
CITY OF KELOWNA

MEMORANDUM

DATE: FEBRUARY 9, 2007
TO: CITY MANAGER
FROM: PLANNING AND DEVELOPMENT SERVICES
APPLICATION NO. DP06-0234 **OWNER:** CITY OF KELOWNA
AT: 1436 ST. PAUL STREET **APPLICANT:** MEIKLEJOHN ARCHITECTS
PURPOSE: TO CONSTRUCT A FOUR STOREY MIXED-USE DEVELOPMENT
ON THE SUBJECT PROPERTY
EXISTING ZONE: C4 – URBAN CENTRE COMMERCIAL
REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP06-0234 for Lots 16 and 17 District Lot 139, ODYD Plan 800, located on St. Paul 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";
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 be required to register a Housing Agreement on Title which reflects the proposed use of the building. The agreement must acknowledge that if the use should change in the future, the owners would have to meet the required parking for the new use.

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.

1.0 SUMMARY

The applicants are proposing to construct a four storey mixed use development which will accommodate 30 units of apartment housing, 138m² of retail commercial space and 195m² of office use area.

2.0 BACKGROUND

The subject properties are owned by the City of Kelowna and are currently in use as a parking lot.

3.0 PROPOSAL

The proposed building is modern in style and will complement other new construction in the downtown including the Cannery Lofts and Rotary Centre for the arts. The exterior of the building will be finished with colors and materials which also complement the Okanagan's landscape. The applicant is proposing cedar stained wood columns, light tweed colored brick and natural toned stucco accents. The front of the building will also be lit at the pedestrian level by cylindrical wall sconces placed on the exposed concrete pillars. These will cast light both up and down the building's façade. Entrance lighting will also be used under the soffit.

The parking / loading for the proposed development will be located at the rear of the building with access from the laneway. The applicant has proposed 13 stalls in order to meet the Zoning Bylaw requirement for the intended use. Also, at the rear of the building, the applicant is proposing a courtyard area which is to be enclosed with a 2.4 m concrete/glass wall.

The application compares to the requirements of the C4-Urban Centre Commercial zone as follows:

CRITERIA	PROPOSAL	C4 ZONE REQUIREMENTS
Lot Area (m ²)	1242m ²	460m ²
Lot Width (m)	27.44m	13.0m
Lot Depth (m)	45.32m	30.0m
Storeys (#)	4	4
Building Site Coverage	45%	75%
Floor Area Ratio	0.81	1.3
Net Floor Area	1011.2m ²	1618.3m ²
Setbacks		
Front Yard	0.0m	0.0m
Side Yard (e)	0.0m	0.0m
Side Yard (w)	0.0m	0.0m
Rear Yard	17.2m	0.0m
Parking Spaces	13	13 (As per Housing Agreement)
Loading Spaces	1	1
Bicycle Parking Spaces	As per bylaw	As per Bylaw
Private Open Space	303m ²	180m ²
Drive Aisle Width	7m	7m

