

3.0 SUMMARY

The applicant is proposing to construct a secondary building on the site to house a yoga studio. The existing building is to be retained and used as a security/operator unit. The new building is proposed adjacent to the lane with parking for the site being accessed from the lane.

4.0 BACKGROUND

4.1 The Proposal

The subject property is located on the west side of St. Paul Street between Cawston Avenue and Clement Avenue. The property is currently zoned for I2 —General Industrial uses and the yoga studio fits under the participation recreation services, indoor use while the use of the existing single detached dwelling is a permitted secondary use for a residential security/operator unit.

The proposed building is a two storey building with a decorative attic vent. The building is proposed to be situated on the north property line to facilitate a driveway along the south of the property. As a result of the siting of the building, the north façade is required to be constructed of concrete block as a noncombustible material. The proposed concrete block wall on the north façade results in an unbalanced appearance to the east and west elevations. The applicant has, however, attempted to provide articulation in the roof line by using a style similar to an ogee roof where a steeper dormer runs north south with a change of pitch from 12/8 to a lower roof of 12/5 which creates a skirting affect along the lower roof. The roof is to be finished with fiberglass shingles. The building design incorporates Middle Eastern elements to accentuate the intended use. The architect has attempted to provide a balance of daylight and privacy to the building. The second storey has small windows located high on the wall in the change area and two sets of windows into the studio area. The main floor incorporates windows in the small studio and in the common area. The entrance is accentuated with the use of a porch entry which incorporates heavy timber trusses. The exterior of the building will be stucco with wood accents.

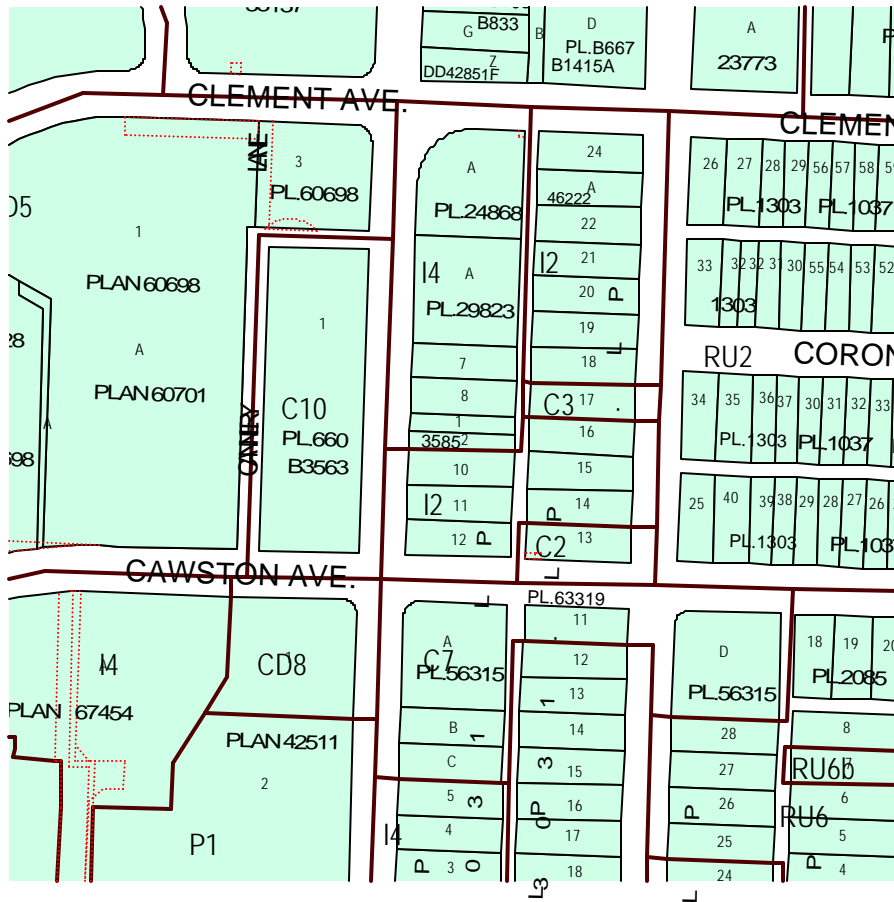
The site will be landscaped and fenced. The fencing is made up of concrete block with cedar lattice openings. The openings create a presence on the street and introduce an element of colour by adding climbing Hydrangeas on the inside of each of the openings. The openings are also supported by the crime prevention design guidelines because it allows surveillance of the site from the street.

