

REPORT TO COUNCIL



Date: June 19, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (EW)

Application: DP17-0071 **Owner:** McBeetle Holdings Ltd., Inc.No. A0090058

Address: 888 Finns Rd **Applicant:** Faction Architecture Inc.

Subject: Development Permit

Existing OCP Designation: Park – Major Park/Open Space/
SC – Service Commercial

Existing Zone: P3 – Parks and Open Space/
C10 – Service Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0071 for Lot A Section 34 Township 26 ODYD Plan EPP53299 Except Plan EPP64798, located at 888 Finns Rd, 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 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 proposed new automobile dealership.

3.0 Community Planning

Staff recommend that the Development Permit be authorized by Council. The project fits into the context of the existing area and is consistent with the neighbouring development pattern of automotive dealerships. The developments have provided the City the opportunity to better realign the road network in the area. The proposed building and its site layout complies with the relevant Official Community Plan (OCP) Urban Design Guidelines and is consistent with zoning regulations with no variances required.

4.0 Proposal

4.1 Background

The subject property is a hooked parcel across Finns Road. A concurrent subdivision application has been submitted to the City to subdivide the recently approved Porsche dealership from the subject application’s Jaguar, Land Rover, and Volvo dealership.

4.2 Project Description

The applicant is proposing the construction of a new two storey automotive dealership for Jaguar, Land Rover, and Volvo. The three different tenants will have separate showrooms but will share a common service centre and staff area. Customer and inventory parking is located on the larger, northern portion of the subject property with over-flow and employee parking provided on the smaller, southern portion of the property. The proposed building materials are primarily contemporary grey metal panelling with clear and blue glazing.

4.3 Site Context

The subject property is located in the Highway 97 city sector, east of Highway 97 and north of Stremel Rd. The subject property is intersected by Francis Brook and is protected by a previous parkland dedication.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I1 – General Industrial	General Industrial
East	I2 – General Industrial Ru1 – Large Lot Housing	General Industrial Residential
South	I2 – General Industrial	Industrial vehicle and equipment services
West	P3 – Parks and Open Space	Francis Brook

Subject Property Map: 888 Finns Rd



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C10 ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations		
Lot Area	1000 m ²	8335 m ²
Lot Width	40.0 m	>40 m
Lot Depth	30.0 m	>30 m
Development Regulations		
Floor Area Ratio	0.65	0.32
Site Coverage	60%	26%
Height	12.0m/ 3 storeys	9.14m/ 2 storeys
Front Yard	2.0m	27m
Side Yard (north)	0.0m	1.7m
Side Yard (south)	0.0m	8.5m
Rear Yard	0.0m	27m
Other Regulations		
Minimum Parking Requirements	58 stalls	67 stalls
Bicycle Parking	Class I: 2 Class II: 16	Class I: 2 Class II: 16
Loading Space	2 spaces	2 spaces

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Comprehensive Development Permit Guidelines¹

- Emulate desirable form and character of nearby buildings;
- Utilize landscaping treatments to further soften the mass of building form (e.g. strategic placement of trees, shades and vines, trellis and arbours, along with surface materials such as pavers).
- Exterior building materials should be selected for their functional and aesthetic quality, and should exhibit qualities of workmanship, durability, longevity and ease of maintenance.
- Provide visually prominent, accessible, and recognizable entrances through attention to location, details, proportions, materials, and lighting that act to personalize or lend identity to a building.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC’s) are required to be paid prior to issuance of any Building Permit(s) for new construction
- This building may be required to be sprinklered throughout. It appears that this building has three major occupancies as per the Building Code (BCBC 12). Any proposed deviance from this requirement of BCBC 12 requires an approved alternate solution report to be submitted and approved by the architect of record prior to the release of the Development Permit.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces. This building may be designed to low, which may affect the form and character of the building.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - a. The British Columbia Building Code (BCBC 2012) may define this development as two separate buildings with possibly three separate major occupancies (D & E in building 1 and D & F2 in building #2). If a firewall is to be utilized, a complete building code analysis would be required to be reviewed prior to complete comments (at time of building permit application) being provided for the spatial separation between the two buildings. Fire shutters would be a requirement and hooked to the fire alarm system to allow for the unprotected openings between buildings and a goomm High non-combustible fire wall must be constructed to separate the two structures. A goomm high firewall parapet will affect the form and character of the building(s).
 - b. The exits from the building do not appear to meet minimum code requirements (number of exits, travel distance, etc). The code analysis is to contain a plan showing

¹ Chapter 14 Section A. Comprehensive Development Permit Area Guidelines

travel distances along with a code compliance analysis for the, 2nd floor and rated stairwell exits. This can be submitted at time of building permit application, but additional exterior doors may be required depending on the code analysis, which may affect the form and character of the building(s).

- c. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - d. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
 - e. Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings. Screening of this equipment may be required and should be addressed as part of the Development permit.
- Size and location of all signage to be clearly defined as part of the development permit
 - Fire resistance ratings are required for storage, janitor and/or garbage enclosure and tire storage room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located. Refer to fire department bylaws for placement of exterior garbage containers in relation to the building.
 - Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation are being applied to this structure

6.2 Development Engineering Department

- All off-site infrastructure and service upgrades are addressed in file S17-0028.

6.3 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 - 150 L/Sec required
- This building shall be addressed off of the street it is accessed from - Porsche has the same address
- 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.
- Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met for communications

- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Fire department connection is to be within 4.5M of a fire hydrant - unobstructed.
- Ensure FD connection is clearly marked and visible from the street
- Sprinkler zone valves shall be accessible as per fire prevention bylaw (10760) - no higher than 7 feet.
- Dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage
- Upon completion, an owner's certificate and copy of NFPA 25 shall be provided for the sprinkler system.
- Upon completion, a certificate is required to verify CANULC 561 Compliance

7.0 Application Chronology

Date of Application Received: March 9, 2017

Report prepared by: Emily Williamson, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft DP17-0071

Schedule 'A' – Site Plan, Floor Plans, and Circulation Comments Letter

Schedule 'B' – Elevations and Material Board

Schedule 'C' – Landscape Plan