
CITY OF KELOWNA
MEMORANDUM

Date: June 14, 2005

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. DP05-0091

OWNER: The Woodfield Development Corporation

AT: 1329 Ellis Street

APPLICANT: Patrick McCusker
New Town Planning Inc.

PURPOSE: TO ALLOW DESIGN AMENDMENTS TO THE ORIGINAL DEVELOPMENT PERMIT APPROVED BY COUNCIL (DP04-0121)

EXISTING ZONE: C7 – CENTRAL BUSINESS COMMERCIAL

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP05-0091 for Parcel X (KW161266), District Lot 139, ODYD Plan KAP56315, located on Ellis Street, 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";

AND FURTHER 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 BACKGROUND

The applicant received Council approval for a development permit to construct an 11 storey mixed-use commercial/residential building on the east side of Ellis Street just south of Cawston Avenue. The building as approved would house 46 residential units and 74.3m² of commercial retail space.

3.0 SUMMARY OF PROPOSAL

The applicant was originally proposing an 11 storey development with 1 storey of underground parking. Since Council approved the development permit, the applicant has identified that it is not feasible to place the lower level of the parkade below grade due to water table constraints. The applicant has revised the proposal to add an extra storey of parking above grade. This changes the base of the building by raising the pediment and remainder of the building by one-storey.

The applicant is not proposing any changes to the number of units which will remain at 46 and the majority of the building will remain unchanged. The extra storey of parking will however change the appearance of the first two storeys of the structure. The applicant will add an extra commercial units on the Ellis Street frontage at grade. The parking on the storey above will be screened using spandrel glass.

The proposed landscaping on the deck area above the second floor will remain as proposed in the original development permit.

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

CRITERIA	PROPOSAL	C7 ZONE REQUIREMENTS
Lot Area (m ²)	1356.97m ²	200m ²
Lot Width (m)	30.48m	6.0m
Lot Depth (m)	44.52m	30.0m
Residential Floor Area (Gross)	6327m ²	N/A
Commercial Floor Area (Gross)	157.8m ²	N/A
Commercial Parking	2 stalls	2 stalls
Residential Parking	48 stalls	46 stalls
Building Height (#)	43.1m	44m
Private Open Space	757.5m ²	690m ² (15m ² per unit)
Bicycle Parking (not shown on site plan)	42 stalls	23 stalls
Setbacks (m)		
- Front	0.0m	0.0m
- Rear	0.0m	0.0m
- Side (e)	0.0m	0.0m
- Side (w)	0.0m	0.0m
Compliance with C7-Diagram B	Yes	Required

4.2 Site Context

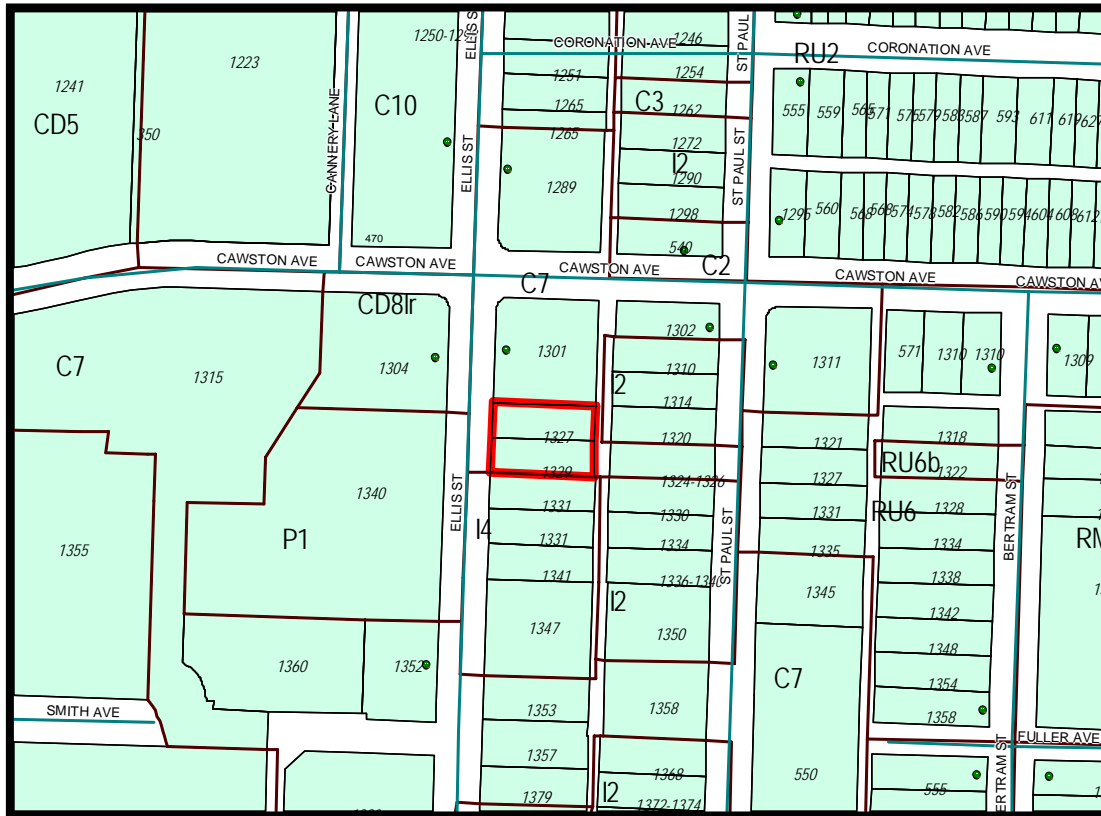
The subject properties are located on the east side of Ellis Street south of Cawston Avenue.

Adjacent zones and uses are:

- North - C7 – Central Business Commercial – Vacant/Parking Lot
- East - I2 – General Industrial – Whightman Mechanical Services
- South - I4 – Central Industrial – Automobile Repair Shop
- West - P1 – Major Institutional – Interior Health

4.3 Site Location Map

Subject Properties: 1329 Ellis Street



5.0 TECHNICAL COMMENTS

5.1 Inspection Services Department

No concerns.

5.6 Works and Utilities

No concerns.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns at this time with the proposed amendments to DP04-0121. The overall height of the building is within the limits of the C7 – Central Business Commercial zone. Staff feel that the additional commercial area on the Ellis Street frontage will add to the street appeal of the development at the pedestrian level and that the additional storey of parking will allow for expanded commercial floor area at grade. Staff are requiring that all the windows at grade be transparent with no “mirrored” glass permitted.

Staff have also recommended that the applicant relocate the handicap parking stall located on the second storey of the parkade from stall #20 to stall #29 in order to locate the stall in an area which is more convenient.

Andrew Bruce
Manager of Development Services

Approved for inclusion ☐

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

RM/AB/rs
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

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