
CITY OF KELOWNA

MEMORANDUM

Date: April 3, 2001
File No.: DP01-10,012

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. DP01-10,012 OWNER: PROSPERO CANADIAN
LAND INVESTMENT FUND

AT: 1171 HARVEY AVENUE APPLICANT: ICR ARCHITECTURE AND
PROJECT CONSULTANTS

PURPOSE: TO PERMIT CHANGES TO THE FAÇADE OF THE HOTEL AND
"ANGIE'S" PUB, AS WELL AS TO THE PARKING LOT LAYOUT AND
LANDSCAPING

EXISTING ZONE: C4 – TOWN CENTRE COMMERCIAL

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT Municipal Council authorize the issuance of Development Permit No. DP01-10,012; for Lot B, D.L. 137, Sec. 19, Twp. 26, O.D.Y.D., Plan KAP64836, located on Harvey Avenue, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building additions and the parking lot changes to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. Signage to be in accordance with Schedule "D";
5. 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 professional landscaper;

AND THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The applicant proposes to upgrade the façade of the Coast Capri Hotel and “Angie’s” building. Furthermore, the applicant wishes to change the parking lot layout and improve landscaping on the site.

3.0 BACKGROUND

The subject property is located at the southwest corner of the intersection Capri Street and Harvey Avenue. It is zoned C4 - Town Centre Commercial, a zone intended for the development of community commercial centres to serve more than one neighbourhood.

An access agreement exists between the subject property and the abutting lot to the west, prohibiting the development of the area covered by the access easement to anything other than a parking lot. Since the easement area will continue to be used as a parking lot, the proposed changes are in compliance with the access agreement.

3.2. The Proposal

The applicant proposes a number of changes to the façade of the Coast Capri Hotel and the building containing “Angie’s” pub and “Cap’s Beer and Wine Store”. The upgrades to the façade of the hotel include the addition of a “porte-cochère”, a porch-like structure, intended for vehicles to drive through and two canopies at the front of the building. An arch-like steel structure will also be installed at the east side of the hotel access. The addition of these features creates a more distinct pick-up and drop-off area for the hotel and more distinct entrances to the hotel and the restaurant. The appearance of the upper storey will be changed by replacing the roofs of the balconies with a fascia and cornice line. The overall colour of the façade will remain, but some details of the building will be repainted in earth tones. The new fascia and the “porte-cochère” will be beige, and the two new canopies and the cornice line will be light brown. Off-white to beige tones will be used on the balconies and the window walls. The balcony railings will be repainted in olive green. The columns at the hotel and restaurant entrance, as well as those supporting the “porte-cochère”, will be finished in limestone, wood and granite respectively, in order to provide a clear visual distinction between the three entrances. The proposed signage at the hotel includes canopy signs at the two new canopies. An additional canopy sign will be installed at the “porte-cochère”, and one under-canopy sign will be provided as part of the arched metal structure at the east side of the hotel. The two free standing signs for the hotel, located in front of the Beer and Wine store and at the Capri Street driveway, will remain. The latter will need to be moved onto the property and should be located no closer than 1.5 m to the property line.

The proposed changes to “Angie’s” building create a character that is markedly different from the hotel. From an urban design perspective, it would have been more desirable to relate the design of “Angie’s” building to the one of the hotel. However, the applicant wants to achieve two distinguished designs to visually separate the two buildings.

The dark fascia at the east elevation of “Angie’s” pub and “Cap’s Beer and Wine Store” will be replaced with tempered glass canopies, supported by metal frames. Cornice lines will be added to the top of the building and at the top of the first storey, to visually break up the massing of the building. Further detailing will be provided at the lower floor of the east elevation, where false concrete columns, graphic panels and ceramic tiles will be added. New doors will be provided in the existing openings, and new windows will be added at the east and west elevations. The existing green awnings at “Cap’s Beer and Wine Store” will be replaced with striped fabric awnings. The colours chosen for the building are identical to those used for the hotel façade upgrade. The walls will be repainted in beige, and the new cornice lines will be finished in light brown. The proposed signage on the building includes three fascia signs for the three businesses on the east elevation, as well as five graphic panels for event announcements. Two additional fascia signs and one awning sign for the beer and wine store will be located at the north, east and west elevations. All signage conforms to the City of Kelowna Sign Bylaw No. 8235 and will be subject to a sign permit at the building permit stage. The existing exterior lighting on the building will remain as is.