4.0 SITE CONTEXT

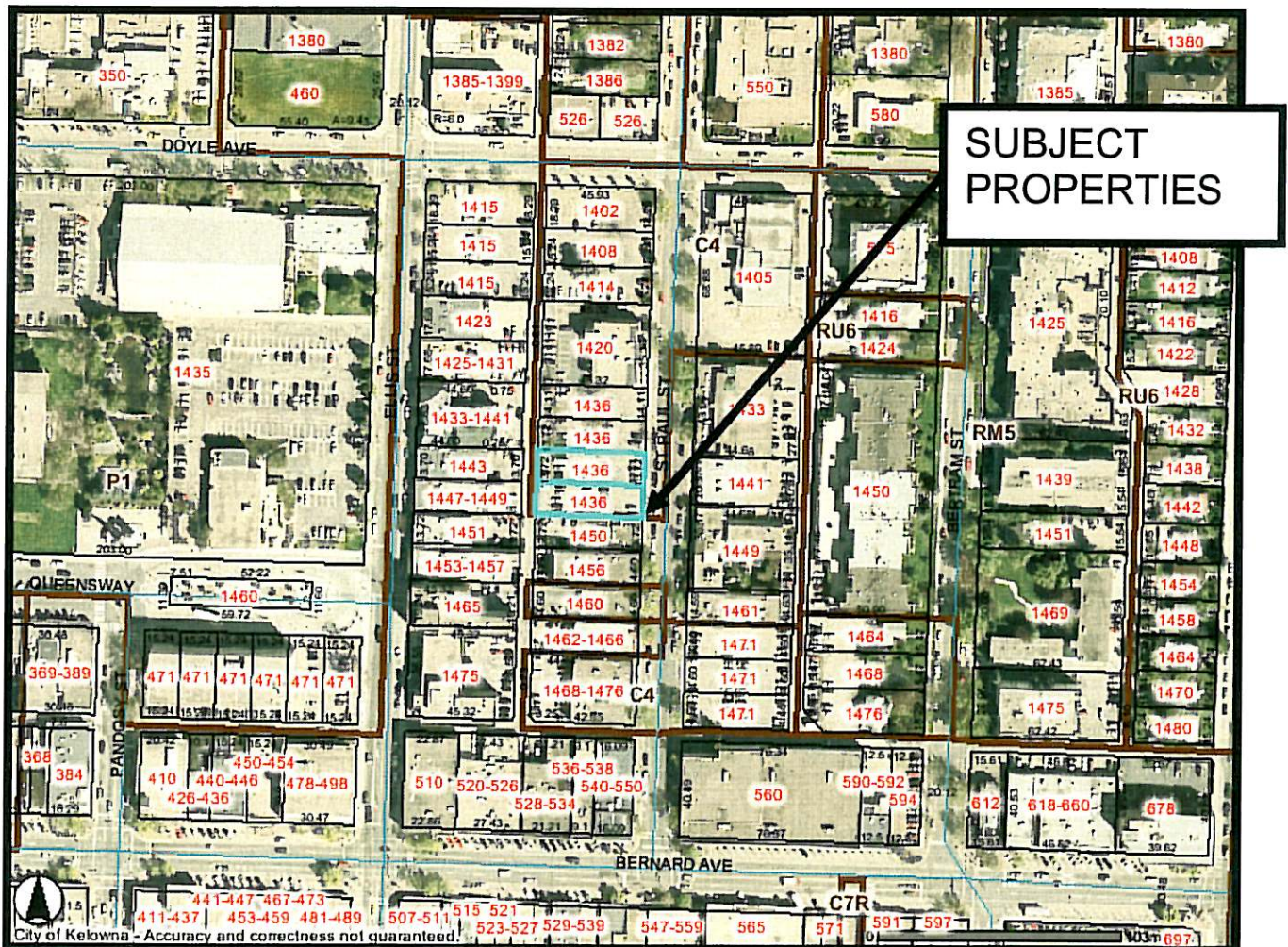
The subject properties are located on the West side of St. Paul Street between Bernard Avenue and Doyle Avenue.

Adjacent zones and uses are:

- North - C4 – Urban Centre Commercial – City owned parking lot
- East - C7 – Central Business Commercial – Office Uses
- South - C7 – Central Business Commercial – Retail/Office Uses
- West - C7 – Central Business Commercial – Retail/Office Uses

5.0 SITE LOCATION MAP

Subject Properties: 1436 St. Paul Street



6.0 CURRENT DEVELOPMENT POLICY

While the subject property is zoned C4 – Urban Centre Commercial, it is located in the downtown core and therefore staff has applied the C7 – Central Business Commercial development guideline checklist (presented below).

