

REPORT TO COUNCIL



Date: September 16, 2019

To: Council

From: City Manager

Department: Development Planning - Urban

Application: DP19-0108

Owner: Orchard Park Shopping Centre Holdings Inc. No. A59814

Address: 2271 Harvey Ave

Applicant: Meiklejohn Architects

Subject: Development Permit Application

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0108 for Lot 1 District Lot 127 ODYD, Plan KAP53260, Except Plans KAP56123 and EPP3467, located at 2271 Harvey Avenue, Kelowna, BC, Lot 1 District Lots 127 and 4646 ODYD, Plan KAP47934, located at 2271 Harvey Ave, Kelowna, BC, & Lot 1 District Lots 127 and 4646 ODYD, Plan KAP47930, located at 1992 Dilworth Dr, Kelowna, BC subject to the following:

1. The dimensions and siting of the building renovation to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building renovation 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 this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider issuance of a Development Permit for the form and character of exterior renovations to the south wing of Orchard Park Mall.

3.0 Development Planning

Staff recommend support for the Development Permit proposing to renovate the south wing of the existing Orchard Park Mall located at 2271 Harvey Avenue. The proposed building renovation and parking expansion

meets the Official Community Plan (OCP) guidelines for form and character for urban design through building articulation, landscaping and surface parking lot standards.

The applicant has proposed to remove and decommission the existing southeastern vehicle access to 1992 Dilworth Drive and use the site area for additional surface parking for the mall. This change should help the operations of Dilworth Dr, Hwy 97 and Springfield Rd intersections. The proposed reconfigured surface parking lot meets the City's parking standards by incorporating pedestrian connectivity, landscaped islands and the provision of universally accessible stalls.

There are no variance requests for this proposal as it is consistent with the City of Kelowna Zoning Bylaw.

4.0 Proposal

4.1 Background

Orchard Park Mall originally opened in Kelowna in the early 1970s. The existing commercial retail unit in the south wing of the mall was most recently occupied by the former Sears Home store. The proposed building renovation is a result of an evolving retail industry and has been proposed to help the mall adapt to such changes.

The property at 1992 Dilworth Drive was previously used as a restaurant, most recently as Ernie's Place Neighbourhood Pub until 2014. A demolition permit was applied for and approved for the former restaurant building on-site in 2017. The site has remained vacant since the building demolition was completed in 2017.

4.2 Project Description

The proposed changes to the mall involve a partial demolition of the existing south wing of the building, subsequent reduction in floor area and expansion and reconfiguration of the adjacent surface parking lot. This project represents the second phase of the proposed renovation works to the north and south wings of the mall.

The existing south wing of the mall comprises approximately 50,000 square feet of total floor area and the applicants have proposed a 14,600 square foot reduction, resulting in a total of 35,400 square feet of floor area. The south wing is proposed to be divided into five commercial retail units.

The existing southeast parking lot will be expanded and reconfigured, resulting in 126 more parking stalls. This will be done in combination with simplified road access, landscaping and added pedestrian walkways to improve pedestrian safety and connectivity. The access at 1992 Dilworth Dr will be closed and the property will be integrated into the mall parking lot, including new landscaping that will be consistent with the existing landscape treatment along Dilworth Drive. Landscaped boulevards will be used throughout the parking lot to delineate and separate parking stalls from drive aisles.

The proposed reconfigured parking layout will result in two major pedestrian walkways traversing the parking lot and an on-site sidewalk connection from the north side of Springfield Rd to the main entrance of the mall's south wing. Two raised pedestrian crossings will provide safe travel routes across the Springfield Road access and the primary drive isle for the mall.

The proposed building elevations and form and character of the commercial renovation are consistent with the Comprehensive Development Permit Guidelines in the Official Community Plan (OCP) and represent a continuation of the existing Orchard Park Mall aesthetic.

4.3 Site Context

The subject property is located in the Central City Sector near the intersection of Harvey Ave and Dilworth Dr, just northwest of Mission Creek Regional Park. It is close to transit routes along Cooper Rd, Springfield Rd, Dilworth Dr and Harvey Ave. The surrounding neighbourhood is largely comprised of C4 – Urban Centre Commercial zoned properties with some P2 – Education and Institutional and C9 – Tourist Commercial zoned properties.

Subject Property Map: 2271 Harvey Ave & 1992 Dilworth Dr



4.4 Zoning Analysis Table

| Zoning Analysis Table | | |
|--------------------------------------|----------------------|------------------|
| CRITERIA | C6 ZONE REQUIREMENTS | PROPOSAL |
| Existing Lot/Subdivision Regulations | | |
| Min. Lot Area | 4 ha | 20.4 ha |
| Min. Lot Width | 100.0 m | 392.0 m |
| Min. Lot Depth | 50.0 m | 482.0 m |
| Development Regulations | | |
| Max. Floor Area Ratio | 0.4 | 0.31 |
| Max. Site Coverage (buildings) | 40 % | 37.06 % |
| Max. Height | 15.0 m / 4 storeys | 5.5 m / 1 storey |
| Min. Front Yard | 4.5 m | +/- 99.33 m |
| Min. Side Yard (east) | 4.5 m | +/- 46.21 m |
| Min. Side Yard (west) | 4.5 m | +/- 60.77 m |
| Min. Rear Yard | 4.5 m | +/- 48.95 m |

| Other Regulations | | |
|---------------------------|--|-------------------------------|
| Min. Parking Requirements | 2,736 stalls | 3,174 stalls |
| Min. Bicycle Parking | No change to existing | 6 new stalls |
| Min. Loading Space | 42 spaces x 30 m ² = 1,260 m ² | 2,274 m ² existing |
| Drive Isle Width | 7.0 m | 7.0 m |

5.0 Application Chronology

Date of Application Received: March 29, 2019

Report prepared by: Andrew Ferguson, Planner I

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP19-0108

Attachment B: Revitalization Development Permit Area Checklist