

4.0 Proposal

4.1 Background

The age of the building is unknown but is believed to have been constructed in the early 1900's. It saw a major renovation in the mid 1990's. Over the years, the space has had a variety of uses including office and retail, with the most recent use being a sushi restaurant. The space has been vacant since December 2017.

4.2 Project Description

The proposal is for a new two-storey building with a retail store (yoga clothing and related accessories) on the main level fronting onto Bernard Avenue. The upper floor proposes to have a commercial space for a yoga studio along with a single dwelling unit at the rear of the building. The commercial space includes a large studio area, a reception area, change rooms and a central open air patio which can be used for yoga classes. The one-bedroom dwelling unit is 54 m² (585 ft²) and is intended for the use of the building's owners. A balcony at the rear of the building provides an outdoor amenity area for the unit.

The building design is modern and minimal with the primary finish being white precast concrete panels with wood as an accent to soften the overall feel. Large glass windows and entry doors provide a transparent front façade at the street level.

The proposal meets all of the Zoning Bylaw Development Regulations with no variances required. The required setbacks are 0.0 m and the building has been designed to property line along Bernard Avenue and the two side property lines are party walls with adjacent parcels.

While there are no parking requirements along Bernard Ave from the waterfront to Ellis St, the project is providing four parking stalls accessed from the rear laneway. The parking will be for the use of the dwelling unit and for staff parking. Secure bike parking is provided at the rear of the building. Bernard Avenue provides bike racks for the use of the general public.

4.3 Site Context

The subject property is located on the north side of Bernard Avenue near the Pandosy Street intersection. The building is flanked by the Royal Anne Hotel to the west and the HSBC Bank to the east.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 – Central Business Commercial	Office
East	C7 – Central Business Commercial	Financial Services
South	C7 – Central Business Commercial	Food Primary Establishment
West	C7 – Central Business Commercial	Hotel

Zoning Analysis Table		
CRITERIA	C7 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
FAR	9.0	1.5
Building Height	22.0 m or 6 storeys	9.75 m and 2 storeys
Front Yard	0.0 m	0.0 m
Side Yard (east & west)	0.0 m	0.0 m
Rear Yard	0.0 m	7.0 m

Subject Property Map: 366-368 Bernard Avenue



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.

Comprehensive and Revitalization Development Permit Objectives:²

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area’s character;
- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Enhance the urban centre’s main street character in a manner consistent with the area’s character.

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

² City of Kelowna Official Community Plan, Policy 14.2 and 14.14 (Urban Design Development Permit Guidelines Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

- Building and Permitting has reviewed and provided feedback that must be addressed for the Building Permit application.

6.2 Development Engineering Department

- Refer to Attachment 'A' (no outstanding concerns) dated July 3, 2018.

6.3 Fire Department

- KFD has reviewed the project and submitted requirements that are to be addressed with the Building Permit application.

6.4 Fortis BC - Gas

- No concerns triggered through this development.

7.0 Application Chronology

Date of Application Received: June 29, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion by: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Permit – DP18-0135

Attachment A: Development Engineering Memorandum dated July 3, 2018

Attachment B: Project Rationale

Schedule A: Site Plan

Schedule B: Conceptual Elevations