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**CITY OF KELOWNA**  
**MEMORANDUM**

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**DATE:** October 20, 2008  
**FILE NO.:** DP08-0090

**TO:** City Manager

**FROM:** Community Sustainability Division

**APPLICATION NO.** DP08-0090      **OWNER:** KELMAT VENTURES INC.  
SOUTHKEL VENTURES  
INC.  
**AT:** 3960 LAKESHORE ROAD      **APPLICANT:** PORTER RAMSAY  
LAWYERS

**PURPOSE:** TO OBTAIN A DEVELOPMENT PERMIT TO AUTHORIZE  
CONSTRUCTION OF A NEW 94 M<sup>2</sup> ADDITION TO AN EXISTING  
CAR WASH BUILDING

**EXISTING ZONE:** C2 – NEIGHBOURHOOD COMMERCIAL

**REPORT PREPARED BY:** PAUL McVEY

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**1.0**    **RECOMMENDATION**

THAT Council authorize the issuance of Development Permit No. DP08-0090 for Strata Lot 2, Sec. 1 Twp. 25 and of Sec. 6, Twp. 26, O.D.Y.D., Strata Plan KAS2714, located on Lakeshore Road, 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**    **SUMMARY**

The applicant is seeking a development permit to authorize construction of a new 94 m<sup>2</sup> addition to the existing car wash building to allow the addition of a "touchless automated car wash".

## 2.1 Advisory Planning Commission

The above noted application (DP08-0090) was reviewed by the Advisory Planning Commission at the meeting of October 7, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP08-0090, for 3960-3970 Lakeshore Road; Lot CP, Plan K2714, Sec. 01, Twp. 25, and Sec. 6, Twp. 26, O.D.Y.D by Porter Ramsay (T. Smithwick), to obtain a development permit to authorize construction of a new 94 m<sup>2</sup> addition to an existing car wash building.

## 3.1 The Proposal

The subject property was developed with a new four bay car wash building in 2004. At that time the south end of the building was developed with an exterior self-serve car wash bay.

This current application seeks permission to extend the south end of the building 5m, in order to replace the coin operated exterior car wash bay with an enclosed "touchless automated car wash" bay to the existing car wash development.

The proposed building addition is designed to be a single storey, and constructed of concrete block, to be uniform with the existing building exterior finishes. The doors, windows, and roof materials, are designed to be the same as the existing development.

The application meets the requirements of the C2- Neighbourhood Commercial zone as follows:

CRITERIA	PROPOSAL	C2 – Neighbourhood Commercial
Site Area (Min site area for vehicular uses)	1,558 m <sup>2</sup>	1,500 m <sup>2</sup>
Lot Width	40 m	40.0 m
Lot Depth	43 m	30.0m
Site Coverage	17.5 %	40%
Total Floor Area	276.3 m <sup>2</sup>	
F.A.R.	0.177	Max 0.3 for commercial only
Height	6.0 m / 1storey	10.5m or 2½ storeys
Setbacks		
- Front (Lakeshore)	13.2 m	4.5 m
- Rear	16.2 m	3.0 m
- Flanking Side (Radant Rd)	10.5 m	4.5 m
- Side (south)	2.1 m	2.0 m
Parking Spaces (#)	1 stall provided	1 stall required per 2 employees
Loading Space	1 stall provided	1 per 1900m <sup>2</sup> GFA ( space)

