



DP19-0161 & DVP16-0162 1659 Water Street

Development Permit & Development Variance Permit



Proposal

- ▶ To consider a Staff recommendation of support for a Form & Character Development Permit of a six storey commercial building as well as to consider six variances to the Zoning Bylaw.

Development Process

Aug 8, 2019

Development Application Submitted



Staff Review & Circulation



Nov 15, 2019

Public Notification Received



Mar 17, 2020

DP & Variances

} Council
Deferred



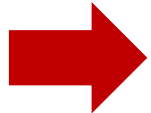
Jun 2, 2020

DP & Variances

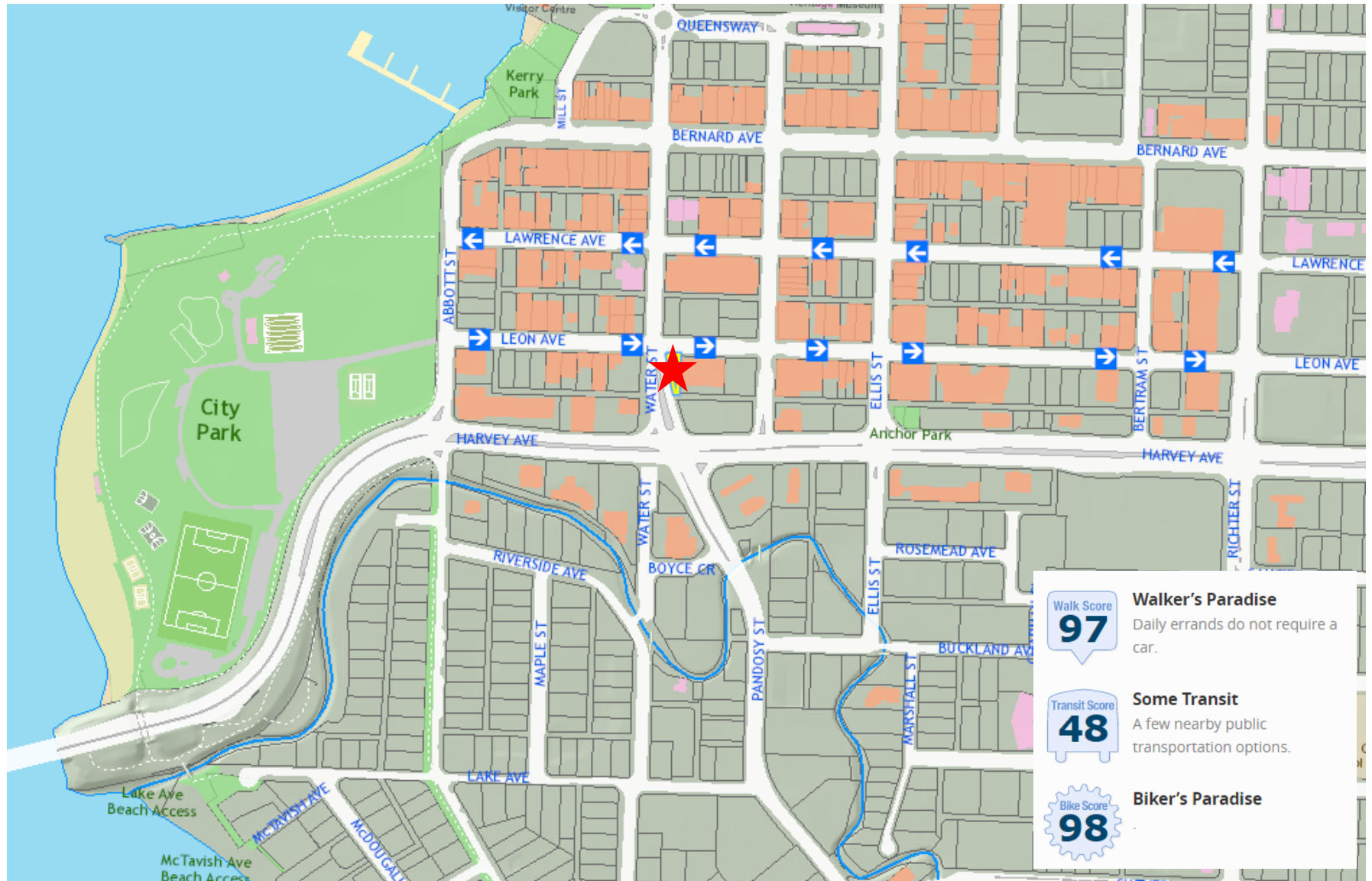
} Council
Approvals



Building Permit

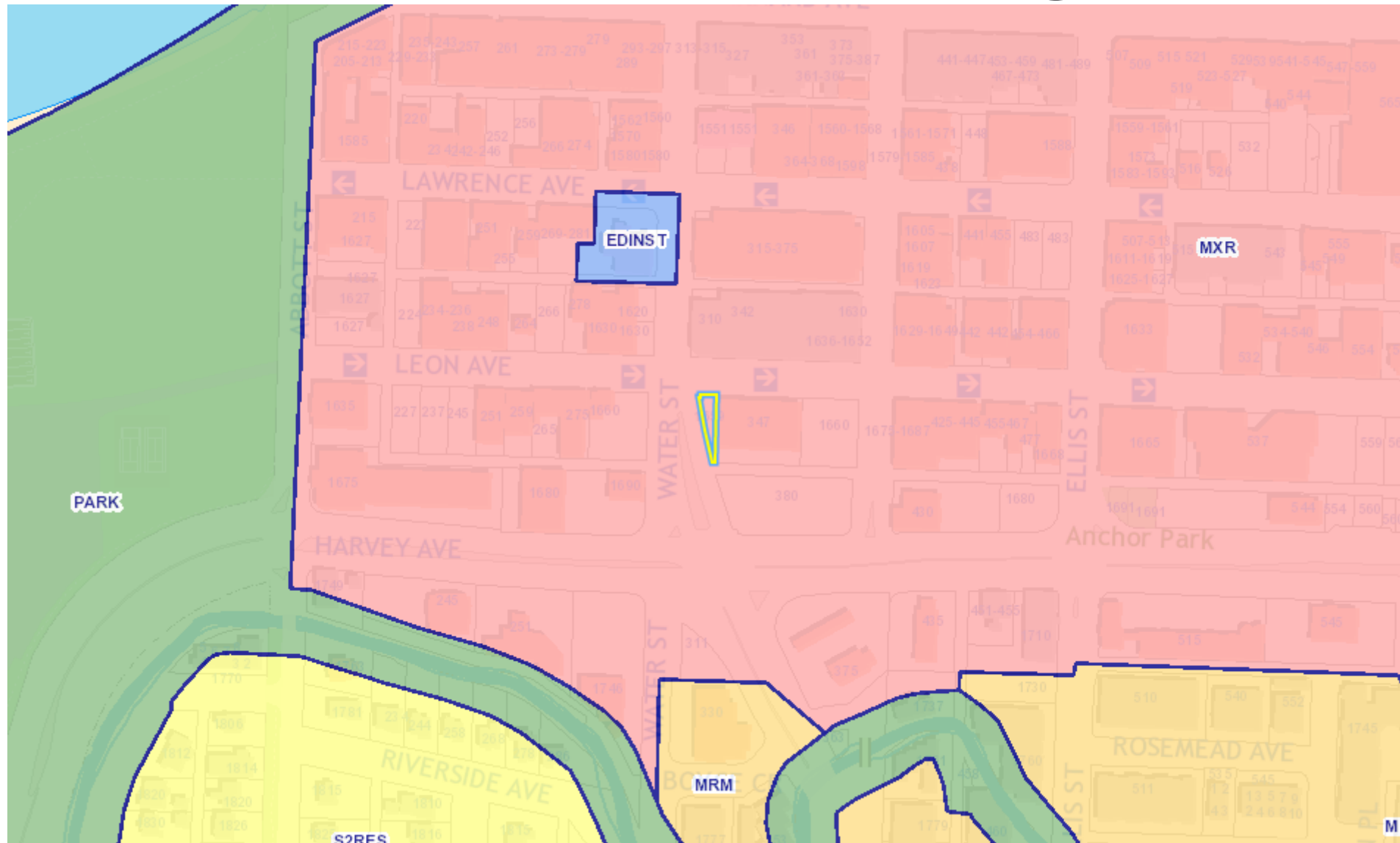