The access off Harvey Avenue will be closed, as was required for the rezoning and subdivision of the property in 1997. This will lead to changes in the access between the mall and the hotel parking lots, as well as to the actual layout of the parking stalls. A number of landscaped islands will be incorporated into the parking lot, and the landscape buffers along Capri Street and Harvey Avenue will be improved. The existing pedestrian crossings on the parking lot, which are currently marked with yellow paint, will be visually improved through the use of pavers. The applicant proposes to add a total of nine flag poles to the site, three of which will be located in front of the hotel, and six at the Capri Street driveway.

The application meets the requirements of the C4 – Town Centre Commercial zone as follows:

CRITERIA	PROPOSAL	C4 ZONE REQUIREMENTS
Site Area (m ²)	1.71 ha	1300 m ² min.
Lot Width	105 m	40 m min.
Lot Depth	151m	30 m min.
Site Coverage (%)	29%	75% max.
Total Floor Area (m ²) - Hotel - Pub/Wine Store	10,975 m ² 1,726 m ²	17,100 m ² max (for both buildings)
F.A.R.	0.73	1.0 max.
Storeys (#)	7.5 storeys (hotel)❶ 2 storeys (pub / wine store)	25.0 m / 7 storeys (hotel) 15.0 m / 4 storeys (other bldgs.)
Setbacks (m)		
- Front	9.5m	4.5m from Provincial Highway
- Rear	1.5m	0.0m min.
- West Side	0.3m	0.0m min.
- East Side	43.8m	2.0m min.
Landscape Buffers		
- Front	1.8m to 7m❷	3.0m, Level 2; 2.0m for parking
- Rear	0.0	3.0m, Level 3; 0.0m for yards
- West Side	0.0	3.0m, Level 3; 0.0m for yards
- East Side	1.5m to 6.3m❸	3.0m, Level 3 , 2.0 m parking
Bicycle Parking	22	Hotel: Class I: 1 per 20 sleeping units =10 Class II: 1 per 20 sleeping units=10 Pub: Class I: 0.1 per 100m ² GFA 2 Total: 22 spaces
Parking Stalls (#)	202 on Lot "B", 151 Lot "A" Total: 353 ❹	1.75 per 100m ² = 223 minimum, 279 maximum
Loading Stalls	2	Restaurant: 1 per 2800 m ² = 1 Future Retail: 1 per 1900 m ² = 1 Total: 2

Notes

- ❶ The building was constructed prior to the adoption of the current zoning bylaw. The building height is therefore legal non-conforming.
- ❷ Due to the existing location of the driveway and the building, the landscape buffer is narrower than 2m in one section along Harvey Ave.
- ❸ The landscape buffer is partially narrower due to existing curbs. The applicant does not wish to change the existing curbs of the parking lot.
- ❹ An agreement exists granting Lot B access and parking easements over Lot A, and vice versa. Whereas the number of parking stalls provided on Lot B is below the required minimum, the parking easement ensures that sufficient parking is available.

