
CITY OF KELOWNA
MEMORANDUM

Date: January 31, 2000
File No.: (3360-20) **Z00-1055**

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. Z00-1055 OWNER: SKOGLUND
ENTERPRISES LTD.

AT: 1735 RICHTER STREET APPLICANT: SKOGLUND
ENTERPRISES LTD. /
DAVE SKOGLUND

PURPOSE: TO REZONE SUBJECT PROPERTY TO PERMIT RAPID DRIVE
THROUGH VEHICLE SERVICES USES,

EXISTING ZONE: C4 – TOWN CENTRE COMMERCIAL

PROPOSED ZONE: C10 – SERVICE COMMERCIAL

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, DL 138, O.D.Y.D., Plan 42558, located on Richter Street, Kelowna, B.C., from the C4 – Town Centre Commercial zone to the C10 – Service Commercial zone;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

AND FURTHER THAT final adoption of the zone amending bylaw be withheld until the owner has executed a Servicing Agreement acceptable to the City of Kelowna.

2.0 SUMMARY

The applicant wishes to construct a new three bay drive-through lube facility and automated car wash building on the subject property. The property was previously zoned C-8 Service Station Commercial zone under City of Kelowna Zoning Bylaw 4500 which supported a car wash facility. However, when the new City of Kelowna Zoning Bylaw 8000 was adopted in October 1998, the property became zoned C4 – Town Centre Commercial, a commercial zone consistent with the neighbourhood which is located within the Downtown Urban Town Centre. Bylaw 8000 also introduced a new definition for “Rapid Drive – Through Vehicle Services” which includes “... development providing rapid cleaning, lubrication, maintenance, or repair services to motor vehicles, where the customer typically remains within the vehicle or waits on the premises. ...”. With the application of the C4 – Town Centre Commercial zone to the subject property, the use of the site for a car wash or a drive through lube facility as a principal use is no longer permitted on this property.

Because of this change in zoning, it has now become necessary to rezone the subject property to C10 – Service Commercial to permit the use of the property for “Rapid Drive – Through Vehicle Services”, a use for which the property had been specifically zoned for prior to the adoption of the new zoning bylaw 8000.

2.1 Advisory Planning Commission

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of December 19, 2000 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Application No. Z00-1055 by Skoglund Enterprises Ltd. (Dave Skoglund), 1735 Richter Street.

3.0 BACKGROUND

3.1 The Proposal

The applicant proposes to construct a new three bay drive through vehicle lubrication facility and single bay automated car wash on the subject property. The proposed development is designed to share an access driveway from Richter Street with the redeveloped Petro Canada gas bar. As well, the development also proposes an access from Saucier Avenue. It is anticipated that this access point will be used primarily to provide an escape exit for those people who are in the vehicle line ups for the car wash or lubrication service bays which no longer wish to wait for their turn for vehicle service. However, this driveway also has the potential to provide an alternative access point to the service facility. The building is orientated so that the drive – through lube bays face the Richter Street frontage, and are visible from Harvey Avenue, behind the new Petro - Canada gas bar. The automated car wash bay is located at the Saucier Avenue end of the site.

The proposed development is designed as a single storey 244 m² concrete block building. The exterior of the building is designed to be finished with “white” paint and “red” painted metal trim, and a combination of glazed store front window and door units, and glazed overhead doors to the service bays and the car wash. The roof of the building is designed with a sloped, residential style, metal roof which incorporates a cupola feature on the north end of the proposed building. The end of the building facing Saucier Avenue is designed to incorporate a combination of plain and split face concrete block to provide an increased level of visual interest to that façade. The end of the building facing the existing Petro – Canada gas bar development utilizes glazed store front units.

The site plan indicates a substantial level of landscaping to provide screening from both Richter Street and Saucier Avenue. As well, there is a solid fence proposed along the lane to provide a solid barrier between the proposed development and the residential uses adjacent to the lane. The orientation of the automatic car wash portion of the proposed development places the vehicle dryer on the side of the building facing away from the existing residential uses with a view to minimize the noise impact on the adjacent dwellings.