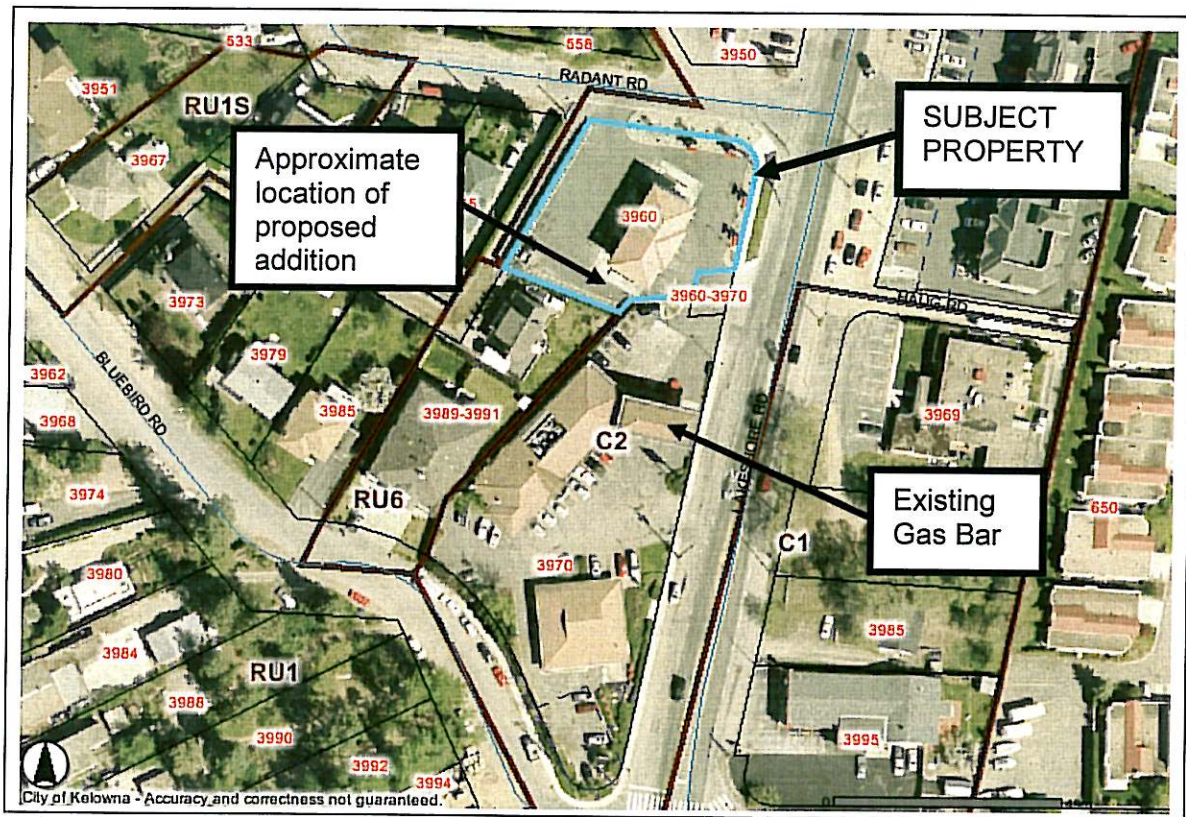
### 3.2 Site Context

The subject property is located on the south side of Radant Road, west of Lakeshore Road. The existing carwash was built on the subject property in 2004, as an additional use to the existing gas bar and convenience store located on the adjacent property located to the south. There is an existing Restrictive Covenant to require the car wash to be discontinued if the gas bar ceases operation.

Adjacent zoning and existing land uses are to the:

- |       |  |
|-------|--|
| North | - C2 – Neighbourhood Commercial / Radant Road, Gas bar uses  |
| South | - C2 – Neighbourhood Commercial / Gas bar, commercial uses<br>RU6 – Two Dwelling Housing / two dwelling housing uses |
| East  | - C2 – Neighbourhood Commercial / Lakeshore Road, commercial uses  |
| West  | - C2 – Neighbourhood Commercial / lane, single dwelling uses   |

Subject Property Map



### 3.3 Current Development Policy

#### 3.3.1 Kelowna Official Community Plan

The proposed zone is consistent with the “Commercial” Future Land Use designation of the City of Kelowna Official Community Plan.

The proposed building form and character are consistent with the Official Community Plan which 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

### 4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following comments which have been submitted are attached to this report.

### 5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The existing car wash development was constructed on the subject property in 2004, as an accessory use to the gas bar and convenience store located on the neighbouring property. There have been restrictive covenants registered on the subject property to the effect that if the neighbouring gas bar use is ever discontinued, that a new gas bar will have to be constructed on the subject property.

The proposed addition to the existing development on the property is designed to create space to add an automated “touchless” car wash to the existing building. This addition seems to be a reasonable proposal, as the location of the proposed addition is currently used as an outdoor car wash bay. As well, the proposed exterior finishes and colours are proposed to replicated the finish materials and colours of the existing car wash building.

