
CITY OF KELOWNA

MEMORANDUM

Date: July 23, 2002

File No.: DVP02-0066

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. DVP02-1066

OWNER: ALLWINS DEVELOPMENT,
EUROTAI AUTOMOTIVE,
MACDONALD REALTY,
VICTOR INTERNATIONAL
HOLDINGS

AT: 1160 SUNSET DRIVE

APPLICANT: KEN WEBSTER / BILL SCUTT

PURPOSE: TO VARY THE REQUIRED NUMBER OF PARKING STALLS FOR THE
RESIDENTIAL COMPONENT FROM 10 REQUIRED TO 8 PROVIDED

EXISTING ZONE: C7 – CENTRAL BUSINESS COMMERCIAL

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATIONS

THAT Council authorize the issuance of Development Variance Permit No. 02-0066 for Lot B, D.L. 139, ODYD, Plan KAP49982, located on Sunset Drive, Kelowna, B.C,

AND THAT variances to the following section of City of Kelowna Zoning Bylaw No. 8000 be granted:

Section 8, Table 8.1 – Parking Schedule: Reduce the number of parking stalls from 1.25 stalls per 1-bdrm unit, 1.5 stalls per 2-bdrm unit and 1 stall per bachelor unit required to 1 stall per residential unit.

2.0 SUMMARY

The applicants propose to construct a mixed-use development on Sunset Drive in Downtown Kelowna. The project would have a commercial component of approximately 1000m² in size, as well as eight residential units. They wish to vary the numbers of required parking stalls from 1.25 stalls per 1-bdrm unit, 1.5 stalls per 2-bdrm unit and 1 stall per bachelor unit required to 1 stall per residential unit. This would result in the provision of 8 parking stalls, rather than 10 currently required by bylaw. A report for the form and character of the proposed development (DP02-0055) will be forwarded to Council to be considered concurrently with this development variance permit.

3.0 BACKGROUND

3.1 The Proposal

The proposed mixed-use development to be located on Sunset Drive would contain approximately 1000m² of office space, as well as eight residential units. When the Dolphin's high-rise residential development to the west was approved, 21 stalls in the parkade were allocated towards the future commercial development on the subject property. Of the 21 stalls, 13 are required to meet the parking space requirements for the commercial component of the proposed development. The applicants wish to vary the parking requirements for the residential component, which are currently as following:

1 stall per bachelor unit:	1.0 required
1.25 stalls per 1-bdrm. unit:	7.5 required
1.5 stalls per 2-bdrm. unit:	1.5 required

Total: 10 required

Changes have recently been proposed to the C7 – Central Business Commercial zone to reduce the requirements for residential parking to one stall per unit. The changes are currently under review by several stakeholders and are expected to be forwarded for Council's consideration later this summer or in the early fall. In anticipation of these changes to be considered, the applicants are asking Council to reduce the number of stalls for the subject proposal.

