



City of
Kelowna

DP23-0103

536 - 540 Hollywood Rd S

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of a Gar Bar.

Development Process



May 17, 2023

Development Application Submitted



Staff Review & Circulation



Jan 22, 2024

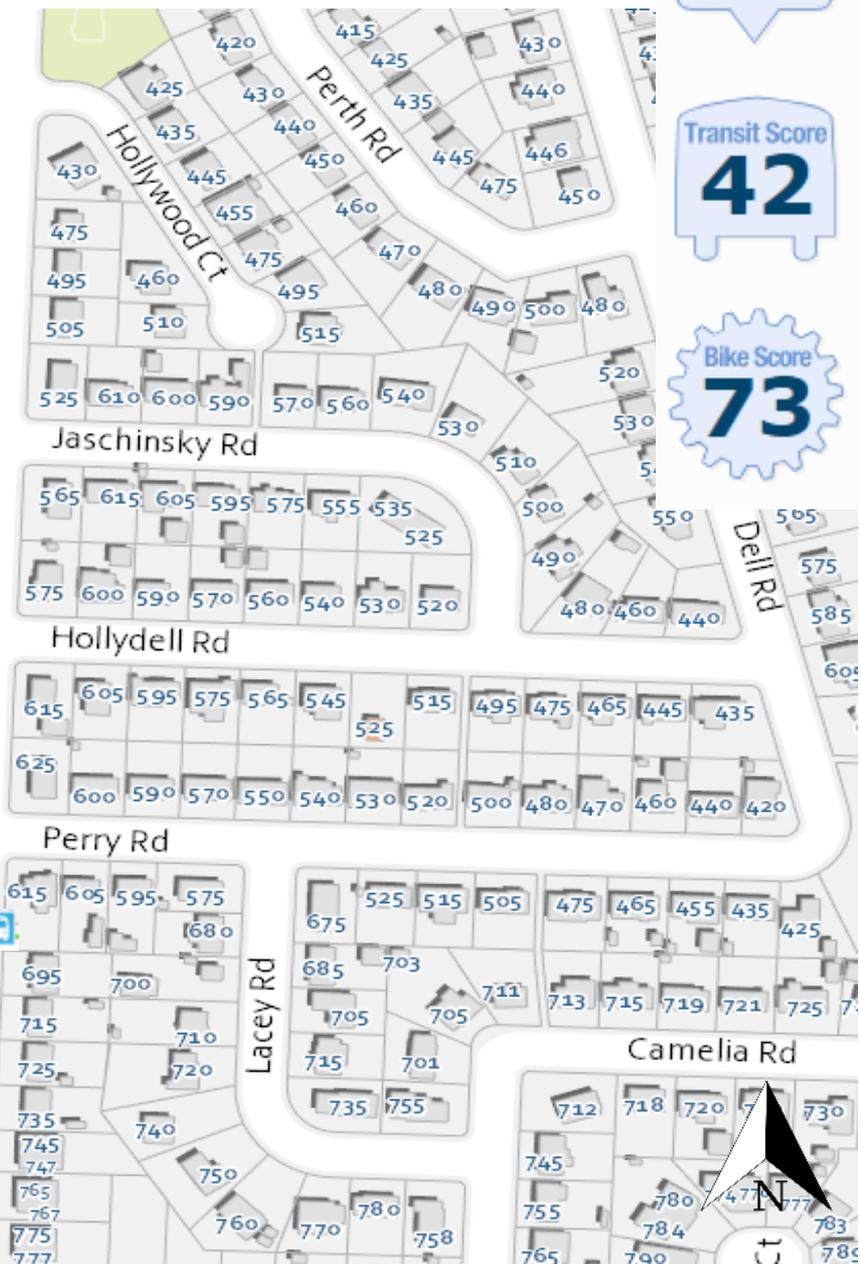
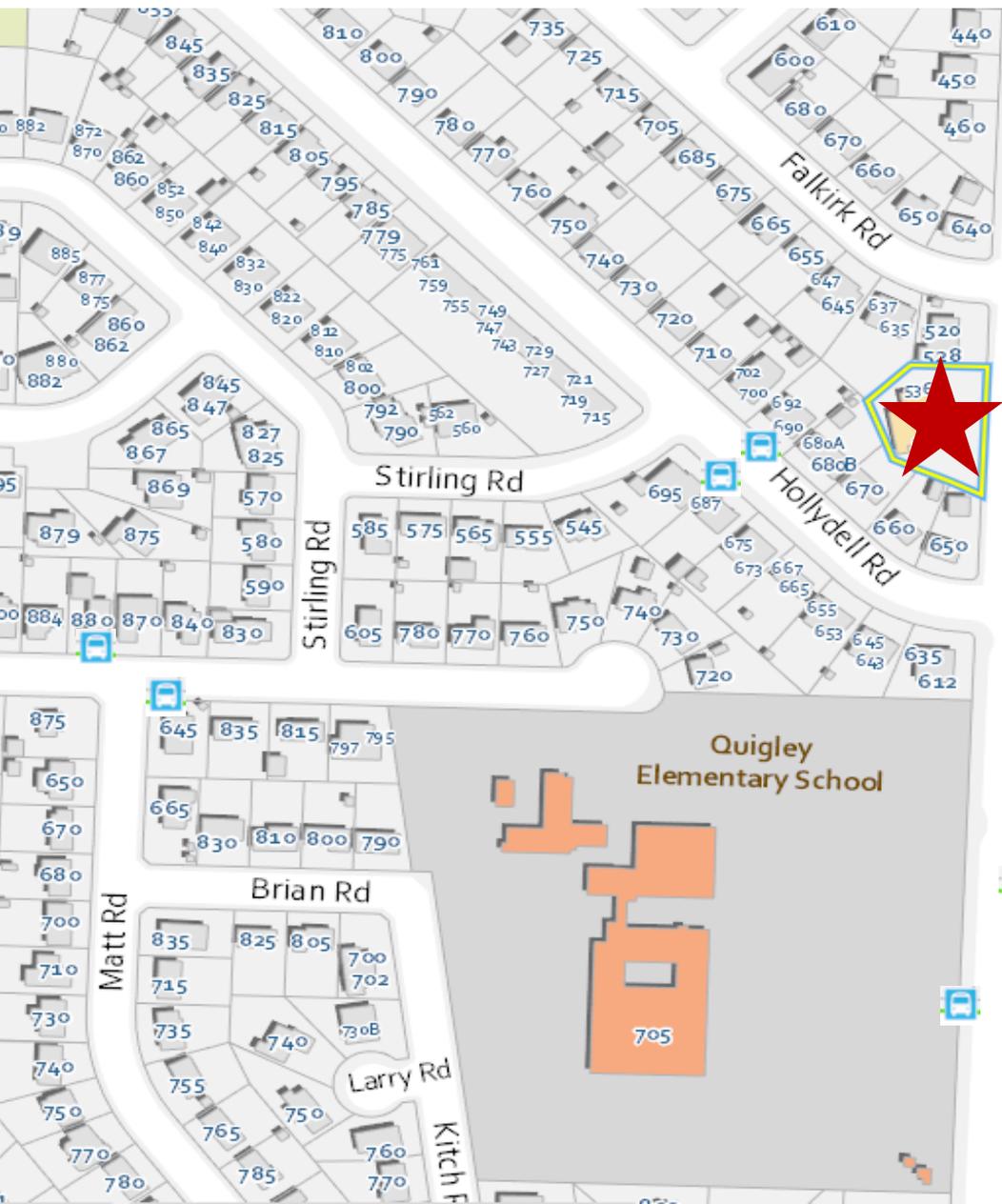
Council Consideration of Development Permit