5.1	Building provides retail space at grade.	<input checked="" type="checkbox"/>
5.2	Building minimizes the setback from property lines along adjoining streets.	<input checked="" type="checkbox"/>
5.3	Street façades have a balance of vertical and horizontal proportions.	<input checked="" type="checkbox"/>
5.4	Elements within façades are visually ordered.	<input checked="" type="checkbox"/>
5.5	Building entrances are welcoming and easy to identify from the street.	<input checked="" type="checkbox"/>
5.6	The building is easy to see into from the street. Through their size, and mullion patterns, windows provide proportion and human scale within the storefront composition.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
5.7	Canopies and awnings are not predominant features of any building façade and relate to the width of the windows or the entrance(s) below the awning or canopy. Any signage on a canopy or awning is discreet and restrained.	<input checked="" type="checkbox"/>
5.8	Any arcade has a high proportion of opening to structure and is not more than 2.4 metres in depth.	n/a
5.9	Any courtyard provides human scale and visual interest.	<input checked="" type="checkbox"/>
5.10	Colour scheme ties together storefront features, doors, windows, etc. and contributes to a positive image of the commercial precinct. Colours are not highly-reflective.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
5.11	Building elevations incorporate a level of detail and ornament to provide human scale and visual interest, and to help present a welcoming face to the street.	<input checked="" type="checkbox"/>
5.12	Materials provide pattern and texture and convey a sense of quality.	<input checked="" type="checkbox"/>

5.13	The top of the building provides visual interest in a manner that complements vertical proportions of the building face.	<input checked="" type="checkbox"/>
5.14	Project incorporates container landscaping and/or trellises and vines.	<input checked="" type="checkbox"/>
5.15	Signage is principally oriented to pedestrians; Any signage applied to the building face is part of a visually-ordered composition.	n/a n/a
5.16	Balconies are large enough to be actively used by building residents.	n/a
5.17	Colour rendition from light fixtures is warm tone; Light fixtures add visual interest and human scale to project; Alleys, recessed areas, and all spaces within the property lines that don't have a reasonable degree of surveillance from the street, are well lit.	<input checked="" type="checkbox"/>
5.18	Surface parking areas are not located adjacent to a street; Where surface parking areas are located adjacent to a street, a landscaped buffer separates the parking area from the public sidewalk; Parking areas incorporate vegetation to provide shade and visual interest.	<input checked="" type="checkbox"/> n/a <input checked="" type="checkbox"/>
5.19	Buildings located at street intersections give emphasis to the intersection; Buildings allow pedestrians to see other pedestrians approaching the intersection from around the corner of the building.	n/a
5.20	Alley elevations, through their materials and details, present a welcoming face to the alley; Sufficient levels of lighting are provided along building faces fronting onto alleys as well as in any doorway alcoves.	<input checked="" type="checkbox"/>
5.21	Side elevations present a welcoming face to public views.	n/a
5.22	Project doesn't have any blank walls facing any streets.	<input checked="" type="checkbox"/>
5.23	Security features are visually unobtrusive, not utilitarian in character, and otherwise integrated into the overall design of the façade.	<input checked="" type="checkbox"/>

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns with this Development Permit application. The proposed development will set an improved standard for the quality of development that staff expects along this block of St. Paul Street. Staff would also like to take this opportunity to encourage the applicant to consider changing the fencing material at the rear of the property from concrete/glass block to ornamental wrought iron fencing in order to improve visibility in the area and better comply with the CPTED guidelines.

