

HANS P. NEUMANN ARCHITECT INC.

1520 Highland Drive North, Kelowna, B.C. V1Y 4K5
Phone: (250) 868-0878 Fax: (250) 868-0837
Principal: Hans P. Neumann, Architect AIBC, B.Arch., B.E.S.

July 31, 2019

The Honourable Mayor Colin Basran
and City of Kelowna Council
1435 Water Street
Kelowna, B.C. V1Y 1J4

Re: Proposed Residential Project @ 1659 Water Street

We are submitting the above-noted project for Development Variance Permit and request the following variances to the C7 – Central Business Commercial zone. The extremely unique triangular site configuration requires the following variances in order to reasonably develop the property in a manner that generally complies with the OCP vision for the area, and attempts to comply with the current Zoning Bylaw No. 8000 as much as possible.

The rationale for requesting the bylaw variances is:

1. **REQUIRED ON-SITE PARKING SPACES:** The C7 Parking Schedule requires 1.3 spaces per 100 sq.m. of Gross Floor Area (GFA), which would equate to 15 spaces. The site dimensions simply do not support any kind of drive aisle & parking spaces, as the frontage on the lane side is only 1.78m (5'-10"), and the frontage off of Leon Avenue is 8.6m (28'-2"), which is substantially below the 13m required for a drive aisle plus parking stall depth, even using compact vehicle/motorcycle parking space dimensions. In preliminary discussions, it was suggested that the city traffic & engineering department would not even consider any access off of Leon Avenue or Water Street. As such we are requesting a variance to 0 spaces, which we feel is reasonable given the sites' location in a designated Urban Centre, proximity to public transit and the City's encouragement for the reduction of dependence on automobiles. We are proposing the provision of increased secure bicycle parking above what is required by the zoning bylaw to partially compensate for the shortfall.
2. **REQUIRED ON SITE LOADING PARKING SPACE:** As above, the required one (1) 28 sq.m. (300 sq.ft.+) loading space cannot be accommodated on the site.
3. **REQUIRED FRONT & SIDE SETBACKS ABOVE HEIGHT OF 16m:** Complying with this requirement would make the top floor & roof deck not possible and would limit the height of the building to five storeys. This would essentially make any type of building uneconomical by removing the prime highest revenue space, as well as deleting a key common amenity space from the potential tenants.
4. **FUNCTIONAL COMMERCIAL SPACE ALONG LEON AVENUE:** The only workable location for the building elevator reduces the functional space to 72% of minimal building frontage along Leon Avenue. The triangular site & floor plate configuration do not allow for the elevator & internal circulation to be placed in any alternative location.
5. **FUNCTIONAL COMMERCIAL SPACE ALONG WATER STREET:** The prime reason for requesting this variance to 55% of minimal building frontage, is to accommodate the required location & clearances for the Fortis electrical transformer servicing the site. Alternate solutions were unsuccessfully explored. In addition direct exterior access for the electrical room, as well as the fire protection sprinkler water entry facilities greatly reduced the available frontage. We propose to glaze the street frontage of the electrical/mechanical room to match the commercial space on the other side of the transformer to at least provide a consistent aesthetic along Leon Avenue.

We trust that you will favourably consider this application, as this building would contribute to the desired energy & activity of this area.

