

March 19, 2003
File No. (3360-20) **TA03-0003**

City Manager

Planning & Development Services Department

APPLICATION NO. TA03-0003

OWNER: AL STOBER
CONSTRUCTION

AT: HARVEY AVENUE
DICKSON AVENUE

APPLICANT: AL STOBER
CONSTRUCTION /
MARK STOBER

PURPOSE: TO AMEND THE CD 14 – COMPREHENSIVE HIGH TECH
BUSINESS CAMPUS ZONE TO PERMIT THE CONSTRUCTION
OF A 6 STOREY, 7,257 M² BUILDING FOR PHASE II OF THE
PROPOSED HIGH TECH BUSINESS CAMPUS

EXISTING ZONE: CD 14 – COMPREHENSIVE HIGH TECH BUSINESS CAMP US

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Zoning Bylaw Text Amendment No. TA03-0003 to amend City of Kelowna Zoning Bylaw No. 8000 by replacing existing CD14 Map A and CD14 Map B with revised CD14 Map A (site plan) and CD14 Map B (building elevations) as outlined in the report of the Planning & Development Services Department dated March 19, 2003 be considered by Council;

AND THAT the text amendment be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The applicant wishes to amend the CD14 – Comprehensive High Tech Business Campus zone in order to permit the construction of a 6 storey, 7,257 m² building for the second phase of construction. The current CD 14 zone only identifies a 4 storey, 4,355 m² building as the second phase of construction.

The proposed form and character of the phase II building will remain the same as the recently completed phase I building.

2.1 Advisory Planning Commission (Z02-1049)

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of April 11, 2000 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z00-1020 by Water Street Architecture (Doug Lane), 1621 Harvey Avenue.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located north of Dickson Avenue and south of Harvey Avenue (Highway 97), adjacent to the north end of Dayton Street. The applicant had rezoned the subject property to the CD14 – Comprehensive High Tech Business Campus zone in order to develop the property to accommodate “high tech” and “knowledge based” businesses in 2000. That original development proposal anticipated construction of two buildings in two phases, with Phase I being designed as a 6 storey, 6,582 m² building, and Phase 2 designed as a 4 storey, 4,388 m² building. The phase I building has been recently been completed.

Rezoning application (Z02-1049) has been made to apply the CD14 – Comprehensive High Tech Business Campus zone to the adjacent properties to the west (Lot A, Plan 20443 and Lot D, Plan 20443). That application to rezone the above noted properties and the associated text amendment to the revised CD14 zone will be forwarded to Council in the future when there has been an opportunity for the applicant’s consultants to complete the review of the Traffic Impact Study work that had been performed in conjunction with the original application. It is anticipated that the amended report will identify traffic infrastructure requirements as required by the application for the rezoning of the adjacent properties to add them to the CD14 zone and to permit the development of the future third phase of construction.

As an interim step, the applicants wish to amend the existing CD14 zone to permit the construction of the phase 2 building as a 6 storey, 7,257 m² building. The traffic consultant has reviewed the implications of the addition of 2 storeys to the proposed phase II building height to the 4 storey and the increase in floor area from 4,355 m² as originally proposed to the revised 7,247 m² area. This review has determined that there will be a minimal increase to the anticipated traffic volumes for this revised phase II building above what was anticipated for the original 4 storey proposal.

At this time it is the applicant’s wish to amend the CD14 zone as it applies to the subject property in order to increase the size of the phase II building to permit the construction of a six storey, 7,247 m² building. It is anticipated that the associated Rezoning application (Z02-1049) to apply the revised CD14 zone to Lot A, Plan 20443 and Lot D, Plan 20443 will proceed to Council once the Traffic Impact Study work has been completed and the associated off-site road infrastructure improvements identified. The most notable component of this neighbourhood road work is anticipated to be the extension of Dickson Road to provide a connection of Kirschner Road through to Burtch Road. The timing of these off-site road improvements will be identified in the Traffic Study.

Proposed Phase I and Phase II development as proposed compared to the CD14 – zone is as follows;

