
CITY OF KELOWNA
MEMORANDUM

Date: August 20, 2002
File No.: (3060-20) **DP02-0040**

To: City Manager

From: Planning & Development Services Department

Subject:

DEVELOPMENT PERMIT APPLICATION OWNER: GLENMORE STORE LTD.
NO. DP02-0040 (INC NO 556183)

AT: 1014 GLENMORE DRIVE APPLICANT: TURIK MCKENZIE
ARCHITECTS INC. /
CLIVE MCKENZIE

PURPOSE: TO SEEK PERMISSION TO BUILD A 1,010 M² COMMERCIAL
DEVELOPMENT CONSISTING OF A CONVENIENCE STORE,
COFFEE SHOP WITH DRIVE THROUGH PICKUP WINDOW,
CONVENIENCE STORE AND COMMERCIAL RENTAL UNITS,
AND A RESIDENTIAL DWELLING UNIT

EXISTING ZONE: C1 – LOCAL COMMERCIAL

PROPOSED ZONE: C3 – COMMUNITY COMMERCIAL

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 8883 be considered by the Municipal Council;

THAT Municipal Council authorize the issuance of Development Permit No. DP02-0040; for Lot 4, Sec. 29, Twp. 26, O.D.Y.D., Plan 7943, located on Glenmore Drive, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building 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. 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;
5. The applicant register road exchange to address closed lane adjacent to Glenmore Drive and highway reserve for future lane to Mountain Avenue.

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

There has been an application made to redevelop the subject property with a comprehensive building plan consisting of 2 buildings and substantial site landscaping. One of the buildings is proposed to be used as a coffee shop, while the other is proposed to replace existing Glenmore Store located on the subject property. This proposed building also has space for commercial rental units, and a dwelling unit on the second floor. Because the proposed coffee shop incorporates a drive-through pickup window, the applicant has made an associated application to rezone the subject property to the C3 – Community Commercial zone, a zone which permits “drive-in food services” as a permitted use. This application to rezone has had a successful public hearing and is currently at 3rd reading. As the outstanding Works and Utilities issues have been addressed, it is now appropriate for Council to consider this Development Permit application.

2.1 Advisory Planning Commission

The above noted application (DP02-0040) was reviewed by the Advisory Planning Commission at the meeting of June 4, 2002 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DVP02-0040, 1014 Glenmore Drive, Lot 4, Plan 7943, Sec 26, Twp 29, ODYD by Turik McKenzie Architects Inc (Clive McKenzie), to seek permission to build a new 972 m² commercial development consisting of a convenience store, a coffee shop with a drive-through pickup window, retail space and a residential unit, subject to increasing the amount of the landscape buffer proposed for the north side, and providing some means of discouraging the use of the lane as a short-cut between Mountain Avenue and Highland Drive.

3.0 BACKGROUND

3.1 The Proposal

The applicants have proposed the redevelopment of the subject property with a comprehensive proposal that includes a new convenience store to replace the existing Glenmore Store, a new coffee shop with a drive-through pick-up window, new commercial rental units, and a residential dwelling unit on the upper floor of the commercial building. As part of the site development, the applicant proposes a land exchange to close a portion of the lane connecting to Glenmore Road.

The site plan for the proposed development shows the main access to the site coming from Glenmore Drive in the form of a right-in, right-out driveway, and secondary access

from Mountain Avenue. The buildings are arranged on the site so that the new replacement for the existing Glenmore Store is located at the south side of the property, adjacent to Glenmore Drive. The new coffee shop building is located northwest corner of the property, with parking located to the east, between the new building and Glenmore Drive. The coffee shop also incorporates a drive through window on the north side of the building. The site plan shows a 1.5 m high split-face concrete block wall to provide for sound control. The site plan also indicates a substantial amount of landscaping along the Glenmore Drive frontage, and several landscaped islands in the parking area. The site plan also indicates a substantial amount of landscaping along the Mountain Ave. frontage to provide a buffer between the block wall and the adjacent residential neighbourhood.

