

REPORT TO COUNCIL



Date: December 14, 2015

RIM No. 0940-00

To: City Manager

From: Community Planning Department (RR)

Application: DP15-0240

Owner: RJS Holdings Inc.,
Inc. No. BC0684324

Address: 2741 Highway 97 N

Applicant: Ronald Hoffart

Subject: Form and Character Development Permit

Existing OCP Designation: SC - Service Commercial

Existing Zone: C10 - Service Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0240 for Lot A, District Lot 124, ODYD, Plan 38380, located at 2741 Highway 97 N, 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 4,400 m² (47,450 sq. ft.) automotive dealership off of Highway 97 N.

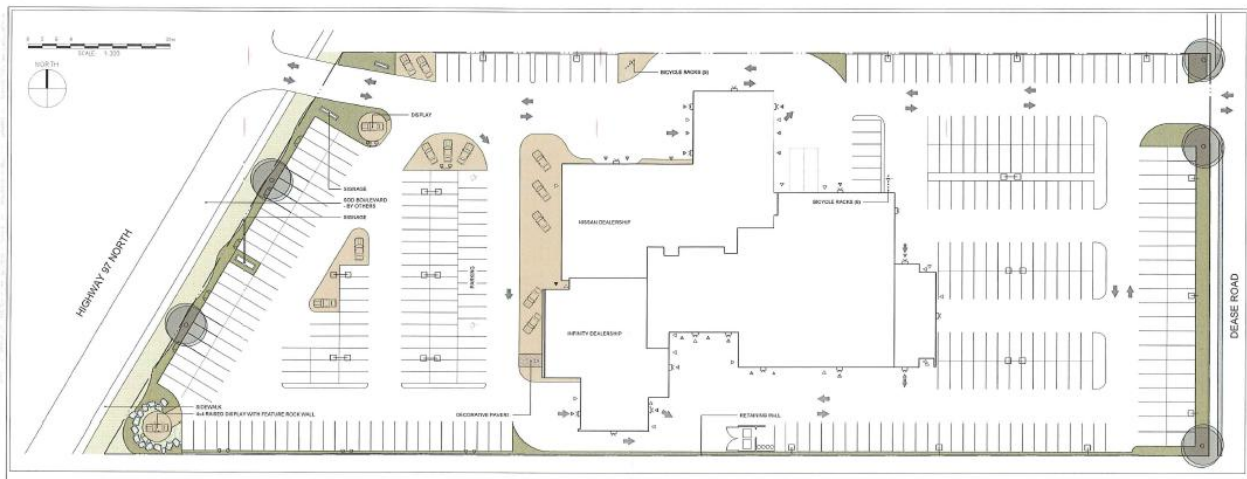
3.0 Community Planning

Community Planning staff recommend that the development permit be authorized by Council. The proposed development is consistent with the urban design guidelines of the Official Community Plan (OCP) for the site. The building and supporting landscaping emphasize the site's Highway 97 N frontage, which contributes to the development of an improved highway corridor.

4.0 Proposal

4.1 Background

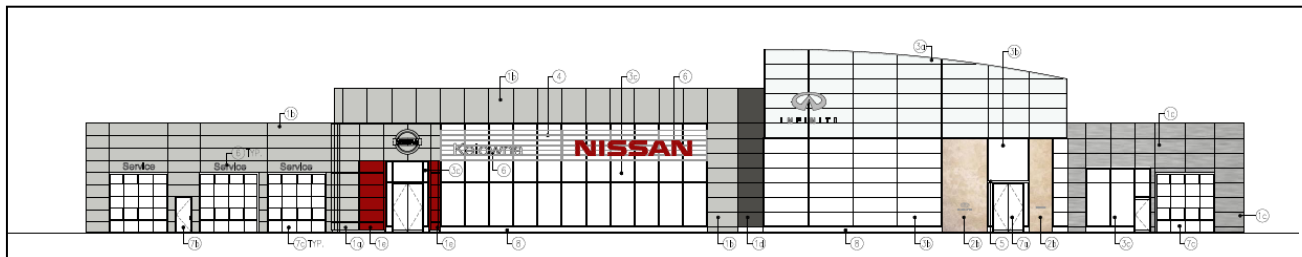
The lot being developed is the former site of Orchard Ford. The structure has been demolished and the developer intends to replace it with a new automotive dealership and service center. The applicant intends to re-use as much of the existing asphalt and layout as possible.



