

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: January 22, 2024
To: Council
From: City Manager
Address: 536 – 546 Hollywood Rd S
File No.: DP23-0103
Zone: C1 – Local & Neighbourhood Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0103 for Lot 3 Section 22 Township 26 ODYD Plan 22192, located at 536 – 546 Hollywood Rd S, 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 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 issue a Development Permit for the form and character of a Gas Bar.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a Gas Bar. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Design Guidelines for Retail, Commercial and Industrial properties. Key guidelines that are met include:

- Distribute trees and landscaping throughout the site.
- Screen parking from the street with trees and variety of plantings.
- Locate loading, utilities, and garbage collection area away from public views.

The building contains 5 commercial units with a variety of uses including a food primary establishment and retail. A single residential security operator unit is located on the second floor. The proposed Gas Bar will support conventional and alternative fuel infrastructure including two gasoline fuel pumps and two electric vehicle charging stations.

On-site landscaping surrounding the gas bar include additional planting and trees along the Hollywood Road South frontage resulting in better tree canopy and enhanced streetscape interaction. The site

contains several mature coniferous trees that will be retained during construction. Waste and recycling areas have been identified and screened at the rear of the property adjacent to covered bicycle parking. The site is serviced by two entrances which will allow fueling trucks to safely pull through the site.

4.0 Site Context

Subject Property Map: 536 – 546 Hollywood Rd S



The subject property is located midblock on Hollywood Road South, near the intersections of Jaschinsky Road and Hollydell Road. The subject property is surrounded primarily by single detached housing and a small apartment building adjacent to the north.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	2076 m ²
Total Number of Units	5 (existing)
Commercial	4
Residential Security Unit	1
Net Commercial Floor Area	409 m ²

DEVELOPMENT REGULATIONS		
CRITERIA	C1 ZONE	PROPOSAL
Max. Height (Canopy)	12 m	5.9 m
Max. Site Coverage (Buildings)	50 %	26%
Max. Site Coverage (Buildings, parking, driveways)	70 %	52.8 %
Setbacks (Canopy)		

Min. Front Yard (East)	3 m	4.1 m
Min. Side Yard (North)	3 m	18.5 m
Min. Side Yard (North West)	3 m	26 m
Min. Rear Yard (West)	3 m	35.1 m
Min. Side Yard (South West)	3 m	26.9 m
Min. Side Yard (South)	3 m	21.8 m
Gas Pump (East)	6 m	8.2 m
Landscaping		
Min. Number of Trees	7 trees	13 trees
Min. Large Trees	4 trees	5 trees

PARKING REGULATIONS		
CRITERIA	C1 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	11	11
Residential	1	1
Commercial	10	10
Ratio of Regular to Small Stalls	Min. 70% Regular Max. 30% Small	100% Regular 0% Small
Bicycle Stalls Short-Term	2 stalls	2 stalls
Bicycle Stalls Long-Term	1 stalls	1 stalls

Gas Bar Regulations	
CRITERIA	Alternative Fuel Infrastructure
Electric Charging station	2

6.o Application Chronology

Application Accepted: May 17, 2023

Report prepared by: Jason Issler, Planner I
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Department Manager, Development Planning
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

- Attachment A: Draft Development Permit DP23-0103
 - Schedule A: Site Plan
 - Schedule B: Elevations & Sections
 - 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.