
CITY OF KELOWNA

MEMORANDUM

Date: June 21, 2001
File No.: DP01-10,007

To: City Manager

From: Planning and Development Services Department

Subject: DEVELOPMENT PERMIT NO. DP01-10,007

OWNER: Cambridge Shopping Centres Ltd.

APPLICANT: Plum Realty Inc., Simon K. Schenn

AT: 2430 Highway 97

PURPOSE: To attain a development permit to approve the proposed for seven general industrial uses; five Automotive and Recreation vehicle Sales / Rentals uses and two general industrial uses.

PROPOSED ZONE: I2 – General Industrial

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 8662 be considered by the Municipal Council;

THAT Municipal Council authorize the issuance of Development Permit No. DP01-10,007, Plum Realty Inc., Simon K. Schenn, on lands described as part of Lot B, D.L. 125, Sec. 28, Twp. 26, ODYD, Plan 19786 except plans M15094, 37794, KAP67598, KAP67599 and KAP67601, as shown on Map "A" attached to the report of the June 20, 2001, dated January 2001, located on highway 97, Kelowna, B.C., subject to the following terms and conditions:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general 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 professional landscaper;

AND THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The applicant is applying for Development Permit approval for the perimeter landscaping, points of access, signage, and the environmental work adjacent to Mill Creek for the proposed seven general industrial use lots north of Enterprise Way.

The applicant has supplied a development plan for the proposed development. The plan includes the landscaping adjacent to Enterprise Way, clusters of trees along the perimeter of the site, some trees within the lots, and the access locations. The proposed signage is 8.0 m in height. The proposed size and location of the sign will be determined at the subsequent Development Permit applications for each individual lot. The planting adjacent to MillCreek will be modified to allow for the existing plant material to be relocated from currently privately owned property to an area to be dedicated to the City of Kelowna.

The terms and conditions for final adoption of the zone amending bylaw have been addressed by the applicant.

3.0 BACKGROUND

3.1 The Proposal

The applicant is proposing an Auto Mall on at least five of the proposed seven lots. The intention is to create several Automotive dealers within a relatively compact area. The concept is consistent with the recently approved Central Golf Course Area Structure Plan.

CRITERIA	PROPOSAL	I2 ZONE REQUIREMENTS
Site Area (m ²)	Total: 13.79 ha (137,900 m ²) Minimum: 0.48 ha (4,800 m ²) Maximum: 1.37 ha (13,700 m ²)	0.4 ha (4000 m ²)
Site Width (m)	Minimum: 51.54 m Maximum: 75.4 m	40.0 m
Site Coverage (%)	Minimum: 8.4 % Maximum: 15.5 %	60 %
Total Floor Area (m ²)	Minimum: 743.2 m ² Maximum: 1672.2 m ²	
F.A.R.	Minimum: 0.119 Maximum: 0.9	1.5

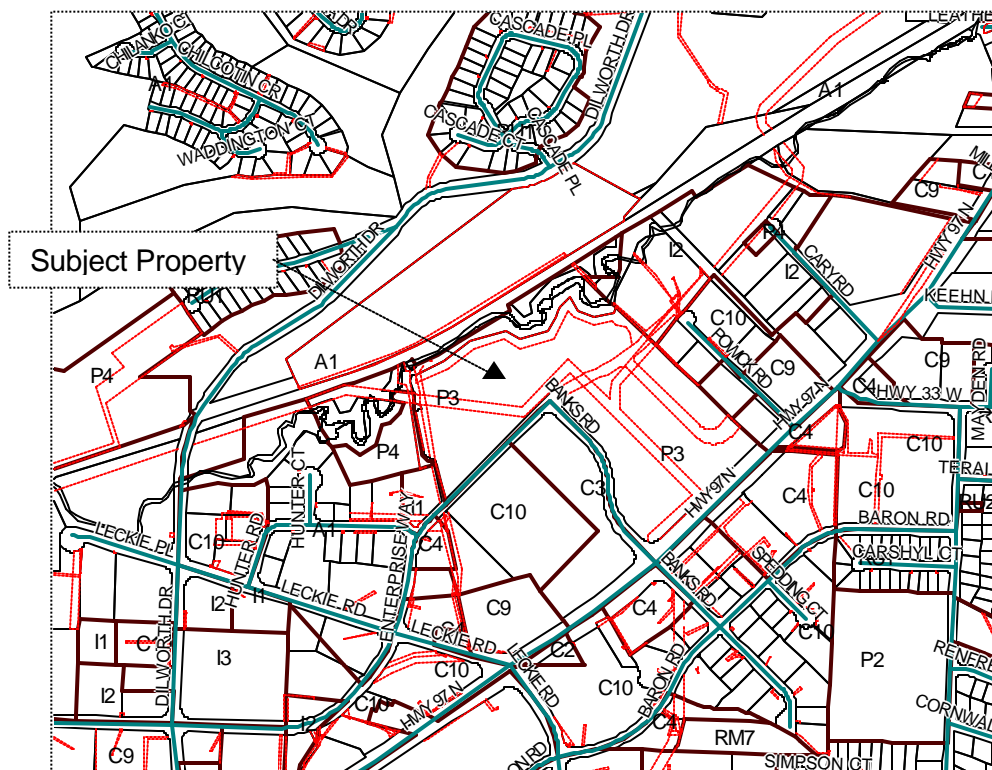
Height (m)	Minimum: 6.6 m Maximum: 7.2 m	14.0 m
Parking Stalls (#)	Minimum: 15 parking stalls Maximum: 34 parking stalls	2.0 per 100 m ² GFA
Loading Stalls (#)	1 loading stall for each proposed development	1 per 1,900 m ² GFA
Bicycle Parking Stalls (#)	Minimum: 3 bicycle parking stalls Maximum: 5 bicycle parking stalls	0.3 per 100 m ² GFA

