

REPORT TO COUNCIL



Date: December 12, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (PMc)

Application: Z16-0020

Owner: 661682 BC Ltd.

Address: 160 HWY 33 W

Applicant: Jordan Kutev Architect Inc.

Subject: Rezoning Application

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

Existing Zone: P4 - Utilities

Proposed Zone: C4 - Urban Centre Commercial

1.0 Recommendation

THAT Rezoning Application No. Z16-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sec. 26, Twp. 26, O.D.Y.D., Plan kap74060, located at 160 HWY 33 W., Kelowna, BC from the P4 - Utilities zone to the C4 - Urban Centre Commercial zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated December 12, 2016;

2.0 Purpose

To rezone the subject property to facilitate the redevelopment of the former office building located on the site into a small craft distillery and lounge area.

3.0 Community Planning

The proposed upgrades and adaptive reuse of the former office building located on the subject property will help contribute to the overall revitalization efforts in the Rutland Urban Centre. The applicant is proposing to create a venue for tasting of distillery products produced on-site

and also new restaurant experiences. The proposed façade design imitates old western pioneering architecture for reasons of nostalgia. The character of this design in context with the building form in the surrounding Rutland Urban Centre will be unique and create an easily recognizable image for the business. The façade design includes elements that will help animate the streetscape along Hwy 33 West. It is anticipated that this upgrade will be an interim use of the property over the next decade until a more comprehensive redevelopment plan is undertaken. The proposed land use change to C4-Urban Centre Commercial is consistent with the zoning of surrounding properties and consistent with the OCP Future Land Use Designation of Commercial. It is for these reasons that Community Planning is supportive of the proposal.

Should the application to rezone the subject property be supported by Council, an associated Form & Character Development Permit will be administered by Staff.

4.0 Proposal

4.1 Background

The subject property was developed with a small office building and several accessory buildings, and was formerly the location of the Rutland Waterworks works yard and office. The property was sold to the current owner in 2006. The shop buildings located on the site were removed in 2013.

4.2 Project Description

The applicant is proposing to renovate the existing office building into a craft distillery tasting room and snack bar, as well as the constructing of an addition to the rear of the building to house a new craft distillery. The existing driveway access will remain to provide access to a parking area to be developed in the rear yard, as well as to provide access to a loading bay to service the new distillery.

As part of the development program, the building façade facing highway 33 is designed to be refinished with wood finishes and details reminiscent of a “western” style store front. The redevelopment of the site also includes a landscape plan to upgrade the site landscaping, and to improve the buffering of the parking area located in the rear of the building to the neighbouring properties.