The floor plans for the larger of the two buildings show that the ground floor is divided into three commercial areas. The east end of the building which is closest to Glenmore Drive, has been designed to provide a 213.25 m² space for a convenience store to replace the existing Glenmore Store. The CRU in the centre area of the building is designed to create a 98.7 m², while the area at the west end of the ground floor creates 198.53 m² space for a second CRU. Dividing the two CRU areas is a recessed entry which provides accesses to the second floor area. The second floor area has been designed to provide for 184.9 m² of office space above the convenience store at the east end of the building. The area above the CRU spaces at the west end of the building has been designed as a one bedroom residential suite (113.8 m²). The suite incorporates a study area in one of the dormers facing the parking lot, and a deck at the west end of the building facing the existing park.

The floor plan for the smaller coffee shop building has been designed to provide a basement area of 151.1 m², a main floor of 160.3 m², and a loft area of 41.8 m², which has open areas connecting with the main floor level. The main floor level also includes a 49.2 m² exterior patio seating area.

The buildings elevations have been designed to incorporate a substantial amount of building details reminiscent of Victorian architecture. The exteriors of the buildings are designed with a base of cultured stone, wall finishes of painted horizontal siding, and textured asphalt roofing. The sloped roof areas of both buildings incorporate a number of dormer elements to provide for floor space and natural light to the second floor areas. The gable ends of the roof and dormer area have been designed to be finished with wood shingles, and incorporate a substantial amount of wood bracket detailing, reminiscent of Victorian gingerbread residential architecture. The windows proposed for the building utilize mullion details to reinforce the Victorian period architecture. There are also column details that are incorporated into the exterior finish of the ground floor. The coffee shop building includes a covered patio area facing the parking lot to provide an outdoor sheltered seating area.

The site plan provided indicates a substantial amount of landscaping along the Mountain Ave. frontage, to provide buffering of the drive through window from the adjacent street. There has also been a split-face concrete block wall proposed to be installed along the north side of the drive aisle to the drive through window to control both sound and light generated by the drive through window traffic. This proposed wall is set back 2.0 m from the adjacent property line to provide space for landscaping as required by the Section 7.6.1 Minimum Landscape Buffers of the City of Kelowna Zoning Bylaw 8000.

In order to control the intensity of permitted C3 uses on the subject property, the applicants have registered a restrictive covenant on title to limit the maximum size of

individual office and general retail stores to a maximum gross floor area of 235 m², the same limit that exists in the C2 – Neighbourhood Commercial zone.