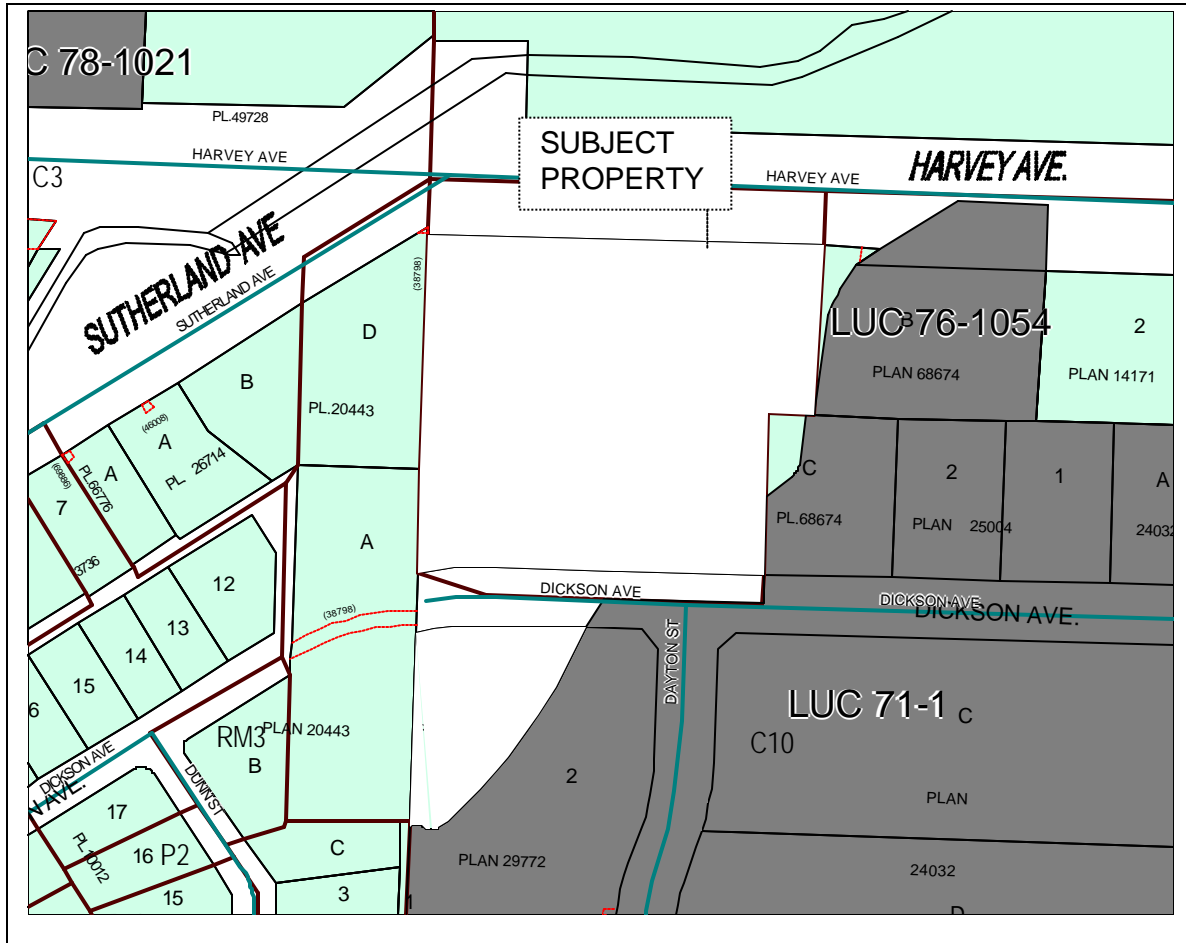
CRITERIA	PROPOSAL	CD14 ZONE REQUIREMENTS
Site Area (m ²) (after subdivision, and road dedications)	16,833 m ²	18,800 m ²
Site Width (m)	130 m	N/A
Site Depth (m)	115 m	N/A
Site Coverage (%)	35% (Ph 1 & 2)	50%
Total Floor Area (m ²) Phase One	7,651 m ² (excluding u/g parking)	Maximum 16,833 m ² @ FAR = 1.0
Phase Two	7,257 m ² (excluding u/g parking)	
Total Floor area	14,908 m ²	
F.A.R.	.88 (excluding u/g parking)	1.0 max.
Storeys (#)	22 m & 6 storeys	22 m
Setbacks (m)		
- Front (Dickson Ave) Ph 1	6 m	4.5 m
- Front (Highway 97) Ph 2	7.5 m *	DVP00-10,023 authorized a 4.5 m setback from Provincial Hwy
- East Side	6 m	0 m
- West Side	9 m	0 m
Landscaping (m)		
- Front	6 metres	Level 2: 3 metres
- Rear	4 metres	Level 3: 3 meters or opaque barrier
- East Side	6 metres	0
- West Side	6 metres	0
Parking Stalls (#) (Phase 1 & Phase 2)	157 open 129 underground = 286	2.5 stalls per 100m ² (GFA) 275 required
Loading Stalls (#)	3	3 loading spaces
Landscaped Parking	1900 m ² (approx.)	2.0 m ² landscaping / per required surface parking space = 272 m ²
Bicycle Stalls (#) **	32	Class I : 16 Class II: 16

Notes:

* The applicant has made application for a Development Variance Permit (DVP00-10,023) to reduce the required building setback from a Provincial Highway from the 15 m required to the 7.5 m setback proposed.