} Council Approvals



Building Permit

Context Map



Walk Score
66

Transit Score
42

Bike Score
73

Subject Property Map



528

525

536

538

544

546 540

JASCHINSKY RD

680A

680B

670

566

HOLLYWOOD RD S

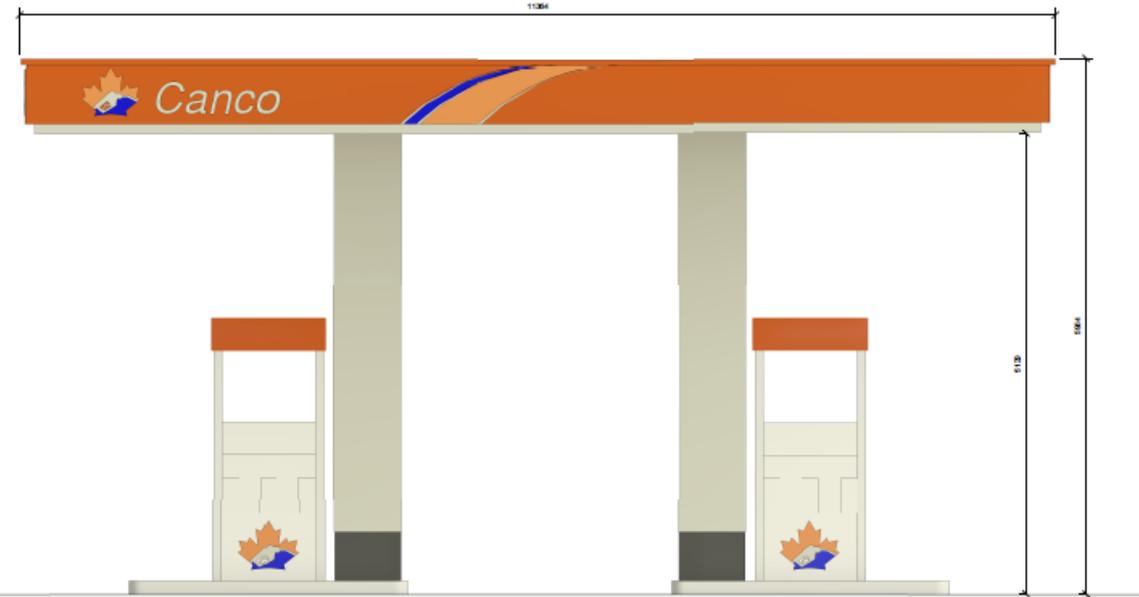
Site Photos



Technical Details

- ▶ C1 – Local & Neighbourhood Commercial
 - ▶ Existing Commercial Building
 - ▶ New Fueling Station and Canopy proposed
 - ▶ 2 gasoline pumps
 - ▶ 2 electric charging stations
 - ▶ 11 Parking Stalls
 - ▶ 3 Bicycle Parking Stalls
 - ▶ 13 Onsite Trees