Note: the proposed building footprints will be refined when the subsequent Development Permits for each of the individual lots is received. However, the total size of the buildings shall not be increased without approval from the Ministry of Transportation & Highways and the Works and Utilities Department.

3.2 Site Context

The proposed site is located north of Highway 97, south of Mill Creek and east of Leckie Road. The site was previously occupied by the Central Golf Course. The proposed development lots are located north of the Home Depot. The site will be accessed from the extension of Enterprise Way.

The site is indicated on the map below.



The adjacent zone uses are as follows:

Adjacent zones and uses are, to the:

- North - P3 – Parks and Open Space; Mill Creek
- East - P3 – Parks and Open Space; Show Creek
- South - P3 – Parks and Open Space; Retention Pond
- West - P3 – Parks and Open Space; vacant parcel: C3 – Community Commercial; Home Depot; and C10 – Service Commercial; future commercial uses

3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

The current Official Community Plan designates the site as Industrial. The chapter referencing the Environmental issues for the City of Kelowna identifies Mill Creek as a Public Route of Access and a Stream Corridor Leave Strip. The plan indicates that a 10 m wide Public Route of Access is required on both sides of the creek. The Stream Corridor Leave Strip is to be a minimum of 15 metres located on both sides of the creek measured from the high water mark.

3.3.2 City of Kelowna Strategic Plan (1992)

An objective of the Strategic Plan is to preserve the important natural features and environmentally sensitive areas within the City. The Plan also identifies the need to reserve land for various forms of industrial use, including lands along Highway 97

3.3.3 Highway 97 Sector Plan

The Highway 97 Sector Plan identifies the site as Commercial. The Plan identifies several objectives that are relevant to this site, such as;

- To recognize the important natural features and visual qualities of parts of the planning area, and to retain these to the maximum extent possible,
- To provide for adequate expansion of commercial facilities in the corridor area, but with greater attention to visual appearance, controlled access and land use mixes, and
- To ensure continued provision for industrial activities in the corridor, and to recognize the ability of the city to attract a greater diversity of industry with improved utility services and access

3.3.4 Central Golf Course Area Structure Plan

The Area Structure Plan identifies the site as Business Industrial and will support the zone of I2 – General Industrial on the subject site. The plan indicates that the lots backing onto Mill Creek will be encumbered with a 15 metre No Disturb Covenant.

4.0 TECHNICAL COMMENTS

4.1 Parks Manager

1. Parks Division supports the application subject to the approval of a landscape plan for the proposed Boulevard landscaping by the Parks Division.
2. The following standards apply for all landscape improvements in the right-of-way boulevards.
 - A. All plant material (trees, shrubs, ground covers, seed/sod etc.) proposed for the boulevard to be reviewed by the City of Kelowna Parks Division. All materials specified to meet City standard for size and method of installation.
 - B. Plant material specifications are as follows for:
 - i) Deciduous Tree by caliper @ 300 mm measured 60 mm above the root ball.
 - ii) Deciduous shrub by spread @ 450 mm min.
 - iii) Coniferous tree by height @ 2.5 min.
 - iv) Coniferous shrub by spread @ 450 mm min.
 - v) Seed/sod mix according to proposed activity use and location.
 - C. Boulevard maintenance is responsibility of the owner/occupant.
 - D. All boulevard tree maintenance is responsibility of Parks Division.
3. All construction drawings to include all underground utility locations that affect landscape materials used in the boulevard.
4. Boulevard is to be irrigated or xeriscape landscape.