The subject property was originally rezoned in 1993 to the C-8 Service Station Commercial zone in order to permit the development of the site with a drive through vehicle service and car wash facility. However, that proposed development was never constructed. It is interesting to note that this application to rezone the property to the C-8 Service Station Commercial zone to facilitate the construction of a vehicle service building was not supported by the Planning and Development Services Department. However, the City Council of the day did ultimately approve the change in land use. At the time of that application, there were neighbourhood concerns raised regarding the introduction of traffic onto the lane adjacent to the subject property.

With the adoption of the new Zoning Bylaw 8000 in October 1998, the property has become zoned C4 – Town Centre Commercial, a zone that does permit “gas bars” as a principal permitted use. The definition of “gas bars” does refer to permitting vehicle washing facilities as an accessory use to the gas bar. In this instance, because there is a reciprocal access agreement between the existing Petro Canada gas bar development, the subject property has been considered to support the development of a car wash facility under Bylaw 8000. The problem has been the inclusion of the vehicle lubrication service in conjunction with the car wash as part of the proposed development. The new Zoning Bylaw 8000 now includes a definition for “Rapid Drive – Through Vehicle Services” which includes “... development providing rapid cleaning, lubrication, maintenance, or repair services to motor vehicles, where the customer typically remains within the vehicle or waits on the premises. ...”. This defined use is only permitted in the C10 – Service Commercial zone, and the I2 – General Industrial and I4 – Central Industrial zones.

The Planning and Development Services Department has received information from the Clerk’s Department that although the original zoning on the subject property was applied to facilitate the development of a car wash and lubrication facility, because the development was never built, there are no provisions in the Local Government Act to “grandfather” uses permitted under the old zone. If the site had been developed, the uses would have been considered as non-conforming. However, as no construction has taken place, this non-conforming status is not possible.

As a solution to this problem, the only alternative is to rezone the property to an appropriate zone that permits the desired use, in this case the C10 – Service Commercial zone. However, this zone also includes a number of permitted uses that would not be compatible with the surrounding neighbourhood. The applicant has volunteered to register a Section 219 Restrictive Covenant on title to restrict the uses to “Rapid Drive – Through Vehicle Services” only.

The proposal as compared to the C10 zone requirements is as follows:

CRITERIA	PROPOSAL	C10 ZONE REQUIREMENTS
Site Area (m ²)	1,471 m ²	1000 m ² (C10 zone) 930 m ² min (Vehicular Oriented Uses – V.O.U.)
Site Width (m)	30.92 m	30 m min (V.O.U.)
Site Coverage (%)	16.6%	40% max (C10 zone) 30% max (V.O.U.)
Total Floor Area (m ²)	244 m ²	FAR = 0.65
F.A.R.	0.166	Max. FAR = 0.65
Storeys (#)	1 storey (7.6 m)	3 Storeys (12.0m) max
Setbacks (m)		
- Front (Richter St.)	9.75 m	2.0
- Rear	18.2 m	0.0
- North Side	9.22 m	0.0
- South Side (flanking)	4.5 m	2.0 m
Parking Stalls (#)	10 stalls required	1 stall per 2 employees on duty, plus 2 stalls per service bay

