



City of
Kelowna

DP23-0011 DVP23-0123
2479 Hwy 97 N

Development Permit & Development Variance Permit

Purpose

- ▶ To issue a Development Permit for the form and character of Canadian Tire and a Development Variance Permit to vary the maximum number of signs.

Development Process

Jan 26, 2023

Development Application Submitted



Staff Review & Circulation



July 20, 2023

Public Notification Received



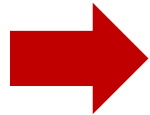
Aug 15, 2023

Development Permit & Development Variance
Permit

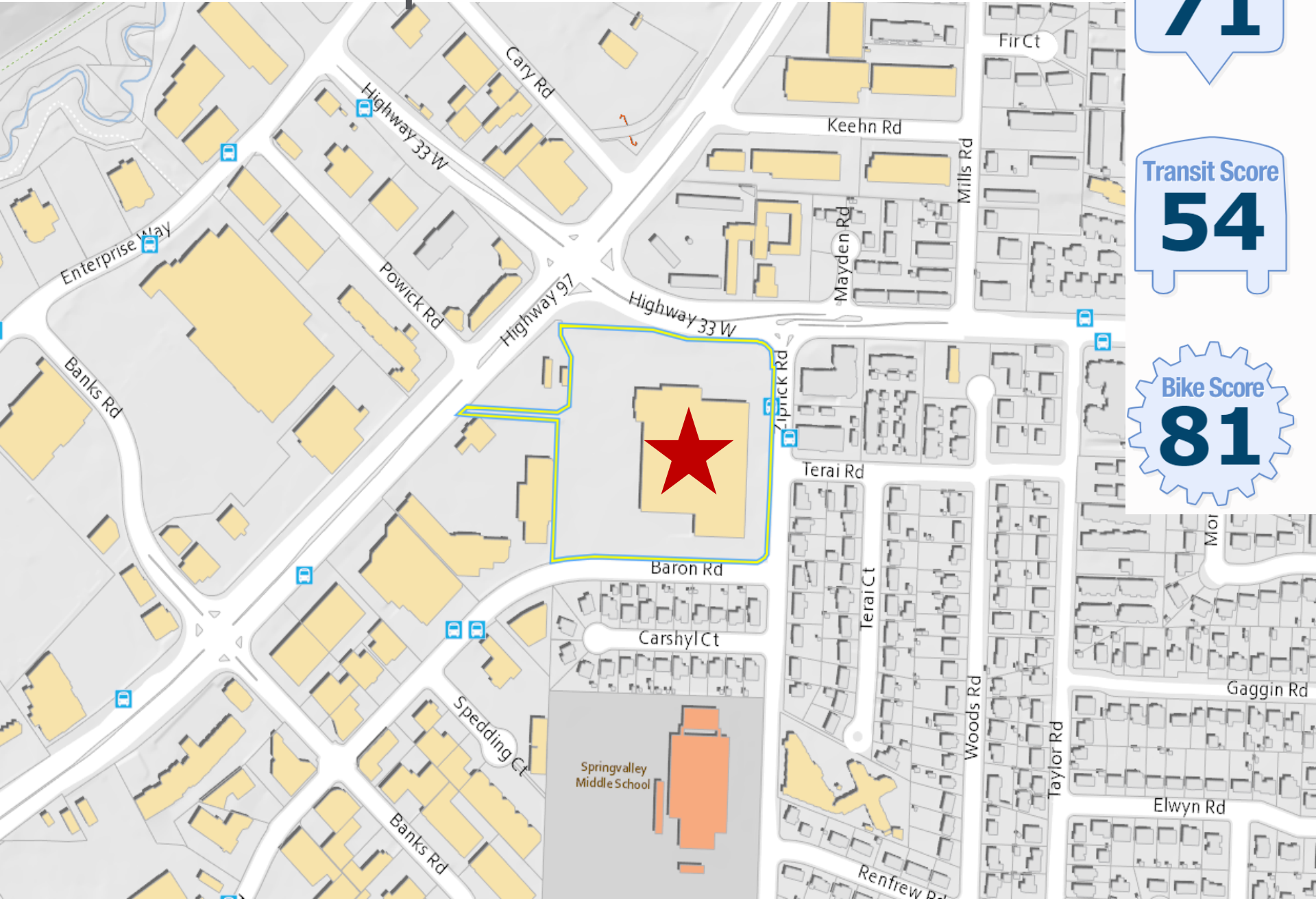
Council
Approvals



Building Permit



Context Map



Walk Score
71

Transit Score
54

Bike Score
81

Subject Property Map



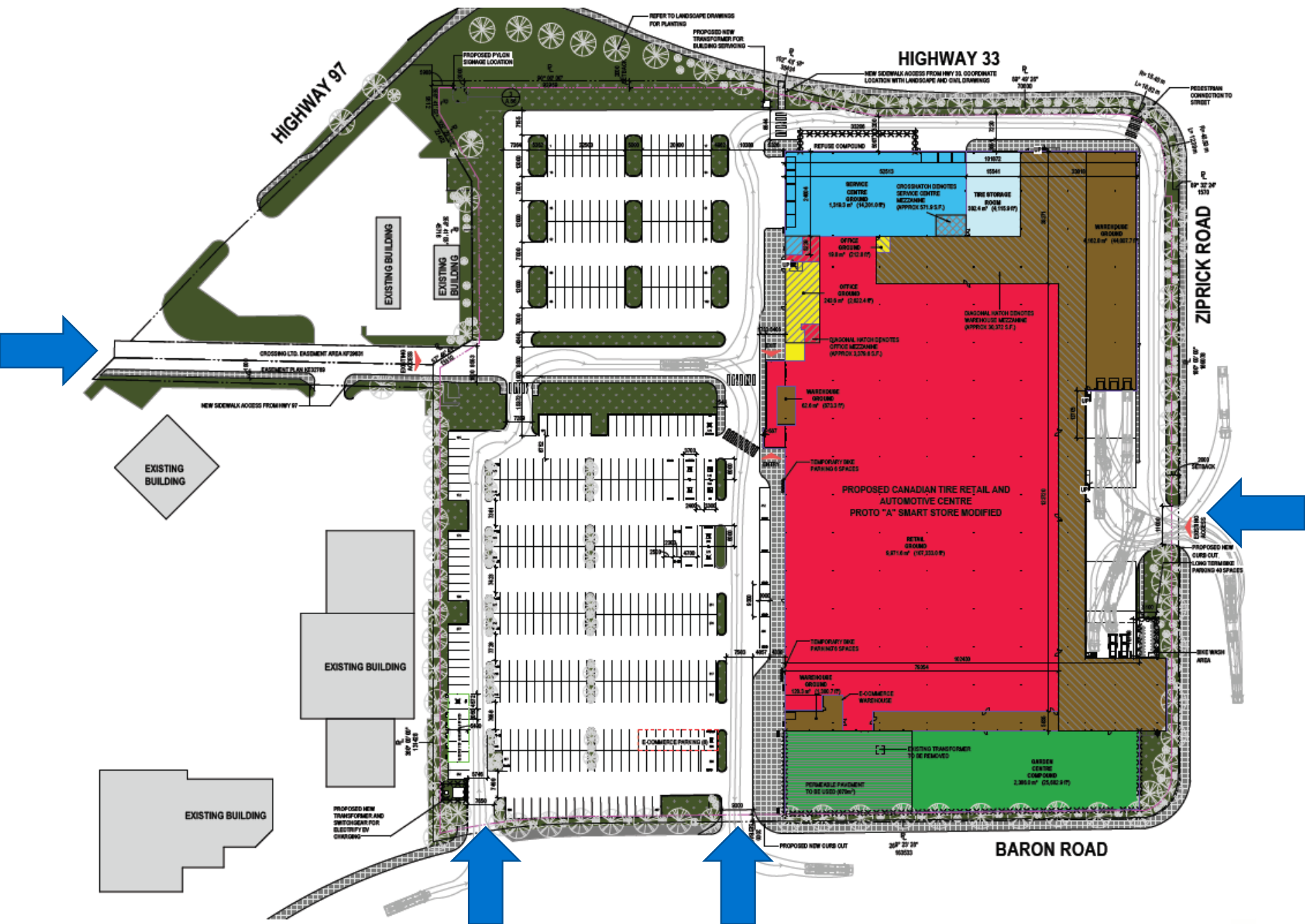
Technical Details

- ▶ Canadian Tire
 - ▶ Retail store
 - ▶ Automotive service centre
 - ▶ Garden centre
 - ▶ Warehouse
- ▶ 402 vehicle parking stalls
- ▶ 179 on-site trees
 - ▶ 88 existing trees protected

