

REPORT TO COUNCIL



Date: November 18, 2019

To: Council

From: City Manager

Department: Development Planning

Application: DP19-0182

Owner: 562957 B.C. Ltd. Inc. No.
0562957

Address: 595 Houghton Road

Applicant: 562957 B.C. Ltd. Inc. No.
0562957

Subject: Development Permit Application

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

Existing Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0182 for Lot 5 Section 26 Township 26 ODYD Plan 29795, located at 595 Houghton Road, 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 the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER 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 the form and character of an addition and façade improvements to an existing commercial building.

3.0 Development Planning

Development Planning staff are supportive of the proposed addition and façade improvements to the existing commercial building located on the subject property. As indicated in the attached Revitalization Development Permit Guidelines Checklist (Attachment B), this application is in alignment with numerous design guidelines including:

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience; and
- Create open, architecturally-pleasing and accessible building facades to the street.

Overall, this proposal will result in improvements to the existing building and additional landscaping and screening along Houghton Road.

4.0 Proposal

4.1 Project Description

This application proposes a 111 m² addition to the east side of an existing commercial building occupied by an animal clinic. The proposed addition is to accommodate additional veterinary staff and to provide more storage space. In addition to adding floor area, the applicant is also proposing updates to the façade of the building including a new finish on the existing brick, cedar siding accents, and new modern signage.

As part of this proposal, the garbage storage bins have been moved towards the north of the site near the entrance on Houghton Road. Locating the garbage bins to this location is intended to minimize conflicts with the adjacent multi-family residential building to the east. To reduce the streetscape impacts of having the garbage storage bins closer to Houghton Road, the applicant is proposing to use Molok containers that are to be screened by signage and landscaping.

4.2 Site Context

The subject property is located on the southeast corner of the Hollywood Road North and Houghton Road intersection. The subject property is centrally located within the Rutland Urban Centre. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Two Dwelling Housing
East	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing
South	C4 – Urban Centre Commercial	Health Services
West	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 595 Houghton Road**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	C ₄ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	460 m ²	1862 m ²
Min. Lot Width	40.0 m	±32 m
Min. Lot Depth	30.0 m	55.5 m
Development Regulations		
Max. Floor Area Ratio	1.0	0.19
Max. Site Coverage (buildings)	75%	19%
Max. Height	15.0 m / 4 storeys	4.6 m / 1 storey
Min. Front Yard (north)	0.0 m	±33 m
Min. Side Yard (west)	0.0 m	5.2 m
Min. Side Yard (east)	2.0 m	4.9 m
Min. Rear Yard (south)	0.0 m	5.9 m
Other Regulations		
Min. Parking Requirements	8	14
Min. Bicycle Parking	2 class I / 3 class II	2 class I / 3 class II
Min. Loading Space	1	1

5.0 Application Chronology

Date of Application Received: September 6, 2019

Report prepared by: Arlene Janousek, Planner 1
 Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager
 Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP19-0182
 Attachment B: Revitalization Development Permit Guidelines Checklist