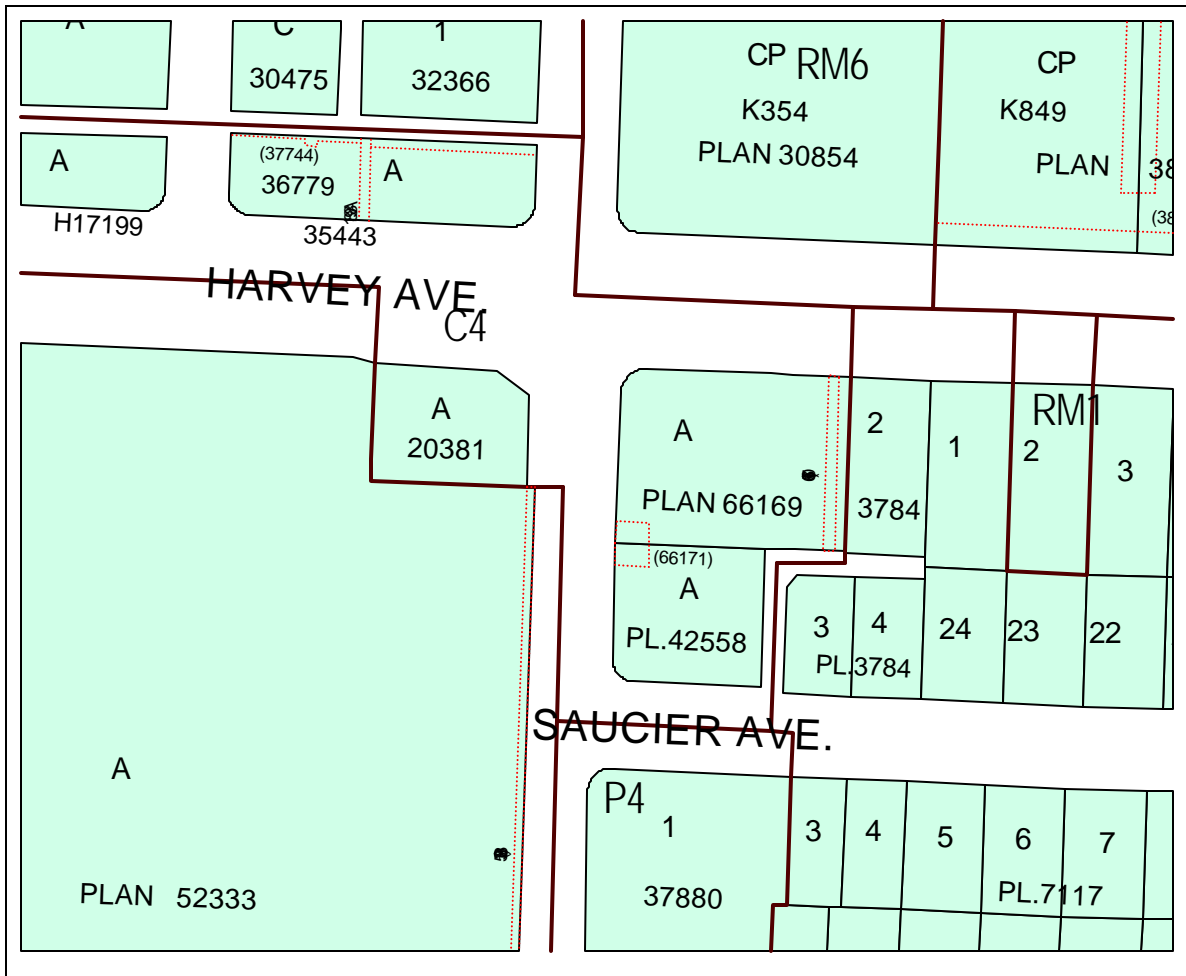
3.2 Site Context

The subject property is located on the north east corner of Richter Street and Saucier Avenue adjacent to a lane. The property was rezoned to the C8 – Service Station Commercial zone in 1993 to permit the development of a car wash establishment.

Adjacent zones and uses are, to the:

- North - C4 – Town Centre Commercial / Petro - Canada gas bar
- East - RU6 – Two Dwelling Housing / single family residential
- South - P4 – Utilities / West Kootenay Power substation
- West - P2 – Education & Minor Institutional / KSS school

Subject Property Map



3.3 Existing Development Potential

The existing zoning of C4 – Town Centre Commercial allows for; amusement arcades – major, animal clinics, apartment hotels, business support services, care centres – intermediate and major, commercial schools, congregate housing, custom indoor manufacturing, eating and drinking establishments – major and minor, emergency and protective services, financial services, funeral services, gas bars, government services, group homes – major, health services, hotels, motels, non-accessory parking, offices, participant recreation services – indoor, personal service establishments, private clubs, public libraries, recycled materials drop-off centres, religious assemblies, retail stores – convenience and general, spectator entertainment establishments, temporary shelter services, used goods stores, utility services – minor impact, and beer/wine stores as principal permitted uses, and amusement arcades – minor, apartment housing, card centre – minor, and home based businesses – minor as permitted secondary uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The subject property is currently designated “Multiple Family Residential – medium density” future land use in the Official Community Plan. However, the current proposal is considered supportable as the property is zoned C4 – Town Centre Commercial, and that the rezoning to another commercial zone is not a departure from the existing land use pattern.

