

# REPORT TO COUNCIL



**Date:** Jan 22<sup>nd</sup> 2018

**RIM No.** 0940-00

**To:** City Manager

**From:** Community Planning Department (AC)

**Application:** DP17-0242

**Owner:** MKK Property Corp Inc. No.  
1097313

**Address:** 565 Bernard Ave

**Applicant:** Collabor8 – Devon Skinner

**Subject:** Development Permit

OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: C7 – Central Business Commercial Zone

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0242 for Lot A, District Lot 139, ODYD, Plan 34786, located at 565 Bernard Ave, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

AND THAT the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated January 22<sup>nd</sup> 2018 be completed prior to Building Permit issuance.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2.0 Purpose

To review the Form & Character Development Permit of exterior façade renovations and building cladding updates for the Town Centre Mall.

### **3.0 Community Planning**

#### **3.1 Development Permit**

Staff are recommending support for the proposed Development Permit due to the proposal's consistency with the majority of the Official Community Plan's (OCP) urban design guidelines, compliance with the Zoning Bylaw, and the proposal contains no variances.

The development permit application is for the property located at 565 Bernard Avenue. Currently known as the "Town Centre Mall," the site is home to a number of local retail outlets, business services, and office spaces. The intent of this development permit is to update the exterior appearance of the building and to create a visual landmark on the east side of downtown Kelowna.

The applicant's objective of the renovation is to ensure that the character of the building is attractive to residents and visitors in order to create a draw on the east side of downtown, and to elevate the design of the building to the standard of the recently completed Bernard Ave revitalization. The interior public space of the mall will be updated significantly to provide a brighter and more inviting experience.

The main entrance on Bernard Avenue will be enhanced to create greater identity and visual landmark. Overall, the project will improve the quality of development within the downtown. The project meets all the relevant design guidelines (see section 5.1 for details).

### **4.0 Proposal**

#### **4.1 Project Description**

The existing canopy, stucco, and slate tile on the Bernard Avenue elevation will be demolished and replaced with new signage, updated stucco cladding, and new brick cladding. The applicant is proposing a combination of canvas awnings with signage and an open trellis canopy at the main entrance on Bernard Avenue. This trellis will be made from engineered Glued Laminated beams (Glulam) or similar.

Incorporated into the wood canopy, the applicant is proposing two (2) large vertical Glulam signs that reference the nature of the classic marquee sign on the Paramount theatre building (now Craft Beer Market) on the west end of Bernard Ave. The vertical marquee signs will cantilever from the face of the building and extend upwards to provide a visual landmark on the east side of Bernard. The applicant is proposing a new backlit signage that will be integral to the design of the marquee.