for 
Shelley Gambacort
Acting Development Services Manager

Approved for inclusion

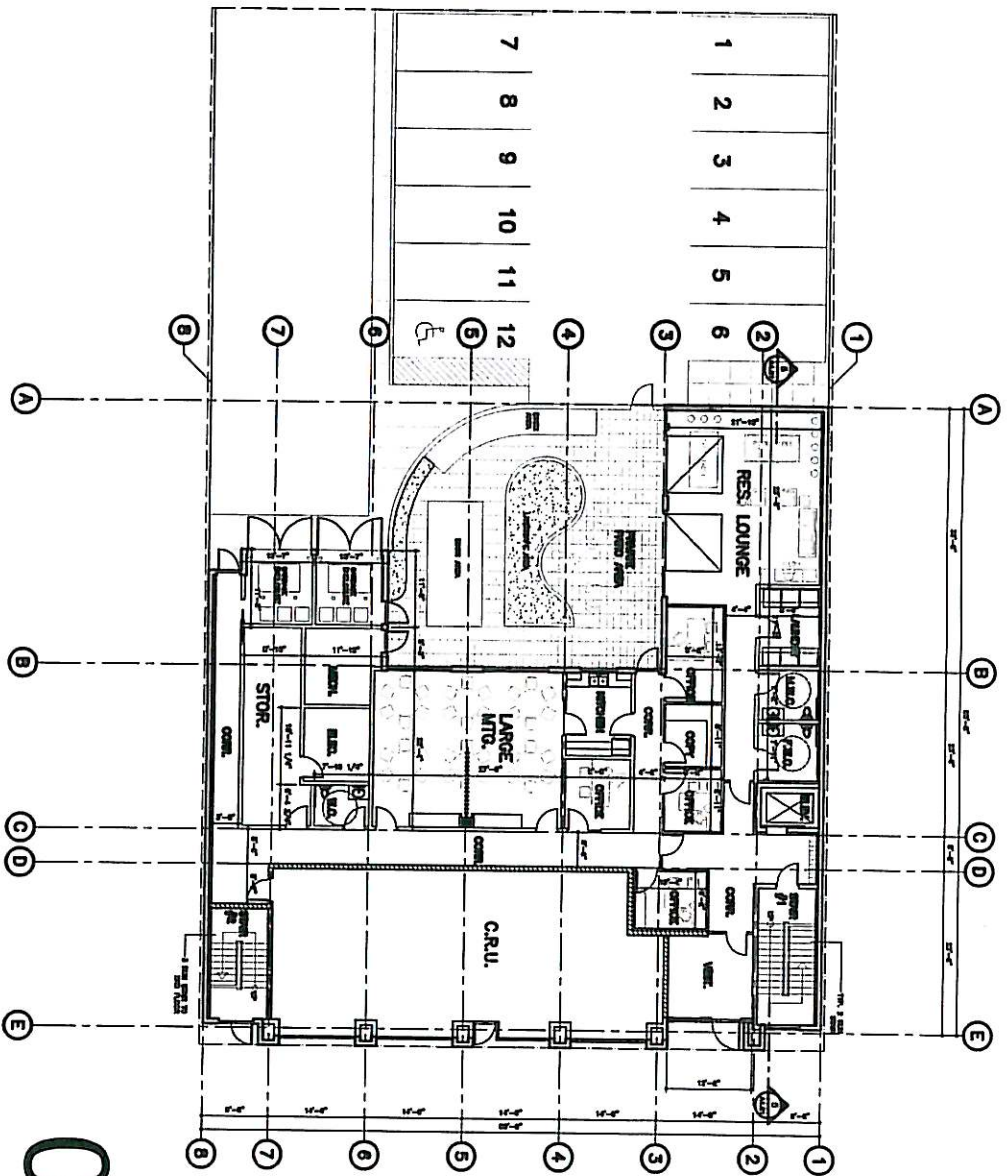


Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/rs
Attach.



PERSPECTIVE



OPT.1



MEIKLEJOHN ARCHITECTS, INC.
223 BROADWAY
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WWW.MEIKLEJOHN.COM



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A3.01
OF

MAIN FLOOR PLAN

DATE	2011.11.11
BY	MEIKLEJOHN
CHKD	MEIKLEJOHN
SCALE	1/8" = 1'-0"

Design Firm:

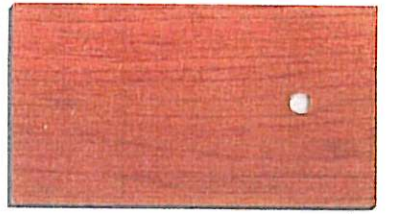
**SUSTAINABLE
SYSTEMS**



2703-24th Street
VERDON, B.C. V1V 4T7
tel 250.947.4177
e-mail info@sustainable.ca