The Official Community Plan also includes general Commercial Development Permit Guidelines. The proposal is generally consistent with the following guidelines;

- All buildings, structures, and additions thereto shall be designed in a manner which gives consideration to the relationship with adjacent building and open areas, the efficiency of the circulation system, and the design and siting compatibility with surrounding development,
- All facades of commercial buildings shall be designed in a manner which appropriately addresses adjacent uses and structures,
- External lighting shall enhance the safety of persons on the site after dark but shall not be of an intensity or cast in such a way which would interfere with nearby residential properties.

3.4.2 City of Kelowna Strategic Plan (1992)

The application is consistent with the Strategic Plan, as follows:

“The City will, in its plans and policies concerning future urban development, place an emphasis on more efficiently using serviced land within existing urban areas through infill and will provide for an increased density of development within established urban areas through redevelopment of areas which are in transition. Urban areas which are targeted include the Central City area with emphasis on the waterfront and north end, Rutland, and South Pandosy particularly along major

traffic arteries and near the town centres, the Glenmore Valley and Highway 97 corridor.”

3.4.3 South Central Neighbourhood Structure Plan

The South Central Neighbourhood Structure Plan does not support the creation of new commercial sites within the plan boundaries except for two sites on Harvey Avenue – one at Ellis Street and the other at Abbott Street. The plan further identifies that the subject properties should be re-developed in the future as medium density, multiple family residential use.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

4.1 B.C. Gas

Existing service was abandoned 1 m inside property in 1998. If not reused, it needs to be abandoned at the main in Richter Street. Application is required for new service.

4.2 Inspection Services Department

Maximum number of signs is two per business.

4.3 Ministry of Transportation & Highways (Kelowna)

This Ministry has no objection to this proposal as presented. Access to Richter Street to be located at the common property boundary as proposed on drawing prepared by Canwest Design Group date stamped November 21, 2000.

Richter Street is designated as the future northbound one way couplet in the draft Kelowna OCP and appropriate right of way should be protected.

4.4 Parks Manager

1. Shrub bed mulch to be bark mulch. Rock is not acceptable.
2. The following standards being applied for all boulevard (BLVD) landscaping:
 - A. All plant material (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by City Parks Division. All materials located in BLVD to meet city standard for size and method of installation.
 - B. The use of rock for a mulch will not be accepted.
 - C. Plant material specifications are as follows for:
 - i) Deciduous Tree - caliper @300mm above rootball (min. 60mm)
 - ii) Deciduous Shrub - spread (min. 450mm)
 - iii) Coniferous Tree - height (min. 2.5m)
 - iv) Coniferous Shrub - spread (min. 450mm)
 - v) Seed/Sod Mix according to location and proposed activity use.
 - D. BLVD maintenance is responsibility of owner/occupant.
 - E. All BLVD tree maintenance is responsibility of Parks Division.
 - F. All planting plans to include a proper plant materials list:
 - i) Latin name
 - ii) common name
 - iii) size at planting
 - iv) plant symbol key
 - v) indicate existing trees

3. Construction dwgs. to include all u/g utility locations in BLVD.
4. BLVD landscape and irrigation to be approved by Parks Division.

4.5 RCMP

Proposed area is across from Kelowna Secondary School. With this in mind, consideration should be given to making the access to pedestrian foot traffic somewhat restricted. Also, consider a design that is not skateboard friendly.

4.6 Shaw Cable

Owner/contractor to supply and install conduit system as per Shaw Cable drawings and specifications.

4.7 Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install as per Telus policy.

4.8 Works and Utilities Department

The Works & Utilities Department has the following requirements associated with this development application. The road and utility upgrading requirements outlined in this report will be a requirement of the issuance of a building permit, but are outlined in this report for information only.

1. Domestic Water and Fire Protection

- (a) The existing water mains and fire hydrants in the vicinity of this proposed development are sufficient to support the development.
- (b) The subject parcel has three existing small diameter water services which previously serviced houses that were demolished. Collect \$1,500.00 for the City to decommission these services.
- (c) A new water service of sufficient size to supply the proposed development will be required and can be provided at the developer's cost.
- (d) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.

If there is to be landscaping on the site, the developer must also purchase an irrigation sewer credit meter from the City and prepare a meter setter at his cost.