In conclusion, the Land Use Management Department supports this application, and recommends for positive consideration by Council.

A handwritten signature in black ink, appearing to read 'Shelley Gambacort', written over a horizontal line.

Shelley Gambacort  
Director of Land Use Management

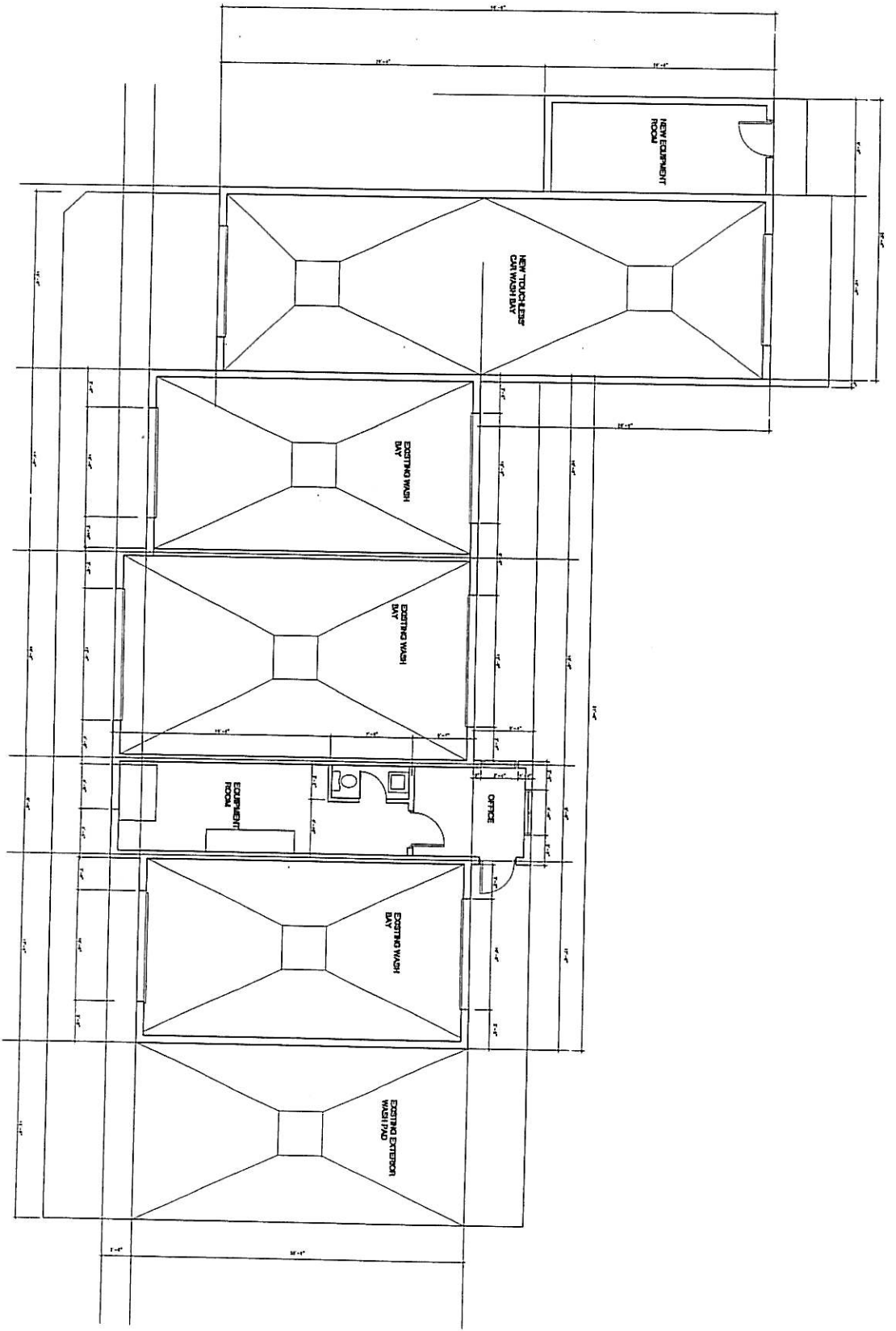
PMc/pmc  
Attach.