4.2 BC Gas

Regarding the distribution lines, BC Gas has pre-installed a 60 mm PE main on the northwest side of Enterprise Way. This line is not yet connected to our system, pending further construction at the Hunter Road intersection.

The City of Kelowna Works & Utilities Department and BC Gas are currently resolving all outstanding issues.

4.3 Fire Department, Shaw Cable, Telus, and West Kootenay Power

Comments are addressed within the Preliminary Layout Review letter issued with the concurrent subdivision application.

4.4 Planning & Development Services Department

The proposed zoning is consistent with the Central Park Area Structure Plan.

A design charrette was held for the Highway 97 / Springfield Town Centre to discuss future development potential on the subject property. The charrette is not a statutory document and is therefore not binding upon any application that occurs in relation to the property. The charrette discussed three options for the potential development on the site and one of the options included a mix of light industrial and commercial uses.

Subsequent Development Permit Applications will be required for each of the proposed lots. The form and character of the developments will be evaluated as per the guideline in Section 13 of the Official Community Plan. Specifically the minimization of surface parking areas and the creation of a pedestrian-oriented town centre. The following recommendations are suggested for the design of the individual developments;

- The buildings be located closer to enterprise Way with a minimum of surface parking located in front of the building;
- The buildings be designed in a manner that clearly allows easy identification from the street of the pedestrian point of entry to the building; and
- The building and landscaping convey visual interest and human scale as seen from the street.
- The proposed land use and design will require additional security measures to protect vehicles and buildings on the proposed lots, consult the City's CPTED guidelines.

The application proposes to replace the existing No Disturb Covenant with a No Build Covenant including all portions of the proposed lots within 30 m of the high water mark of Mill Creek. The applicant will be able to disturb this area with the creation of parking lots, perimeter landscaping and perimeter fencing. In exchange the applicant has increased the dedicated area adjacent to the creek to accommodate the creation of a comprehensive environmental management plan and a proposed linear park trail.

Andrew Bruce
Current Planning Manager

Approved for inclusion ☐

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

AB/JD/jd
Attachment

FACT SHEET

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|-----|---|---|
| 1. | APPLICATION NO.: | Z01-1010 & DP01-10.007 |
| 2. | APPLICATION TYPE: | Rezoning & Development Permit |
| 3. | OWNER: | Cambridge Shopping Centres Ltd. |
| | · ADDRESS | Suite 300, 95 Wellington Street West |
| | · CITY/POSTAL CODE | Toronto, Ontario M5J 2R2 |
| 4. | APPLICANT/CONTACT PERSON: | IBI Group / Marshal Hundert |
| | · ADDRESS | Suite 1050, 10405 Jasper Avenue |
| | · CITY/POSTAL CODE | Edmonton, Alberta T5J 2W4 |
| | · TELEPHONE/FAX NO.: | (780) 428-4000 / (780) 426-3256 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | February 8, 2001 |
| | Date Application Complete: | February 9, 2001 |
| | Staff Report to APC: | March 6, 2001 |
| | Staff Report to Council: | March 28, 2001 |
| 6. | LEGAL DESCRIPTION: | Part of Lot B, DL 125, Sec. 28, Twp. 26, ODYD, Plan 19786 except plans M15094, 37794, KAP67598, KAP67599 and KAP67601 |
| 7. | SITE LOCATION: | North of Enterprise Way |
| 8. | CIVIC ADDRESS: | 2430 Highway 97 |
| 9. | AREA OF SUBJECT PROPERTY: | 13.79 ha (137,900 m ²) |
| 10. | AREA OF PROPOSED REZONING: | 5.86 ha (58,600 m ²) |
| 11. | EXISTING ZONE CATEGORY: | P3 – Parks and Open Space |
| 12. | PROPOSED ZONE: | I2 – General Industrial |
| 13. | PURPOSE OF THE APPLICATION: | To rezone the site from P3 – Parks and Open Space to I2 – General Industrial to facilitate the development of five (5) Automotive and Minor Recreation Vehicle Sales / Rentals and two (2) general industrial uses. |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.: | 02-081-19086, 02-081-19087, & 02-081-19088 |
| | NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. | DEVELOPMENT IMPLICATIONS | PERMIT MAP 13.2 Not Applicable |

Attachments that are missing from the Electronic Version

Subject Property Map
Proposed Area of Zone Amendment
Proposed Development (Site) Plan
Proposed Building Elevations