Sincerely,



HANS P. NEUMANN, Architect AIBC

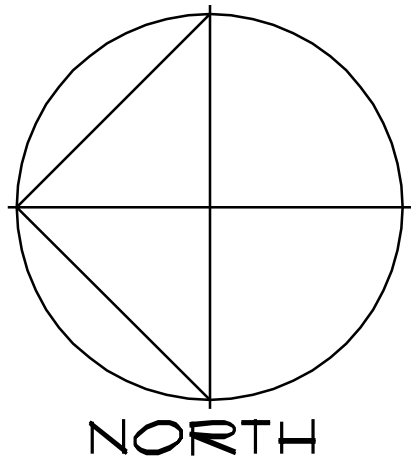
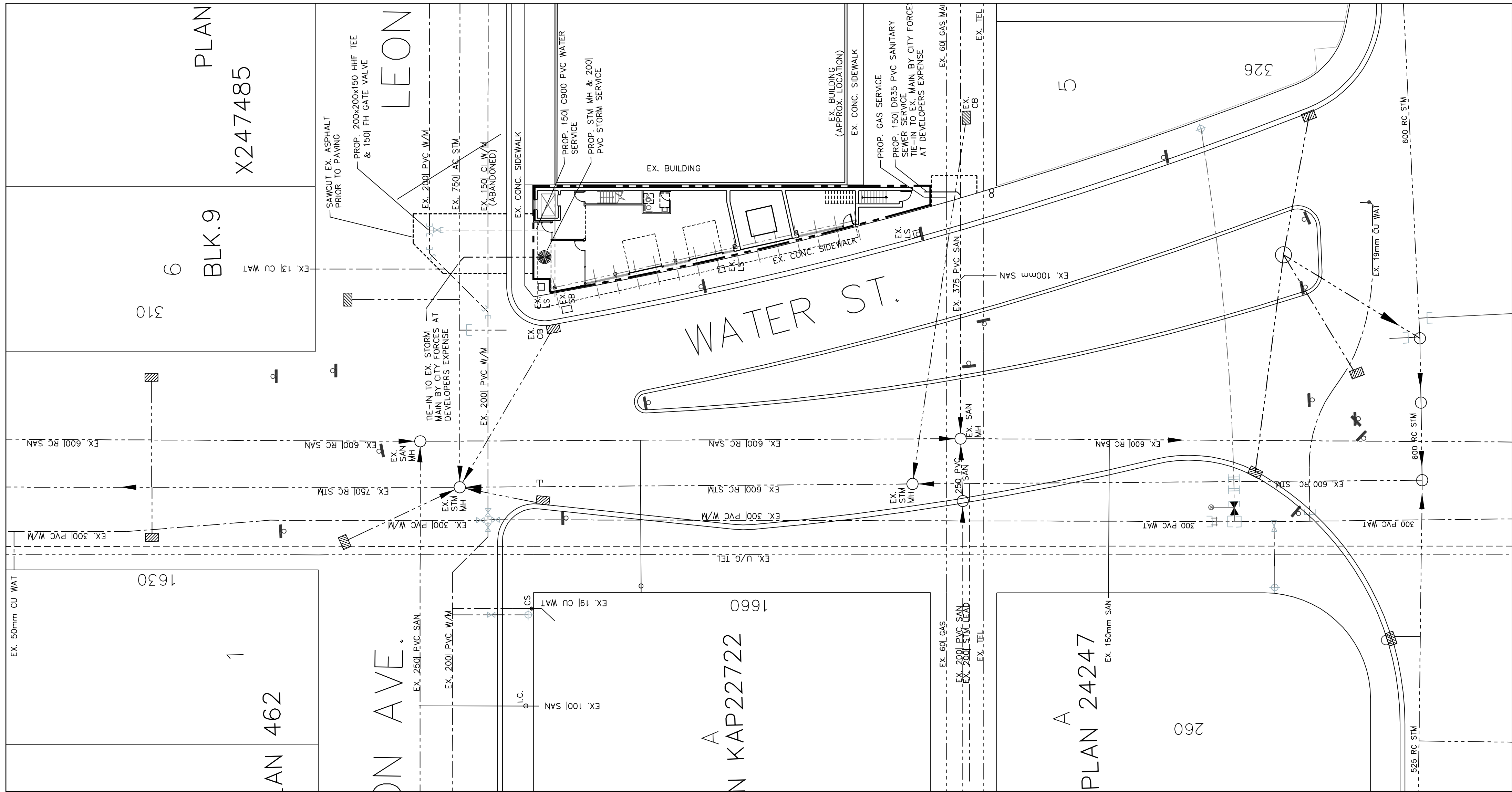
SITE PLAN
SCALE: 1" = 20'-0"



