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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** July 30, 2003  
**File No.:** DP03-0054

**To:** City Manager

**From:** Planning & Corporate Services Department

**Subject:**

**APPLICATION NO.** DP03-0054      **OWNER:** Costco Wholesale Canada Ltd.

**AT:** 2479 Hwy 97 N      **APPLICANT:** Dan Huang (Urban Systems)

**PURPOSE:** TO ADD A 1022M<sup>2</sup> ADDITION TO THE EXISTING BUILDING

**EXISTING ZONE:** C10 – SERVICE COMMERCIAL

**REPORT PREPARED BY:** RYAN SMITH

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**SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS**

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**1.0 RECOMMENDATION**

THAT Council authorise the issuance of Development Permit No. DP03-0054 for Lot 2, District Lot 125 and Section 22 Township 26 ODYD Plan KAP45081 Except Plan KAP47345 located on Hwy 97N, Kelowna, B.C. subject to the following:

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;

**2.0 ADVISORY PLANNING COMMISSION**

At the regular meeting of July 15, 2003 it was resolved that:

THAT the Advisory Planning Commission supports Development Permit Application No. DP03-0054, 2479 Hwy 97, Lot 2, Plan 45081, Sec. 7, Twp. 26, ODYD by Costco Wholesale Canada Ltd. to obtain a development permit to allow for a 1,022 m<sup>2</sup> addition to the existing building subject to additional architectural detail being added to the north side.

### 3.0 SUMMARY

The applicant is seeking Development Permit to construct a 1022m<sup>2</sup> building addition to the existing Costco Wholesale building.

### 4.0 BACKGROUND

Costco received a development permit in 1995 for a 481.6m<sup>2</sup> expansion to the west side of the building. Costco's tire and installation service centre was relocated to this area at that time.

#### 4.1 The Proposal

The proposed building addition to the northern side of the building measures approximately 1022m<sup>2</sup> in size. The proposed addition will accommodate a minor reorganisation of the interior layout of the wholesale outlet. The existing checkout area, food court, bathrooms, tobacco sales area and administrative offices will be relocated into the addition.

On the exterior, the angled parking that currently exists on the northern side of the property will be reoriented and will become right angle parking. There will be no loss of parking spaces. The landscaping in this area will also be increased. The elevations of the proposed addition will be finished to match the existing building.

The application meets the requirements of the C10 – Service Commercial zone as follows:

CRITERIA	PROPOSAL	C10 ZONE REQUIREMENTS
Site Area	44,600m <sup>2</sup>	1000m <sup>2</sup>
Existing Building Area	11,418m <sup>2</sup>	N/A
Proposed Building Area	12,706m <sup>2</sup>	N/A
Site Coverage	28.5%	60%
Total Floor Area	12,706m <sup>2</sup>	
F.A.R.	0.28	0.65
Height	9.14m	12m
Setbacks		
- Front	85.6	2.0m
- Rear	24.4	0.0m
- Side (n)	47.5	2.0m
- Side (s)	22.3	4.5m
Parking Stalls (#)	647	562

#### 4.2 Site Context

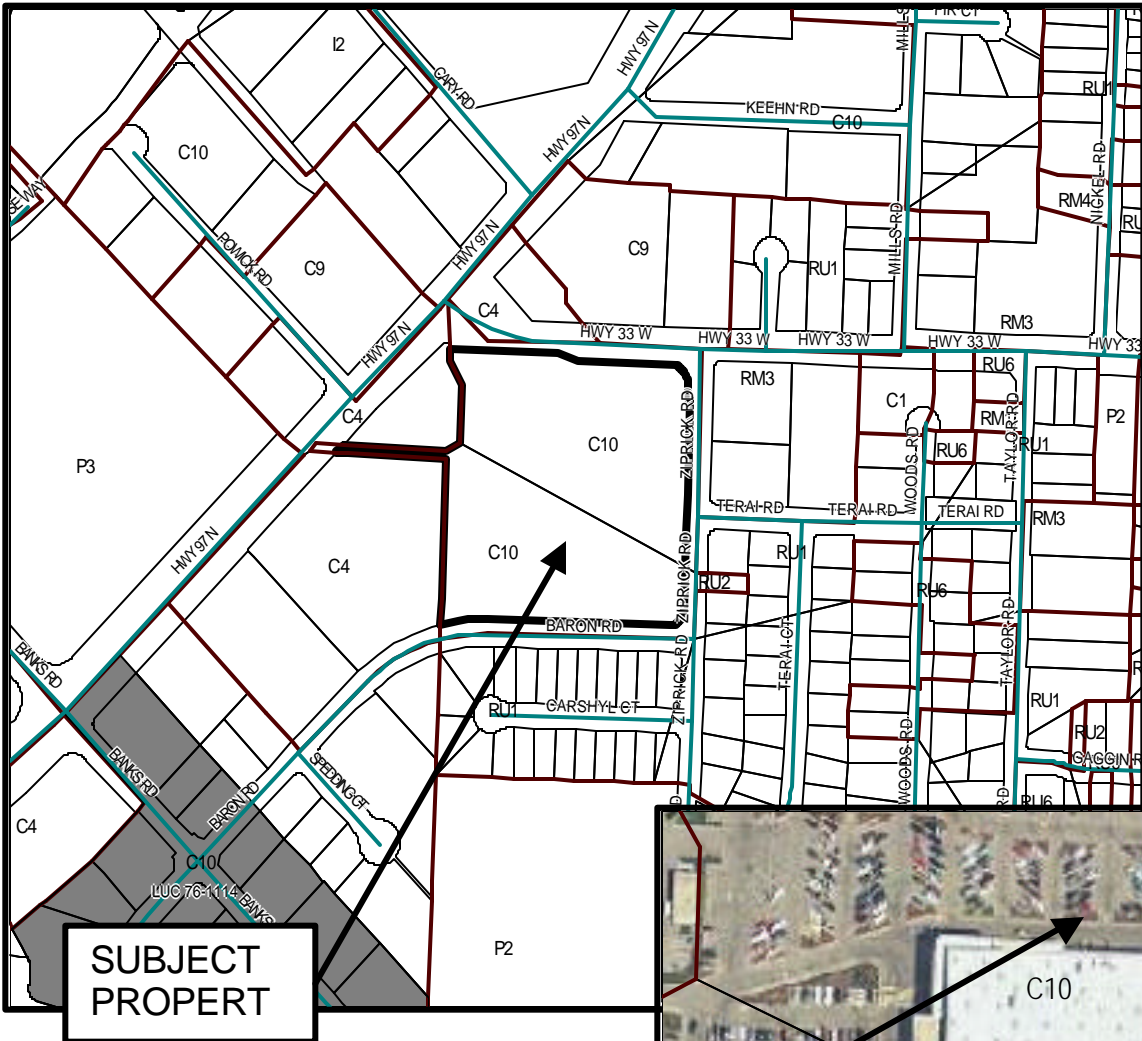
The development is located on the southwest corner of Hwy. 97 and Hwy. 33.

