
CITY OF KELOWNA

MEMORANDUM

Date: November 13, 2002
File No.: Z02-1043

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. Z02-1043 OWNER: 569726 B.C. Ltd.

1358 St. Paul Street, Kelowna, BC APPLICANT: Neumann, Hans

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM I2 – GENERAL
INDUSTRIAL TO C7 – CENTRAL BUSINESS COMMERCIAL

EXISTING ZONE: I2– GENERAL INDUSTRIAL

PROPOSED ZONE: C7– CENTRAL BUSINESS COMMERCIAL

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of that part Lot 2, District Lot 139, ODYD, Plan KAP68461, located on St. Paul Street, Kelowna, B.C., from the I2 – General Industrial zone to a C7 – Central Business Commercial zone;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zoning bylaw be considered in conjunction with Council's consideration of Development Permit 02-0090 and Development Variance Permit DVP02-0100.

2.0 SUMMARY

The applicant is seeking to rezone the subject property at 1358 St. Paul Street from the existing I2 – General Industrial zone to a C7 – Central Business Commercial zone. The applicant is also seeking a development permit to construct a 3-storey 1850m² office building on the subject property (DP02-0090/DVP02-0100).

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking a development permit to construct a 3-storey 20,000 sq.ft. office building at 1358 St. Paul Street. Furthermore the applicant is seeking to rezone the subject property from the existing I2 – General Industrial zone to a C7 – Central Business Commercial zone. The subject property is located on St. Paul Street between Doyle and Cawston Avenues. The proposed development would occupy the front of the subject property with all the parking to be located at the rear of the building and accessed via a laneway located at the rear of the property. The proposal also shows pedestrian access from St. Paul Street to the parking area through a walkway on the north side of the building.

The application meets the requirements of the C7 –Community Commercial zone as follows:

CRITERIA	PROPOSAL	C7 ZONE REQUIREMENTS
Site Area	1484m ²	200m ² (min)
Building Area	639m ²	N/A
Lot Width	33.37	6.0m (min)
Lot Depth	44.59	30.0m (min)
Site Coverage	100%	N/A
Total Floor Area	1851m ²	7555m ²
F.A.R.	1.24	5.0(max)
Height	12.2m (3 Storeys)	22.0m (6 Storeys)
Setbacks		
- Front	0.0m	0.0m
- Rear	18.9m	0.0m
- Side(n)	1.37m	0.0m
- Side (s)	0.0m	0.0m
Parking Stalls (#)	27 ❶	25
-6m Stalls	7	15
-5m Stalls	20	10
Bicycle Parking Class1	4	4
Bicycle Parking Class2	12	12

❶ The applicant has applied to vary the maximum number of small car parking spaces from 40% permitted to 74% requested (DVP02-0100).

3.2 Site Context

The subject property is located on St. Paul Street midway between Cawston and Doyle Avenues in the Central City Sector. Much of the surrounding area is zoned for commercial/industrial uses.

Adjacent zoning and existing land uses are to the:

North - I2 – General Industrial
 East - C7 – Central Business Commercial
 South - I2 – General Industrial
 West - C7 – Central Business Commercial

Site Map

Subject Property: 1358 St. Paul Street



3.3 Existing Development Potential

The property is zoned I2 – General Industrial, a zone intended to provide for general industrial uses. Commercial office space is not a permitted use in the I2 zone.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The OCP designates the future land use of the subject property as “Commercial”, and the proposed development is consistent with this designation.

3.4.2 Kelowna Centre Plan

As an objective the Kelowna Centre Plan recommends reinforcing the downtown core thereby creating a magnet for activity and development in order to counteract the inertia for commercial development along Highway No.97. The plan acknowledges that while continued commercial development along Highway No. 97 appears to be inevitable, it is critical to reinforce the downtown core by developing uses that complement and support

existing uses in the downtown area. Such uses could include offices, which increase employment in the downtown area.

4.0 TECHNICAL COMMENTS

The application has been circulated to various City Departments and technical agencies and the following comments were submitted for inclusion:

4.1 Telus

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

4.2 Shaw Cable

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

4.3 Inspection Services Department

The number of washrooms is insufficient.

4.4 Fire Department

- Engineered fire flows will be required.
- Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law.

4.5 Works and Utilities Department

Works and Utilities do not have any requirements of the proposed rezoning. All the requirements for off site upgrading and site services were outlined in the subdivision report dated January 19, 2000 under File S99-109. The requirements stated in that report are still applicable.

The owners of the property have entered into a servicing agreement with the City of Kelowna. A cash contribution for the lane improvements has been made and a performance bond for the required frontage improvements is in place.

5.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

The Planning and Development Services Department has no concerns with the proposed rezoning. The proposal is consistent with the Official Community Plan future land use designation of commercial and would represent an improvement over the current use of the site.

Andrew Bruce
Current Planning Manager

Approved for inclusion ☐

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

RWS
Attach.

FACT SHEET

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| 1. | APPLICATION NO.: | Z02-1043 |
| 2. | APPLICATION TYPE: | REZONING |
| 3. | OWNER: | 564913 B.C. Ltd. |
| | · ADDRESS | P.O. Box 68 Station A |
| | · CITY | Kelowna, BC |
| | · POSTAL CODE | P.O. Box 68 Station A |
| 4. | APPLICANT/CONTACT PERSON: | Neumann, Hans |
| | · ADDRESS | 1520 Highland Drive North |
| | · CITY | Kelowna, BC |
| | · POSTAL CODE | V1Y 4K5 |
| | · TELEPHONE/FAX NO.: | 868-0878 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | September 24, 2002 |
| | Date Application Complete: | September 24, 2002 |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to APC: | |
| 6. | LEGAL DESCRIPTION: | Lot 2, District Lot 139, Plan KAP68461, ODYD |
| 7. | SITE LOCATION: | St. Paul Street between Doyle and Cawston Avenues |
| 8. | CIVIC ADDRESS: | 1358 St. Paul Street, Kelowna, BC |
| 9. | AREA OF SUBJECT PROPERTY: | 1484m" |
| 10. | EXISTING ZONE CATEGORY: | I2 – General Industrial |
| 11. | TYPE OF DEVELOPMENT PERMIT AREA: | Commercial DP |
| 13. | PURPOSE OF THE APPLICATION: | Obtain Development Permit for construction of 3 storey 20,000 sq.ft. Office Building |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | Commercial DP |
| | Urban Town Centre Area | Mandatory DP |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Elevations
- Floor Plan
- Landscape Plan
- Colour Samples