LEON AVE ELEVATION



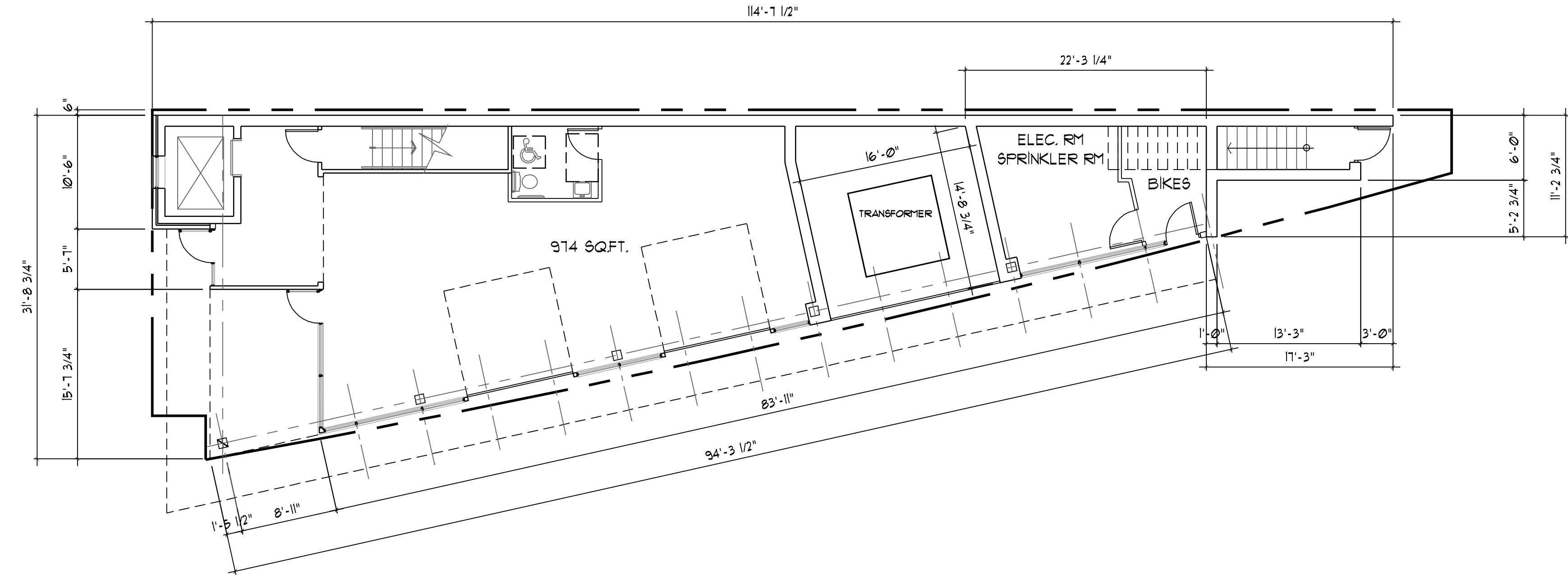
WATER STREET ELEVATION



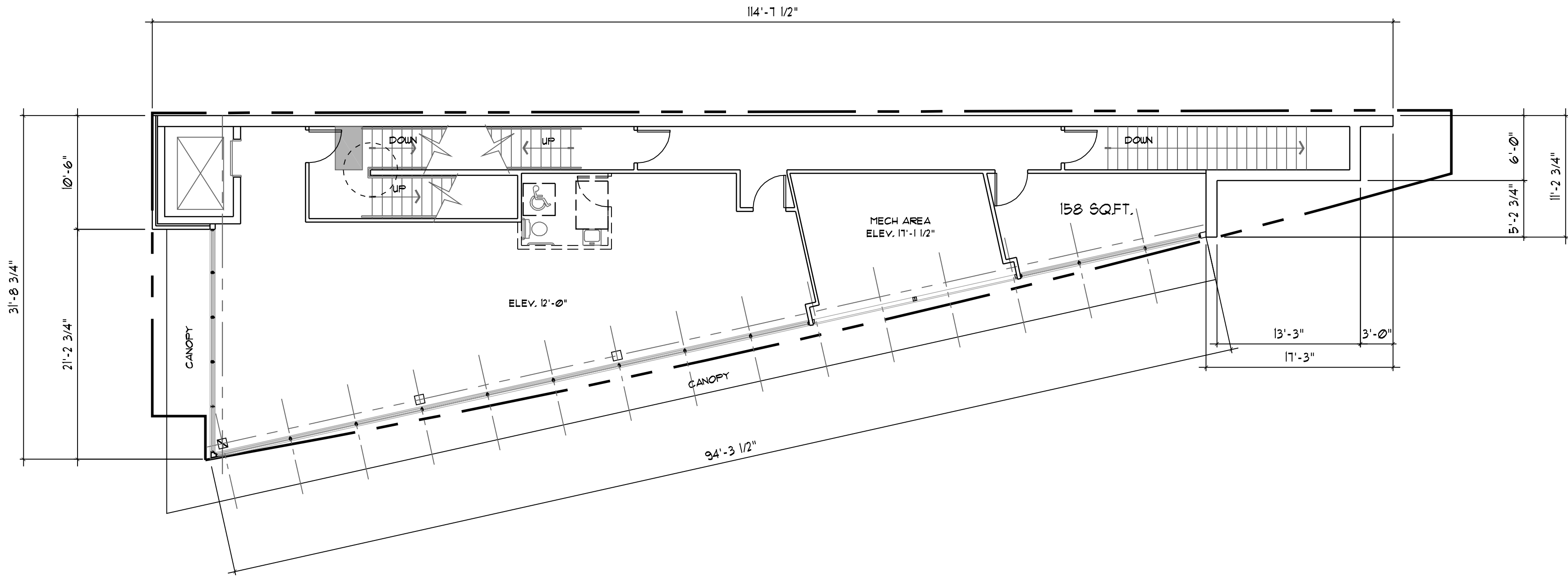
PROJECT DATA		
CIVIC ADDRESS:	1659 WATER ST., KELOWNA, BC	
LEGAL DESCRIPTION:	LOT 12, PLAN KAP462, DL 139, EXCEPT PLAN KAP82841, O.D.Y.D.	
CURRENT ZONING:	C7 – CENTRAL BUSINESS COMMERCIAL	
ZONING BYLAW REQUIREMENTS		
SITE AREA = 2,437 SQ.FT. (226.40 SQ.M.)		
BUILDING AREA (NET):		
MAIN FLOOR (RETAIL/OFFICES)	=	1,388 SQ.FT. (128.9 SQ.M.)
SECOND FLOOR (OFFICES)	=	1,114 SQ.FT. (103.5 SQ.M.)
THIRD FLOOR (OFFICES)	=	1,564 SQ.FT. (145.3 SQ.M.)
FOURTH FLOOR (OFFICES)	=	1,564 SQ.FT. (145.3 SQ.M.)
FIFTH FLOOR (OFFICES)	=	1,564 SQ.FT. (145.3 SQ.M.)
SIXTH FLOOR (OFFICES)	=	1,564 SQ.FT. (145.3 SQ.M.)
SEVENTH FLOOR (COMMON AREA)	=	1,509 SQ.FT. (140.7 SQ.M.)
TOTAL NET BUILDING AREA: =10,267 SQ.FT. (953.8 SQ.M.)		
BUILDING AREA (GROSS):		
MAIN FLOOR (RETAIL/OFFICES)	=	1,507 SQ.FT. (140.0 SQ.M.)
SECOND FLOOR (OFFICES)	=	1,533 SQ.FT. (142.4 SQ.M.)
THIRD FLOOR (OFFICES)	=	1,835 SQ.FT. (170.5 SQ.M.)
FOURTH FLOOR (OFFICES)	=	1,835 SQ.FT. (170.5 SQ.M.)
FIFTH FLOOR (OFFICES)	=	1,835 SQ.FT. (170.5 SQ.M.)
SIXTH FLOOR (OFFICES)	=	1,835 SQ.FT. (170.5 SQ.M.)
SEVENTH FLOOR (COMMON AREA)	=	1,664 SQ.FT. (154.6 SQ.M.)
