



September 9, 2019

Public

City of Kelowna
1435 Water Street
V1Y 1J4

Attention: Laura Bentley, Planning Manager

Dear Ms. Bentley:

**Subject: Costco Baron Road Re-location 2125 Baron Road and 1901 Underhill Street –
Planning & Development Permit Applications for Rezoning and OCP
Amendment & Planning & Design Rationale.**

WSP is the applicant for Victor Projects Limited whom are the owners of the property's municipally known as 2125 Baron Road and 1901 Underhill Street. We are pleased to submit Planning and Development Permit applications for Rezoning, and OCP Amendment to permit uses in accordance with the C4 zoning regulations. The proposed development is a relocation from the existing Costco at 2479 Highway 97 N, and will contain a gas bar and warehouse facility. In addition to the owner, WSP also represents Costco Wholesale Canada Ltd whom will be leasing the subject lands following approval of these applications.

It should be noted that because the application consists of two separate parcels, two separate applications are being made. A summary of each parcel and the respective development permit applications and amendments are highlighted below.

1901 Underhill Street

Subject Use: Gas Bar and associated Commercial uses

Existing Zoning: C4 (*to remain unchanged*)

Development Permits: Urban Design

OCP: Mixed Use (Residential / Commercial) (MXR) (*to remain unchanged*)

2125 Baron Road

Subject Use: Warehouse and associated parking and drive isles

Zoning: •From A1 – Agriculture 1 zone to the C4 – Urban Centre Commercial zone

Development Permits: Urban Design, Natural Environment

OCP: •From MRM – Multiple Unit Residential (Medium Density) and MRH – Multiple Unit Residential (High Density) Future Land Use designations to the MXR – Mixed Use (Residential / Commercial) Future Land Use designation

PLANNING AND DESIGN RATIONALE

1.0 OFFICIAL COMMUNITY PLAN & AMENDMENT 2125 BARON ROAD

The requested amendment for 2125 Baron Road would develop an underutilized 16.82-acre parcel in conformity with the MXR – Mixed Use (Residential/Commercial) Future Land Use Designation within the City of Kelowna 2030 Official Plan. The site currently sits vacant under the High Density Residential (MRH) & Medium Density Residential (MRM) Future Land Use Designations and has sat vacant for approximately 30 years. Careful consideration has been given to urban design, traffic, and landscaping elements throughout the site. The principal warehouse building has also sited to allow for maximum traffic and pedestrian flow and to limit impact of the proposed built form on existing residential uses. Building Densities would be consistent with the provision of the C4 Urban Centre Commercial Zone of the City of Kelowna zoning bylaw.

The sites location in the context of the city is also conducive to and encourages commercial type uses. The surrounding neighbourhood is predominantly commercial in its make-up and hosts many similar big box retail uses and warehouse facilities (Real Canadian Superstore, Staples, & Marshalls). The area also hosts the Orchard Park Shopping Centre as a hub of commercial uses central to the city. The current designation is largely out of character with surrounding land uses and the amendment to Urban Centre Commercial as proposed by this application is in keeping with the context of the surrounding neighbourhood. The amendment preserves the context of the neighbourhood by respecting existing uses.

1.1 NATURAL ENVIRONMENT DEVELOPMENT PERMIT 2125 BARON ROAD

The subject site at 2125 Baron road has been flagged for review of natural environment considerations through the development permit process primarily due to the sites proximity to Mission Creek. We understand this review will occur through review of the zoning bylaw amendment application and the review is primarily focused on geotechnical and hydrogeological concerns. The following is a synopsis of the background reports and studies in support of the Natural Environment Development Permit review as anticipated by city staff.

A geotechnical report was prepared by Kelifelder August 2019 and concluded that from a geotechnical standpoint the site is suitable for the proposed development. No concerns were raised.

An Endangered Species Survey & Environmental Protection Plan was also undertaken by Kleinfelder in August 2019. Based on the results of the endangered species and ecosystems desktop research and field survey, no evidence of species-at-risk and ecosystems-at-risk were observed. An environmental protection plan and best practices review was also included for implementation during construction.

