

CITY OF KELOWNA

MEMORANDUM

Date: July 08, 2019
File No.: Z19-0098
To: Community Planning (AT)
From: Development Engineering Manager (JK)
Subject: 1570-180 Water Street

SCHEDULE		A
This forms part of application # Z19-0098		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING

C7 to C7LP/RLS

The Development Engineering comments and requirements regarding this rezoning application are as follows:

1) General.

- a) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.

2) Domestic Water and Fire Protection

- a) Property 1570-1580 Water Street is currently serviced with a 50mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.
- b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters

3) Sanitary Sewer

- a) Our records indicate that these properties are currently serviced with a 150mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required,

the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

4) Road Improvements

- a) Water Street has been upgraded to a urban standard however, if the frontage is deemed to be in poor condition, the sidewalk, and curb & gutter will need to be replaced.
- b) Lawrence Ave has been upgraded to a urban standard however, if the approval of a sidewalk patio area is given, then the frontage improvements including sidewalk, curb & gutter, landscaped BLVD c/w irrigation may be needed.

5) Design and Construction

- i) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- ii) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- iii) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- iv) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- v) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

6) Servicing Agreement for Works and Services

- i) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- ii) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

7) Administration Charge

- i) An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction

inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

8) Bonding and Levy Summary

i) Bonding

(a) Offsite improvements

TBD

Ryan O'Sullivan for James Kay

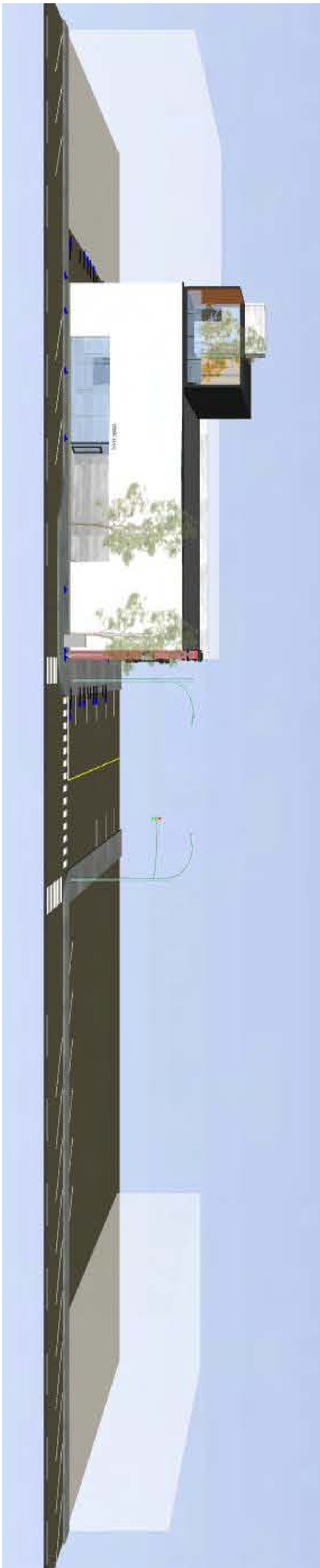
James Kay P.Eng.
Development Engineering Manager

JA

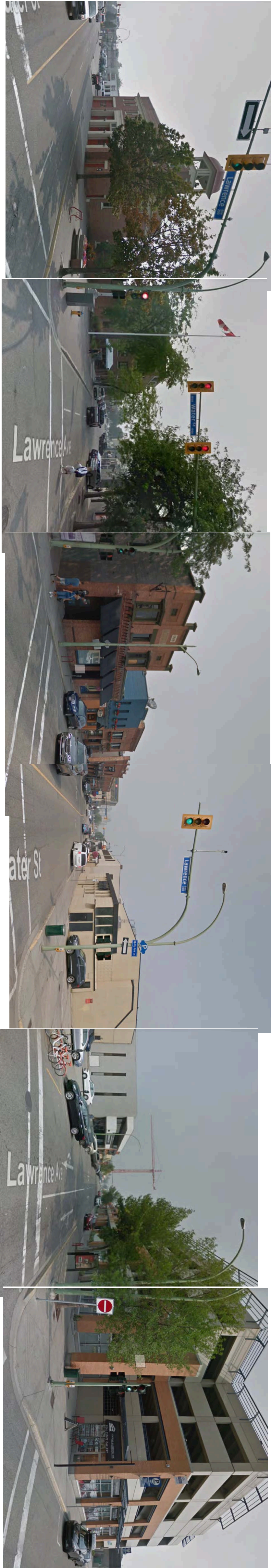
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1 WATER ST STREET ELEVATION



