

REPORT TO COUNCIL



Date: October 17, 2016

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TB)

Application: DP14-0093-01

Owner: City of Kelowna

Address: 460 Doyle Avenue

Applicant: Jim Meiklejohn

Subject: Development Permit Amendment

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

Existing Zone: C7 - Central Business Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP14-0093-01 to amend original Development Permit DP14-0093 for Lot 1 District Lot 139 ODYD Plan EPP44677 Except Air Space Plan EPP44678, located at 460 Doyle Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the amendment to the 7th floor to be constructed on the land be in accordance with Schedule "A,"
2. The elevations and colours of the amendment to the 7th floor to be constructed on the land be in general accordance with Schedule "B";

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 a 7th floor addition to create a roof top patio and liquor primary establishment.

3.0 Community Planning

The applicant has proposed a 7th floor addition that provides an increase in useable space intended for a liquor primary establishment. The form and character of the addition is consistent with the building design and the proposed location should have minimal impact on the nearby residences. Should Council Approve this Development Permit, staff will bring forward a Rezoning and Liquor Primary Application for consideration.

4.0 Proposal

4.1 Background

The Okanagan Centre for Innovation received a Development Permit in 2014 for a six-storey commercial building with a public amenity outdoor roof-top space and a small warming catering kitchen. The majority of the enclosed area on the 7th floor was for mechanical, storage, and stairwells.

4.2 Project Description

The proposed changes to the roof top space involve eliminating a storage room and expanding the catering warming and prep area in order to create a liquor primary establishment. The main kitchen area will still be located on an alternate floor. The siting of the indoor roof-top space is on the east side which should assist in minimizing any noise from the outdoor patio area which is situation on the west side.

The form and character of the space is consistent with the original building design, utilizing cedar cladding to provide warmth in materials and black anodized metal trimming which will provide accent colour. The height of the rooftop space has been designed low to provide a human scale while offering weather protection, and does not change the initial height of the building.

The initial rooftop landscaping will be maintained with a combination of trees, fireplaces, and small lounge areas. The internal addition is 51.2 m² and does not trigger any additional parking requirements, nor does it have any impact on the previous setbacks, heights, or variances approved to the initial Development Permit DP14-0093.

