

REPORT TO COUNCIL



Date: August 27th 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AC & JR)

Application: LUC18-0005 **Owner:** Al Stober Construction Ltd

Address: 1717 Harvey Avenue **Applicant:** Meiklejohn Architects

Subject: Land Use Contract Discharge (LUC76-1054)

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

Existing Zone: C10 – Service Commercial

1.0 Recommendation

THAT Application No. LUC 18-0005 to discharge LUC76-1054 from Lot B, District Lot 129, Plan KAP68674 located at 1717 Harvey Avenue, Kelowna, BC, be considered by Council;

AND THAT Council's consideration of the Development Permit be considered subsequent to the discharge of LUC76-1054 and the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated August 27, 2018;

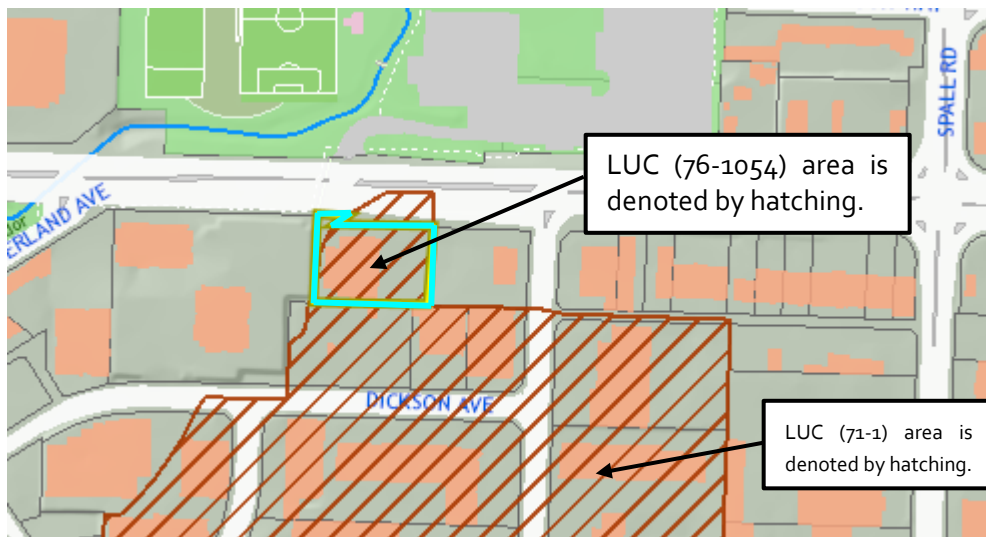
AND FURTHER THAT the Land Use Contract Discharge be forwarded to a Public Hearing for further consideration;

2.0 Purpose

To consider a Land Use Contract discharge to convert the old Volkswagen Dealership into mixed use commercial units.

3.0 Community Planning

Community Planning Staff support the Land Use Contract discharge and Development Permit for the proposed mixed use commercial units. In order to accomplish these changes, the Land Use Contract (LUC76-1054) currently regulating this property will need to be discharged. The current LUC affects one property and restricts the use to "automotive garage, body shop and automotive parts sale in addition to such other uses as are permitted in the zone" as regulated under the City's previous Zoning Bylaw No. 4500. The underlying C10 – Service Commercial zone fits the area and is an appropriate zone for this land use.



The old, one storey, Volkswagen dealership is looking to be converted into commercial market space. The project will be divided into six commercial units, each with storefront openings, and will take on an industrial character through the façade changes. A mix of retail and restaurant uses will be provided. The west side of the building will be used to create a green pedestrian connection from Harvey Avenue to Dickson Avenue. The small scale of the development changes will allow for a pedestrian friendly experience. This development meets minimum parking and landscaping requirements. Design guidelines are met and therefore, Staff recommend support of the Land Use Contract discharge and Development permit.

4.0 Proposal

4.1 Project Description

The applicant has proposed converting the former Volkswagen dealership into commercial market space. The building will be divided into six commercial units, some used as retail, and others as a restaurant. Each unit will have its own private entrance/exit and two will have patios. Surface parking and a green pedestrian connection will be provided. The small scale of the building and the pedestrian connection will allow for a visitor friendly experience.