The proposal as it relates to the existing I2 – General Industrial uses as follows:

CRITERIA	PROPOSAL	I2 ZONE REQUIREMENTS
Site Area (m2)	673.5 m ²	4000 m ²
Site Width (m)	15.24 m	35 m
Site Depth (m)	44.20 m	40 m
Site Coverage (%)	28 %	60 %
Total Floor Area (m2)	301.0 m ²	
F.A.R.	0.45	1.5
Storeys (#)	2 Storeys and 7.1 m	Maximum height 14 m
Setbacks (m)		
- Front	9.45 m	7.5 m
- Rear	7.2 m	0.0 m
- North Side	0.0 m	0.0 m
- South Side	3.0 m	0.0 m
Parking Stalls (#)	6 parking stalls	6 parking stalls
Loading Stalls (#)	1 Loading stall	1 Loading
Bicycle Parking	4 bicycle spaces	Class I: 1 bicycle space Class II: 2 bicycle space
Landscaping		
- Front	9.45 m Note 1	Level 4 – minimum 3 m
- Rear	0.0 m	0.0 m
- North Side	2.44 m	0.0 m
- South Side	0.0 m	0.0 m

Note 1: The applicant has exceeded the landscape buffer which is required to screen parking. The applicant has provided openings in the fence which will provide a visual interest from the street. These openings will be buffered with the use of landscape material such as climbing Hydrangea plants.

4.2 Site Context



The subject property is located in the future commercial corridor proposed in the Official Community Plan. The area is currently occupied by a mix of Industrial and Commercial uses. Adjacent zones and uses are, to the:

- North - C3 – Community Commercial; two storey office
- East - RU2 – Medium Lot Housing; single detached dwellings
- South - I2 – General Industrial; single detached dwellings
- West - I4 – Central Industrial; surface parking, a commercial school, and commercial storage.

4.3 Current Development Policy

4.3.1 Kelowna Official Community Plan

The Official Community Plan designates the area as future Commercial. The application for the yoga studio is a permitted use within the existing I2 – General Industrial zone but is also permitted in commercial zones; therefore, the use is consistent with the Official Community Plan.

4.3.2 City of Kelowna Strategic Plan (1992)

The proposal is consistent with objective 1.13 of the Kelowna Strategic Plan (1992) which states: "To encourage a broader range of land uses within the City's downtown core area....."

5.0 CRIME PREVENTION BY ENVIRONMENTAL DESIGN

The addition of the permitted residential use on the property increases safety and security by having someone on the property day and night which also helps security for the surrounding properties. The proposed fence clearly demarcates public space while at the same time allowing views to and from the street. Additionally, the fence, through its rich detailing and clearly identifies point of entry, offers a high degree of visual interest that enhances the streetscape. The fence provides as attractive feature without overly limiting natural surveillance from the property to the street and visa versa.

6.0 TECHNICAL COMMENTS

BC Gas

Gas is available off of St Paul Street. They will need 3 to 4 weeks advance notice prior to installing gas.

Fire Department

Fire Department access and hydrants as per the BC Building Code and the City of Kelowna Subdivision Bylaw.

Inspection Services

Occupant load not to exceed 18. The existing residential unit receives street garbage pick up. The Yoga is not anticipated to generate more garbage than the allotted two bags per week and, therefore, existing garbage service is adequate.

Parks Manager

The construction costs are estimated at \$200,000, therefore, no servicing agreement will be required and the Parks' requirements for plantings in the boulevard are not required.

Shaw Cable

Owner/contractor to supply and install conduit system as per Shaw Cable drawings and specifications.

Telus

Telus will provide underground facilities to this development. Developer will be required to supply and install as per Telus policy.

WKPL

WKPL will provide underground service.

WORKS AND UTILITIES

The applicant is not required to enter into a servicing agreement as the value of the Building Permit is \$200,000 or less.

Therefore, the proposed works do not compromise Works and Utilities requirements.

7.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

The Planning and Development Services Department has worked with the applicant and overall have no concerns with the proposal. The use is consistent with the existing zone as well as the future Commercial designation of the Official Community Plan. It is hoped the new development will act as a catalyst to future redevelopment in the immediate area.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

AB/BW/jd/hb
Attachment

FACT SHEET

- | | |
|--|---|
| 1. APPLICATION NO.: | DP00-10,084 |
| 2. APPLICATION TYPE: | Development Permit |
| 3. OWNER: | Margaret Lunam |
| - ADDRESS | 144 Clifton Road S. |
| - CITY | Kelowna, BC |
| - POSTAL CODE | V1Y 6Z2 |
| 4. APPLICANT/CONTACT PERSON: | David Eeles |
| - ADDRESS | 1724 Westside Road |
| - CITY | Kelowna, BC |
| - POSTAL CODE | V1Z 3T4 |
| - TELEPHONE/FAX NO.: | 861-9518 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | November 9, 2000 |
| Staff Report to AAC: | December 5, 2000 |
| Staff Report to Council: | March 7, 2001 |
| 6. LEGAL DESCRIPTION: | Lot 16, DL 139 ODYD Plan 1303 |
| 7. SITE LOCATION: | Ellis to east on Cawston to north on
St. Paul |
| 8. CIVIC ADDRESS: | 1272 St Paul Street |
| 9. AREA OF SUBJECT PROPERTY: | 673.5 m ² |
| 10. EXISTING ZONE CATEGORY: | I2 – General Industrial |
| 11. PURPOSE OF THE APPLICATION: | A Development Permit to review the
façade of the new studio located at
the rear of the subject property |
| 12. MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | N/A |
| 13. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | N/A |

Attachments
(missing from electronic version)

Subject Property Map
Site elevations and diagrams