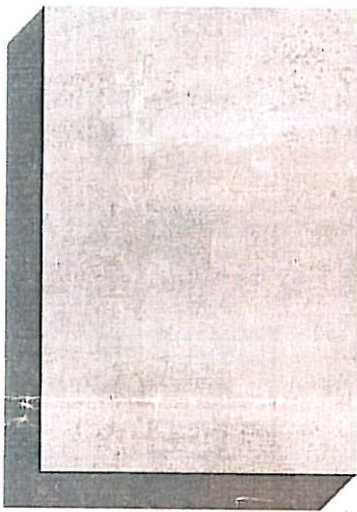
CEDAR STAINED
WOOD COLUMNS



CANVAS AWNING.
SUNBRELLA FIREST
CRIMSON RED



POURED-IN-PLACE CONCRETE



IXL LIGHT TWEED
SMOOTH BRICK



OK BUILDERS
CREAM CMU

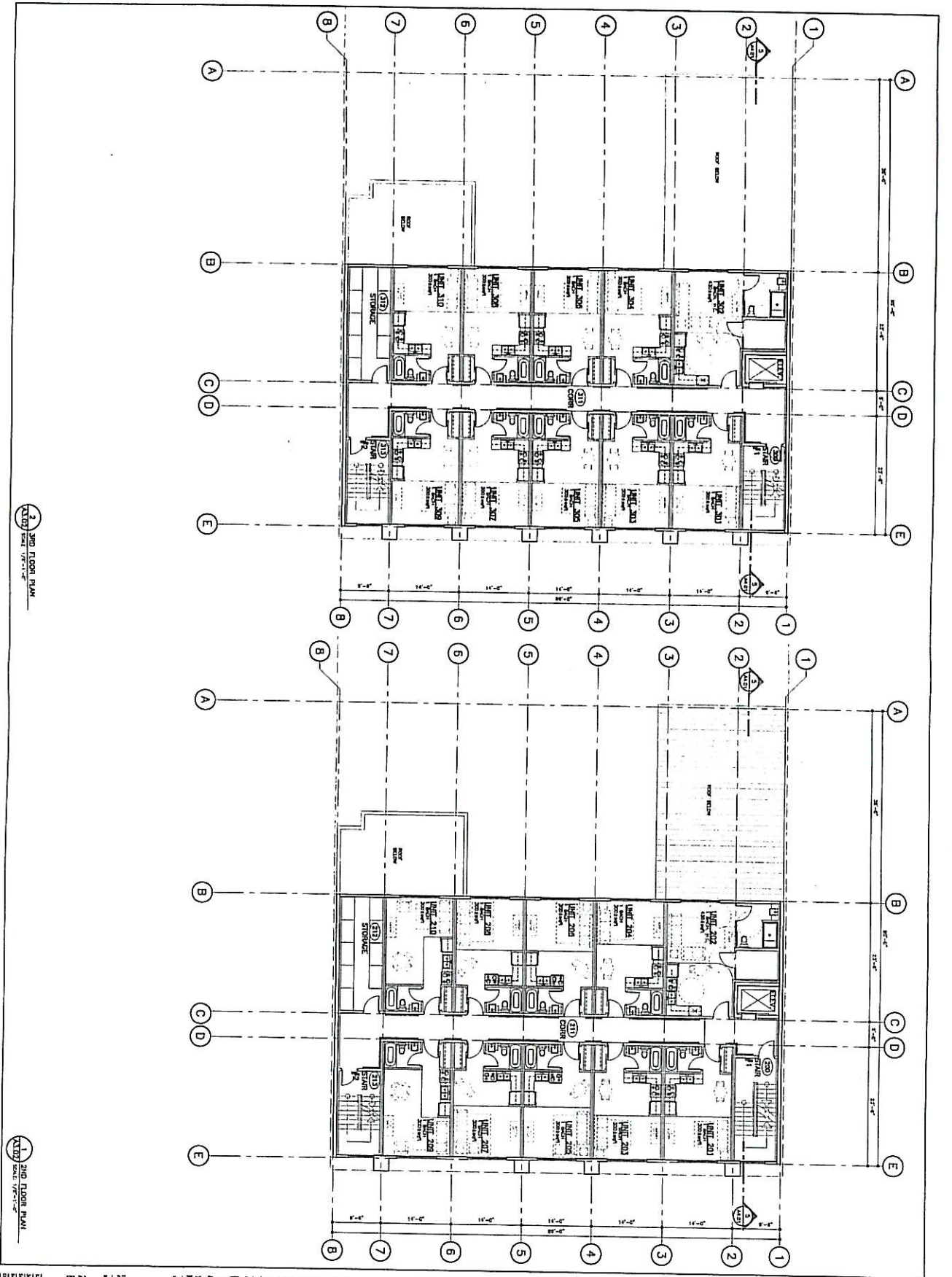


