

4.3 Site Context

The subject property is located mid-block on Lawrence Avenue between Pandosy and Ellis Street. The existing building is currently home to both a men’s barber shop and a residential unit which will be vacating the premises as the building demolition requirement approaches.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 - Central Business Commercial	Vacant (Parking Lot)
East	C7 - Central Business Commercial	Vacant (Parking Lot)
South	C7 - Central Business Commercial	Private Club (Ki-Low Na Friendship Society)
West	C7lp - Central Business Commercial (Liquor Primary)	Liquor Primary Establishment (Blue Gator)

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C7 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	200 m ²	557.80 m ²
Minimum Lot Width	6.0 m	15.24 m
Minimum Lot Depth	30 m	36.60 m
Development Regulations		
Maximum Floor Area Ratio	9.0	0.2
Active Commercial Street Frontage	90%	100%
Maximum Height	44.0 m	11.33 m

Minimum Front Yard	0 m	0.15 m
Minimum Side Yard (east)	0 m	0.02 m
Minimum Side Yard (west)	0 m	2.33 m
Minimum Rear Yard	0 m	1.22 m
Other Regulations		
Minimum Parking Requirements	12 stalls	3 stalls ¹
Minimum Bicycle Parking	Class I - 2 spaces	2 spaces
	Class II - 5 spaces	5 spaces
Minimum Loading Space	1 space	1 space
¹ Payment in Lieu of Parking Bylaw No. 8125 for an additional 9 stalls.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.² 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 per ha 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 in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Public Space.³ Integrate safe, high quality, human-scaled, multi-use public spaces, such as parks, plazas and squares as part of the development or redevelopment within Urban and Village Centres.

Retention of Commercial Land.⁴ In order to ensure that the City's commercial land supply is not eroded, there the OCP Bylaw 10500 indicated a commercial land use designation for the property, the expectation would be that there be no net loss of commercial space on the site as a result of the redevelopment to include other uses.

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 3) A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- 4) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - b. Spatial calculation should be provided for the building face adjacent to the existing parking lot.

² City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.8.1 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.24.2 (Development Process Chapter).

- 5) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces including parking garages. This building may be designed to low, which may affect the form and character of the building.
- 6) We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
- 7) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- 8) An exit analysis plan is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc.
- 9) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 10) Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking storey. The location and noise from these units should be addressed at time of Development Permit.
- 11) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

6.2 Development Engineering Department

- Refer to Attachment 'A'.

6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- 2) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900.
- 3) A visible address must be posted on Lawrence - one address with suite numbers -as per City of Kelowna By-Laws.
- 4) If the building has a fire alarm, 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.
- 5) Fire Department access is to be met as per BCBC 3.2.5.
- 6) Approved Fire Department steel lock box acceptable to the fire department is required by the fire department entrance and shall be flush mounted.
- 7) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met

- 8) If the building has a sprinkler system, the Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- 9) Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- 10) Fire department connection is to be within 45M of a fire hydrant - unobstructed
 - a. ensure FD connection is clearly marked and visible from the street.
- 11) Dumpster/refuse container must be 3 meters from structures or overhangs.

6.4 Real Estate & Building Services

- 1) The cash-in-lieu payment for parking will go into the parking reserve for future downtown parking projects.

7.0 Application Chronology

Date of Application Received: March 15, 2016

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Site Plan & Floor Plans

Schedule B: Conceptual Elevations & Colour Board

Schedule C: Landscape Plan

Attachment A: Development Engineering Memorandum dated May 2, 2016

Attachment B: OCP Revitalization Development Permit Guidelines