





## Proposal

▶ To consider a Form and Character DP for a proposed restaurant and dwelling units subject to a variance from eight (8) required parking spaces to four (4).



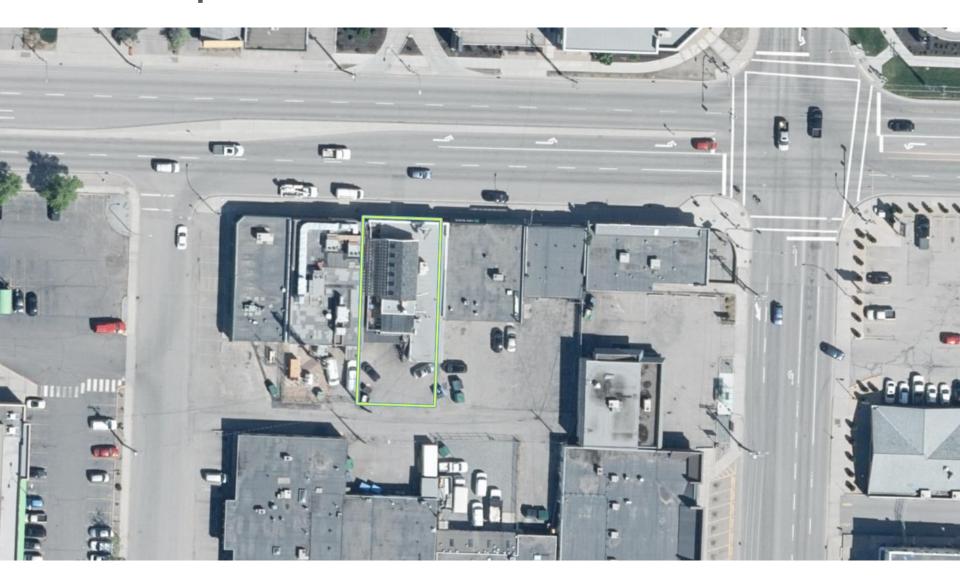
## Development Process

**Development Application Submitted** Jun. 11, 2021 Staff Review & Circulation Jul. 7, 2021 **Public Notification Received** Sep 3, 2021 Council Oct. 5, 2021 **Development Variance Permit** Approval **Building Permit** 

# Context Map



# Site Map





## Project/technical details

- ► The applicant proposing a mixed-use building containing a restaurant and three (3) two-bedroom residential units.
- Parking variance is being requested and the proposed spots will be allocated to the residential units
- ► The building is located in the Rutland Urban Centre, with proximity to major transit routes, and provision of residential density on an existing business.



#### Site Plan Proposed Access STRATA PLAN KAS2126 LOT 2 PLAN 18642 LEGAL DESCRIPTION : LOT 3, BLOCK A, PLAN 4740 CMM ADDRESS 194 HIGHWAYST W COMMENT ZONNER COMMENT ZONNER CHARLES CHARLE $\Leftrightarrow$ $\Diamond$ LANE GODE ANALYSIS- OLYMPIA TAVERN- 952721 BC BUILDING CODE ( 2018) ANALYSIS PART S Proposed BUILDING AREA: 4533.5 SFT 431 SQ N, 3 STORIES-TOTAL 2 STORIES- GROUP AS, AND 2 STORIES- GROUP C. 2 3 5 2 7 MAJOR OCCUPANCY CLASSIFICATIONS (Set 3.1.17) 4 PARKING per verience LOT 3, BLK A NORTH PLAN 4740 . Parking LOT 2, BLK A PLAN 4740 BALCONIES ABOVE FIRST FLOOR TOTAL OCCUPANCY = 907 PERSONS 290 PL AREA = 453.5 8F (427.50 M) GROUP PA - 390 FL - PLBUIC AREA-FRONT OF HOUSE - 1778.5 SF/NS7 SQ M BACK OF HOUSE = 231 SF / 31.5 SQ M(32.59 32.3 persons) PROPOCEDS DE BACKS | MSDIGL, PLMS 3-PHOSTOP TERRIFICE - 56 PERSONS Lot THE SEA SECTION OF THE SEA LOT A PLAN 7112 Proposed EXISTING BUILDING OLYMPIA TAVERN. KELOWNA, BC Building EXISTING BUILDING FRONT ENTRY SIDEWALK

HIGHWAY 33W



### Front Elevation





### Rear Elevation





### Staff Recommendation

- ➤ Staff recommend **support** of the proposed Development Permit and Development Variance Permit Application.
  - Application is in alignment with the OCP Urban Design Guidelines by conforming to the original character of the building
  - ► Parking lot will be redesigned to meet zoning bylaw standards for waste, recycling and stall size.
  - ► Location in the Rutland Urban Centre, with proximity to major transit routes, and provision of residential density on an existing business.



## Conclusion of Staff Remarks