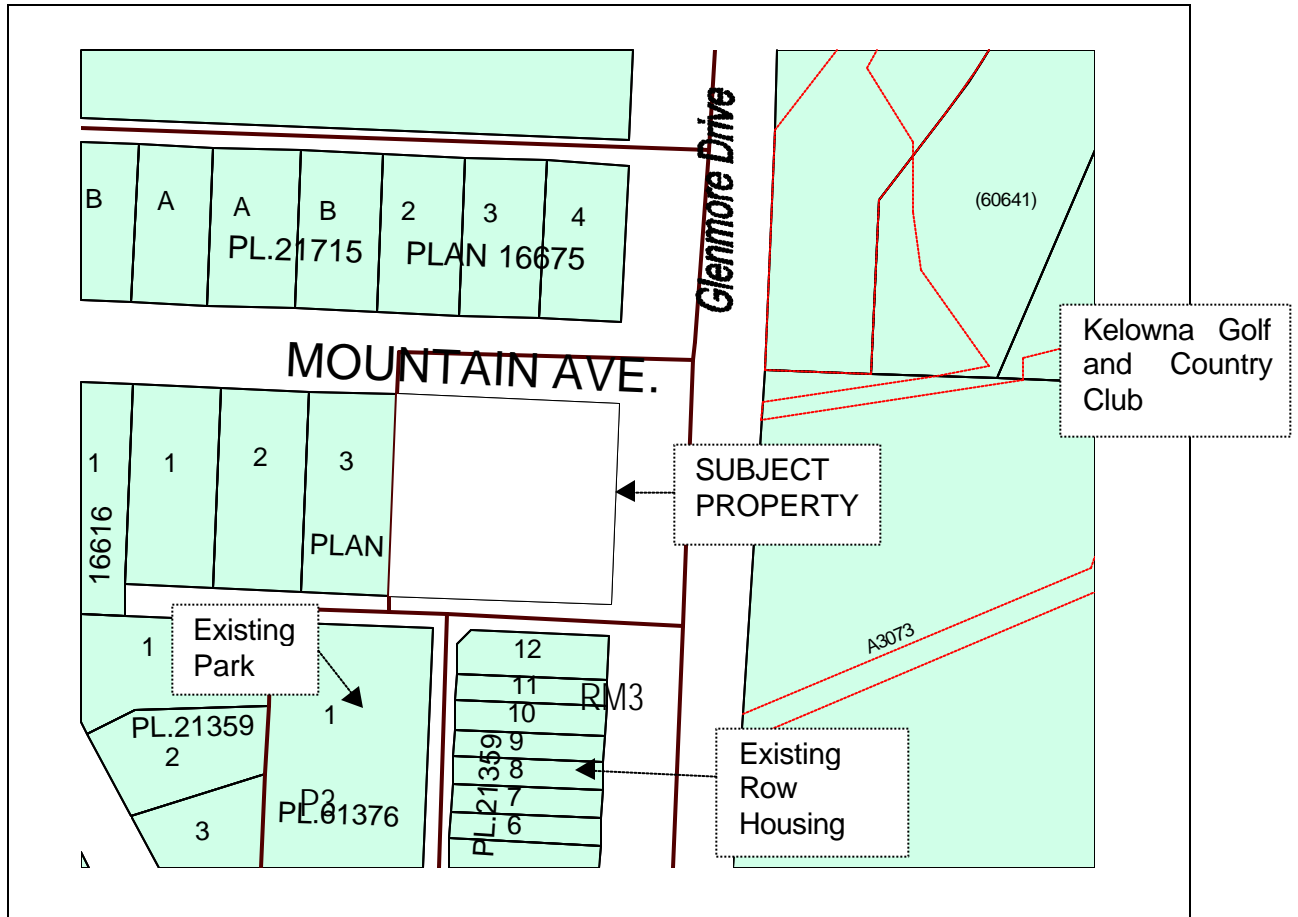
The proposal as compared to the C3 zone requirements is as follows:

| CRITERIA | PROPOSAL | C3 ZONE REQUIREMENTS |
|------------------------------------|--|---|
| Site Area (m ²) | 2,622m ² (2590m ² after lot line adj.) | 460 m ² |
| Site Width (m) | 48m | 13.0m |
| Site Coverage (%) | 25.5% | 50% |
| Total Floor Area (m ²) | 968.3 m ² | 2,590 m ² @ FAR = 1.0 max. |
| F.A.R. | 0.37 | 1.0 max. |
| Storeys (#) | 2 Storeys | 15 m or 4 Storeys max. |
| Setbacks (m) | | |
| - Front (Glenmore Dr.) | 4.5 m | 3.0 m |
| - Rear | 10.5m (from W. PL) (3.0m from future lane) | The minimum rear yard is 0.0 m, except it is 6.0 m where abutting a residential zone. |
| - North Side (Mountain Ave.) | 6.4m | The minimum side yard is 0.0 m, except it is 2.0 m from a flanking street |
| - South Side | 2.0m | The minimum side yard is 0.0 m, except it is 2.0 m from a flanking street or where the site abuts a residential zone other than an RU1, RU2, RU3, and RU4 zone. In these latter zones, the minimum side yard is the greater of 4.5 m or half the height of the building. |
| Parking Stalls (#) | 40 stalls provided (14 stalls small car) | 2 per dwelling unit = 2 stalls 1 stall per 4 seats 50 seats = 13 stalls 3.0 per 100 m ² GFA 554M ² = 17 stalls 13+17+2 = 32 stalls req'd x125% = 40 stalls permitted |

3.2 Site Context

The subject property is located at the south west corner of Mountain Avenue and Glenmore Drive. The site is generally level, and is currently occupied by the existing Glenmore Store, located at the north east corner of the lot. The site is located in a neighbourhood of older established single family housing development to the west, and the Kelowna Golf and Country Club to the east.