** The application has provided the required number of bicycle stalls. However, a minimum of sixteen will need to be accommodated on the site in a location that is readily accessible for visitors.

SUBJECT PROPERTY MAP



3.2 Site Context

The property is situated on the south side of Highway 97. The site, and the broader area, are largely zoned for commercial land uses. Commercial uses to the south include a variety of office, warehouse, retail, and automotive services. Adjacent zones and uses are, to the:

- North - P1- Major Institutional - Highway 97 and Parkinson Recreation Centre
- East - C10 – Service Commercial – Land Use Contract - Car sales
- South - C10 – Service Commercial – Office, commercial, retail
- West - C10 – Service Commercial – Car sales and vacant lot

3.3 Existing Development Potential

The existing the CD14 – Comprehensive High Tech Business Campus zone permits; accounting services, amusement arcades - major and minor, amusement arcades – minor, apartment housing, apartment hotels, broadcasting studios, business support services, care centres – intermediate and major, commercial school, custom indoor manufacturing, eating and drinking establishments - minor, financial services, government services, health services, home based business – minor, offices, participant recreation – indoor, personal service establishments, private clubs, religious assemblies, retail stores - convenience, utility services - minor impact, and wine/beer stores as principal permitted uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The proposed rezoning is consistent with the Official Community Plan Future Commercial Land Use designation of the subject property.

3.4.2 City of Kelowna Strategic Plan (1992)

The Strategic Plan encourages the development of a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban area. The Strategic Plan did not develop objectives or strategies for employment generation.

4.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department does not have concerns with this application for a text amendment to the CD14 – Comprehensive High Tech Business Campus zone to revise the size of the Phase II building to 6 storeys and @! M². There will be an opportunity in the future to review the form and character of the Phase II development as part of the Development Permit application process.

This current application for the text amendment to the CD14 – Comprehensive High Tech Business Campus zone is an interim step to allow the applicant to commence construction of the Phase II building, while the applicant's consultant reviews the Traffic Impact Study as it relates to the proposed phase III development and the final build-out of the site.

The APC recommendations included in this report relate to the total build-out of the site with the proposed three buildings. During the review process, it had become apparent that the review of the Traffic Impact Study was going to be a time consuming process, as there were numerous off-site infrastructure implications that had to be addressed. In the interest of moving ahead with the Phase II building in a larger size than what had originally been proposed in the CD 14 zone, the applicant has had their traffic consultant review the traffic figures, and it was determined that the increase in size of the Phase II building will not have a major impact on the Traffic Impact Study that was originally produced for the Phase I & II buildings contemplated with the original CD14 zone. It is on this basis that this application for the text amendment to the CD 14 zone is being supported by the Planning and Development Services Department.

In light of the above, the Planning and Development Services Department supports this application, and recommends for positive consideration by 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.:** Z00-1002
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Al Stober Construction
· **ADDRESS** 900-1708 Dolphin Ave
· **CITY/POSTAL CODE** Kelowna, BC, V1Y 1J6
4. **APPLICANT/CONTACT PERSON:** Al Stober Construction
· **ADDRESS** 900-1708 Dolphin Ave
· **CITY/POSTAL CODE** Kelowna, BC, V1Y 1J6
· **TELEPHONE/FAX NO.:** 763-2305/763-4244
5. **APPLICATION PROGRESS:**
Date of Application: February 19, 2003
Date Application Complete: February 19, 2003
Servicing Agreement Forwarded to Applicant: N/A
Servicing Agreement Concluded: N/A
Staff Report to Council: March 19, 2003
6. **LEGAL DESCRIPTION:** Lot A, D.L. 129, O.D.Y.D., Plan KAP68674
7. **SITE LOCATION:** Between Harvey and Dickson Avenues, adjacent to the north end of Dayton Street
8. **CIVIC ADDRESS:** 1620 / 1632 Dickson Avenue
9. **AREA OF SUBJECT PROPERTY:** 16,833 m²
(18,917 m² before dedications)
10. **AREA OF PROPOSED REZONING:** 14,200 m²
11. **EXISTING ZONE:** CD14 – Comprehensive High Tech Business Campus
12. **PURPOSE OF THE APPLICATION:** To Amend The CD 14 – Comprehensive High Tech Business Campus Zone To Permit The Construction Of A 6 Storey, 7,257 M² Building For Phase II Of The Proposed High Tech Business Campus
13. **MIN. OF TRANS./HIGHWAYS FILES NO.:** PENDING
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY
14. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** N/A

Attachments not included in electronic copy

Subject Property Map

Existing CD14 Map A (Site Plan)

Existing CD14 Map B (Building Elevations)

Replacement CD14 Map A (Site Plan)

Replacement CD14 Map B (Building Elevations)