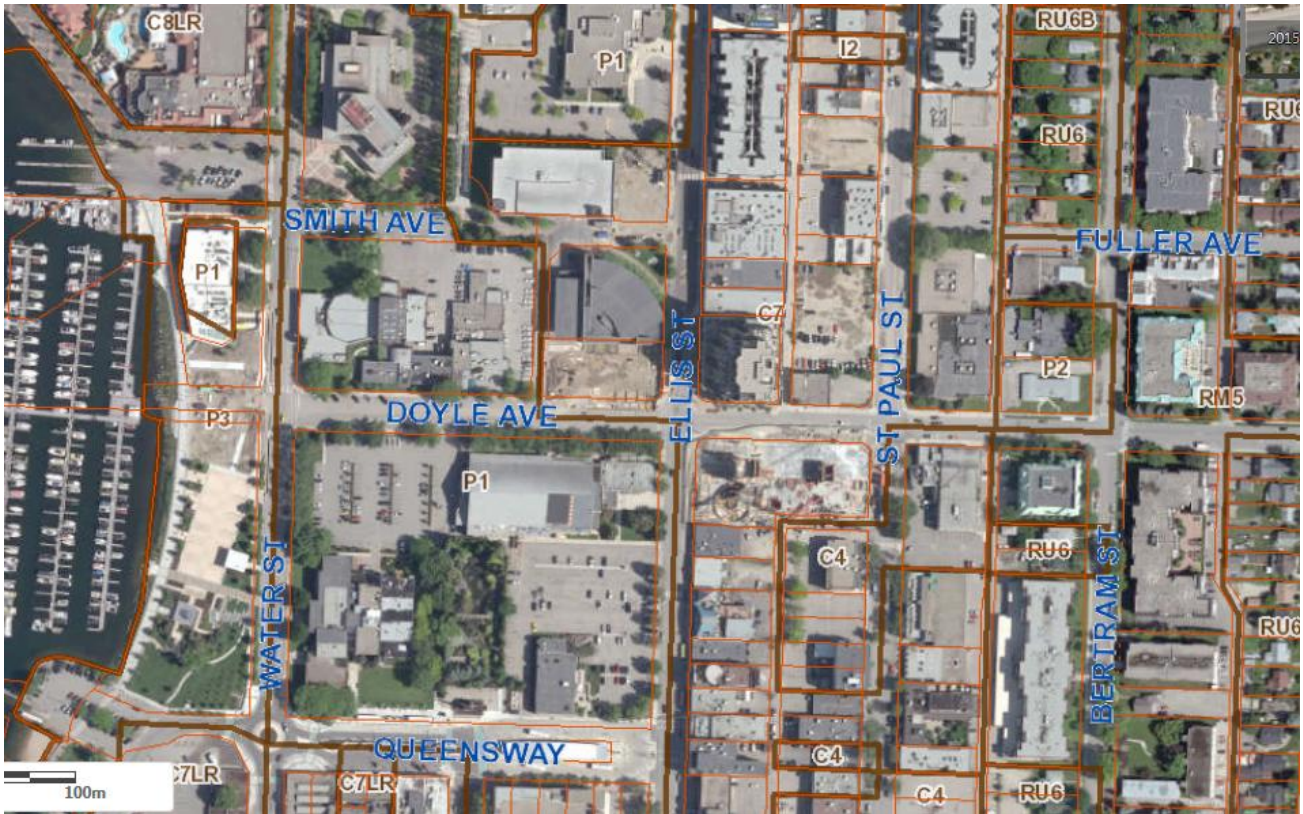
4.3 Site Context

The Okanagan Centre for Innovation is located on Doyle Avenue adjacent to the Kelowna Public Library and across Ellis from "The Madison" residential units.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 - Central Business Commercial	Public Library
East	C7 - Central Business Commercial	Mixed Use Residential/Commercial
South	P1 - Major Institutional	Memorial Arena
West	P1 - Major Institutional	RCMP Detachment

Subject Property Map: 460 Doyle Avenue



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C7 ZONE REQUIREMENTS	PROPOSAL
Existing Lot Regulations		
Lot Area	200.00 m ²	2025.00 m ²
Development Regulations		
Floor Area Ratio	9.0	4.9
Height	44.0 m	6 storeys / 30 m
Other Regulations		
Minimum Parking Requirements	128 stalls	Cash-in-lieu already provided
Bicycle Parking	16 Class I 48 Class II	16 Class I 48 Class II

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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 located within a 400 metre walking distance of transit stops is required to support the level of transit service) through

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process).

development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Ensure appropriate and context sensitive built form.²

Ensure that Urban Centres develop as vibrant commercial nodes.³

Encourage uses and commercial ventures that promote local tourism.⁴

Sustainable Prosperity.⁵ Assign priority to supporting the retention, enhancement and expansion of existing businesses and post-secondary institutions and the attraction of new businesses and investment identified as bringing sustainable prosperity to Kelowna.

6.0 Technical Comments

7.0 Application Chronology

Date of Application Received (DP14-0093): 2014-05-14

Date DP Amendment Received (DP14-0093-01): 2016-09-14

Report prepared by:

Trisa Brandt, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Schedule A: Zoning Summary & Roof Level Plan

Schedule B: Conceptual Rendering

² City of Kelowna Official Community Plan, Objective 5.5 (Development Process).

³ City of Kelowna Official Community Plan, Objective 5.25 (Development Process).

⁴ City of Kelowna Official Community Plan, Objective 5.26 (Development Process).

⁵ City of Kelowna Official Community Plan, Policy 8.1.1 (Economic Development).