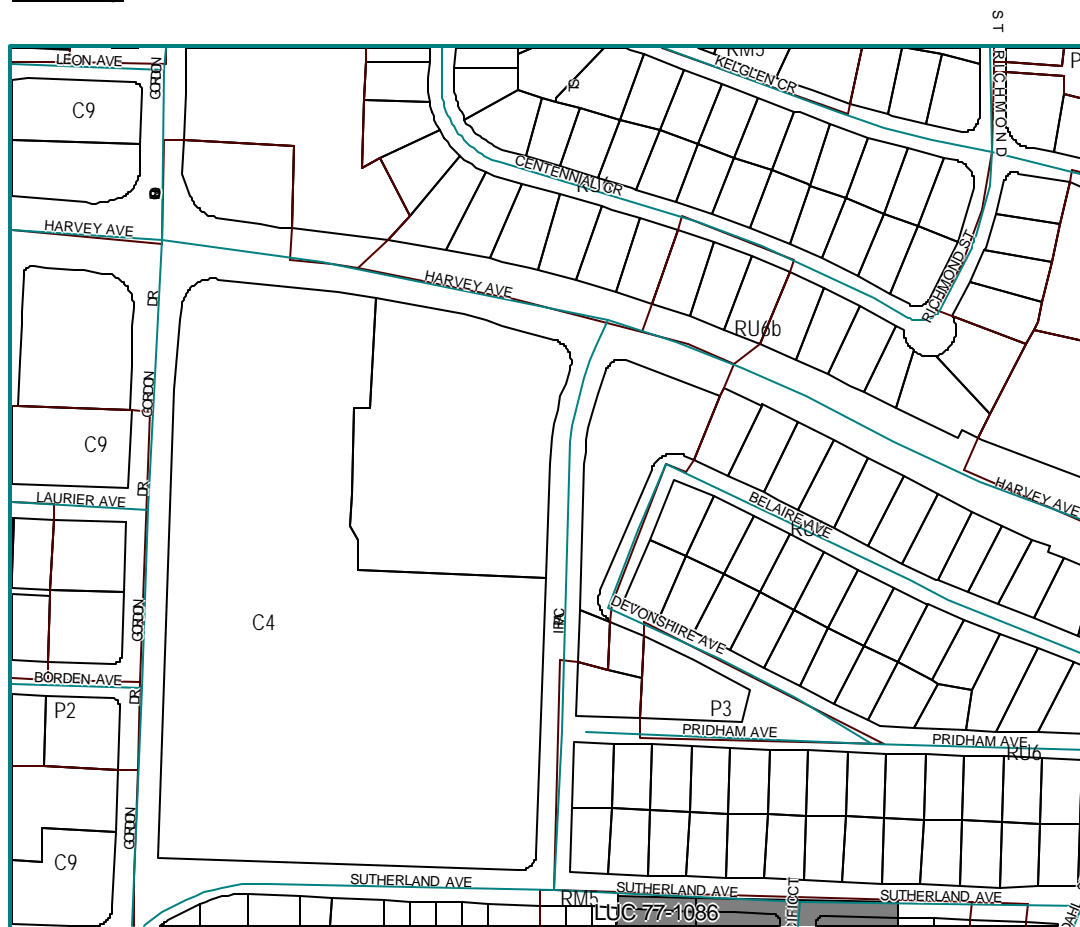
3.3 Site Context

The property is located on the southwest corner of the intersection of Capri Street and Harvey Avenue. It forms part of the Highway West portion of the Central City Sector.

Adjacent zones and uses are, to the:

- North - RU6 and RU6b (Two Dwelling Housing and Two Dwelling Housing with Boarding or Lodging House) - Predominantly Single Family dwellings
- East - C4 (Town Centre Commercial) – Restaurant (currently under construction)
- South - C4 (Town Centre Commercial) – Mall and parking lot
- West - C4 (Town Centre Commercial) – Mall and parking lot

Site Map



3.4 Existing Development Potential

The property is zoned for C4 – Town Centre Commercial use. The purpose of this zone is to provide for the development of community commercial centres to serve more than one neighbourhood. Hotels, beer and wine stores and eating and drinking establishments are permitted as principal uses in this zone.

3.5 Current Development Policy

3.5.1 Kelowna Official Community Plan

The Official Community Plan designates the future land use for this site as Commercial, and the application is consistent with this designation.

The property is located in the Downtown Urban Town Centre and is therefore subject to General Commercial Development Permit Area Guidelines. The proposed changes to the existing development meet the OCP guidelines for commercial development as follows:

- Façades shall be designed in a manner which appropriately address adjacent uses and structures. Although the character of the hotel and “Angie’s” pub differ markedly, the proposed colour scheme for these buildings matches the colours recently approved for the mall. Several features, such as the cornice line, can also be found in the new mall façade.
- Parking and loading areas visible from the street shall be screened with sufficient landscaping. The proposal includes upgraded landscape buffers along Harvey Avenue and Capri Street and additional landscaped islands on the parking lot and thus meets this guideline.