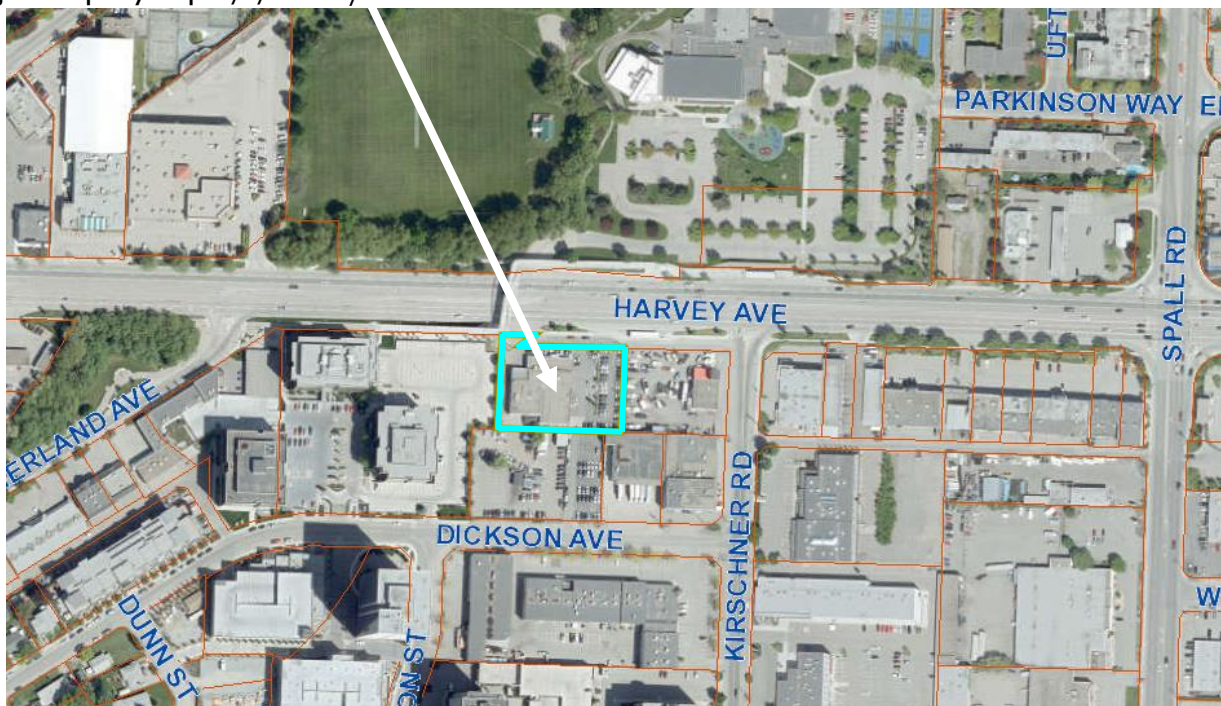
4.2 Site Context

The subject property is located at 1717 Harvey Avenue and falls within the Capri Landmark Urban Centre. The area is characterized primarily by office buildings and small restaurants. The Landmark pedestrian bridge is adjacent to the subject property with Parkinson Recreational Centre across the highway.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P1LP – Major Institutional (Liquor Primary)	Parkinson Recreational Centre
East	C10 – Service Commercial	Boat Storage / Boat Repair
South	C10 – Service Commercial	Parking Lot
West	CD14 – Comprehensive High Tech Business Campus	Landmark Buildings

Subject Property Map: 1717 Harvey Avenue



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1000 m ²	4026 m ²
Lot Width	30 m	76 m
Lot Depth	30 m	51.6 m
Site Coverage of Buildings (%)	60%	32%
Development Regulations		
Total Number & Types of Units	n/a	6
Floor Area Ratio	0.65	0.318
Floor Area (gross/net)	5507 m ²	1280 m ²
Height	3 storeys / 12 m	1 storeys / 5.5 m
Building Setbacks (m):		
Front Yard (North)	2 m	7.58 m
Side Yard (West)	0 m	5.88 m
Side Yard (East)	0 m	33.3 m

Rear Yard (South)	0 m	3.28 m
Other Regulations		
Minimum Parking Requirements	60	60
Bicycle Parking	3 class 1 8 class 2	3 class 1 8 class 2
Drive Aisle Width (m)	7 m	7 m
Number of Loading Spaces	1 space	1 space

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Chapter 14: Urban Design Guidelines Amenities, ancillary Services and Utilities.⁵

- Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact;
- Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;

6.0 Technical Comments

6.1 Building & Permitting Department

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

6.2 Development Engineering Department

See Attachment 'A'

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: May 3, 2018

Date Public Consultation Completed: N/A

Report prepared by: Adam Cseke, Planner Specialist & Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A': Development Engineering Memorandum

Draft Development Permit & Development Variance Permit DP18-0096

Schedule 'A': Rational, Plans & Renders

Schedule 'B': Elevations & Sections

Schedule 'C': Landscape Plan