
CITY OF KELOWNA

MEMORANDUM

Date: October 26, 2005

To: City Manager

From: Planning & Corporate Services Department

Subject:

APPLICATION NO. DP05-0185 **OWNER:** 0726550 BC Ltd.

AT: 510 Bernard Avenue **APPLICANT:** Worman Homes

PURPOSE: FAÇADE IMPROVEMENT TO AN EXISTING COMMERCIAL BUILDING

EXISTING ZONE: C7 – CENTRAL BUSINESS COMMERCIAL

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP05-0185 for Lot A, District Lot 139, ODYD Plan 22310, located on Bernard Avenue, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the façade renovation 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";

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.

AND THAT the applicant be required to enter into a license of occupation agreement with the City of Kelowna to formally recognize the proposed encroachments;

AND FURTHER THAT the applicant be required to name the City of Kelowna in their insurance policy and indemnify the City of Kelowna from and liability resulting from the encroachment of the building;

2.0 BACKGROUND

The building located on the subject property was formerly home to the Royal Bank.

3.0 SUMMARY

The applicant is proposing façade upgrades to the building located at 510 Bernard Avenue. The proposal would see the existing façade covered with a brick veneer common to many other buildings downtown. The applicant is also seeking to make changes to the shape of the existing windows and is proposing to add doors to the Ellis frontage of the building. A portion of the façade of the existing building encroaches onto the City's right of way. The addition of the brick façade will likely increase the encroachment by several inches. The new façade will encroach 2" on the western elevation and 6" to 8" on the southern elevation.

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

CRITERIA	PROPOSAL	C7 ZONE REQUIREMENTS
Site Area (m ²)	926m ²	200m"
Lot Width	22.86	6.0m
Lot Depth	30.0m	30.0m
Site Coverage (%)	100%	N/A
Setbacks (m)		
- Front	0.0	0.0m
- Rear	0.0	0.0m
- Sides	0.0	0.0m
Landscape Buffers	N/A	N/A
Bicycle Parking	N/A	N/A (Grandfathered)
Parking Stalls (#)	7 ^①	24

Notes:

① Seven Parking stalls currently exist on site. No addition parking requirements are triggered as a result of this development permit. No additional floor area is proposed.

3.2 Site Context

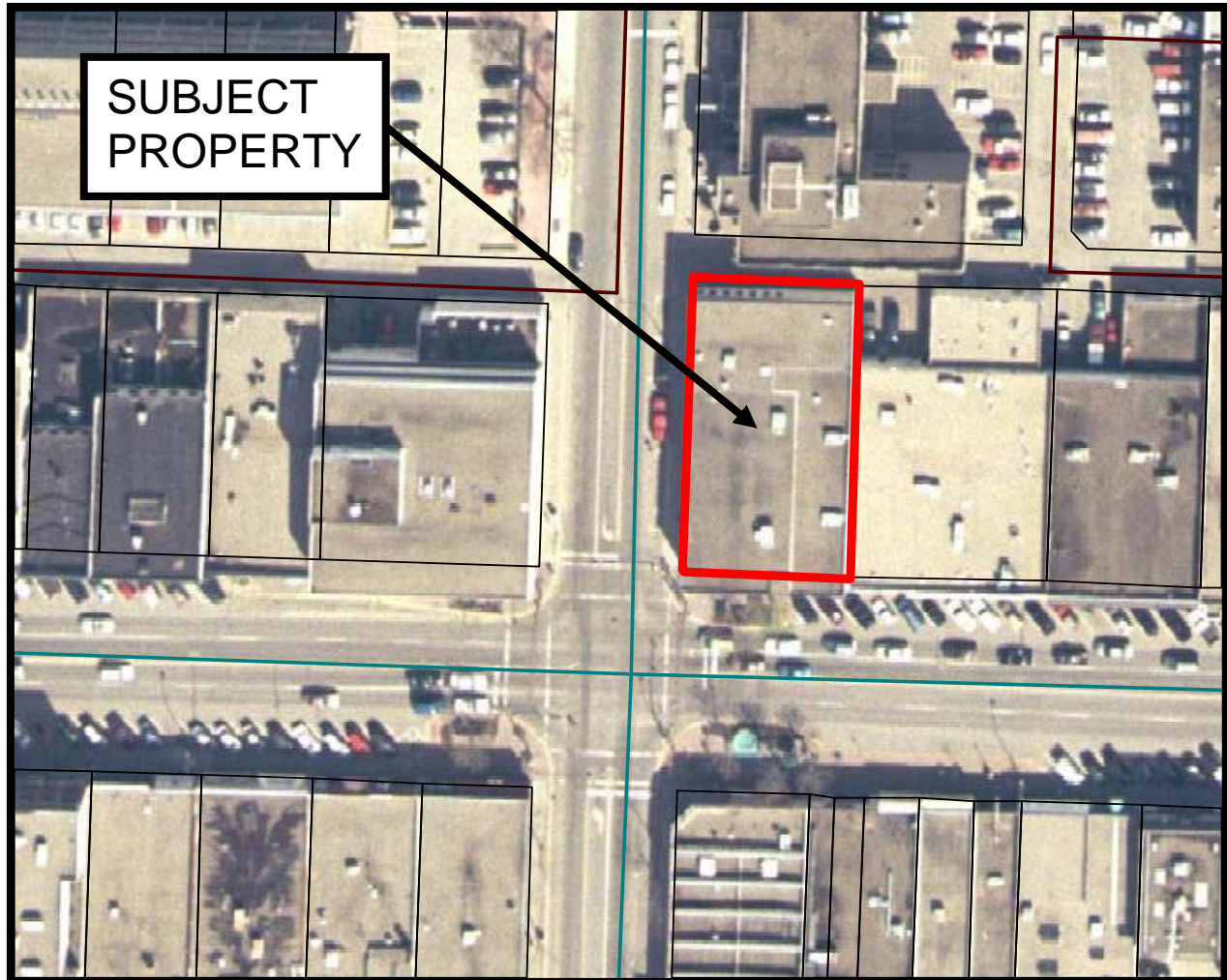
The proposed development is located in downtown, at the north east corner of Bernard Avenue at Ellis Street.

