

REPORT TO COUNCIL



Date: August 27, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AC)

Application: DP17-0191-01

Owner: 1324632 Alberta Inc. No.
A72431

Address: 289 Queensway Ave

Applicant: Westcorp Projects Inc (Gail
Temple)

Subject: Development Permit Amendment Application

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

Zone: C7 – Central Business Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit Amendment No DP17-0191-01 for Lot 1, District Lot 139, ODYD, Plan EPP77920, located at 289 Queensway 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";
3. Landscaping to be provided on the land be in accordance with Schedule "C";

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 the original Development Permit and Development Variance Permit expiry date remains unchanged by this amendment.

2.0 Purpose

The purpose of this Development Permit Amendment is to review amendments to the Form & Character Development Permit of a 33 storey hotel & luxury condo tower project with two levels of underground parking and a mixed use 6 storey podium.

3.0 Community Planning

Staff are recommending support for the Development Permit amendment. After Council approved the Development Permit and Development Variance permit in February, the applicant continued to work with detailed design. The work on the residential unit interiors has precipitated changes that have affected the façade, triggering this amendment. The Development Permit amendment was also necessary to formalize the applicant's offer to setback the sixth floor podium from the lane to improve the streetscape and overall

building design. All the changes are summarized by the applicant in the attachments and are highlighted on the attached drawings. None of the changes affect the Floor Area Ratio or the overall height of the building.

3.1 Site Context

The subject property is located in the heart of downtown at the corner of Water Street and Queensway Ave.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4 – Urban Centre Commercial & RM6 – High Rise Apartment Housing	Vacant & Residential
East	I2 – General Industrial I4 – Central Industrial	Industrial & Commercial
South	CD5 – Multi-Purpose Facility	Arena & Parking Lot
West	RM6 – High Rise Apartment Housing; C7 – Central Business Commercial; & P3 - Parks	Mixed use (residential / commercial) Residential Park

Subject Property Map: 289 Queensway Ave



4.0 Technical Comments

None

5.0 Application Chronology

Date of Application Received:	September 1 st 2017
Date Public Consultation Completed:	December 1 st 2017
Date of DP & DVP Meeting:	February 20 th 2018
Date of Amendment Application Received:	March 15 th 2018

Report prepared by:	Adam Cseke, Planner Specialist
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

Applicant Cover Letter & Summary of Changes
DP17-0191-01