TOTAL GROSS BUILDING AREA: =12,044 SQ.FT. (1,118.9 SQ.M.)		
ZONE REQUIREMENT		PROPOSED
LOT WIDTH	6.0m	8.6m
LOT DEPTH	30.0m	36.02m
LOT AREA	200 sq.m.	226.4 sq.m.
FLOOR AREA RATIO (FAR)	9.0 (6,208 sq.m.)	2.81 (1,937.0 sq.m.)
HEIGHT (m)	76.5m	26.5m/ 6 STOREYS
SETBACKS (m)		
FRONT (LEON AVENUE)	0.0m	0.025m
FRONT ABOVE 16m (LEON AVENUE)	3.0m	0.025m *
SIDE (EAST)	0.0m	0.152m
SIDE ABOVE 16m (EAST)	4.0m	0.152m *
SIDE (WATER STREET)	0.0m	0.025m
SIDE ABOVE 16m (WATER STREET)	3.0m	0.025m *
REAR (LANE)	0.0m	1.64m
REAR ABOVE 16m (LANE)	3.0m	6.60m
FLOOR PLATE ABOVE 16m (14.7.5)		
(h) AREA	1,221 sq. m.	177.5 sq. m.
FUNCTIONAL COMMERCIAL SPACE FRONTAGE [14.7.7 (a)]		
LEON AVENUE	8.6m x 90%=7.75m	5.87m/68% *
WATER STREET	36.02m x 90%=32.42m	14.2m/39.4% *
PARKING		
COMMERCIAL @ 1.3/100 sq.m. GFA x 1,118.9 sq.m. =		
LOADING @ 1/1900 sq.m. GFA =	15 STALLS	0 STALLS *
	1 STALL	0 STALLS *
BICYCLE PARKING		
CLASS I @ 0.2/100 sq.m. GLA =	3 SPACES	3 SPACES
CLASS II @ 0.6/100 sq.m. GLA =	7 SPACES	7 SPACES
LANDSCAPE BUFFERS (m)		
FRONT (LEON AVENUE)	0.0m	0.0m
SIDE (EAST)	0.0m	0.0m
SIDE (WATER STREET)	0.0m	0.0m
REAR (LANE)	0.0m	0.0m
LANDSCAPE TREATMENT LEVELS		
FRONT (LEON AVENUE)		NOT REQ'D
SIDE (EAST)		NOT REQ'D
SIDE (WATER STREET)		NOT REQ'D
REAR (SOUTH)		NOT REQ'D
* VARIANCE REQUIRED		