Variations

- ▶ Vary the maximum number of illuminated Fascia Signs per business from 2 to 10
- ▶ Vary the maximum number of non-illuminated Fascia or Window signs per business from 2 to 4

Site Plan



HIGHWAY 33

HIGHWAY 97

ZIPRICK ROAD

BARON ROAD

PROPOSED CANADIAN TIRE RETAIL AND AUTOMOTIVE CENTRE PROTO "A" SMART STORE MODIFIED

RETAIL (GROUND 8,816.0' (27,233.0' SF))

WAREHOUSE (GROUND 382.4' (1,186.7' SF))

WAREHOUSE (GROUND 3,363.0' (10,462.8' SF))

SERVICE CENTRE SERVICE CENTRE MECCANIC (APPROX 13,900 SF)

CROSSBATCH ODVOTES SERVICE CENTRE MECCANIC (APPROX 571.5 SF)

TRUCK STORAGE ROOM (382.4 SF (1,186.8 SF))

OFFICE (GROUND 243.9 SF (7,522.4 SF))

OFFICE (GROUND 158.9 SF (4,822.4 SF))

REGIONAL W/POH ODVOTES OFFICE MECCANIC (APPROX 1,076.8 SF)

REGIONAL W/POH ODVOTES WAREHOUSE MECCANIC (APPROX 3,372.5 SF)

WAREHOUSE (GROUND 62.6 SF (1,933.7 SF))

WAREHOUSE (GROUND 28.3 SF (873.3 SF))

WAREHOUSE (GROUND 38.3 SF (1,186.7 SF))

