

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: August 14, 2023
To: Council
From: City Manager
Address: 2727 Highway 97 N
File No.: DP23-0071
Zone: C2 – Vehicle Oriented Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0071 for Lot B District Lot 124 ODYD Plan 39765, located at 2727 Highway 97 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 amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND 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 issue a Development Permit for the form and character of a new automotive sales and service facility.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a new automotive sales and service facility. The proposal consists of a 2-storey commercial building with a gross floor area (GFA) of 1,584 m² including floor space for vehicle sales and display, vehicle service and ancillary office. The design of the building utilizes a limited exterior colour and material palette including composite white and grey metal panels, high-quality glazing and white trim combined with a simple, modern, and articulating building form to align with Cadillac's brand identity.

In order to accommodate required site coverage in the C2 – Vehicle Oriented Commercial zone, a significant number of existing vehicle stalls will be converted to landscape islands which will facilitate additional tree plantings to add more shade to the site, reduced heat island effect, compliment the existing and proposed buildings and to enhance site integration overall.

The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Guidelines for Commercial / Service Commercial Development. Key guidelines that are met include:

- 6.1.1.a. *Orient the long side of each building to be parallel to the public street.*

6.1.1.b. Locate entries to be visible and directly accessible from the public street

6.1.2.b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.

6.1.2.d. Distribute trees and landscaping throughout the site in order to:

- Soften property edges facing the street;
- Define internal roads and pedestrian routes;
- Screen parking, loading, service, and utility areas;
- Maximize shade, especially in parking areas; and
- Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls.

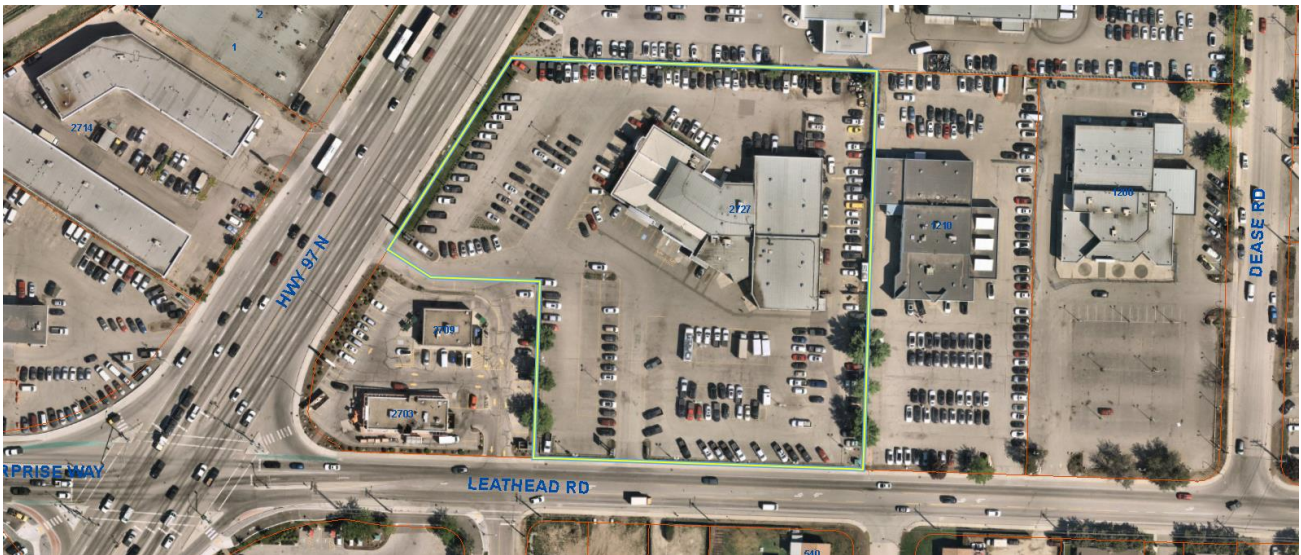
6.1.4.c. Design buildings such that their form and architectural character reflect the building's internal function and use.

6.4.1.c. Include glazing as a major component of street facing facades

Should Council support this Development, the applicant may proceed with a Building Permit.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located in close proximity to the Hwy 97 N – Leathead Rd intersection and currently shares site access on the Hwy with the adjacent Starbucks and A&W located at 2703-2709 Hwy 97 N. Surrounding zones include largely C2 - Vehicle Oriented Commercial with a mix of I2 – General Industrial west of Highway 97 N and RU1 – Large Lot Hosing situated on the south side of Leathead Rd.

4.2 Background

The subject site was originally developed as a vehicle sales and service dealership in the early 1990's to allow for the existing building configuration which has experienced minor site or building changes over the last 30 years. The existing automotive sales and service building currently contains GMC, Buick, and Cadillac with the intention to relocate Cadillac into the new building adjacent to Highway 97 N.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area		16,192.76 m ²
Net Commercial Floor Area		4,157 m ²
DEVELOPMENT REGULATIONS		
CRITERIA	C2 ZONE	PROPOSAL
Total Maximum Floor Area Ratio	0.9	0.27
Max. Site Coverage (buildings)	65%	21%
Max. Site Coverage (buildings, parking, driveways)	85%	85%
Max. Height	3 storeys & 12.0 m	2 storeys & 11.9 m
Setbacks		
Min. Front Yard (west)	4.5 m	8.6 m
Min. Side Yard (north)	0.0 m	5.6 m
Min. Side Yard (south)	0.0 m	26.0 m
Min. Rear Yard (east)	0.0 m	> 100.0 m
Landscaping		
Min. Number of Trees	7 trees	7 trees
Min. Large Trees	4 trees	4 trees
PARKING REGULATIONS		
CRITERIA	C2 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	40 stalls	83 stalls
Accessible Stalls	2 stalls	2 stalls
Van-Accessible Stalls	1 stall	1 stall
Total Site Vehicle Parking	164 stalls	240 stalls
Ratio of Regular to Small Stalls	Min. 70% Regular Max. 30% Small	100% Regular
Min. Loading Stalls	1 stall	1 stall
Bicycle Stalls Short-Term	2 stalls	2 stalls
Bicycle Stalls Long-Term	3 stalls	3 stalls

6.0 Application Chronology

Application Accepted: March 28, 2023

Report prepared by: Andrew Ferguson, 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: Draft Development Permit DP23-0071
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations, Sections & Rendering
 Schedule C: Landscape Plan
 Attachment B: OCP Form and Character Development Permit Guidelines

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.