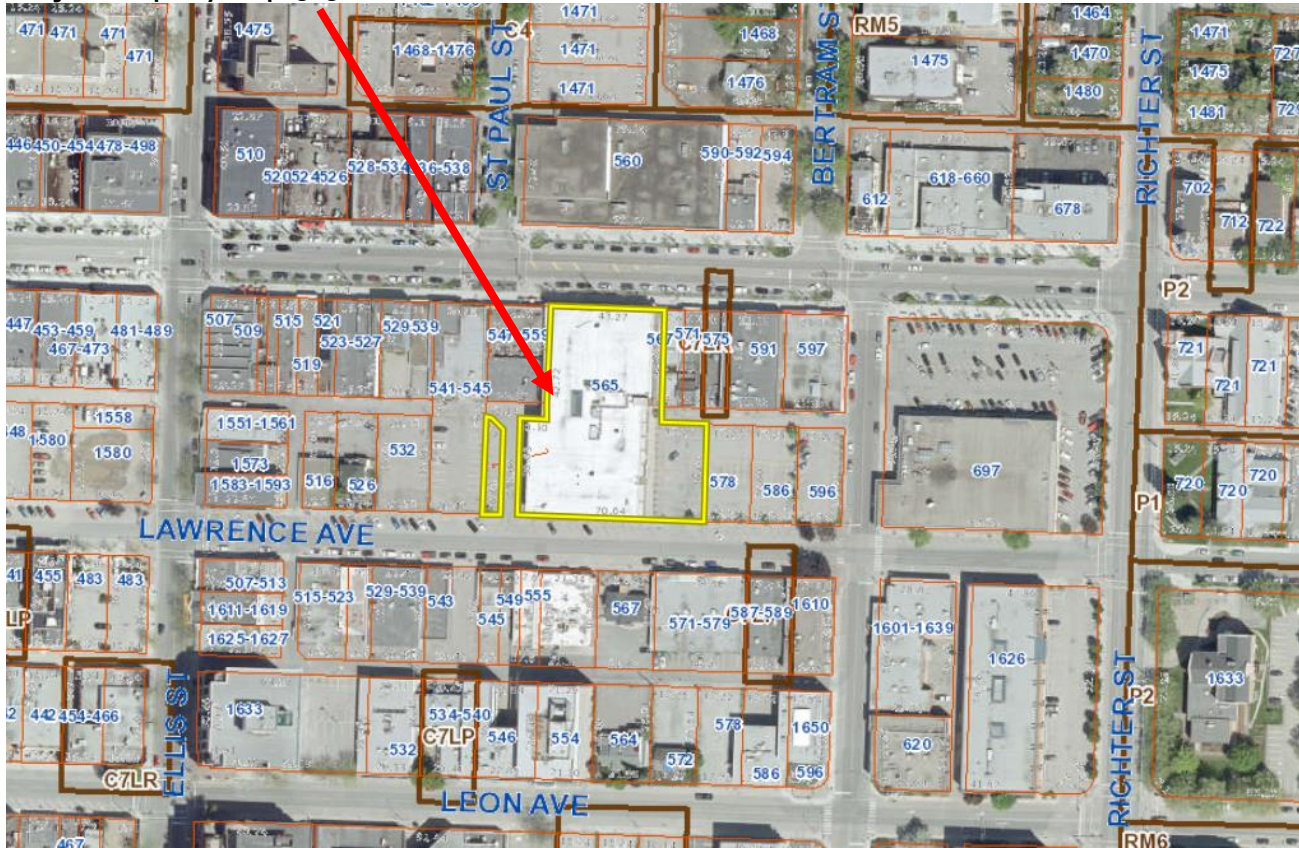
The remaining elevations will be cleaned and remediated where necessary, and will be updated with fresh paint to match the new color scheme along Bernard Avenue. The entrances on the east and west sides of the building will have their canopies updated with new wood cladding and updated backlit signage. The Lawrence Avenue elevation will be further enhanced with updated canvas awnings to suit the updated color scheme. The stucco cornice at the roof line of the building will be re-clad in metal panels to suit the updated color scheme. All storefront doors and windows will remain as is. At this time, the applicant is not proposing any changes to the landscaping, hard surfaces, or existing parking.

#### **4.2 Site Context**

The site is approximately 1.47 acres and is located within the downtown Urban Centre. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 – Central Business Commercial	Commercial
East	C7 – Central Business Commercial	Commercial
South	C7 – Central Business Commercial	Commercial
West	C7 – Central Business Commercial	Commercial

