

REPORT TO COUNCIL



Date: April 24, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TB)

Application: DP17-0021

Owner: Victor Projects Ltd, Inc.
No. BC1050457

Address: 948 McCurdy Road

Applicant: Grant Maddock
Protech Consulting 2012

Subject: Development Permit

Existing OCP Designation: COMM - Commercial

Existing Zone: C3 – Community Central

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0021 for Lot 4, Section 27, Township 26, ODYD, Plan 1879 Except Plans A12969, H8110, KAP64562, KAP85879, and EPP52046, located at 948 McCurdy Road, 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 is 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 a vehicle service station.

3.0 Community Planning

Community Planning supports the development permit for the form and character of a vehicle service station as it is consistent with the existing land use and zoning requirements, and the scale of the building and design is appropriate for this subject property. There are no variances requested and a landscape plan has been provided that meets the minimum requirements for the zoning bylaw.

4.0 Proposal

4.1 Background

The subject property is a shopping centre known as McCurdy Corner. There are several other businesses on the property including furniture retail, food primary, and participant recreation services. The primary access is off of McCurdy Road and there is already ample parking on site for the requirements of the shopping centre.

4.2 Project Description

The proposed vehicle service station would be for a Mr. Lube, which provides oil changes and vehicle maintenance services. The proposal includes 3 service bays, a lunch room, storage room, and small retail area. The design is similar to other Mr. Lube stations in Kelowna and is representative of their corporate brand and the function of the building.

The height is similar to a 1 ½ storey as the underground work stations must be constructed above the high water table and with consideration of the Mill Creek Floodplain. The total height of the main portion of the building is 6.8m, with a parapet that extends an additional 4.5m.

The proposed building features glass garage doors, stone finish, and timber hardie plank siding. There is one fascia sign on each frontage that will feature backlit blue channel letters on a yellow panel. The proposed signage complies with the current sign bylaw in terms of number and size of signs within a C3 zone. The existing freestanding sign which is currently used for other tenants will be removed as a function of this development.



Figure 1: North Elevation and West Elevation (facing Highway 97 N)

The garage doors face north and south to allow for proper vehicular circulation. The proposed landscaping meets the minimum requirements and includes 5 deciduous columnar trees that will allow visibility of the

business along the Highway 97 N frontage. The applicant has taken care to design a garbage enclosure that is functional and discreet utilizing horizontal wooden planks and landscaping in the form of evergreen and deciduous shrubs. Vehicle stacking will be on the north side of the building and will be shielded from Highway 97 N through existing and proposed landscaping.

4.3 Site Context

The development proposal is located in McCurdy Corner Shopping Centre, north of “Triple-O’s” and south of “The Brick”. It is a high visibility corner on the corner of McCurdy Road and Highway 97 N. Highway 97 N features a landscaped berm along this portion of the highway.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C10 – Service Commercial	Commercial
East	C4LP – Urban Centre Commercial Liquor Primary	Commercial
South	C10 – Service Commercial	Commercial
West	I2 – General Industrial	Industrial

Subject Property Map: 948 McCurdy Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Comprehensive Design Guidelines

Authenticity and Regional Expression.¹ Use colours found in the region's natural and cultural landscape.

Massing and Height²: Ensure developments are sensitive to and compatible with the massing of the established and/or future streetscape.

Exterior Elevations and Materials³: Exterior building materials should be selected for their functional and aesthetic quality, and should exhibit qualities of workmanship, durability, longevity and ease of maintenance.

Amenities, ancillary services and utilities⁴: Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact.

Landscape development and irrigation water conservation⁵: Incorporate landscaping that helps screen parking areas, mechanical functions, and garbage and recycling areas.

6.0 Technical Comments

6.1 Development Engineering Department

- Please see attached memorandum dated March 10, 2017

6.2 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template at Kelowna.ca
- Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant
- Address and unit number to be posted. This building shall be addressed off of the street it is accessed from.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD.
- Fire Department access is to be met as per BCBC 3.2.5.

¹ City of Kelowna Official Community Plan, Chapter 14, Guideline 1.5

² City of Kelowna Official Community Plan, Chapter 14, Guideline 4.2

³ City of Kelowna Official Community Plan, Chapter 14, Guideline 6.1

⁴ City of Kelowna Official Community Plan, Chapter 14, Guideline 11.1

⁵ City of Kelowna Official Community Plan, Chapter 14, Guideline 12.1

- All tanks and piping used for storing and dispensing regulated or unregulated lubricating oils and/or combustible liquids must conform to part 4 of the BC Fire Code.
- A fuel dispensing/underground tank permit will be required to be obtained from the Kelowna Fire Department prior to installation.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Dumpster/refuse container must be 3 meters from structures
- Do not issue BP unless all life safety issues are confirmed

7.0 Application Chronology

Date of Application Received: February 7, 2017

Date Revised Plans Received: March 20, 2017

Date Public Consultation Completed: Not Required

Report prepared by: Trisa Brandt, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Context/Site Photos

Draft Development Permit DP17-0021

Schedule "A": Site Plan

Schedule "B": Elevations and Materials

Schedule "C": Landscape Plan