Adjacent zoning and existing land uses are to the:

- North - C9 – Tourist Commercial (Okanagan Seasons Resort)
- East - RM3 – Low Density Multiple Housing
- South - RU1 – Large Lot Housing
- West - C4 – Town Centre Commercial (multiple small commercial enterprises)

Site Map

Subject Property: 2479 Hwy. 97 N



LOCATION OF  
PROPOSED  
EXPANSION



#### 4.3 Existing Development Potential

The property is zoned C10 – Service Commercial. The purpose of this 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.

#### 4.4 Current Development Policy

##### 3.4.1 Kelowna Official Community Plan

The proposal is consistent with the “Commercial” designation of the Official Community Plan.

#### 5.0 TECHNICAL COMMENTS

##### 4.1 Ministry of Transportation

No concerns.

##### 4.2 Works and Utilities Department

No concerns.

##### 4.3 Inspection Services Department

No concerns.

#### 6.0 PLANNING AND CORPORATE SERVICES COMMENTS

The Planning and Development Services Department has no concerns with the proposed expansion. The proposal conforms with zoning bylaw requirements and will not effect the required parking. The proposed addition will also front onto Highway 33 and therefore should have no significant impact on residential developments to the south and east. In addition the landscape plan submitted by the applicant shows an increase in the amount of landscaping in the reconfigured parking area on the north side of the building.

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Andrew Bruce  
Development Services Manager

Approved for inclusion

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

RWS  
Attach.

**FACT SHEET**

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| 1. APPLICATION NO.:  | DP03-0054  |
| 2. APPLICATION TYPE:   | Development Permit   |
| 3. OWNER:  | Costco Wholesale Ltd.  |
| . ADDRESS  | 2479 Highway 97N   |
| . CITY   | Kelowna, BC  |
| . POSTAL CODE  | V1X 4J2  |
| 4. APPLICANT/CONTACT PERSON:                                   | Dan Huang (Urban Systems)  |
| . ADDRESS  | Suite 500 – 1708 Dolphin Avenue  |
| . CITY   | Kelowna, BC  |
| . POSTAL CODE  | V1Y 9S4  |
| . TELEPHONE/FAX NO.:   | 762-2517   |
| 5. APPLICATION PROGRESS:                                       |  |
| Date of Application:   | May 20, 2003   |
| Date Application Complete:                                     | May 20, 2003   |
| Servicing Agreement Forwarded to Applicant:                    | N/A  |
| Servicing Agreement Concluded:                                 | N/A  |
| Staff Report to APC:   | June 17, 2003  |
| 6. LEGAL DESCRIPTION:  | Lot 2, District Lot 125 and Section 22 Township 26 ODYD Plan KAP45081 Except Plan KAP47345 |
| 7. SITE LOCATION:  | Corner of Hwy. 33 and Ziprick Road.  |
| 8. CIVIC ADDRESS:  | 2479 Hwy.97 N  |
| 9. AREA OF SUBJECT PROPERTY:                                   | 44,600m <sup>2</sup>   |
| 10. EXISTING ZONE CATEGORY:                                    | C-10 Service Commercial  |
| 11. TYPE OF DEVELOPMENT PERMIT AREA:                           | Commercial   |
| 13. PURPOSE OF THE APPLICATION:                                | Building addition  |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.:                         |  |
| NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY |  |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS                   | Commercial DP  |
| Urban Town Centre Area   | Mandatory DP   |

**ATTACHMENTS**

**(not attached to the electronic version of the report)**

- Location of subject property
- Elevations
- Floor Plan
- Landscape Plan
- Colour Samples