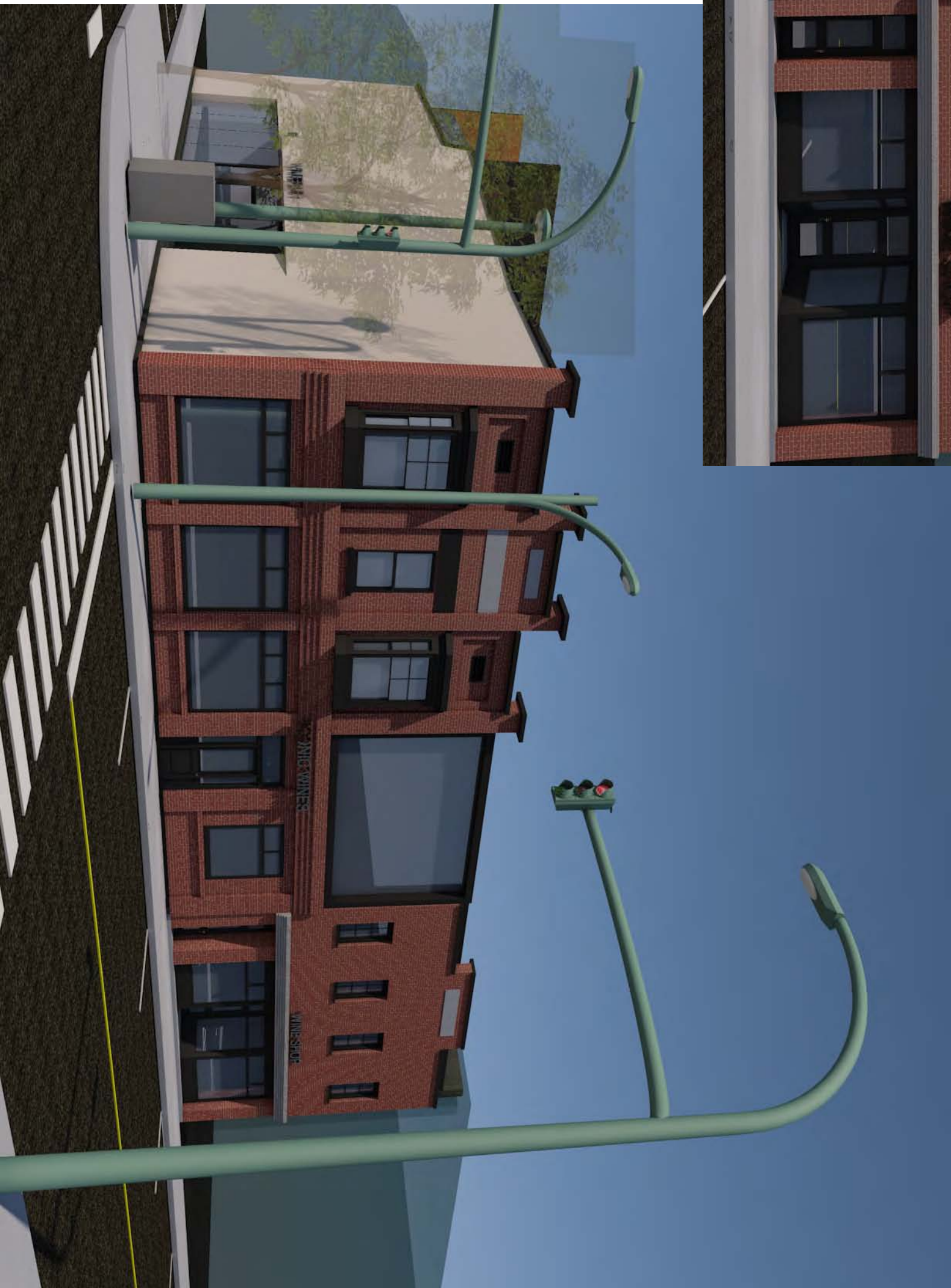
2 LAWRENCE AVE STREET ELEVATION



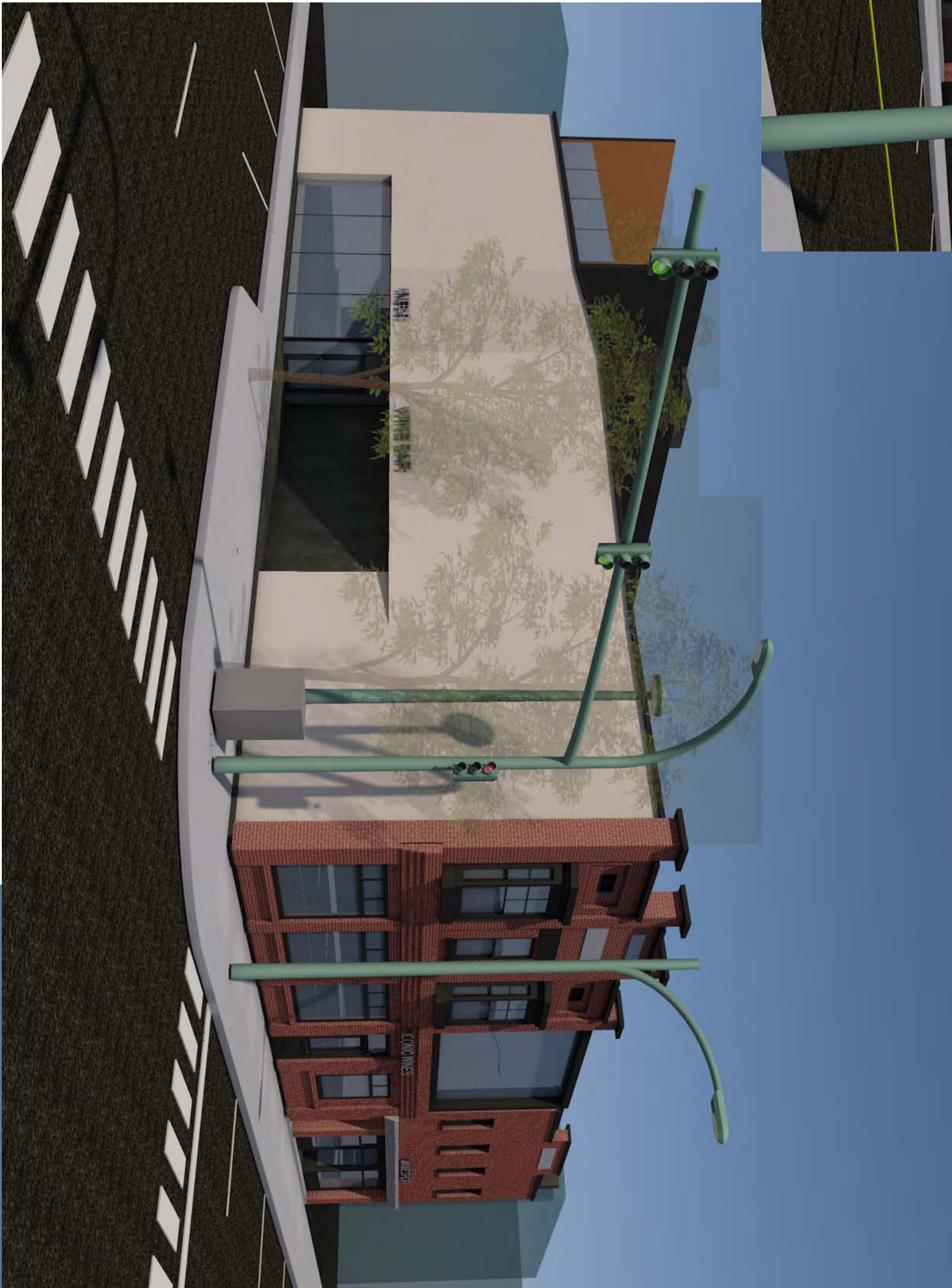
3 CONTEXT PHOTOS



1 EAST PERSPECTIVE ELEVATION



2 VIEW TO W-NW



3 VIEW TO N-NW



5 VIEW TO SW

ATTACHMENT

A

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4 SOUTH PERSPECTIVE ELEVATION