ACRYLIC STUCCO
BENJAMIN MOORE
NATURAL CREAM, OC-14

STEEL CANOPY
BENJAMIN MOORE HC-143

METAL DOORS
BENJAMIN MOORE HC-50





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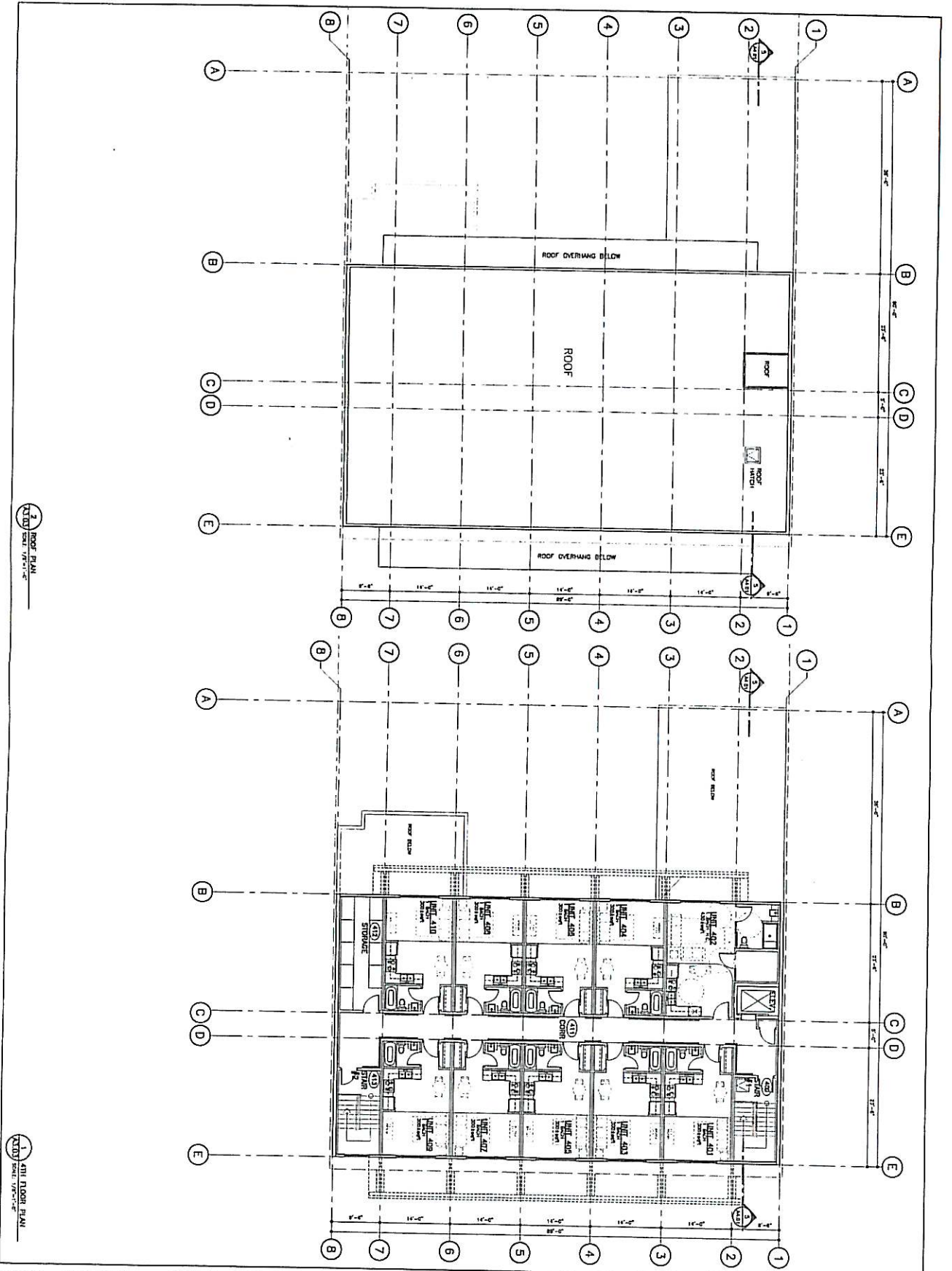
CITY OF KELLOWNA