4.3 Site Context

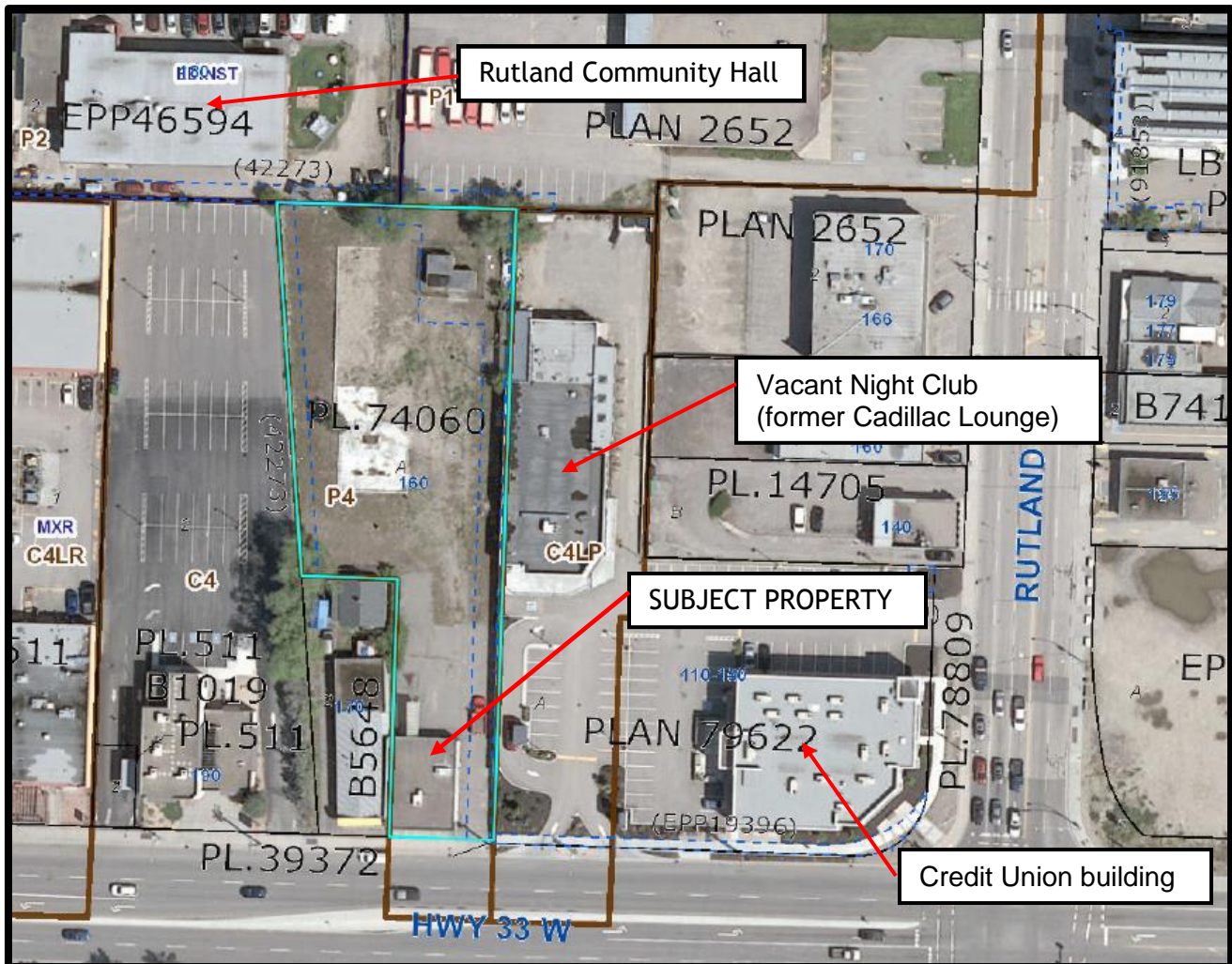
The subject property is located on the north side of HWY 33 W, near the intersection of HWY 33 W and Rutland Road. This site is located within the Rutland Urban Centre.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 - Education and Minor Institutional P1 - Major Institutional	Rutland community Hall Post Office
East	C4LP - Urban Centre Commercial (liquor primary)	Vacant night club (old Cadillac Lounge)
South	C4 - Urban Centre Commercial	HWY 33 / Commercial uses
West	C4 - Urban Centre Commercial	Retail irrigation supplies

Subject Property Map:

160 HWY 33 W



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	460 m ²	3,330 m ²
Minimum Lot Width	13 m	18.3 m
Minimum Lot Depth	30 m	110.6 m
Development Regulations		
Maximum Floor Area Ratio	1.0	0.07
Maximum Site Coverage (buildings)	75%	7.3%
Maximum Height	15m/ 4 storeys	4.4m/1 storey
Minimum Front Yard	0.0 m	0.0 m
Minimum Side Yard (west)	0.0 m	0.0 m
Minimum Side Yard (east)	0.0 m	6.4 m

Minimum Rear Yard	0.0 m	97 m
Other Regulations		
Minimum Parking Requirements	5 stall required	5 stall provided
Minimum Bicycle Parking	2 required	2 provided
Minimum Loading Space	1 stall required	1 stall provided

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 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 that Urban Centres develop as vibrant commercial nodes²

Encourage uses and commercial venture that promote local tourism³

6.0 Technical Comments

6.1 Building & Permitting Department

This building will be required to meet the requirements for a F1 occupancy classification. A code consultant will be required to provide a code analysis for the distillery portion of this building.

Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.

An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, accessibility etc.

Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.

Full Plan check for Building Code related issues will be done at time of Building Permit applications.

(Please note The applicant has provided a consultant report for BC Building Code review of the proposed development to address concerns.)

6.2 Development Engineering Department

See Development Engineering memo dated July 5, 2116

6.3 Ministry of Transportation and Infrastructure

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter, page 5.3).

² City of Kelowna Official Community Plan, Objective 5.25 (Development Process Chapter, page 5.28).

³ City of Kelowna Official Community Plan, Objective 5.26 (Development Process Chapter, page 5.29).

Supported, will require "No Parking" signs to be installed along highway frontage.

6.4 Irrigation District (RWD)
No Comment.

7.0 Application Chronology

Date of Application Received:	February 13, 2016
Date Public Consultation Completed:	May 25, 2016
Revised architectural drawings received	March 31, 2016
Engineering comments received	July 7, 2016
Code review received	September 20, 2016

Report prepared by:

Paul McVey, Urban Planner

Reviewed by: ☐ Ryan Smith, Community Planning Department Manager

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

Attachments:

Site Plan
Rationale Letter
Conceptual Elevations
Landscape Plan
Context/Site Photos
Summary of Technical Comments
Copy of Notification Letter