1.2 URBAN DESIGN (REVITALIZATION) DP 2125 BARON ROAD & 1901 UNDERHILL STREET

Both sites have been designed with Costco branding and service standards at the forefront. Both sites have also been designed to lessen impacts on the surrounding traffic network and buffering residential uses through building placement and entrance locations. Landscaping has also been articulated to provide the appropriate buffers from roads to the new proposed use.

As traffic is anticipated to be a major design concern through the public consultation and development review process we have provided staff with a Traffic Impact Study. It should be noted that because the site is a re-location of the existing Costco site, many of the generated trips from the current location are already on the study network which means they will be re-distributed following approval of this application. As a result, the impact of the proposed Costco relocation on the wider traffic network is minimal and the impacts are localized to the surrounding network within the proposed site.

1.3 REZONING 2125 BARON ROAD

An application has been submitted to rezone the subject lands at 2125 Baron Road from A1 to C4 under City of Kelowna consolidated Zoning Bylaw No.8000 to permit a warehouse and associated parking and drive isles. The intent of the C4 zone is to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented areas, not provided for in other zones. Given that the zoning amendment to C4 specifically responds to the intent of the Mixed Use designation as per the proposed amendment to the OCP, and is encouraged as the zone of choice for that specific designation, we feel the amendment should be approved pending successful adoption of the corresponding OCP amendment submitted with the broader development.

1.5 CONCLUSION

It is in our opinion that the proposed development represents a well-balanced planning approach and that the OCP and zoning amendments represent good planning. The requested amendments would support intensification on an underutilized parcel to create a new service commercial use compatible with surrounding land uses and neighbourhood context.

In support of the applications please find enclosed a cheque in the amount of \$9,120, along with the following application materials as identified with city staff to support the required review:

- One copy of the application Cover letter, prepared by WSP
- One copy of the planning & design rationale (included in cover letter), prepared by WSP
- One copy of the Application Form for Development Approval, prepared by WSP, (OCP Amendment, Rezoning, & Development permits – (Urban Design (revitalization)/Natural Environment)) for 2125 Baron Road.
- One copy of the Application Form for Development Approval, prepared by WSP, (Development permits – (Urban Design (revitalization))) for 1901 Baron Road.
- Two copies of the Owners Authorization form for planning approval for 1901 Baron Road & 2125 Baron Road, Prepared by WSP & Client
- One cheque in the amount of \$9,120 made payable to the City of Kelowna

- One copy of the Certificate of title (ownership & registered easements)
- Two copies of the Site Plan, Prepared by Mulvany G2
- Two copies of the elevation drawings, prepared by Mulvany G2
- Two Copies of the Rendering Package for Warehouse, prepared by Mulvany G2
- Two copies of the Landscape Plan, prepared by WSP
- Two copies of the Hydrozone Plan, prepared by WSP
- One copy of the irrigation application, prepared by WSP
- One copy of the Landscape Bonding Letter, prepared by WSP
- Two Copies of the Geotechnical report, prepared by Kleinfelder (Natural Environment DP)
- Two Copies of the Traffic Impact Study, prepared by WSP
- Two Copies of the Functional Servicing Report and SWM Report, prepared by WSP
- Two Copies of the Grading Plan Warehouse, prepared by WSP
- Two Copies of the Grading Plan Gas Bar, prepared by WSP
- Two Copies of the Servicing Plan Warehouse, prepared by WSP
- Two Copies of the Servicing Plan Gas Bar, prepared by WSP
- One Copy of the Endangered Species Survey & Environmental Protection Plan, prepared by Kleinfelder (Natural Environment DP)

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B. Evans'.

Bob Evans MCIP, RPP



December 23, 2019

Public

City of Kelowna
1435 Water Street
V1Y 1J4

Attention: Andrew Ferguson, Planner

Dear Sir:

Subject: Costco Baron Road Re-location 2125 and 1901 Baron Road – Planning & Development Permit Applications for Rezoning and OCP Amendment & Planning & Design Rationale.