**Subject Property Map: 565 Bernard Ave**



## 5.0 Current Development Policies

## 5.1 Kelowna Official Community Plan (OCP)

## DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Authenticity and Regional Expression</b>			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	x		
Are materials in keeping with the character of the region?	x		
Are colours used common in the region's natural landscape?	x		
Does the design provide for a transition between the indoors and outdoors?	x		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Context</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	x		
Does interim development consider neighbouring properties designated for more intensive development?			x
Are façade treatments facing residential areas attractive and context sensitive?	x		
Are architectural elements aligned from one building to the next?	x		
For exterior changes, is the original character of the building respected and enhanced?	x		
Is the design unique without visually dominating neighbouring buildings?	X		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			X
<b>Relationship to the Street</b>			
Do buildings create the desired streetscape rhythm?	X		
Are parkade entrances located at grade?			X
For buildings with multiple street frontages, is equal emphasis given to each frontage?		X	
<b>Massing and Height</b>			
Does the design mitigate the actual and perceived mass of buildings?	X		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?			X
<b>Human Scale</b>			
Are architectural elements scaled for pedestrians?	X		
Are façades articulated with indentations and projections?	X		
Are top, middle and bottom building elements distinguished?	X		
Do proposed buildings have an identifiable base, middle and top?	X		
Are building facades designed with a balance of vertical and horizontal proportions?	x		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	X		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	X		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			X
<b>Exterior Elevations and Materials</b>			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	X		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are entrances visually prominent, accessible and recognizable?	X		
Are higher quality materials continued around building corners or edges that are visible to the public?	X		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	X		
Are elements other than colour used as the dominant feature of a building?	X		
<b>Public and Private Open Space</b>			
Does public open space promote interaction and movement through the site?	X		
Are public and private open spaces oriented to take advantage of and protect from the elements?	X		
Is there an appropriate transition between public and private open spaces?	X		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	X		
<b>Site Access</b>			
Is the safe and convenient movement of pedestrians prioritized?	X		
Are alternative and active modes of transportation supported through the site design?	X		
Are identifiable and well-lit pathways provided to front entrances?	X		
Do paved surfaces provide visual interest?	X		
Is parking located behind or inside buildings, or below grade?			X
Are large expanses of parking separated by landscaping or buildings?			X
Are vehicle and service accesses from lower order roads or lanes?			X
Do vehicle and service accesses have minimal impact on the streetscape and public views?			X
Is visible and secure bicycle parking provided in new parking structures and parking lots?			X
<b>Environmental Design and Green Building</b>			
Does the proposal consider solar gain and exposure?			X
Are green walls or shade trees incorporated in the design?			X
Does the site layout minimize stormwater runoff?			x
Are sustainable construction methods and materials used in the project?	unknown		
Are green building strategies incorporated into the design?		x	
<b>Decks, Balconies, Rooftops and Common Outdoor Amenity Space</b>			

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Are decks, balconies or common outdoor amenity spaces provided?			X
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?			X
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			X
<b>Amenities, Ancillary Services and Utilities</b>			
Are loading, garage, storage, utility and other ancillary services located away from public view?			X
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			X
<b>Crime prevention</b>			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?			x
Are building materials vandalism resistant?	unknown		
<b>Universal Accessible Design</b>			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	x		
Are the site layout, services and amenities easy to understand and navigate?	x		
<b>Signs</b>			
Do signs contribute to the overall quality and character of the development?	x		
Is signage design consistent with the appearance and scale of the building?	x		
Are signs located and scaled to be easily read by pedestrians?	x		
For culturally significant buildings, is the signage inspired by historical influences?	x		
<b>Lighting</b>			
Does lighting enhance public safety?	x		
Is "light trespass" onto adjacent residential areas minimized?		X	
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?		X	
Is suitably scaled pedestrian lighting provided?	x		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			x

## **6.0 Technical Comments**

### **6.1 Building & Permitting Department**

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

### **6.2 Development Engineering Department**

- See Memo (Attachment 'A') dated November 14<sup>th</sup> 2017

### **6.3 Fortis BC (Electric)**

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities within the lane adjacent to the subject property. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FBC(E) has no concerns with this circulation.

### **6.4 Fire Department**

- No concerns with the exterior renovation - ensure appropriate flame spread rating of cladding.

## **7.0 Application Chronology**

Date of Application:

November 3<sup>rd</sup> 2017

Date of Notification Letters:

n/a

**Prepared by:**

Adam Cseke, Urban Planner

**Reviewed by:**

Terry Barton, Urban Planning Manager

**Approved for:**

Ryan Smith, Community Planning Department Manager

### **Attachments:**

Attachment A - Development Engineering Memo

DP17-0242