SUBJECT PROPERTY MAP



Adjacent zones and uses are, to the:

- North - RU1 – Large Lot Housing, single family residential uses/Mountain Ave.
- East - P3 – Parks and Open Space/Glenmore Dr., Kelowna Golf and Country Club
- South - RM3 – Low Density Multiple Housing, row house uses
- West - RU1 – Large Lot Housing, single family residential uses

3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

The proposed zone is consistent with the “Commercial” Future Land Use designation of the City of Kelowna Official Community Plan.

3.3.2 City of Kelowna Strategic Plan (1992)

The project is consistent with the Urban Form objectives of the Strategic Plan which encourages a “more compact urban form by increasing densities through infill and redevelopment within existing urban areas...”.

3.3.3 Glenmore / Clifton / Dilworth Sector Plan

The Glenmore/Clifton/Dilworth Sector Plan identifies the intersection of Mountain Avenue and Glenmore Drive as an existing Neighbourhood Village Centre. The proposed zone is consistent with the “Commercial” future land use designation of the Glenmore/Clifton/Dilworth Sector Plan.

The Glenmore/Clifton/Dilworth Sector Plan also includes the following statements relating to Neighbourhood Village Centres;

- Encourage all Neighbourhood Villages to be in keeping with the adjacent residential scale, form and character,
- Recognize existing traditional neighbourhood stores within the Glenmore neighbourhood,

3.3.4 Crime Prevention Through Environmental Design

The City of Kelowna Crime Prevention Through Environmental Design guidelines include the following suggestions for Commercial Developments;

Territorial Reinforcement

- property boundaries, where possible, should be marked with hedges, low fences or gates;
- private and semi-private areas should be easily distinguishable from public areas;
- lanes should be well-maintained with pavement treatment and landscaping, wherever possible;
- entrances onto lanes and use of the space in the lane (e.g. shopping entrances or outdoor cafes), increases public ownership and safety of the lane;
- blank walls should be avoided, but can be improved by the installation of windows, vertical landscaping (e.g. ivy), non-paint-able surfaces, or the use of mural art; which all discourage graffiti;
- all public and semi-private areas should be well-maintained to convey pride and ownership, which discourage negative activity;
- benches should be placed in public spaces and along paths or sidewalks to provide a resting place, particularly for seniors or those with disabilities; elevated seating positions allow for broad observation and give users a greater sense of control.

Natural Access Control

- public paths should be clearly marked;
- signs should direct patrons to parking and entrances;
- there should be no easy access to the roof;
- entrances to dwellings within a commercial building should be separate from the commercial entrance to enable distinction of residential visitors from those frequenting businesses;

- wall treatments, such as climbing plants or trellises, should not provide a means to climb the wall;

Management

- operating hours should coincide with those of other neighbouring businesses;
- pay phones should be call-out only and under surveillance at all times;
- interior space should be well-lit.

Drive-Through Businesses:

Drive-through businesses are potentially the perfect places for criminal activity. They are often used at odd hours, are hidden from view, and those using them will almost certainly be carrying cash. The rule of thumb in the design of a drive-through can be reduced to one word: visibility.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments as part of the associated Rezoning application and the following relevant comments have been submitted relating to the Development Permit application:

4.1 Works and Utilities Department

The Works & Utilities Department comments and requirements regarding this application are as follows:

- a) Our comments were addressed in the rezoning application file No. Z02-1021 and the requirements must be satisfied before subdivision approval.
- b) The on-site circulation appears acceptable.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The proposed site development under application represents a reasonable form of development of the subject property. The proposed form and character has been developed to express a rich residential character, and incorporates a substantial amount of details and textures to enrich the visual experience. The inclusion of a coffee shop as part of the site redevelopment provides a destination for casual social interaction and should appeal equally to both vehicular and pedestrian or cycle traffic. The redevelopment of the existing Glenmore Store into a new, larger facility, will provide a modern convenience retail store to serve the neighbourhood with those incidental grocery items, without the need to make an auto trip to purchase these items at a more distant location.