Please find enclosed a resubmission of the architectural plans and elevations for the above mentioned application. WSP staff will submit the revised landscape plan and additional gas bar/ aerial perspectives in the new year.

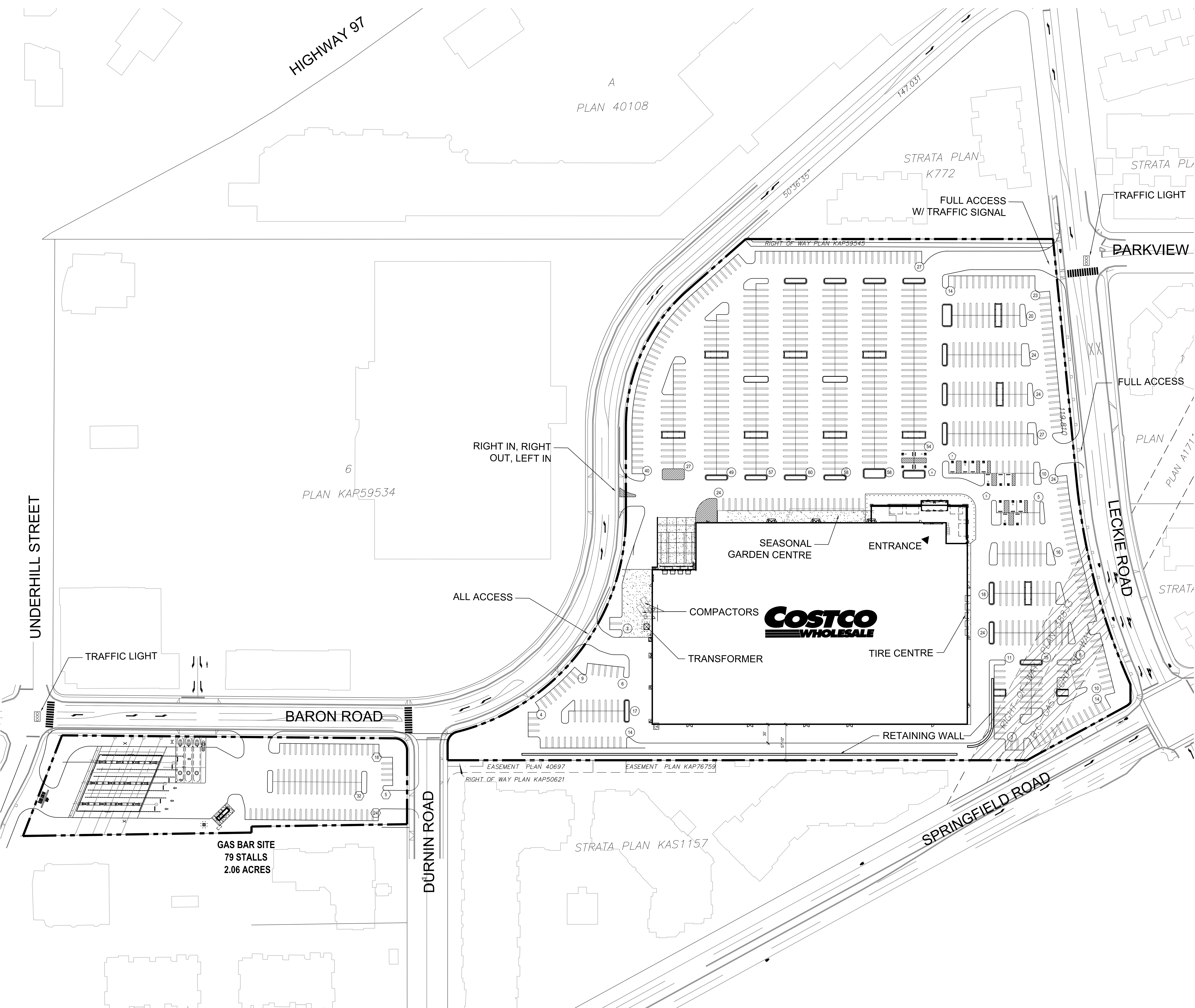
Enclosed is the following

- Two copies of the Site Plan, Prepared by Mulvany G2
- Two copies of the warehouse and gas bar elevation drawings and warehouse building perspectives, prepared by Mulvany G2
- Two Copies of the floor plans, prepared by Mulvany G2
- One USB stick with the above files

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Brad Clifton', with a long horizontal line extending to the right.

Brad Clifton, MCIP, RPP



PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: BARON ROAD & LECKIE ROAD
KELOWNA, BRITISH COLUMBIA

SITE DATA:

COSTCO SITE AREA: 68,036.9M² (6.80 HA)
732,343FT² (16.81 AC)

INCLUDES:

WAREHOUSE SITE: 59,719.7M² (5.97 HA)
642,818FT² (14.76 AC)

AUX. PARKING/FUEL: 8,317.2M² (0.83 HA)
89,526FT² (2.06 AC)

JURISDICTION: CITY OF KELOWNA

ZONING: WAREHOUSE SITE: A1 - AGRICULTURAL
AUXILIARY SITE: C4 - URBAN COMMERCIAL

BOUNDARY INFORMATION: THIS DRAWING IS BASED
ON A SURVEY RECIEVED
SEPTEMBER 27, 2017.

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 154K PROTOTYPE

PARKING DATA:

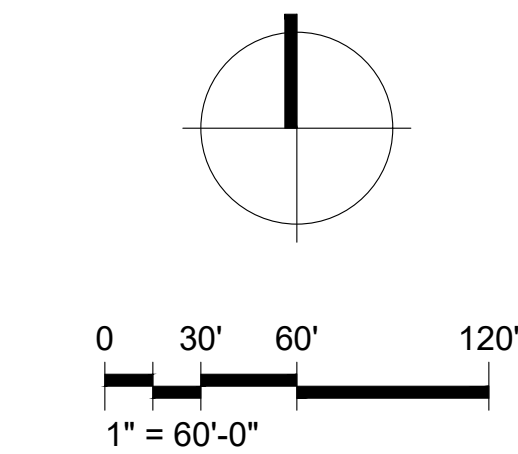
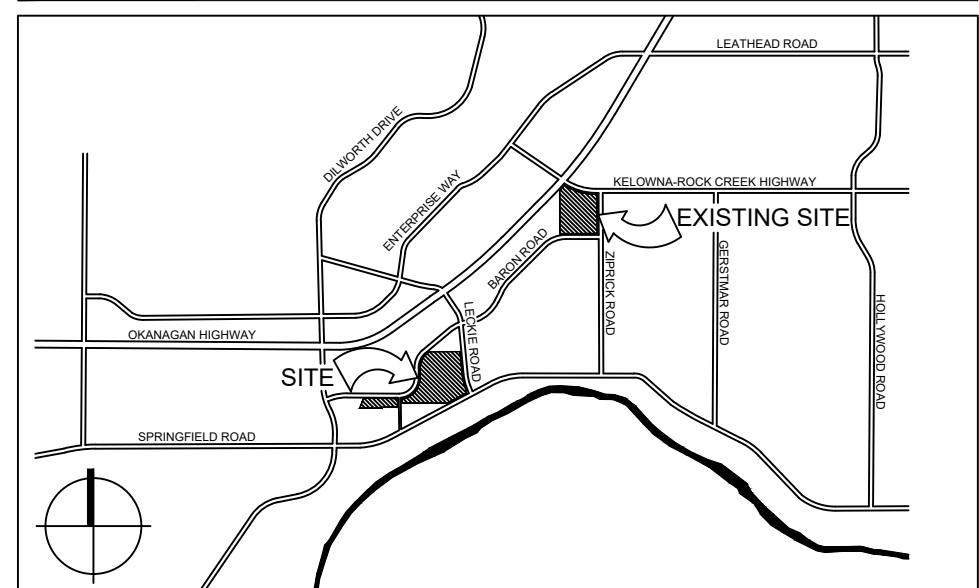
PROVIDED:

10' WIDE WAREHOUSE SITE STALLS	796 STALLS
GAS BAR SITE STALLS	79 STALLS
ACCESSIBLE STALLS	16 STALLS

TOTAL PARKING PROVIDED: 891 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



1101 SECOND AVE | SUITE 100
SEATTLE, WA | 98101
t 206.962.6500 | f 206.962.6499

MG2.com

18-5380-01
DECEMBER 13, 2019

PRELIMINARY
SITE PLAN

P11-17

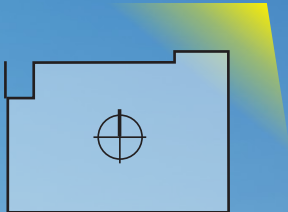
COSTCO WHOLESALE

KELOWNA, B. C., CANADA

PRELIMINARY SITE PLAN

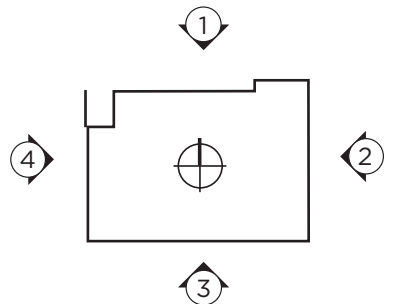
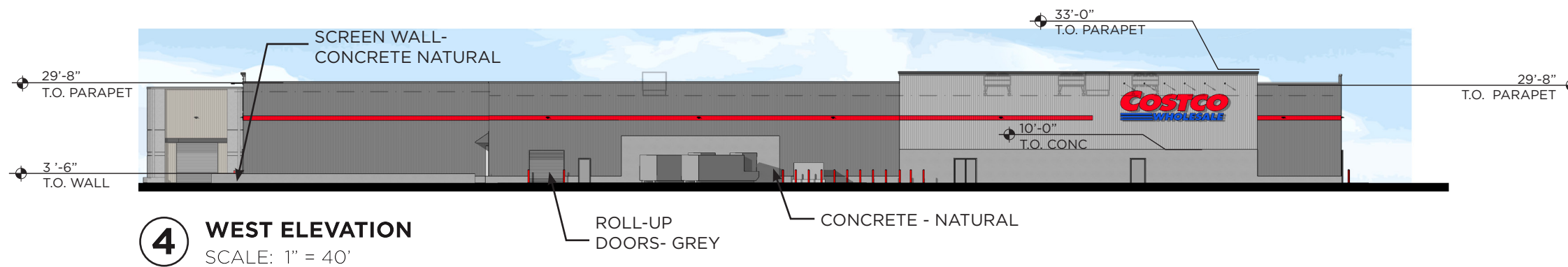
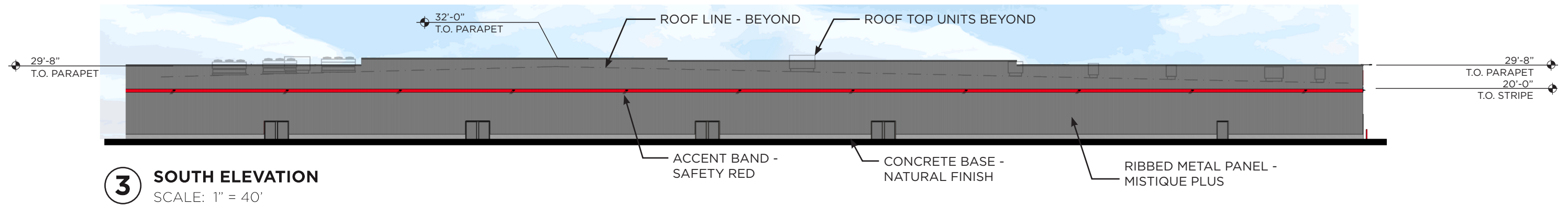
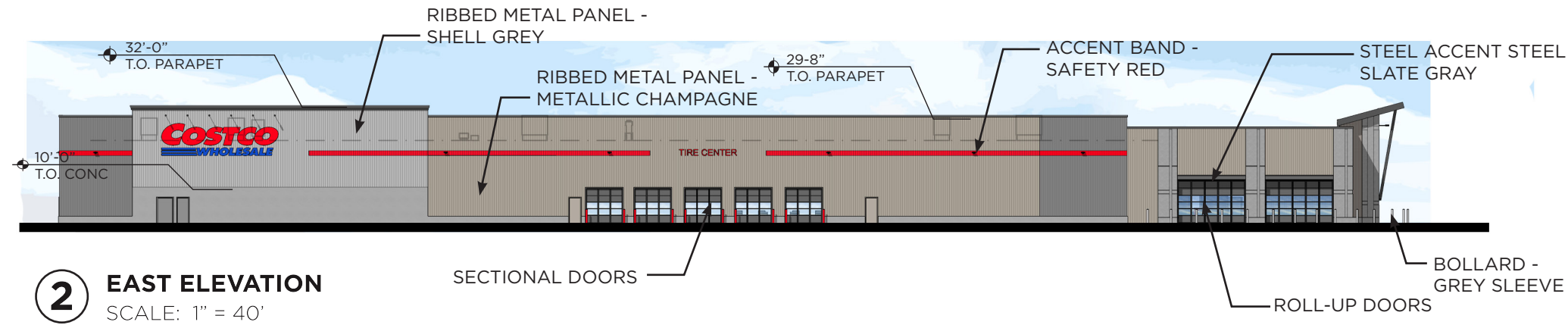
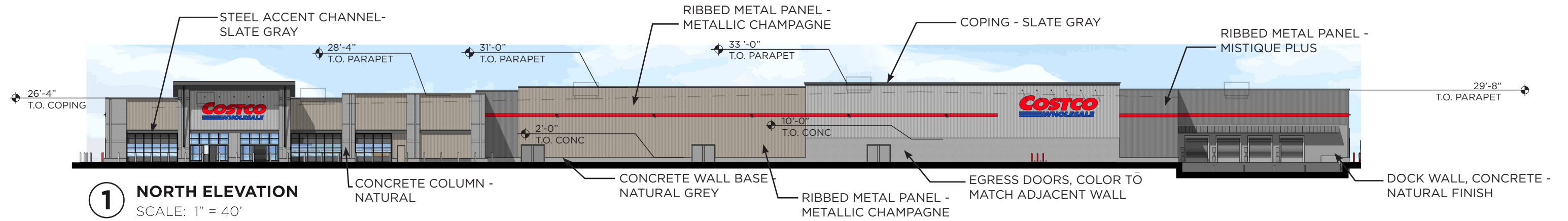
DECEMBER 13, 2019

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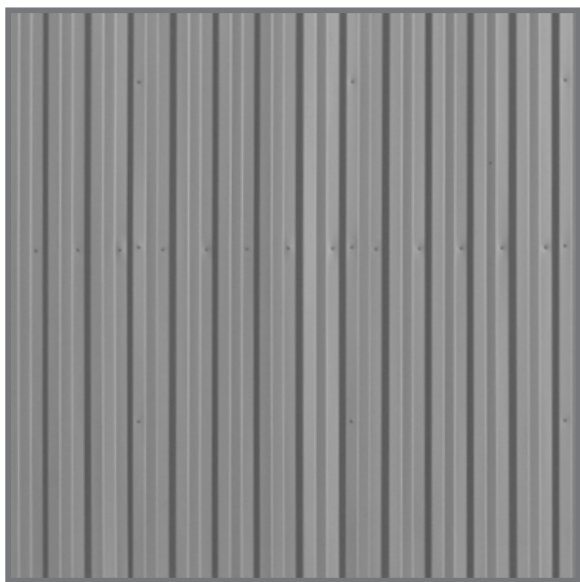
A **STRIPE AND 'COSTCO'**
SW4081 - 'SAFETY RED'