4. TECHNICAL COMMENTS

The proposal was circulated to various agencies, and the following relevant comments have been received:

4.1. Fire Department

Initially, the fire department was concerned that the turning radii might not be sufficient. However, the revised drawings submitted show turning radii that appear to meet minimum standards.

4.2. Works and Utilities

No comment except to note that previous agreements between the applicant and the City of Kelowna have not yet been completed. As per files S97-152, Z97-1043 and KAP 64836 - Capri Centre Mall/Coast Capri Hotel, the subdivision application required that the applicant provide construction of the Highway 97 deceleration lane and the closure of the mid-block driveway access. This work must be completed. Issued for construction drawings were returned to the applicant's civil consulting engineers on December 16, 1998.

The applicant provided written confirmation that the above referenced works will be completed concurrently with the proposed landscape and façade upgrades.

4.3 Parks Manager

The conceptual landscape plan shows significant improvements to what exist on the site at present. However, some of the proposed trees might not be ideal for the location, especially the Honey Locust trees (*Gleditsia*), since it is a species

with thin shade properties. The applicant wishes to keep the proposed plant list as shown.

4.4 Inspections Department

An elevator in the building containing "Angie's" and "Tramps" will have to be provided and is a requirement for the issuance of a building permit.

4.5 Ministry of Transportation and Highways

The Ministry has no concern with the proposed façade changes. The proposed parking lot changes, specifically at the portion close to the Bank of Montreal, cannot be undertaken until the access has been closed off. The applicant will close off this access and provide the required deceleration lane concurrently with the proposed works on the parking lot and the buildings.

5.0 PLANNING COMMENTS

The Planning and Development Department has no concerns with the proposed façade upgrades and parking lot changes. The changes will improve the visual appearance of both the hotel and "Angie's" building. Although it is felt that "Angie's" building could have been modified to relate better to the hotel, the proposed colour scheme nonetheless relates well to the one used for the mall. The proposed landscaping on the parking lot and improved landscape buffers along Harvey Avenue and Capri Street will furthermore add to the visual quality of the site. In addition, the retrofitting of old crosswalks with brick paving stones will enhance the pedestrian's status on the site and create a potentially safer environment for pedestrians.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

KGB
Attach.

FACT SHEET

1. APPLICATION NO.: DP01-10,012
2. APPLICATION TYPE: Development Permit
3. OWNER: Prospero Canadian Land Investment Fund Ltd.
 ADDRESS #2088-1177 West Hastings Street
 • CITY Vancouver, BC
 • POSTAL CODE V6E 2K3
4. APPLICANT/CONTACT PERSON: Leo Mariotto / ICR Architecture and Project Consultants Inc.
 • ADDRESS #217 – 1899 Willingdon Avenue
 • CITY Burnaby, BC
 • POSTAL CODE V5C 5G1
 • TELEPHONE/FAX NO.: (604) 298-6444 / (604) 298-5199
5. APPLICATION PROGRESS:

Date of Application:	March 8, 2001
Date Application Complete:	March 8, 2001
Servicing Agreement Forwarded to Applicant:	N/A
Servicing Agreement Concluded:	N/A
Staff Report to Council:	April 4, 2001
6. LEGAL DESCRIPTION: Lot B, D.L. 137, Plan KAP 64836, ODYD
7. SITE LOCATION: South west corner of Capri Street and Harvey Avenue
8. CIVIC ADDRESS: 1171 Harvey Avenue
9. AREA OF SUBJECT PROPERTY: 1.71 ha
10. EXISTING ZONE CATEGORY: C4 – Town Centre Commercial
11. TYPE OF DEVELOPMENT PERMIT AREA: Mandatory Commercial DP
13. PURPOSE OF THE APPLICATION: To upgrade the façade of the buildings and make changes to the parking lot and landscaping
14. MIN. OF TRANS./HIGHWAYS FILES NO.:
 NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY
 2-81-19175
15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS

(f) Urban Town Centre (Commercial)	Mandatory DP
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ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Schedule A: Site Plan , floor plans
- Schedule B: Elevations and finishing materials
- Schedule C: Landscape Plan
- Schedule D: Signage