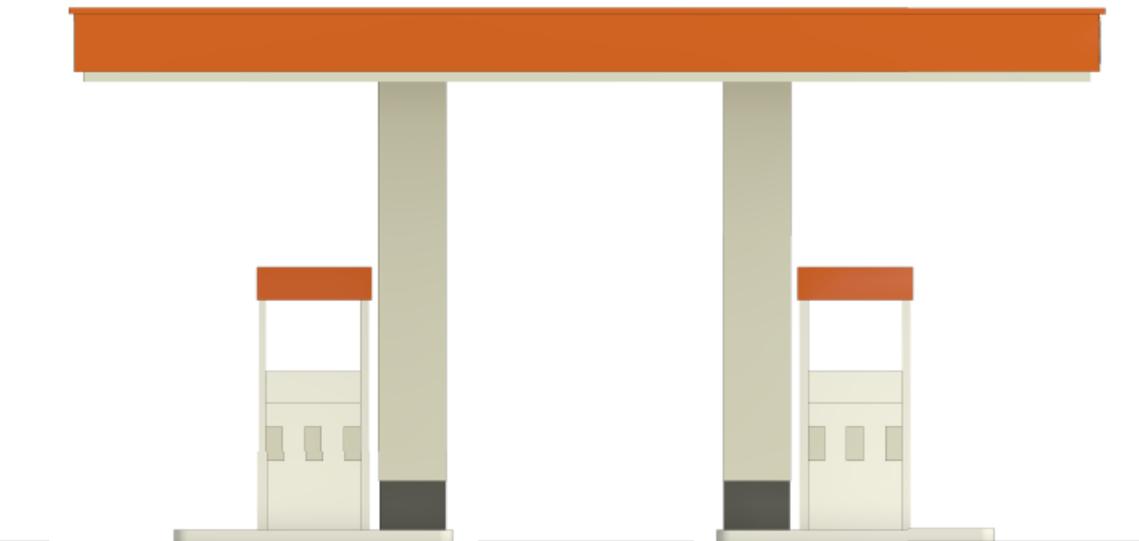
Elevation



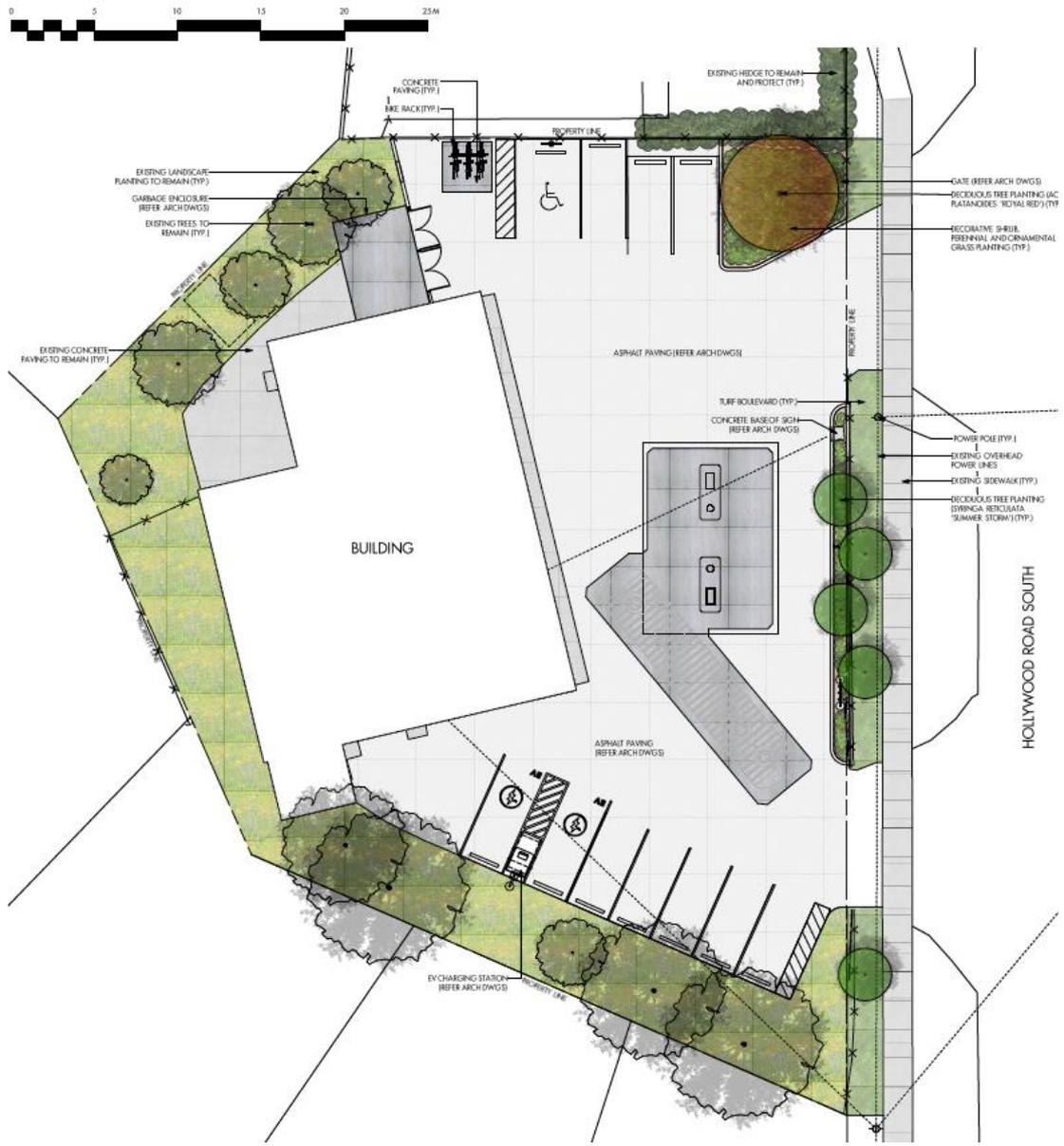
② EAST ELEVATION
1:30



③ NORTH ELEVATION
1:30



Landscape Plan



OCP Design Guidelines

- ▶ Distribute trees and landscaping throughout the site.
- ▶ Screen Parking from the street with trees and plantings.
- ▶ Locate Loading, utilities, and garbage collection areas away from public views.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of OCP Design Guidelines