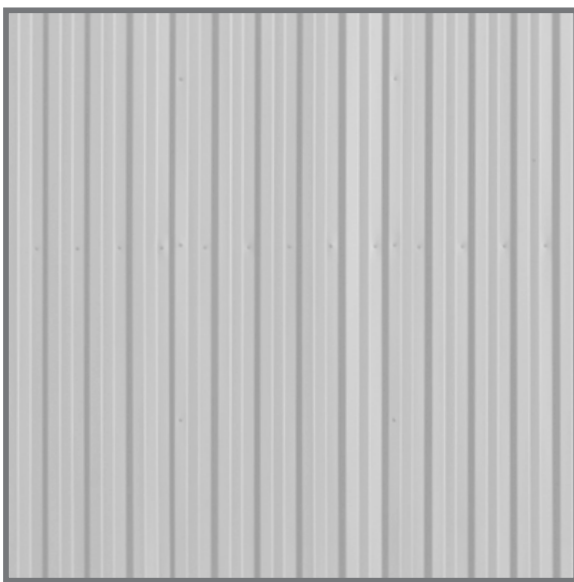
B **'WHOLESALE'**
SW 1805 - 'LAPIS LAZULI'



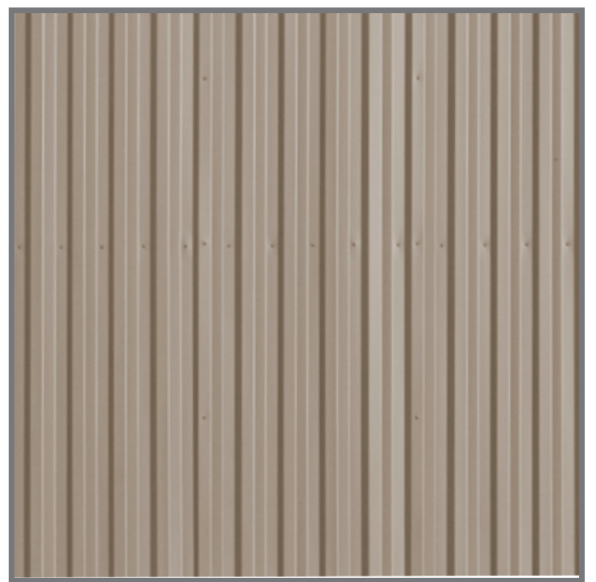
C **COPING / CORNICE**
SLATE GREY



D **RIBBED METAL PANEL**
MISTIQUE PLUS



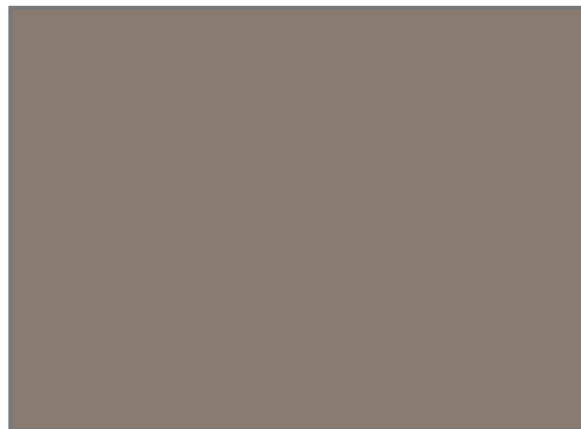
E **RIBBED METAL PANEL**
SHELL GREY



F **RIBBED METAL PANEL**
METALLIC CHAMPAGNE



G **CONCRETE COLUMN**
NATURAL



H **STEEL ACCENT CHANNEL**
SLATE GREY