD15 – Airport Business Park	Spectrum Court / Industrial
West	CD15 – Airport Business Park	Industrial

Subject Property Map: 3510 Spectrum Court



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD 15 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	4000m ²	m ²
Min. Lot Width	40m	m
Min. Lot Depth	35m	m
Development Regulations		
Max. Floor Area Ratio	1.5	0.37
Max. Site Coverage (buildings)	50%	%
Max. Height	18m or 4 Storeys	8.53m
Min. Front Yard	6m	24.6m
Min. Side Yard	7m	24.6m
Min. Side Yard Hwy	10m	16.98m
Min. Rear Yard	0m	20.0m
Other Regulations		
Min. Parking Requirements	34	37
Min. Bicycle Parking	7	7
Min. Loading Space	1	1

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design Development Permits Areas

Comprehensive Development Permit Area Objectives.

- 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; and
- Promote alternative transportation with enhances streetscapes and multi-modal linkages

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	X		
Are materials in keeping with the character of the region?	X		
Are colours used common in the region's natural landscape?		X	
Does the design provide for a transition between the indoors and outdoors?	X		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	X		
Does interim development consider neighbouring properties designated for more intensive development?	X		
Are façade treatments facing residential areas attractive and context sensitive?			X
Are architectural elements aligned from one building to the next?	X		
For exterior changes, is the original character of the building respected and enhanced?			X
Is the design unique without visually dominating neighbouring buildings?	X		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	X		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	X		
Are parkade entrances located at grade?			X
For buildings with multiple street frontages, is equal emphasis given to each frontage?	X		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	X		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	X		
Human Scale			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are architectural elements scaled for pedestrians?	X		
Are façades articulated with indentations and projections?	X		
Are top, middle, and bottom building elements distinguished?	X		
Do proposed buildings have an identifiable base, middle and top?	X		
Are building facades designed with a balance of vertical and horizontal proportions?	X		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	X		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?			X
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			X
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable, and appropriate to the character of the development?	X		
Are entrances visually prominent, accessible, and recognizable?	X		
Are higher quality materials continued around building corners or edges that are visible to the public?	X		
Are a variety of materials used to create contrast, enhance the pedestrian environment, and reduce the apparent mass of a building?	X		
Are elements other than colour used as the dominant feature of a building?	X		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	X		
Are public and private open spaces oriented to take advantage of and protect from the elements?	X		
Is there an appropriate transition between public and private open spaces?	X		
Are amenities such as benches, garbage receptacles, bicycle stands, and community notice boards included on site?	X		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	X		
Are alternative and active modes of transportation supported through the site design?	X		
Are identifiable and well-lit pathways provided to front entrances?	X		
Do paved surfaces provide visual interest?		X	
Is parking located behind or inside buildings, or below grade?		X	

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are large expanses of parking separated by landscaping or buildings?	X		
Are vehicle and service accesses from lower order roads or lanes?	X		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	X		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	X		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?			X
Are green walls or shade trees incorporated in the design?			X
Does the site layout minimize stormwater runoff?			X
Are sustainable construction methods and materials used in the project?			X
Are green building strategies incorporated into the design?			X
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?			X
Does hard and soft landscaping enhance the usability of decks, balconies, and outdoor amenity spaces?			X
Are large flat expanses of roof enhanced with texture, colour, or landscaping where they are visible from above or adjacent properties?			X
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility, and other ancillary services located away from public view?	X		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			X
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	X		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	X		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	X		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 		X	
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	X		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 			X
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	X		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<ul style="list-style-type: none"> Define distinct private outdoor space for all ground-level dwellings? 			X
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	X		
Do parking lots have one shade tree per four parking stalls?		X	
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	X		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	X		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium, and low or unirrigated / unwatered areas?	X		
Does at least 25% of the total landscaped area require no irrigation / watering?	X		
Does at least 25% of the total landscaped area require low water use?	X		
Does at most 50% of the total landscaped area require medium or high-water use?	X		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	X		
Do water features such as pools and fountains use recirculated water systems?			X
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	X		
Are the required written declarations signed by a qualified Landscape Architect?	X		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	X		
Are irrigation circuits grouped into "hydro-zones" of high, medium, and low or unirrigated / unwatered areas consistent with the landscaping plan?	X		
Is drip or low volume irrigation used?	X		
Are the required written declarations signed by a qualified Certified Irrigation Designer?	X		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form, and exterior design included in the design?			X
Are building materials vandalism resistant?		X	
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	X		
Are the site layout, services, and amenities easy to understand and navigate?	X		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Lakeside Development			
Are lakeside open spaces provided or enhanced?			X
Are lake views protected?			X
Does lakeside development act as a transition between the lake and inland development?			X
Signs			
Do signs contribute to the overall quality and character of the development?	X		
Is signage design consistent with the appearance and scale of the building?	X		
Are signs located and scaled to be easily read by pedestrians?	X		
For culturally significant buildings, is the signage inspired by historical influences?			X
Lighting			
Does lighting enhance public safety?	X		
Is "light trespass" onto adjacent residential areas minimized?			X
Does lighting consider the effect on the façade, neighbouring buildings, and open spaces?			X
Is suitably scaled pedestrian lighting provided?			X
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	X		

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6.o Application Chronology

Date of Application Received: June 4, 2021
Date Public Consultation Completed: August 18, 2021

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Dean Strachan, Community Planning and Development Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP21-0134
Schedule A: Site Plan
Schedule B: Elevations
Schedule C: Landscape Plan