The applicant has worked with both City staff and concerned neighbours to ameliorate the concerns that became apparent as a result of the associated Public Hearing. The two major concerns expressed appeared to revolve around the issue of noise emanating from the drive through pick up window, and traffic through the site impacting the existing lane and adjacent neighbours.

The applicant has redesigned the site plan to relocate the coffee shop building 3.0 m south from the northern property line to provide a minimum landscape buffer as required

for the “Level 3” landscape requirements. As well, the applicant has revised the site plan to indicate a solid split-faced concrete block wall along the drive-through aisle to control the spread of both sound and lights that may emanate from the vehicles or the order board at the drive-through window. The sidewalk has also been relocated next to the curb which provides additional boulevard landscaping between the concrete block fence and the street.

The issue of the traffic circulation down the lane has been addressed by the provision of a hammer-head style turn-around adjacent to the subject property, and the closing of the portion of the lane that runs along the south side of the subject property and connects to Glenmore Road. At this time, it is anticipated that the future extension of the lane through to Mountain Ave. will be addressed by way of a road reservation to protect the access route for a future connection as may be required. In the meantime, this route will be utilized as a driveway for the proposed development, and provide an emergency access route to the lane. Staff commits to Council that the future utilization of the road reserve to connect the lane between Highland Drive North and Mountain avenue will not take place without consultation with the local residents.

In light of the above, the Planning and Development Services Department supports this application, and recommends for positive consideration by City Council.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

PMc/pmc
Attach.

FACT SHEET

1. **APPLICATION NO.:** DP02-0040
2. **APPLICATION TYPE:** Development Permit
3. **OWNER:** Glenmore Store Ltd. (Inc No 556183)
 - . **ADDRESS** 1130 Richter St.
 - . **CITY** Kelowna, BC
 - . **POSTAL CODE** V1Y 2K7
4. **APPLICANT/CONTACT PERSON:** Turik McKenzie Architects Inc. /
 - . **ADDRESS** Clive McKenzie
 - . **CITY** 2263 Leckie Rd.
 - . **POSTAL CODE** Kelowna, BC
 - . **TELEPHONE/FAX NO.:** V1X 6Y5
762-4407/762-7033
5. **APPLICATION PROGRESS:**
 - Date of Application:** May 3, 2002
 - Date Application Complete:** May 8, 2002
 - Servicing Agreement Forwarded to Applicant:** N/A
 - Servicing Agreement Concluded:** N/A
 - Staff Report to Council:** August 20, 2002
6. **LEGAL DESCRIPTION:** Lot 4, Sec. 29, Twp. 26, O.D.Y.D., Plan 7943
7. **SITE LOCATION:** Southwest Corner of Glenmore Drive, and Mountain Avenue.
8. **CIVIC ADDRESS:** 1014 Glenmore Drive
9. **AREA OF SUBJECT PROPERTY:** 2,622 m²
10. **AREA OF PROPOSED REZONING:** 2,622 m²
11. **EXISTING ZONE CATEGORY:** C1 – Local Commercial
12. **PROPOSED ZONE:** C3 – Community Commercial
13. **PURPOSE OF THE APPLICATION:** To Seek Permission To Build A 1,010 M² Commercial Development Consisting Of a Convenience Store, Coffee Shop With Drive Through Pickup Window, Convenience Store and Commercial Rental Units, and a Residential Dwelling Unit
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** N/A
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY

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| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |
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Attachments

Subject Property Map
Schedule A, B & C (4 pages)
9 pages of site elevations / diagrams