Adjacent zoning and existing land uses are to the:

North - C7 – Central Business Commercial
 East - C7 – Central Business Commercial
 South - C7 – Central Business Commercial
 West - C7 – Central Business Commercial

3.3 Site Map

Subject Property: 510 Bernard Avenue



3.4 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.

3.5 Current Development Policy

3.5.1 Kelowna Official Community Plan

The proposed façade renovation is generally consistent with the design guidelines contained in Chapter 6 of Kelowna's OCP. The Official Community Plan also recommends that: "All Development should provide visual interest and human scale. All development should be an appropriate response to its physical context. Buildings, structures and additions should be designed and sited in a manner compatible with adjacent buildings and open areas".

3.5.2 Kelowna Downtown Plan

The subject property is located on Bernard Avenue that is designated as Kelowna's "Main Street". The plan recommends that building facades convey the image of a high quality urban environment and contribute the pedestrian atmosphere of the street. Furthermore, the plan recommends that facades be visually interesting. The proposed façade improvements meet these general recommendations.

4.0 TECHNICAL COMMENTS

4.1 Works and Utilities

The Works & utilities Department comments and requirements pertaining to this application are as follows:

- a) The Development Permit application to do facade improvements and to remodel the building exterior does not compromise Works and Utilities servicing requirements.
- b) A survey will be required to determine if there is an encroachment onto City Lands. If there is an encroachment, an agreement with the City will be required.
- c) Garbage and recycle containers are not to be located in the City lane north of this development. The applicant will be required to designate an area on his property for his garbage and recycle containers to help alleviate this problem.

4.2 Inspection Services

No concerns with the proposed façade renovation. The applicant must have an approved building permit prior to the commencement of the façade renovation.

5.0 PLANNING AND CORPORATE SERVICES COMMENTS

The Planning and Corporate Service Department supports this development permit application. The proposed façade upgrade is consistent with relevant design criteria and will contribute to the revitalization of the streetscape in the downtown core. Staff have concerns about the proposed encroachment of the building onto City right of way; however, the general consensus is that the benefit of this type of renovation in the downtown core outweighs the potential impacts of this minor encroachment. In order to remain consistent in the future with regard to this type of situation, staff are in the process of drafting an encroachment policy which will apply to commercial buildings in the downtown urban centre for consideration by Council.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

RWS
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Elevation
- Letter of Indemnification
- Proof of Insurance Coverage