

3.0 Community Planning

The Community Planning Department recommends to Council that the application be approved and the development permit issued. The project meets the majority of Development Permit Guidelines for a Comprehensive Form and Character Development Permit, and will enhance the aesthetics and functionality of the site and surrounding neighborhood.

The overall vision of the site has changed considerably since development began in the late 1990s. On June 1, 2015, Council adopted amendments to the CD3 zone to allow a separation of uses between the residential portion of the site, which will be developed over the next decade, and the commercial portion of the site, being considered with this application.

The design of the commercial site is intended to integrate into the overall development and will serve future residents of the Conservatory as well as the neighborhood at large.

4.0 Proposal

4.1 Background

The project will be located on a property zoned CD3 - Conservatory Comprehensive Development Zone, which was recently amended by Council to accommodate this form of commercial development. The property is part of the larger Conservatory development, which has laid dormant for a number of years.

4.2 Site Context

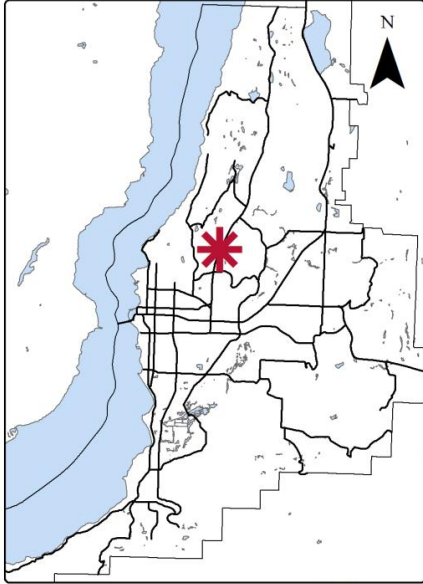
The property sits at the intersection of Glenmore and Summit, on the site commonly referred to as the 'Conservatory'. The portion of the property being developed is currently vacant and will be subdivided off of the main parcel before construction begins.

The project will front onto Summit and Glenmore.

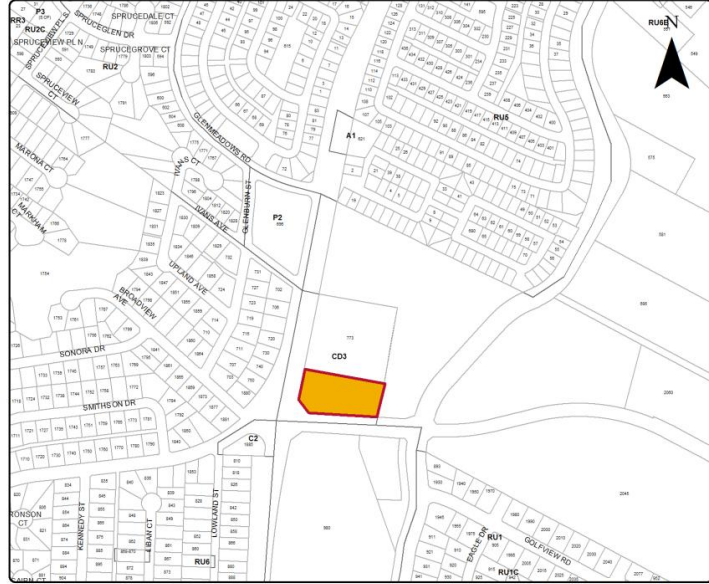
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD3 - Conservatory	Multi-family residential (Conservatory)
East	A1 - Agricultural	Farmland
South	P3 - Parks and Open Space	Golf Course
West	RU1 - Large Lot Housing	Single Family Dwellings

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

4.3 Project Description

The applicant has proposed a 2043 m² (22,000 sq. ft) commercial shopping plaza comprising 5 single story buildings and an associated 78 stall parking lot.



The plaza will be used for neighbourhood scale retail and service uses. Per the CD3 Bylaw, the majority of the commercial rental spaces will be limited to 240 m² (2600 sq. ft) in size, with one larger anchor tenant at 640 m² (6800 sq. ft).

Elevations

The applicant has proposed a mixture of materials along the Summit frontage to create a varied façade and avoid monotony. The applicant has also included awnings, window veneers and signage along the façade



Drive Through

The proposed development has a single drive through, as permitted by the CD 3 zone. The drive through is screened from Glenmore and Summit roads, and would not be visible from any public roadway. The drive through will not be accessible directly from any public roadways, but only internally through the parking lot.