Attachments

Subject Property Map  
Schedules A, B & C  
Works and Utilities Dept requirements  
Print out of Circulation Comments







FLOOR PLAN  
SCALE: 1/8" = 1'-0"

THE MCGRAW-HILL COMPANIES

CONSTRUCTION

REVISION 10

DATE: 10/1/00

DESIGN

REVISION 10

DATE: 10/1/00

CONSTRUCTION

REVISION 10

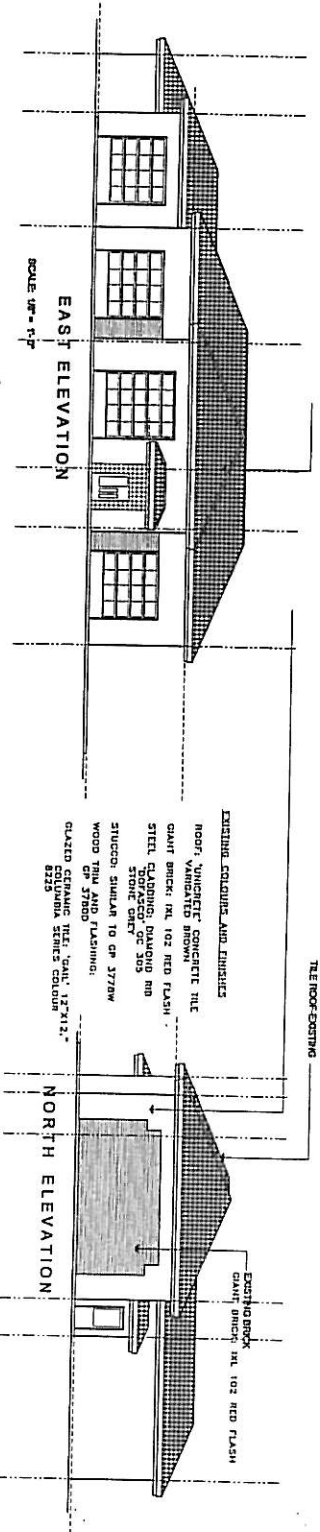
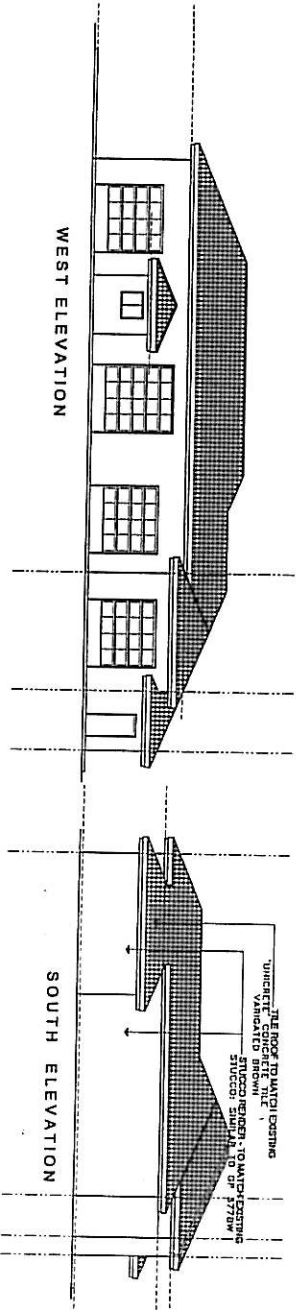
DATE: 10/1/00

DESIGN

REVISION 10

DATE: 10/1/00





SCHEDULE "B"

<p>PROJECT RENOVATION &amp; CONVERSION OF BUILDING</p>	<p>DESIGN / ARCHITECT CAMERON DESIGN ARCHITECTS 1000 1000</p>	<p>CLIENT NORCAN VENTURES</p>	<p>DATE 2008</p>
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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** April 17, 2008  
**File No.:** DP08-0090  
**To:** Planning & Development Services Department (PMcV)  
**From:** Development Engineering Manager (SM)  
**Subject:** 3960 Lakeshore Rd. Lot 2 Plan KAS2714 Renovations to existing structure