Context Map



City of Kelowna

OCP Future Land Use / Zoning



Subject Property Map



City of Kelowna

Subject Property



City of Kelowna

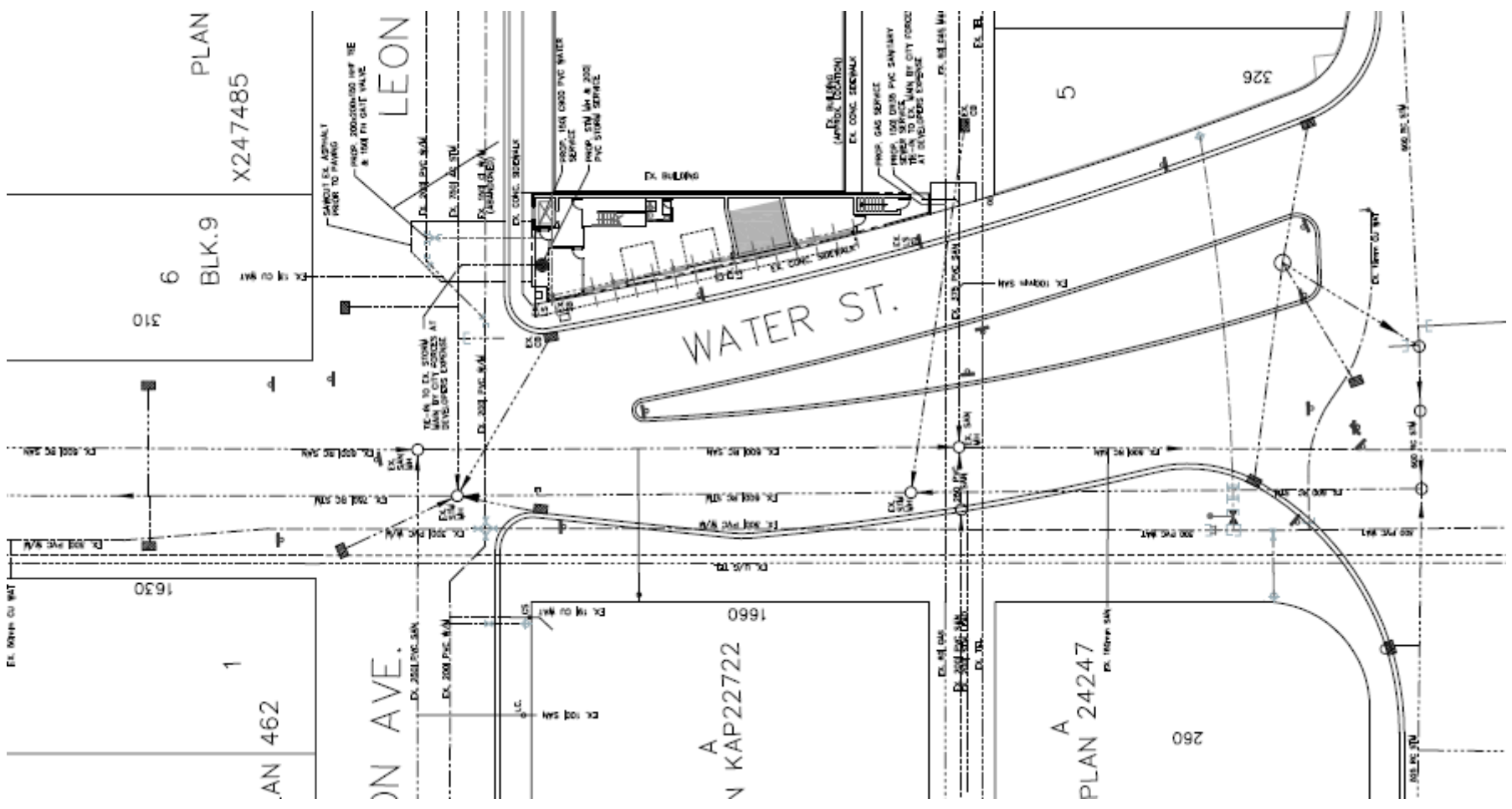
Project Details

- ▶ Six storey office and retail commercial building.
- ▶ Ground floor retail (964.4m² of commercial retail), upper floor offices, common rooftop patio and no parking onsite
- ▶ Building materials are predominately glazing with metal siding stained in wood colour
- ▶ Rear storey addition is brick
- ▶ Several variances to reduce parking, upper floor setbacks and frontage area dedicated towards functional commercial space

Variances

- ① Variance to reduce the front yard setback for portions of building between 16.0 metres & above in height
- ② Variance to reduce the side yard (north) setback for portions of building between 16.0 metres & above in height
- ③ Variance to reduce the side yard (south) setback for portions of building between 16.0 metres & above in height
- ④ Variance to reduce the number of required parking spaces from 10 stalls to 3 stalls (then provide 3 cash-in-lieu totaling \$99,000)
- ⑤ Variance to decrease the amount of short-term bicycle stalls provided from 6 required to 0 provided
- ⑥ Variance to reduce the minimum commercial on ground floor from 90% to 68% on Leon Avenue and 40% on Water Street

