

REPORT TO COUNCIL



Date: January 14th 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AC & JR)

Application: DP18-0096

Owner: Al Stober Construction Ltd

Address: 1717 Harvey Avenue

Applicant: Meiklejohn Architects

Subject: Development Permit

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

Existing Zone: C10 – Service Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0096 for Lot B, District Lot 129, Plan KAP68674, located at 1717 Harvey Avenue, 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";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Council's consideration of the Development Permit be considered subsequent 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 THAT this Development Permit are valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider a Form and Character Development Permit to convert the former Volkswagen dealership into a mix of commercial units.

3.0 Community Planning

The former, single storey, Volkswagen dealership is looking to be converted into a 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. A landscaped pedestrian walkway and drive aisle is planned to connect Harvey Avenue through Landmark 7 to Dickson Avenue. These modest changes will increase the pedestrian experience in the area including access to the Hwy 97 pedestrian overpass. This development meets the parking requirements, landscaping requirements and the commercial design guidelines, therefore, Staff are recommending support for the 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.

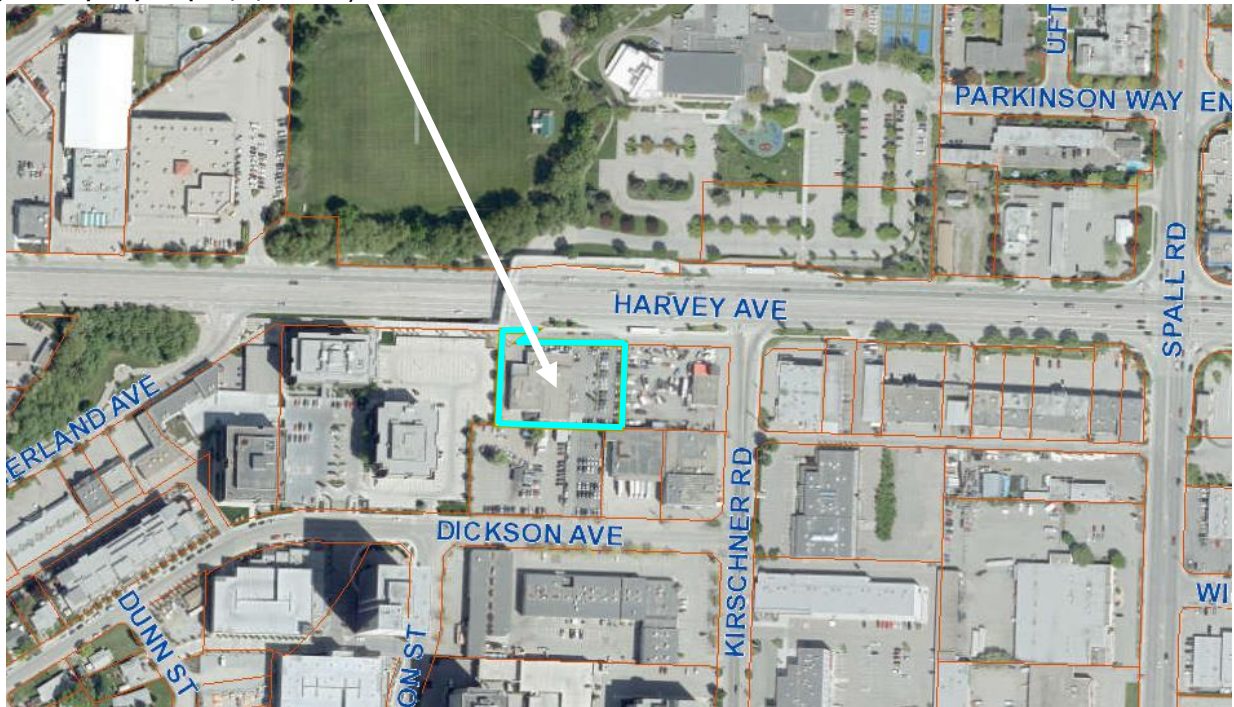
4.2 Site Context

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 Hwy 97 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 / Landmark 7
West	CD14 – Comprehensive High Tech Business Campus	Landmark Buildings

Subject Property Map: 1717 Harvey Avenue



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C10 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 Development Engineering Department

See Attachment 'A'

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 DP18-0096

Schedule 'A': Rational, Plans & Renders

Schedule 'B': Elevations & Sections

Schedule 'C': Landscape Plan

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