VARIANCES REQUIRED	
1. FRONT SETBACK OF BUILDING ABOVE 16m FROM 3.0m REQUIRED TO 0.025m PROPOSED.	
2. SIDE (EAST) SETBACK OF BUILDING ABOVE 16m FROM 4.0m REQUIRED TO 0.025m PROPOSED.	
3. SIDE (WATER STREET) SETBACK OF BUILDING ABOVE 16m FROM 3.0m REQUIRED TO 0.025m PROPOSED.	
4. FUNCTION COMMERCIAL SPACE FRONTAGE ALONG LEON AVENUE FROM 90% REQUIRED TO 72% PROPOSED.	
5. FUNCTION COMMERCIAL SPACE FRONTAGE ALONG WATER STREET FROM 90% REQUIRED TO 55% PROPOSED.	
6. NUMBER OF PARKING SPACES FROM 15 STALLS REQUIRED TO 0 STALLS PROPOSED.	
7. NUMBER OF LOADING SPACES FROM 1 STALL REQUIRED TO 0 STALLS PROPOSED.	

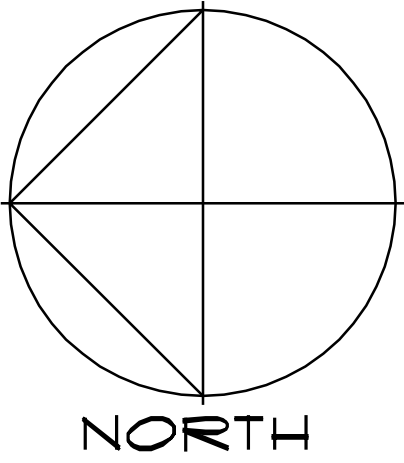
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SCALE: 1" = 20'-0"		SITE PLAN	
DATE: JULY 23, 2019		DRAWING No.	
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Drawing No.		A0	
REVISION No.:		COMMERCIAL DEVELOPMENT 1659 WATER STREET, KELOWNA, BC.	
PROJECT		DESCRIPTION	
No.	DATE	ISSUED FOR D.P.	
1	AUG 6-19		



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



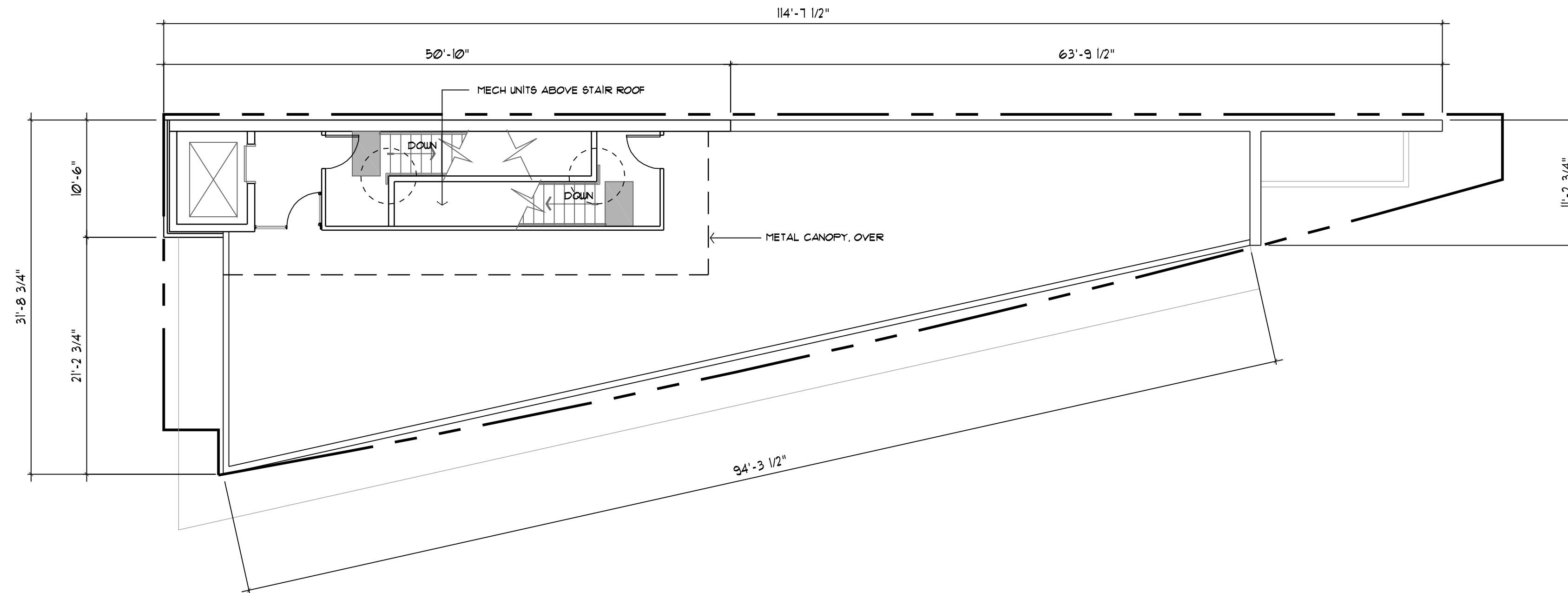
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