A-901	3-D VIEWS	Water St Building							CONSULTANTS	<div>510 West Ave Kelowna BC V1Y 4Z4</div> <div>foxarchitecture.ca 778.484.3696</div> <div>FOX ARCHITECTURE</div> <div>SUSTAINABLE MODERN DESIGN</div>
	DP & REZONING SUBMITTAL 06.04.19	1570-80 Water St, Kelowna BC		18-013						
	DP & REZONING SUBMITTAL REV. 1 - 08.26.19	LOTS 1&6, and 2&5 PLN 1355, DL 139, ODYD								

DP 19-0143

1570-80 Water St. Development Proposal

This forms part of application

Z19-0098

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The Development Proposal is to restore, remodel and construct additions to the existing buildings on existing developed downtown lots on Water St. providing exhibition space, tasting rooms, wine store, restaurant and wine bar in order to showcase the best in Okanagan viticulture and vinification. The associated Re-zone is to allow the proposed wine service and sales venues.

The project will be fully sprinklered, fully accessible, and constructed to allow for future division into two independent buildings. A covenant will outline the required installation of then-code required fire and life-safety items: walls, stairs etc. should future ownership or tenancy consolidation not occur.

The cantilevered wall/canopy on the Lawrence Ave facade will be subject to a separate air-rights agreement with the City Real Estate Dept.

A sidewalk patio area is intended along Lawrence Ave. Permits for this use will be acquired at the appropriate time.

1570-80 Water St. Design Rationale Statement

The proposal is to restore the character defining elements of the two heritage buildings at 1570 and 1580 Water St as part of a high-quality, high-profile destination building. The intent is to preserve the historical look from the late 1920's while incorporating adaptive re-use strategies to accommodate the 21st C uses. The expectation is that both the restoration and the upscale clientele will help revitalize and activate the streets with destination-oriented uses.

The Kelowna *OCP* and the *Standards and Guidelines for the Conservation of Historic Places in Canada* have been followed, with the proposed new additions being compatible, subordinate and distinguishable from the historic. To this end, the height, massing, and materials are similar to, and respect those of the original buildings, yet are clearly of the 21st C.

The existing historic brick facades on Water St. will be stabilized and restored for use as the main entrances to the various interior functions. Historical photos from the City Archives are being used to re-create the early look of the buildings. Windows and doors will be re-created to match those in the photos, and the bricked-in storefront at 1570 will be removed and a typical historic style storefront entrance constructed. A new transparent glass addition will be inserted in the empty space on the upper level to complete the second storey façade.

The remainder of the site will be reconstructed as required, with new crawl space, ground and second level additions to replace the existing unstable structure toward the lane, and to maximize the site coverage to 100% over both floors.

The currently blank Lawrence Ave façade will be activated with new street level wine bar entrance connected to a sidewalk seating area. The second-level wall will project over the sidewalk, creating a dynamic entrance canopy as well as hinting at the program inside. A roof deck will be located at the rear SE corner to further enhance the dynamic of streetscape, while being subtle enough to be un-noticeable to the casual viewer.

Since the building covers 100% of the lot, vehicle and bicycle parking will be accommodated with street parking and in the existing parkade across the street. Loading will be accommodated in the lane as per existing and standard practice in the core area.

Multiple access points at grade will serve pedestrian uses. The entire building including the roof deck will be accessible via the elevator. Generous glazing will create a vibrant street presence, provide the occupants a dynamic experience of street and downtown life, while assisting in CPTED “eyes on the street” Exterior lighting will respect Kelowna’s “Dark Skies” ambitions and will consist of “Full-Cutoff” fixtures to minimize light pollution off-site.

A Heritage Report has been commissioned from Ance Building Services and is attached.

This project is intended to be an innovative and exciting prototype, rethinking the traditional wine venue, while respecting, re-interpreting and activating the form and character of the historic downtown.