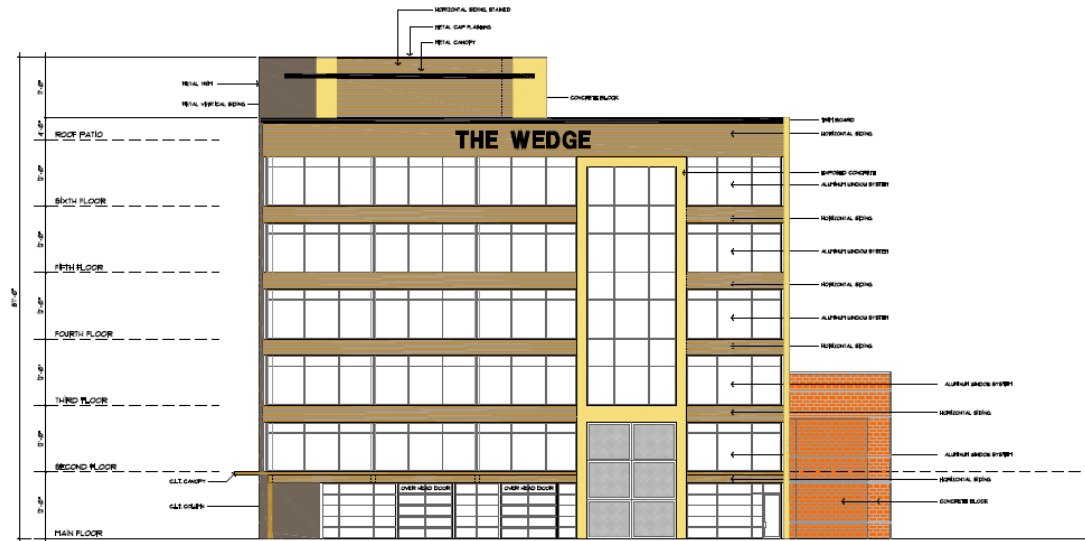
Site Plan



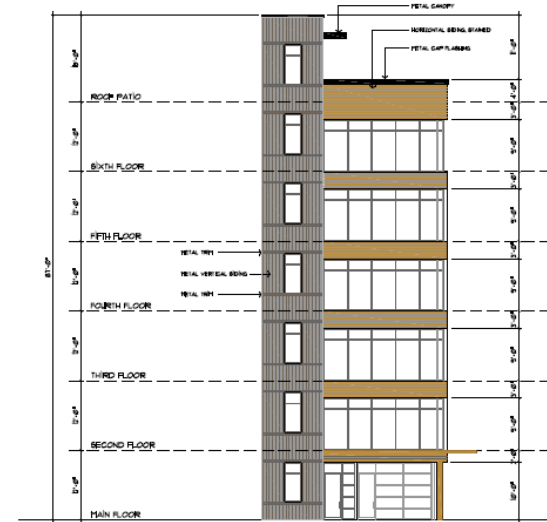
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City of Kelowna

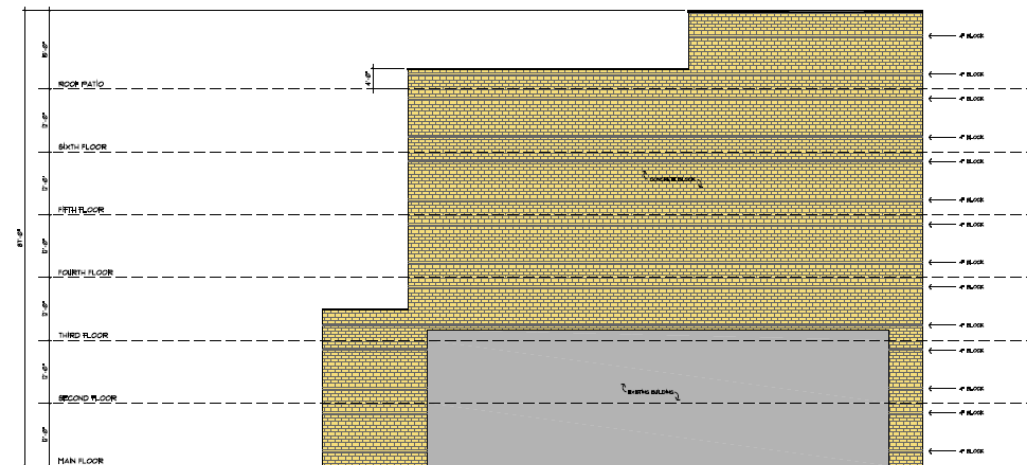
Elevations



WATER STREET - WEST ELEVATION



LEON AVE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

Renderings



LEON AVE ELEVATION



WATER STREET ELEVATION

Development Policy

- ▶ Compact Urban Form (OCP, Policy 5.2.3)
- ▶ Contain Urban Growth (Objective 1- Chapter 1)
- ▶ Ensure appropriate and sensitive built form (OCP, Policy 5.22.6)
- ▶ Massing and Height (OCP, Policy 5.22.6)
- ▶ Urban Design Guidelines Amenities, ancillary Services and Utilities (OCP, Chapter 14 - Objective 11.0)
- ▶ Decks, balconies, rooftops, and common outdoor amenity space. (OCP, Chapter 14 – Objective 10.0)
- ▶ Signs (OCP, Chapter 14, Objective 17.0)

Public Notification Policy #367

- ▶ The applicant completed the required public notification on November 15th, 2019.

Staff Recommendation

- ▶ Staff are recommending **support** for the Development Permit and Development Variance Permit
 - ▶ Compromise reached with 3 stalls paid in cash-in-lieu
 - ▶ Alternative transportation options incorporated into design
 - ▶ On wait list for remainder of vehicle stalls within the Chapman Parkade
 - ▶ Unique site constraints resulting in low probability of cash-in-lieu precedent



Conclusion of Staff Remarks