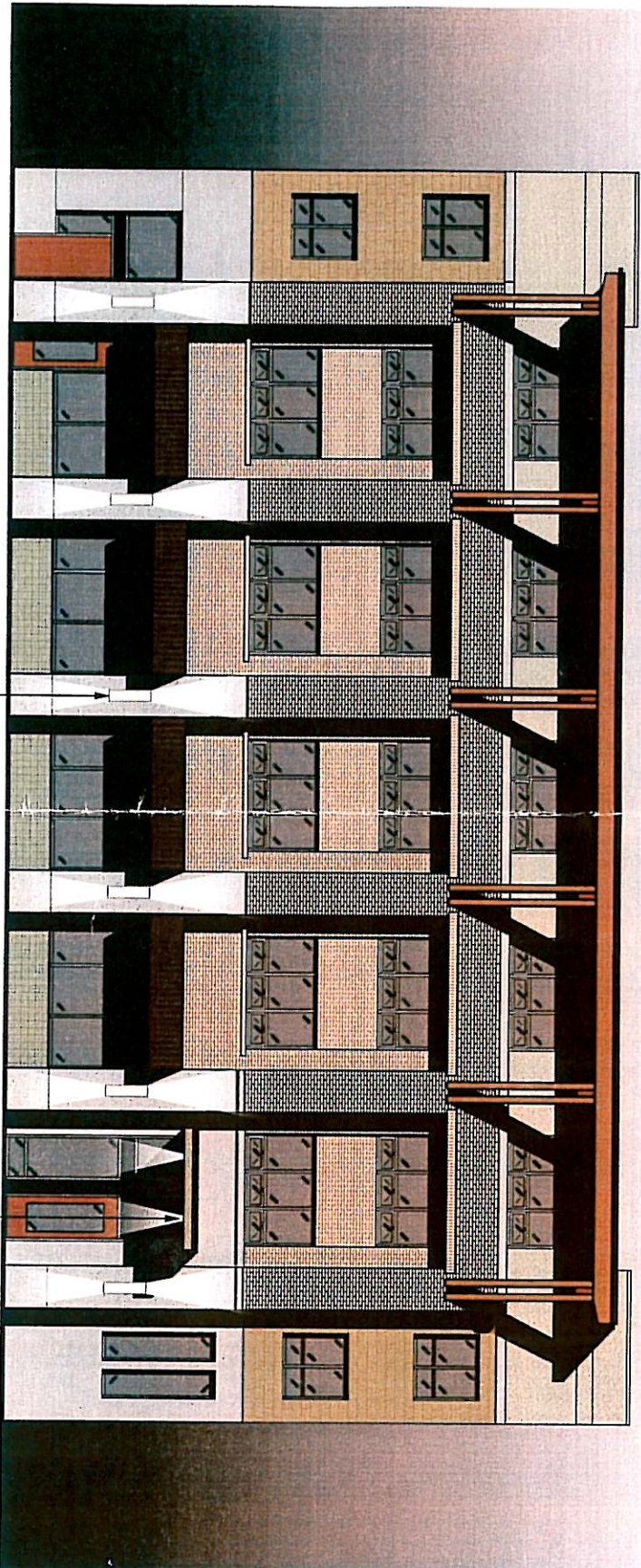


2ND & 3RD FLOOR PLANS

A3.02
OFF.
CARDINGTON APARTMENTS
1400 EAST 10TH STREET
KELOWNA, BC

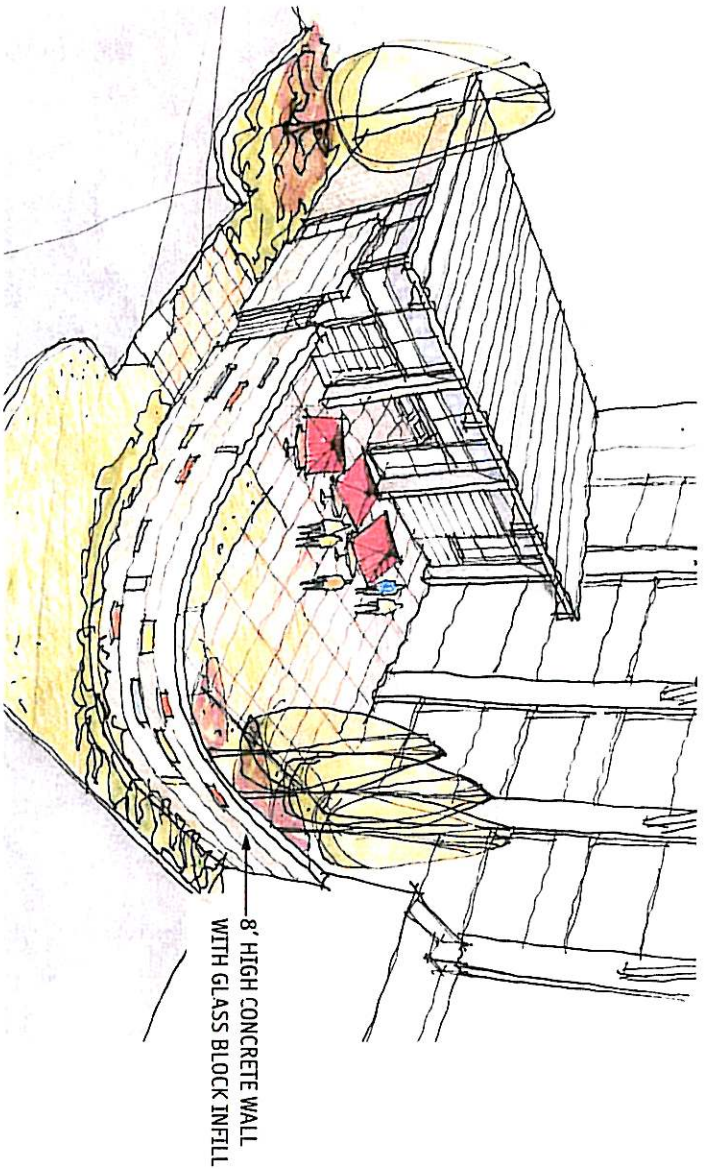
DATE	2011.11.10
BY	MEIKLEJOHN
CHKD	MEIKLEJOHN
SCALE	1/8" = 1'-0"
PROJECT	2ND & 3RD FLOOR PLANS