E-COMMERCE WAREHOUSE

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

PROPOSED NEW TRANSFORMER AND SWITCHGEAR FOR ELECTRICITY CHARGING

E-COMMERCE PARKING

PROPOSED NEW CURB CUT

PROPOSED NEW CURB CUT

LONG TERM/SHORT TERM PARKING AS SPACES

BIKE WASH AREA

BIKE WASH AREA

BIKE WASH AREA

BIKE WASH AREA

BIKE WASH AREA

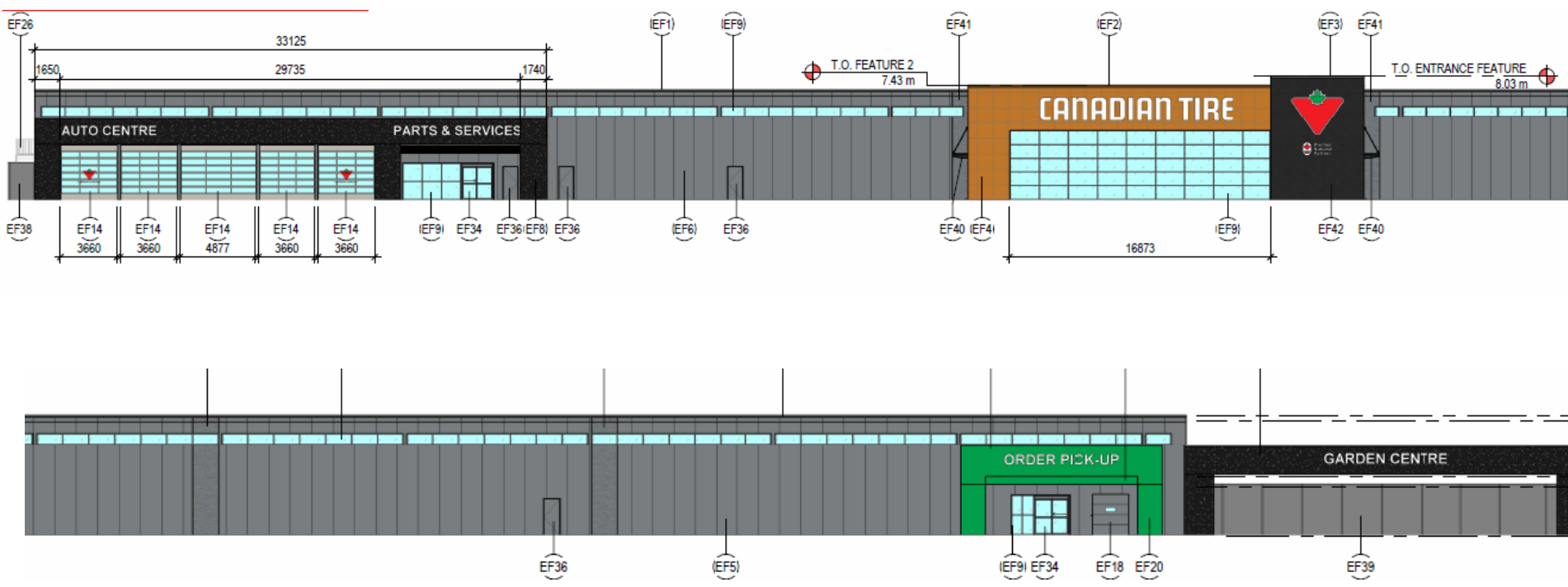
BIKE WASH AREA

BIKE WASH AREA

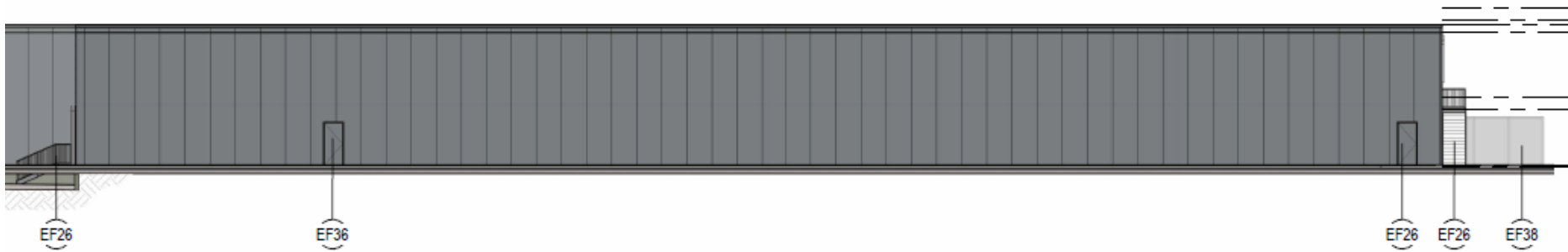
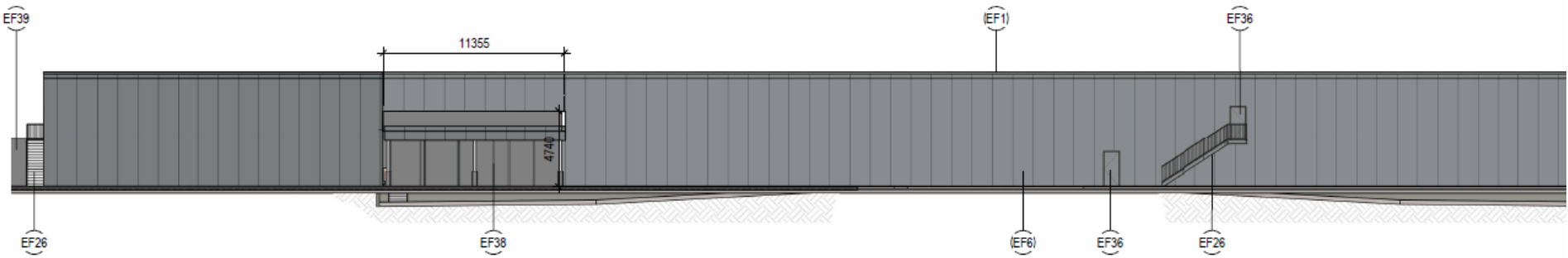
BIKE WASH AREA

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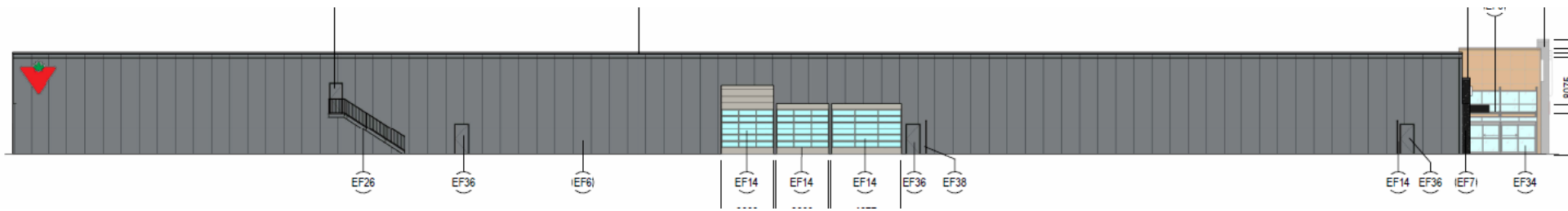
Elevation – West