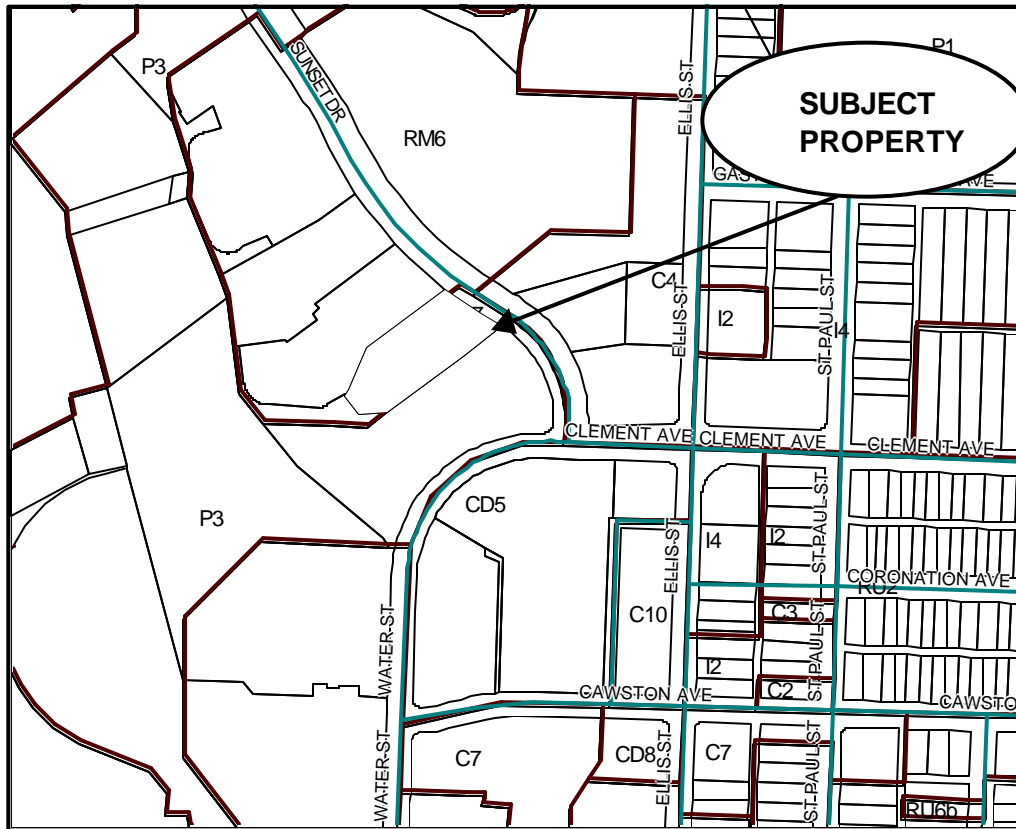
3.2 Site Context

The subject site is located in Downtown Kelowna, north of Clement Avenue on the west side of Sunset Drive. Over the last decade, the area has evolved into a high-density residential neighbourhood, with tourist commercial uses to the south.

Adjacent zones and uses are to the:

- North - RM6 – High-Rise Apartment Housing – townhomes and high-rise apartment building
- East - C4 – Town Centre Commercial – vacant, future hotel
- South - P3 – Parks and Open Space – Plaza and parking lot
- West - RM6 - High-Rise Apartment Housing – 16- storey residential tower

Site Map



3.3 Existing Development Potential

The property is zoned C7 – Central Business Commercial, a zone intended for the development of the financial, governmental and cultural core of the City. The zone permits a large number of commercial uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The Official Community Plan designates the future land use of this site as high-density multi-unit residential. The proposed development is not consistent with this designation; however, the current zoning permits the proposed uses. Since no rezoning is required, an OCP amendment is not necessary.

3.4.2 Kelowna Strategic Plan

The plan encourages a closer integration of residential, commercial and employment oriented uses within existing and proposed future urban areas. The mixed-used concept introduced in this application is consistent with this objective.

4.0 TECHNICAL COMMENTS

The technical comments have been submitted as part of the Development Permit DP02-0055 to be considered by Council concurrently with this Development Variance Permit application.

5.0 PLANNING COMMENTS

The Planning and Development Services Department has no concerns with the requested variance to reduce the number of parking stall to one stall per residential unit. The requested variance is consistent with proposed changes to the C7 – Central Business zone, which are also supported by the department.

All other items regarding the form and character of the proposed mixed-use development will be addressed in the report for DP02-0066 to be considered by Council concurrently with this Development Variance Permit application.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

KGB
Attach.

FACT SHEET

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|---|---|
| 1. APPLICATION NO.: | DVP02-0066 |
| 2. APPLICATION TYPE: | Development Variance Permit |
| 3. OWNER: | Allwins Development Ltd.,
Eurotai Automotive Corporation,
MacDonald Realty Investment Ltd.,
Victor International Holdings Ltd. |
| . ADDRESS | 3000 Royal Centre, PO Box 11130 |
| . CITY | 1055 West Georgia Street |
| . POSTAL CODE | Vancouver, BC
V6E 3R3 |
| 4. APPLICANT/CONTACT PERSON: | Ken Webster and Bill Scutt |
| . ADDRESS | 105 – 251 Lawrence Avenue |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 6L2 |
| . TELEPHONE/FAX NO.: | 763-6600 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | May 31, 2002 |
| Date Application Complete: | June 11, 2002 |
| Servicing Agreement Forwarded to Applicant: | |
| Servicing Agreement Concluded: | |
| Staff Report to APC: | July 4, 2002 |
| 6. LEGAL DESCRIPTION: | Lot B, D.L. 139, ODYD, Plan KAP
49982 except strata plan KAS1261
(Phase 1) |
| 7. SITE LOCATION: | Downtown Kelowna, on the west side
of Sunset Drive |
| 8. CIVIC ADDRESS: | 1160 Sunset Drive |
| 9. AREA OF SUBJECT PROPERTY: | 5623m", 1134m" of which to be
developed under this DP |
| 10. EXISTING ZONE CATEGORY: | C7 – Central Business Commercial |
| 11. TYPE OF DEVELOPMENT PERMIT AREA: | Urban Centre DP |
| 13. PURPOSE OF THE APPLICATION: | To reduce the number of parking
stalls to one stall per residential unit |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | |
| 15. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | |
| City Centre DP | Mandatory DP |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plans
- Elevations