2. Sanitary Sewer

- (a) The existing sanitary sewer systems in Richter St. and Saucier Ave. are sufficient to accommodate the proposed development.

- (b) This property has two 100-mm diameter sanitary sewer services that previously serviced houses on this land. One of these services may be used for the proposed development. If a larger service is required, it can be provided at the developer's cost. Collect \$1,000.00 to disconnect unused small diameter sanitary sewer services.
- (c) The proposed car wash facility must be provided with a properly sized and approved sediment settling and oil separation unit prior to discharge of the car wash effluent to the sanitary sewer. It is also necessary to install a monitoring manhole on the sanitary sewer service on site.

3. Storm Drainage

- (a) Preliminary visual inspection by a consulting engineer indicates that the lane drainage can be accommodated by surface flow to Saucier Ave. and collected in the Saucier Ave. storm pipe which will be constructed by the subject developer. The cost of the Saucier Ave. piped drainage system is included with the road upgrading item.
- (b) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The plan must accommodate the requirements to contain a 1 in 10-year storm event within pipes and identify overland drainage routes for a 100-year storm event with consideration for upstream water sources. The storm water management plan must also include provision of a lot grading plan, minimum basement elevation (MBE), and on-site drainage containment and ground recharge disposal system.
- (c) A storm drainage overflow relief service is not available for this development.

4. Road Improvements

- (a) Saucier Avenue must be upgraded to a full urban standard adjacent to this lot. The upgrade consists of curb and gutter, monolithic sidewalk, piped storm drainage system including catch basins, manholes / drywells, pavement widening, landscaped boulevard complete with underground irrigation system, ornamental street lights as required and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. The cost of this construction for bonding purposes is \$21,000.00.
- (b) Upgrade the existing gravel lane to a paved commercial lane standard including inverted crown drainage graded to Saucier Ave. The cost of this work for bonding purposes is \$5,000.00.

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Dedicate 0.70m widening of the rear lane to provide one-half of the required widening to achieve a commercial lane width of 7.5m.

- (b) Grant statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building as well as the local distribution wiring must be installed in an underground duct system, and the building must be connected by underground services. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

7. Street Lighting

Ornamental street lighting including underground ducts must be installed on all roads fronting on the proposed development. The cost of this requirement is included in the roads upgrading item.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

9. Latecomer Protection

Under provisions of Section 990 of the BC Municipal Act, and in conformance with the City of Kelowna Subdivision Development & Servicing Bylaw No. 7900, the owner is eligible to apply for latecomer protection for the following:

- (a) Storm drainage construction on Saucier Ave.

10. Geotechnical Report

As a requirement of this application and / or prior to issue of a building permit, the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development; i.e., unstable soils, etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyze soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

11. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

12. Bonding and Levy Summary

(a) Bonding

Saucier Ave. Upgrading	\$21,000.00	
Lane Upgrading	<u>\$5,000.00</u>	
Total Bonding		<u>\$26,000.00</u>

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided as a condition of subdivision approval or building permit issuance, and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to 4th reading of the zone amending bylaw or issuance of a building permit. The Development Engineering Department will prepare the servicing agreement for execution by the owner of the property.

(b) Levies

Disconnect small water services	\$1,500.00	
Disconnect sanitary services	<u>\$1,000.00</u>	
Total Levies		<u>\$2,500.00</u>

13. Development Permit and Site Related Issues

(a) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.

(b) Access and Manoeuvrability

- (i) This site has been provided with a common driveway access with the Petro – Canada service station on Richter Street. This access allows joint – use and permits local traffic to exchange between sites.
- (ii) The revised site plan indicates a reconfiguration of the car wash and lubrication bays. The design must demonstrate sufficient turn radii for the largest vehicles proposed to be serviced on this site.

- (iii) The site plan does not indicate any use of the rear lane to accommodate vehicular access or egress. Partial use of the rear lane at the Saucier Ave. exit may be acceptable.
- (c) It will be necessary to provide used oil storage tanks on the site along with spill containment and spill protection.
- (d) Unless other arrangements have been made for garbage pick-up, it is necessary to provide a garbage bin on the site, which is accessible to a service truck and is acceptably screened from public view.

14. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 7% GST will be added.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Application was made in 1988 to rezone the subject property to the C-8 Service Station Commercial zone in order to permit the development of a car wash and lube bay establishment. At that time, the Planning and Development Services Department did not support the application as the subject property was not designated as Commercial in the Official Community Plan. However, City Council of the day did support the application and ultimately approved the rezoning of the subject property to the C-8 Service Station Commercial zone in 1993.

Since that time, with the adoption of City of Kelowna Zoning Bylaw 8000, the property has had the zoning changed to the "C4 – Town Centre Commercial", as the property has been zoned commercial and is located within the Downtown Urban Town Centre. However, the C4 zone only permits gas bars as a principal permitted use. The definition of gas bar also includes car washing facilities as an accessory use. Zoning Bylaw 8000 also includes a new definition for "Rapid Drive – Through Vehicle Services", which is a use that is permitted only in the C10 – Service Commercial, the I2 – General Industrial, and the I4 – Central Industrial zones. As the development proposal under application includes both a car wash facility and a drive through lube shop, it has been determined that it is not possible to "grandfather" in the permitted uses granted on the subject property by the rezoning that applied the former C-8 Service Station Commercial zone since there was never any building constructed on site.

As a solution to this problem, the only alternative is to rezone the property to an appropriate zone that permits the desired use, in this case the C10 – Service Commercial zone. However, this zone also includes a number of permitted uses that would not be compatible with the surrounding neighbourhood. The applicant has volunteered to register a Section 219 Restrictive Covenant on title to restrict the uses to "Rapid Drive – Through Vehicle Services" only.

The applicant has reworked the site plan from the plan that was presented to the Advisory Planning Commission by rotating the proposed building 90° from the original location. The orientation was amended to provide a smoother traffic flow while providing adequate stacking for both the car wash and lubrication service bay. The revised orientation of the building places the car wash portion of the facility away from the adjacent residential uses, while placing the vehicle drying unit on the side of the building facing away from the existing dwellings on Saucier Avenue.

In light of the above, the Planning and Development Services Department supports this proposal, and recommends for Council's positive consideration. The Planning and Development Services Department's recommendation for support is based on an earlier Council decision to support the land use and the degree of cooperation the applicant has demonstrated to design the proposed facility to minimize impacts and to provide assurity for any future land uses being limited to those proposed by this application.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

PMc/pmc
Attach.

FACT SHEET

1. **APPLICATION NO.:** Z00-1055
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Skoglund Enterprises Ltd.
 - **ADDRESS** #103 – 1836 Underhill Road
 - **CITY** Kelowna, BC
 - **POSTAL CODE** V1X 5P8
4. **APPLICANT/CONTACT PERSON:** Skoglund Enterprises Ltd. /
Dave Skoglund
 - **ADDRESS** #103 – 1836 Underhill Road
 - **CITY** Kelowna, BC
 - **POSTAL CODE** V1X 5P8
 - **TELEPHONE/FAX NO.:** 862-5242/862-5243
5. **APPLICATION PROGRESS:**
 - Date of Application: November 14, 2000
 - Date Application Complete: November 14, 2000
 - Servicing Agreement Forwarded to Applicant: January 16, 2001
 - Servicing Agreement Concluded: January 31, 2001
 - Staff Report to Council: January 31, 2001
6. **LEGAL DESCRIPTION:** Lot A, DL 138, O.D.Y.D., Plan 42558
7. **SITE LOCATION:** North East Corner of Saucier Ave.
and Richter St.
8. **CIVIC ADDRESS:** 1735 Richter St.
9. **AREA OF SUBJECT PROPERTY:** 1474 m²
10. **AREA OF PROPOSED REZONING:** 1474 m²
11. **EXISTING ZONE CATEGORY:** C4 – Town Centre Commercial
12. **PROPOSED ZONE:** C10 – Service Commercial
13. **PURPOSE OF THE APPLICATION:** To Rezone Subject Property to Permit Rapid Drive Through Vehicle Services Uses, and to Seek a Development Permit to Authorize Construction of a 3 Bay Drive Through Lube Shop and Car Wash
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** 19002/19003
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY

**15. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS** N/A

Attachments that are missing from electronic version of the report;

Subject Property Map
Site plan, Floor plans, Building Elevations (5 pages)