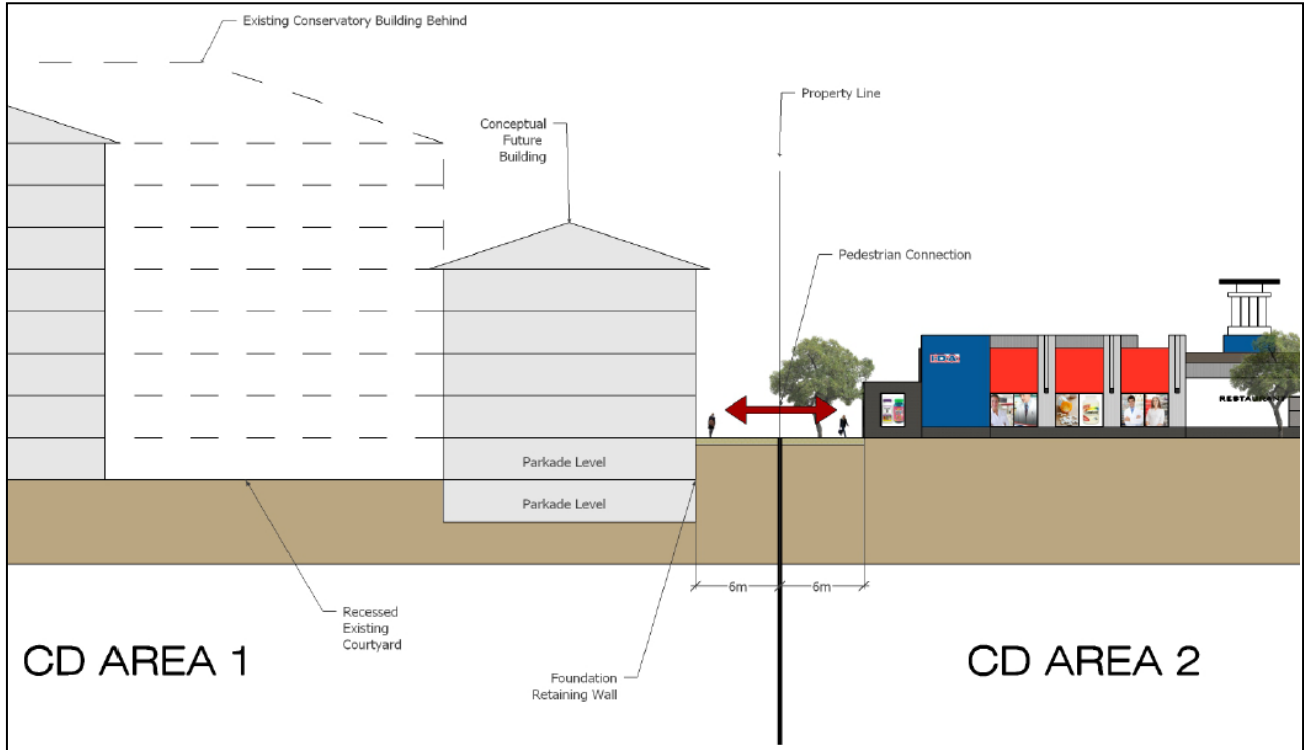
Landscaping

The applicant has proposed a landscaping plan that meets the City's Development Permit Guidelines. The applicant will plant oak trees along the Glenmore and Summit frontages to screen the site, with additional ash trees planted to screen the drive through from view from Valley Road.

The applicant will install benches and shade trees in the entry plaza and low plantings around the site.

Site Transition

There is a substantial grade change between the commercial development and the current Conservatory building. While the commercial site is flat, the applicant has worked with the property developers on the developed site to create a vision of how grade changes across the Conservatory will be handled.



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Development Regulations		
Height	10.5 m	9.8 m
Front Yard	3.0 m	3.0 m
Side Yard (south)	3.0 m	3.0 m
Side Yard (north)	6.0 m	3.0 m
Rear Yard	6.0 m	6.0 m
Other Regulations		
Minimum Parking Requirements	70 stalls	78 stalls
Bicycle Parking	13	18
Loading Space	1 stall	3 stalls

5.0 Current Development Policies

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 (Multiple Unit Residential, Commercial and Industrial) Consideration has been given to the guidelines identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Area. The design complies with the majority of relevant guidelines and meets the intent of the Development Permit Area guidelines.

6.0 Technical Comments

6.1 Development Engineering Department

Development Engineering Comments attached to Report.

6.2 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
 - Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be required on this property it shall be deemed private and shall be operational prior to the start of construction.
 - A visible address must be posted as per City of Kelowna By-Laws - one address of 720 Valley Rd with unit numbers assigned.
 - Sprinkler drawings are to be submitted to the Fire Dept. for review when available should this building be sprinklered.
 - A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD
 - Fire Department access is to be met as per BCBC 3.2.5. -
 - Approved Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance.
 - All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
 - Fire alarm system is to be monitored (if sprinklered) by an agency meeting the CAN/ULC S561 Standard.
 - Contact Fire Prevention Branch for fire extinguisher requirements and placement.
 - Fire department connection is to be within 45M of a fire hydrant Irrigation District
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7.0 Application Chronology

Date of Application Received: July 2nd, 2015
Date of Revised Application: August 8th, 2015

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:



Ryan Smith, Department Manager, Community Planning

Attachments:

Site Plan
Conceptual Elevations
Landscape Plan
Summary of Technical Comments