

REPORT TO COUNCIL



Date: July 11, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0213 **Owner:** True North Endeavours Inc.,
Inc. No. BC0792133

Address: 1820 Ambrosi Rd **Applicant:** True North Endeavours –
Cameron Worman

Subject: Development Permit Application

Existing OCP Designation: UC – Urban Centre

Existing Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT Rezoning Bylaw No. 12322 be amended at third reading to revise the legal description of the subject property from Lot 3, Block 1, District Lot 129, ODYD, Plan 5109 to Lot 1, District Lot 129, ODYD, Plan EPP120772;

AND THAT final adoption of Rezoning Bylaw No. 12322 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP21-0213 for Lot 1, District Lot 129, ODYD, Plan EPP120772, located at 1820 Ambrosi Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B,"
3. Landscaping to be provided on the land be in accordance with Schedule "C,"
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above-noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

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 issue a Development Permit for the form and character of a 3-storey commercial building.

3.0 Development Planning

Staff support the Development Permit application for the form and character of a 3-storey commercial building. The small size of the subject property, including the required road and lane dedication, make the lot challenging to develop. Despite the site constraints, no variances are required.

The proposal complies with Official Community Plan (OCP) Policies for the Midtown Urban Centre which encourage office development in the Urban Centre and appropriate transitional land uses between the Urban Centre to adjacent service commercial lands. It is consistent with the Midtown Urban Centre Building Height and Street Character maps.

The proposal generally conforms to the OCP Form and Character Development Permit Guidelines for commercial buildings. The proposal achieves a street-oriented development in the Urban Centre, with multiple storefronts at the ground level, and parking accessed from the adjacent lane. The lane, at both the rear and side of the building, effectively make the subject property a corner site. The proposed development addresses this by wrapping commercial uses around the building. The façade on all faces of the building is articulated with substantial glazing and bump-outs, and high quality building materials are proposed such as pre-cast concrete panels and corten panels providing metal accents.

4.0 Proposal

4.1 Project Description

The applicant proposes a 3-storey commercial building on the subject property. Two commercial retail units are located on the ground floor. The second and third storeys contain office space. Required parking stalls are provided from the adjacent laneway along the north and east side of the building.

4.2 Site Context

The subject property is located on the edge of the Midtown Urban Centre on Ambrosi Road, south of Harvey Ave. It is currently vacant and used informally as parking. The surrounding neighbourhood has a mix of uses, including service commercial, offices, and multi-family housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C10 – Service Commercial	Commercial / Industrial
East	RM5 – Medium Density Multiple Housing	Townhomes
South	C5 – Transition Commercial	Commercial
West	C10 – Service Commercial	Commercial / Industrial

Subject Property Map: 1820 Ambrosi Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.0	1.0
Max. Site Coverage (buildings)	75%	41%
Max. Height	15.0 m or 4 storeys	11.4 m and 3 storeys
Min. Front Yard	0.0 m	2.7 m
Min. Side Yard (south)	0.0 m	1.0 m
Min. Side Yard (north)	0.0 m	6.3 m
Min. Rear Yard	0.0 m	6.6 m
Other Regulations		
Min. Parking Requirements	10 spaces	14 spaces
Min. Bicycle Parking	2 long-term 6 short-term	2 long-term 6 short-term
Min. Loading Space	0	0

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hub of activity.	
Policy 4.1.4 Office Development.	Direct large office developments to Urban Centres first, with emphasis on Downtown as a preferred destination. Within Urban Centres, encouraged office development near the Frequent Transit Network, transit stations and exchanges or as guided by an Urban Centre Plan. <i>The proposed small-scale office development is within the Midtown Urban Centre and near Harvey Ave which is part of the Frequent Transit Network.</i>

Objective 4.8 Support modest residential development to transition Midtown into a transit-supportive neighbourhood.	
Policy 4.8.3 Midtown Building Heights	<p>Undertake a building heights study as part of an Urban Centre Plan process for the Midtown Urban Centre. Until this process is complete, support development in the Midtown Urban Centre that is generally consistent with the building heights outlined in Map 4.9. Building heights should be highest towards Highway 97, the Frequent Transit Network and transit exchanges, tapering down towards Springfield Road.</p> <p><i>The subject property is identified as 6-storeys in height on the Building Heights Map. The proposed building is consistent with this height.</i></p>
Policy 4.8.5 Midtown Street Character	<p>Support development in the Midtown Urban Centre that includes the following characteristics at grade, as outlined in Map 4.10:</p> <ul style="list-style-type: none"> • Retail space along Highway 97, Springfield Road, Cooper Road & Dilworth Drive; • Establishing a new east-west road connection from Baron Road to Kent Road via Agassiz Road <p>Identify other street characteristics through a future Midtown Urban Centre Plan or other neighbourhood planning process.</p> <p><i>The west side of Ambrosi Road is identified as a mixed street which supports either residential or commercial uses at grade. The proposal provides commercial use at grade.</i></p>
Objective 4.9 Transition sensitively to adjacent neighbourhoods and public spaces.	
Policy 4.9.1 Transitioning to Industrial and Service Commercial Uses	<p>Provide transitions between Urban Centres and adjacent industrial or service commercial uses to reduce the impacts of nuisances from those lands and to protect them from speculation for residential and commercial development. Transition approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> • Introducing transitional uses that reduce compatibility concerns, such as offices, and professional and personal services; • Strategically orienting residential and retail commercial uses on the site away from the adjacent industrial and service commercial uses; and • Transitioning to lower densities and heights towards the edge of Urban Centres. <p><i>The proposed land use of professional offices and retail units provides an appropriate transition to adjacent Service Commercial uses.</i></p>

6.o Application Chronology

Date of Application Accepted: September 20, 2021

Report prepared by: Mark Tanner, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP21-0213

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: Rationale & Project Renderings

Attachment C: Form & Character Development Permit Guidelines Checklist