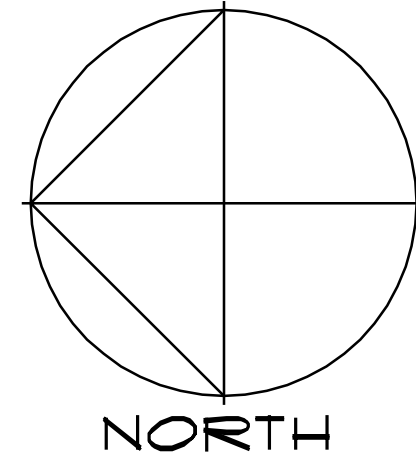
HANS P. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE: (250) 868-0878 FAX: (250) 868-0837

OWNER:		DRAWING TITLE	
SCALE: 1/8" = 1'-0"		PLANS	
DATE: JULY 23, 2019		PROJECT	
DRAWN: MAC		COMMERCIAL DEVELOPMENT	
CHECKED: HPN		1659 WATER STREET, KELOWNA, BC.	
Drawing No.		No.	
A1		1	
REVISION No.:		DATE	
		AUG 6-19	
		DESCRIPTION	
		ISSUED FOR D.P.	



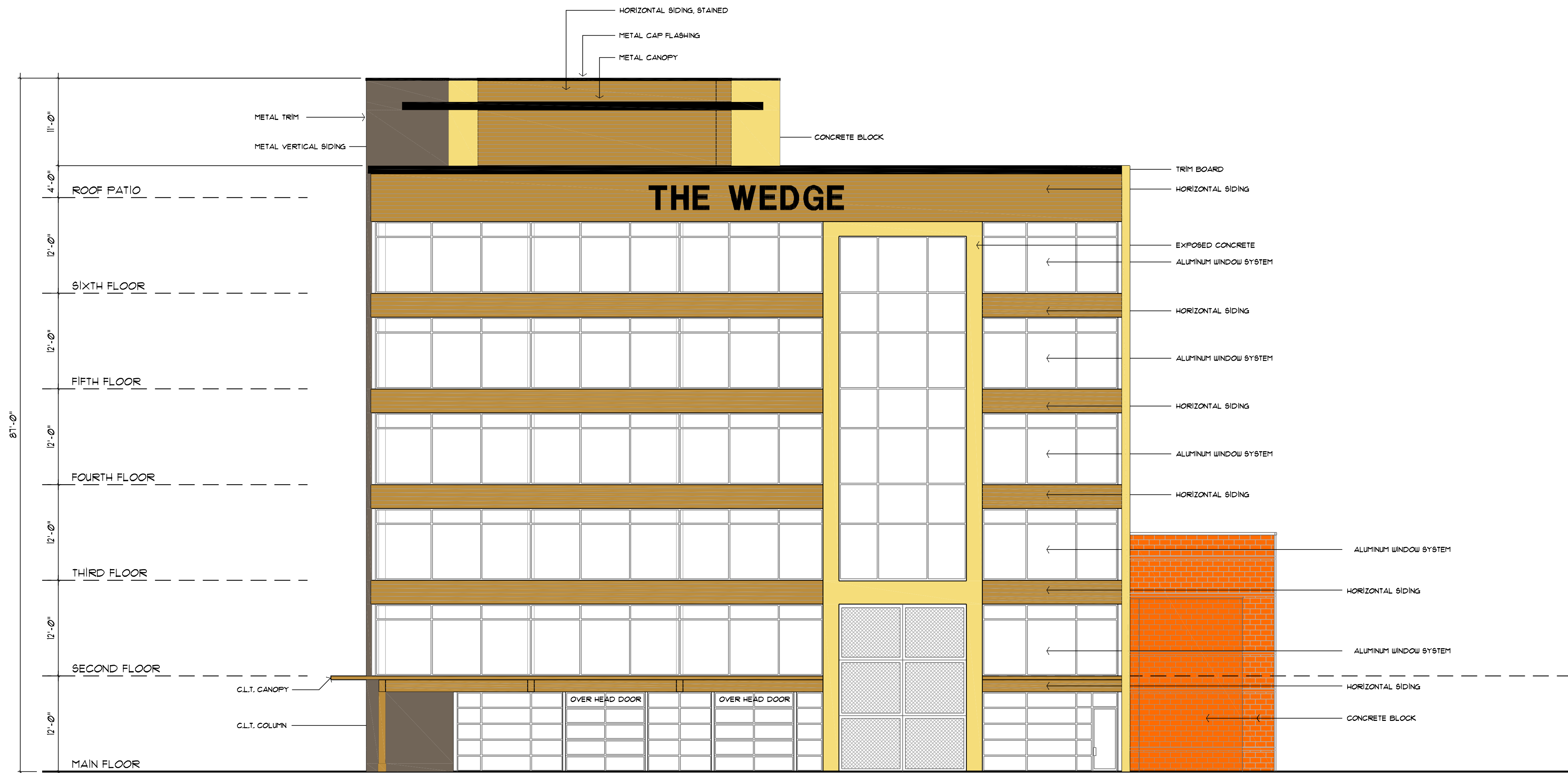
ROOF PATO PLAN
SCALE: 1/8" = 1'-0"