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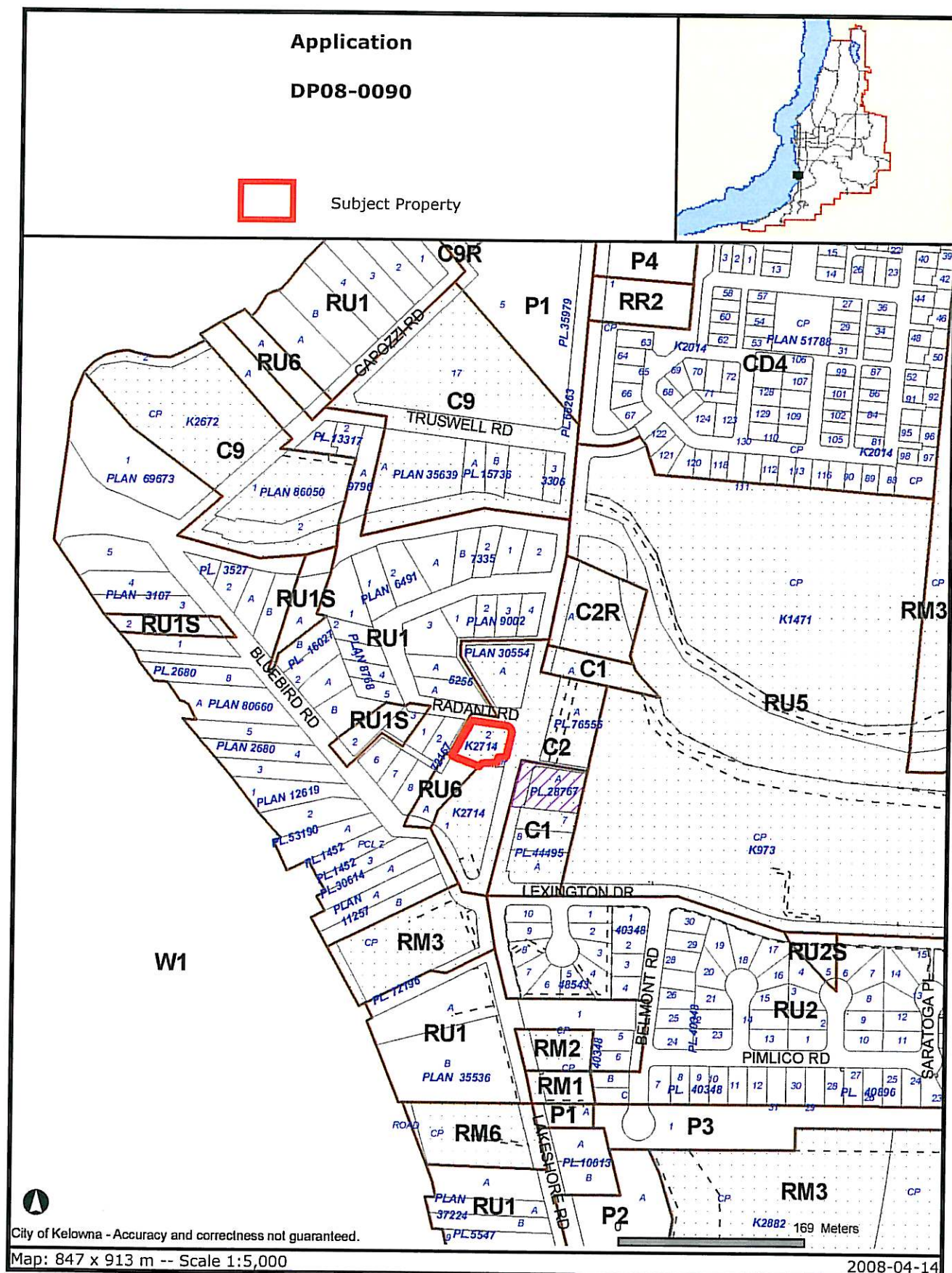
The Works & utilities Department comments and requirements pertaining to this application are as follows:

The Development Permit application to do renovations to this existing building and to reduce the size of the access to lakeshore Road does not compromise Works and Utilities servicing requirements.

Ensure parking requirements are not compromised.

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Steve Muenz, P.Eng.  
Development Engineering Manager  
DC



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.