

Date January 6, 2020
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Subject Reconsideration of Request for Amendment to DP 28-18 – KGT Enterprises / Windermere Esso

REQUEST

Reconsideration of the requested amendment to Development Permit 28-18 to permit a revised gas bar canopy structure in place of the originally approved timber-frame, gable roof design.

OPTIONS

1. THAT the amendment to Development Permit 28-18 (KGT Enterprises / Windermere Esso) be granted.
2. THAT the amendment to Development Permit 28-18 (KGT Enterprises / Windermere Esso) be refused.
3. THAT the amendment to Development Permit 28-18 (KGT Enterprises / Windermere Esso) be granted subject to the addition of architectural details as shown in the sketches received January 3, 2020, which break up the long expanse of canopy roofline.

RECOMMENDATION

Option 2

The Official Community Plan policies for form and character do not support long expanses of unbroken or unarticulated roofline and continuous ridgelines are discouraged. Roofs that include architectural detail such as dormers are supported. The sketches provided only provide for the minimum of architectural interest and are considered inadequate.

BACKGROUND

The applicants propose to construct a new Esso gas station and convenience store on their property located at 548 Highway 93/95 at the intersection with Copper Road. In July, 2019 the RDEK issued Development Permit 28-18 for form and character for the convenience store and the gas bar canopy structure. The owners have since discovered that the originally proposed canopy structure is not possible and, in December of 2019, they proposed a flat roof design. Staff refused the new flat roof canopy design because the Lake Windermere OCP policy 19.5(6)(b)(iii) states that “long expanses of unbroken or unarticulated roofline and continuous ridgelines are discouraged. Roofs that include architectural detail such as dormers are encouraged”.

In accordance with Development Applications Bylaw No. 2300, the applicants are appealing the refusal their Development Permit application amendment.

ANALYSIS

In December 2019, the applicants attended the Electoral Area F & G APC meeting and, following their discussion of design options, the applicants offered to add architectural details to the flat roof design and they've submitted possible examples (attached '2020 Option 1 & 2'). The 2019 flat roof gas bar canopy design did not meet the guidelines of the Lake Windermere Official Community Plan development permit guidelines because it utilized a long expanse of unbroken or unarticulated roofline. The new 2020 design is somewhat improved since it adds architectural interest to the long expanse of roof. OCP guidelines establish objectives for the form and character of commercial development. General compliance with established guidelines ensures new development fits into the character of an area and with the community goals for design and aesthetics.

CONSULTATION

APC F & G (reviewed the flat roof design in December 2019): Supported, subject to the addition of architectural details to break up the long expanse of canopy roofline.

SPECIFIC CONSIDERATIONS

Zoning Bylaw

Upper Columbia Valley Zoning Bylaw
Current Designation: C-3, Regional Commercial, which permits a gasoline service station and retail store.

Siting regulations: The siting and height of the proposed canopy complies with the relevant regulations.

Official Community Plan

Lake Windermere Official Community Plan
Designation: C, Commercial

OCP Section 19.5(6)(b)(iii) – Building Form, Massing and Scale

- Long expanses of unbroken or unarticulated roofline and continuous ridgelines are discouraged. Roofs that include architectural detail such as dormers are encouraged.

Attachments

- Location Map
- Original Canopy Structure Design
- 2019 Flat Roof Canopy Design
- 2020 Flat Roof Design with Architectural Detail