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OWNER:		No.	DATE	DESCRIPTION
DRAWING TITLE		1	AUG 6-19	ISSUED FOR D.P.
DRAWING No.				
<p>SCALE: 1/8" = 1'-0"</p> <p>DATE: JULY 23, 2019</p> <p>DRAWN: MAC</p> <p>CHECKED: HPN</p> <p>Drawing No.</p> <p>A2</p>		<p>PROJECT</p> <p>PLANS</p> <p>COMMERCIAL DEVELOPMENT 1659 WATER STREET, KELOWNA, BC.</p>		
REVISION No.:				



WATER STREET - WEST ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND:

- (A) HORIZONTAL SIDING, WOOD LOOK
- (B) VERTICAL METAL SIDING
- (C) CONCRETE BLOCK
- (D) ALUMINUM WINDOW / DOOR SYSTEM, BLACK
- (E) METAL CAP FLASHING
- (F) METAL DOOR + FRAME, PAINTED BLACK
- (G) METAL CANOPY
- (H) WOOD CANOPY
- (I) GLASS PANEL, METAL ROLL UP DOOR
- (J) CONCRETE PANELS
- (K) ALUMINUM MESH SCREEN
- (L) METAL LETTERS, BACK LITE

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1520 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K6
PHONE: (250) 868-0878 FAX: (250) 868-0837

OWNER:

SCALE: 1/8" = 1'-0"

DATE: JULY 23, 2019

DRAWN: MAC

CHECKED: HPN

Drawing No.

REVISION No.:

A3

PROJECT

COMMERCIAL DEVELOPMENT
1659 WATER STREET, KELOWNA, BC.

DRAWING TITLE

ELEVATION

No.	DATE	DESCRIPTION
1	AUG 6-19	ISSUED FOR C.P.