CYLINDRICAL WALL SCONCE,
UP AND DOWN LIGHT

SOFFIT LIGHTING AT ENTRY



CONCEPTUAL SKETCH

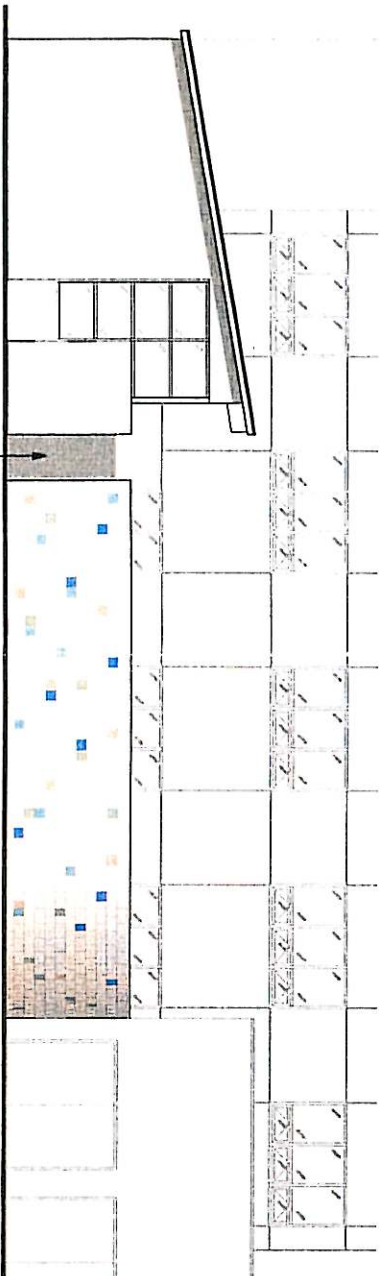


IMAGERY

IMAGERY



COLOURED GLASS BLOCK



METAL GATE, BENJAMIN MOORE HC-167
COURTYARD WALL



CONCRETE BLOCK