4.2 Project Description

The developer has proposed a two storey 4,400 m² automotive dealership which will be surrounded by inventory vehicle parking. The use and form is very similar to the previous building on the property. The initial brands operating in the dealership will be Nissan and Infiniti.

The building design is in keeping with the Nissan brand colours and style. The building will be finished largely in grey concrete and silver metal, with stone veneer around the entrance. In order to display as much vehicle inventory as possible, the building will also feature extensive windows at the front and north elevations.



4.3 Site Context

The site is located off of Highway 97 N which is the northern part of the city. There are several automotive dealerships in the area, with a GM dealer adjacent to the south and a Subaru dealer directly north.

The large overhead powerlines running along the site frontage limit landscaping and development possibilities, and restrict the applicant's landscaping plan to low trees that won't grow to impact the lines.

The property is between Highway 97 and Dease Road.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 - General Industrial	Automotive Dealer
East	I2 - General Industrial	Light Industrial / Business Park
South	C10 - Service Commercial	Automotive Dealer
West	I2 - General Industrial	Retail

Neighbouring Properties:

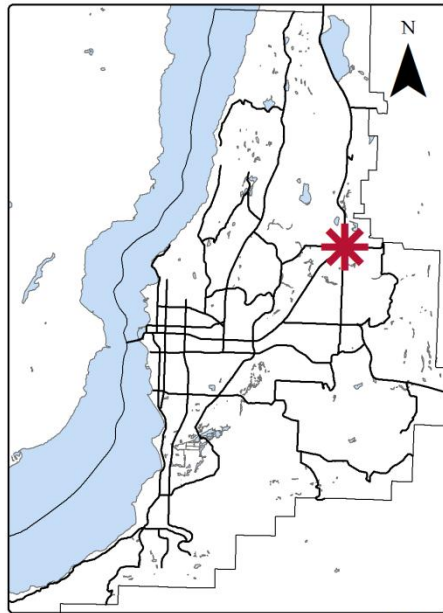


Figure 1 Subaru Dealer North of Site



Figure 2 GM Dealer South of Site

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Floor Area Ratio	0.65	0.25
Maximum Site Coverage	60%	20%
Maximum Height	12 m	11.3 m
Minimum Front Yard	2.0 m	43 m
Minimum Side Yard (south)	0.0 m	5.2 m

Minimum Side Yard (north)	0.0 m	8.1 m
Minimum Rear Yard	0.0 m	57.6 m
Other Regulations		
Minimum Parking Requirements	72 stalls	72 parking stalls + 289 inventory stalls
Minimum Bicycle Parking	11	11

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Retention of Commercial Land.¹ In order to ensure that the City's commercial land supply is not eroded, where the OCP Bylaw 10500 indicated a commercial land use designation for the property, the expectation would be that there be no net loss of commercial space on the site as a result of the redevelopment to include other uses.

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- 2) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 3) 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. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect. An application for an alternative solution will be required if the security system is not prescriptive to code.
 - b. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- 4) Fire resistance ratings are required for storage, janitor and/or garbage enclosure 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.
- 5) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 6) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

See attached memorandum dated October 20, 2015.

¹ City of Kelowna Official Community Plan. Chapter 5 (Development Process), Policy 5.24.2.

6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
- 2) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be required on this property it shall be deemed private and shall be operational prior to the start of construction.
- 3) A visible address must be posted as per City of Kelowna By-Laws
- 4) Sprinkler drawings are to be submitted to the Fire Dept. for review when available
- 5) 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
- 6) Fire Department access is to be met as per BCBC 3.2.5. -
- 7) Approved Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance.
- 8) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- 9) Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- 10) Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- 11) Fire department connection is to be within 45M of a fire hydrant
 - a. *ensure FD connection is clearly marked and visible from the street
 - b. *dumpster/refuse container must be 3 meters from structures and overhangs

7.0 Application Chronology

Date of Application Received: October 2, 2015

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:



Terry Barton, Urban Planning Manager

Approved for Inclusion:



Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan

Conceptual Elevations

Landscape Plan

Summary of Technical Comments