LEON AVE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

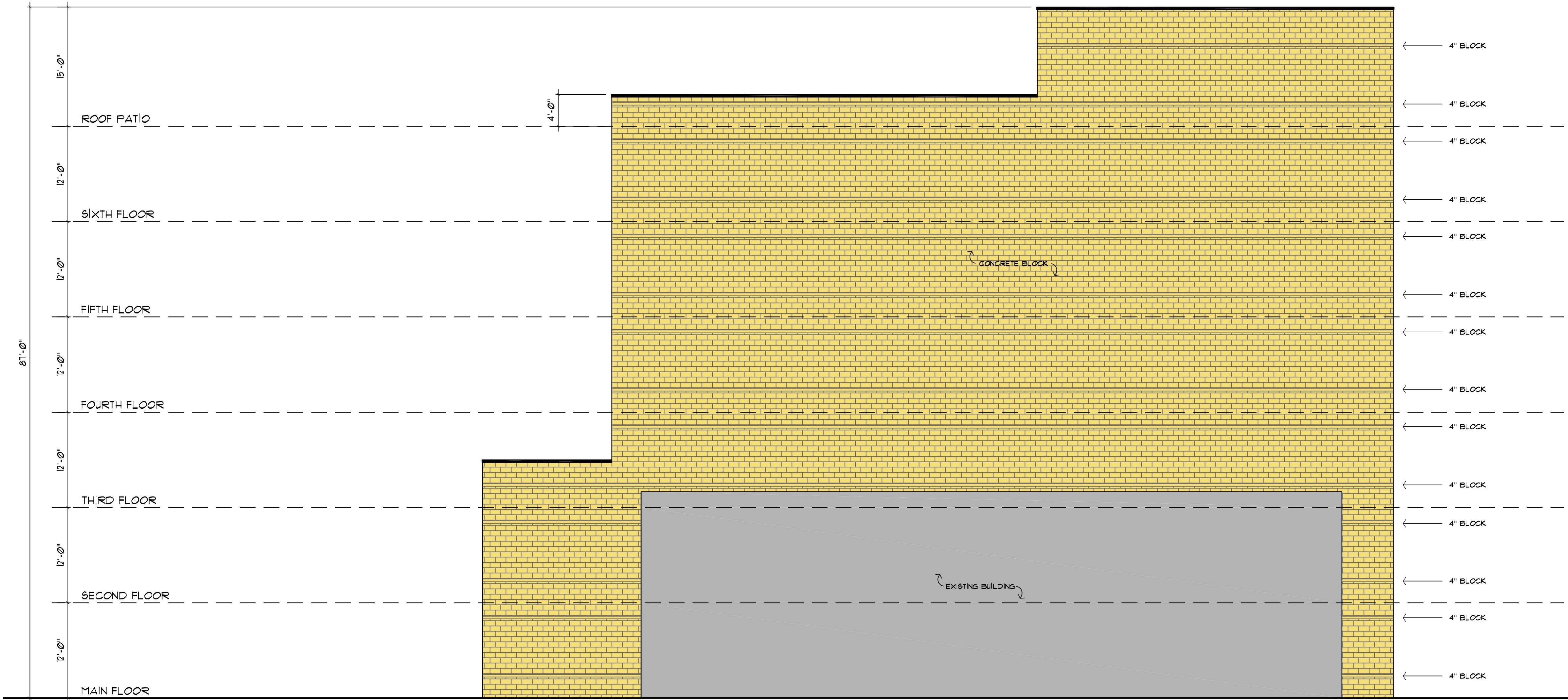
LEGEND:

- Ⓐ HORIZONTAL SIDING, WOOD LOOK
- Ⓑ VERTICAL METAL SIDING
- Ⓒ CONCRETE BLOCK
- Ⓓ ALUMINUM WINDOW / DOOR SYSTEM, BLACK
- Ⓔ METAL CAP FLASHING
- Ⓕ METAL DOOR + FRAME, PAINTED BLACK
- Ⓖ METAL CANOPY
- Ⓗ WOOD CANOPY
- Ⓘ GLASS PANEL, METAL ROLL UP DOOR
- ⓵ CONCRETE PANELS
- Ⓚ ALUMINUM MESH SCREEN
- Ⓛ METAL LETTERS, BACK LITE

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OWNER:		DRAWING TITLE		PROJECT	
SCALE: 1/8" = 1'-0"		ELEVATION		COMMERCIAL DEVELOPMENT 1659 WATER STREET, KELOWNA, BC.	
DATE: JULY 23, 2019		DRAWING No.		No.	
DRAWN: MAC		CHECKED: HPN		1	
Drawing No.		DATE		Aug 6-19	
		DESCRIPTION		ISSUED FOR D.P.	



EAST ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND:

- (A) HORIZONTAL SIDING, WOOD LOOK
- (B) VERTICAL METAL SIDING
- (C) CONCRETE BLOCK
- (D) ALUMINUM WINDOW / DOOR SYSTEM, BLACK
- (E) METAL CAP FLASHING
- (F) METAL DOOR + FRAME, PAINTED BLACK
- (G) METAL CANOPY
- (H) WOOD CANOPY
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OWNER:		DRAWING TITLE		REVISION No.:	
SCALE: 1/8" = 1'-0"		ELEVATION		A5	
DATE: JULY 23, 2019		PROJECT		COMMERCIAL DEVELOPMENT 1659 WATER STREET, KELOWNA, BC.	
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Drawing No.		PROJECT		COMMERCIAL DEVELOPMENT 1659 WATER STREET, KELOWNA, BC.	
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DATE		PROJECT		COMMERCIAL DEVELOPMENT 1659 WATER STREET, KELOWNA, BC.	
AUG 6-19		PROJECT		COMMERCIAL DEVELOPMENT 1659 WATER STREET, KELOWNA, BC.	
ISSUED FOR D.P.		PROJECT		COMMERCIAL DEVELOPMENT 1659 WATER STREET, KELOWNA, BC.	
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