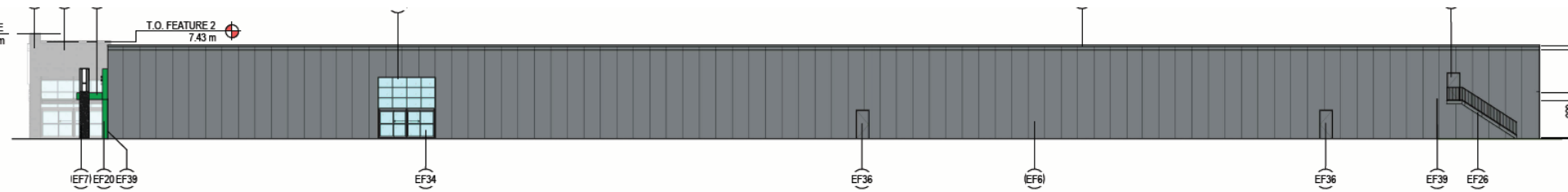
Elevation – East



Elevation – North



Elevation – South



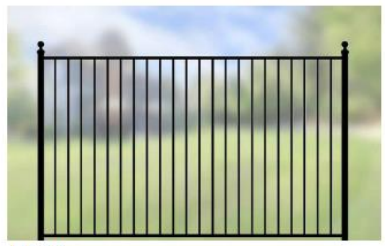
Materials Board



EF41



EF42



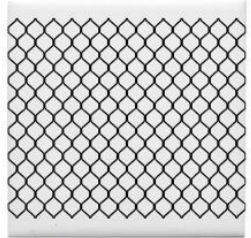
EF39



COLOUR B



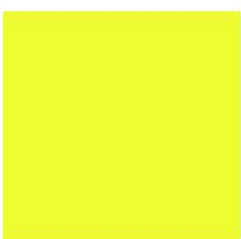
COLOUR K



EF38



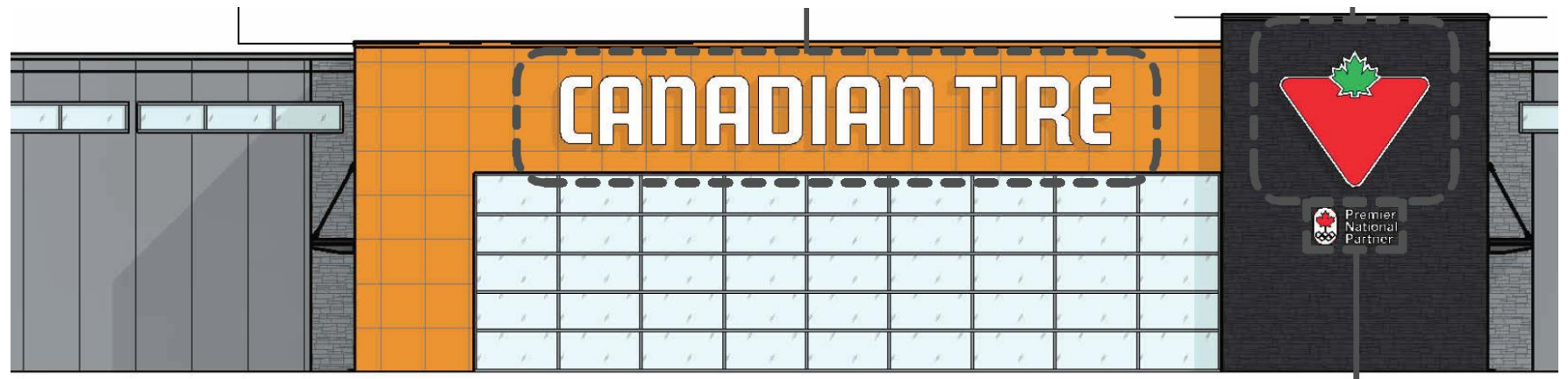
COLOUR L



COLOUR G



COLOUR O



Landscape Plan - North



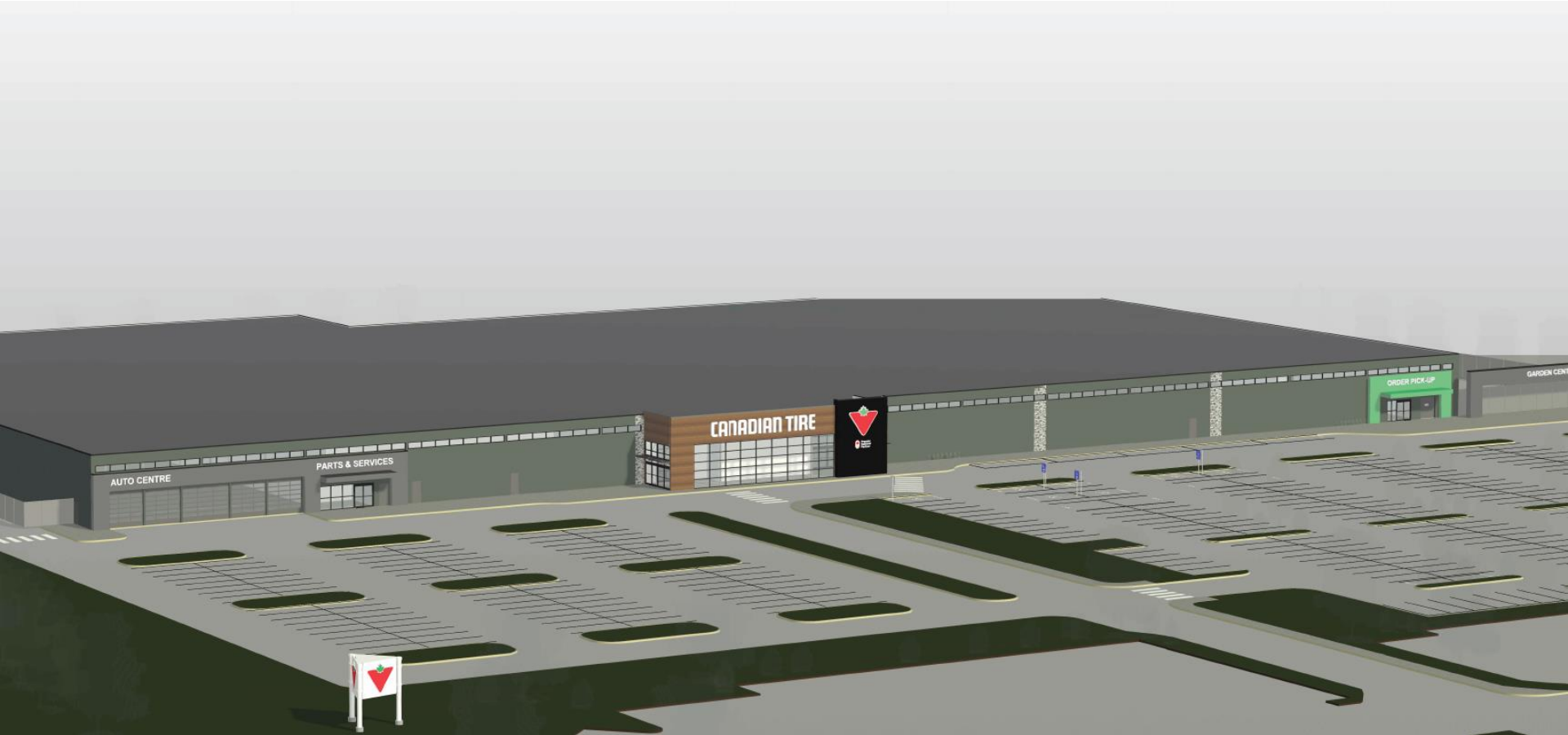
Landscape Plan - South



Rendering – Front Entrance



Rendering – Front Entrance



OCP Design Guidelines

- ▶ Provide direct, safe, continuous and clearly defined pedestrian access from the surrounding road network, sidewalks and transit stops to the building entrance
- ▶ Use trees to define the public realm, soften property edges, and break up large rows of parking
- ▶ Design primary building entrances to exhibit design emphasis, provide weather protection with canopies and use natural building materials including masonry and wood

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit and Development Variance Permit as it:
 - ▶ Aligns with OCP Design Guidelines for Commercial Development
 - ▶ Variances are due to size of single tenant development
 - ▶ Signage does not overwhelm the site