
CITY OF KELOWNA

MEMORANDUM

DATE: JUNE 13, 2007

TO: CITY MANAGER

FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. OCP07-0001
Z07-0002

OWNER: Cabianca Holdings Ltd.

AT: 4609 Lakeshore Road

APPLICANT: Cabianca Holdings Ltd.

PURPOSE: TO AMEND THE OFFICIAL COMMUNITY PLAN FUTURE LAND
USE DESIGNATION FROM SINGLE/TWO FAMILY TO
COMMERCIAL; AND

TO REZONE THE SUBJECT PROPERTY FROM THE RU1 –
LARGE LOT HOUSING ZONE TO THE C2 – NEIGHBOURHOOD
COMMERCIAL ZONE IN ORDER TO ACCOMMODATE A TWO
STOREY 1230M² MIXED-USE COMMERCIAL/RESIDENTIAL
BUILDING ON THE SUBJECT PROPERTY

EXISTING OCP DESIGNATION: SINGLE/TWO UNIT RESIDENTIAL

EXISTING ZONE: RU1 – LARGE LOT HOUSING ZONE

PROPOSED OCP DESIGNATION: COMMERCIAL

PROPOSED ZONE: C2 – NEIGHBOURHOOD COMMERCIAL

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP07-0001 to amend Map 19.1 of the Kelowna Official Community Plan (2000 - 2020) Bylaw No. 7600 by changing the Future Land Use designation of Lot 1, District Lot 167, ODYD Plan 18442 located on 4609 Lakeshore Road, Kelowna, B.C., from the Single/Two Family designation to the Commercial designation, as shown on Map "A" attached to the report of Planning & Development Services Department, dated June 13, 2007 **NOT** be considered by Council;

THAT Rezoning Application No. Z07-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification Lot 1, District Lot 167, ODYD Plan 18442 located at 4609 Lakeshore Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the C2 – Neighbourhood Commercial zone **NOT** be considered by Council;

2.0 SUMMARY

The subject property is located on the east side of Lakeshore Road, on the south side of its intersection with McClure Road. The applicant is requesting approval to amend the Official

Community Plan Future Land Use Designation for the subject property from Single/Two Unit Residential to Commercial and to rezone the subject property from the RU1 – Large Lot Housing zone to the C2 – Neighbourhood Commercial zone.

The applicant is proposing an addition to and renovation of an existing two storey single family residential building in order to allow for Business/Personal Service type tenancies in the proposed new development as well as one small residential unit. The development will face onto Lakeshore Road with parking to be located mainly at the rear and south of the subject property. The applicant is also proposing a 15m setback from Bellevue Creek which will function as a Riparian Management Area.

Although mainly commercial in use, the proposed building will display a residential character in its exterior form. The applicant is proposing a cultured stone veneer which will wrap around the base of the building with earth tone stucco walls, and dark trim. The roof will be finished with asphalt shingles.

The applicant is proposing to landscape the perimeter of the building and parking area and fence the Riparian Management area in order that it may remain undisturbed.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of April 24, 2007 it was resolved that:

THAT the Advisory Planning Commission support Official Community Plan No. OCP07-0001, for 4609 Lakeshore Road, Lot 1, Plan 18442, DL157, ODYD, by Cabianca Holdings Ltd. (M Cabianca), to amend the Official Community Plan Future Land Use designation from single two family residential to commercial.

THAT the Advisory Planning Commission support Rezoning Application No. Z07-0002, for 4609 Lakeshore Road, Lot 1, Plan 18442, DL157, ODYD, by Cabianca Holdings Ltd. (M Cabianca), to rezone from the RU1-Large Lot Housing zone to the C2-Neighbourhood Commercial zone to allow for development of a professional building.

4.0 SITE CONTEXT

The subject property is located on the east side of Lakeshore Road, on the south side of its intersection with McClure Road and is bordered on 3 sides by single family residential development.

5.0 DEVELOPMENT ANALYSIS

The application conforms to the requirements of the C2 – Neighbourhood Commercial zone.

6.0 SITE LOCATION MAP

See attachment.

7.0 CURRENT DEVELOPMENT POLICY

The subject property is designated as Single / Two Unit Residential in the OCP and as such the proposed commercial use of this site would not be in compliance. The site is also

designated as a Natural Environment DP area related to the need for a Riparian Management Area along the south arm of Bellevue Creek.

Staff has reviewed this application, and it may move forward without affecting the City's Financial Plan and Waste Management Plan.

8.0 TECHNICAL COMMENTS

Technical comments to be addressed by applicant, prior to final approval of the zone amending bylaw.

9.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

Given the inconsistencies with established land use policy staff is unable to support these Official Community Plan Amendment and Rezoning applications. In addition to a designation on this site that does not support commercial uses, the OCP has recently been amended to reflect policy direction from the Commercial Study.

The OCP now includes the following policy statement:

9.1.36 Commercial Along Major Roads.

Discourage new commercial developments (other than C1 developments) along the City's major roads where such uses have not been provided for on the OCP Future Land Use map.

Essentially, the OCP supports commercial development only at the neighbourhood centre area identified at Collett and Lakeshore Roads.

While the proposed C2 – Neighbourhood Commercial Zone would be the appropriate zone for the proposed uses, the location as noted above does not conform to existing future land-use policy.

Having noted the policy concerns above, staff would like to point out that the subject property is located in close proximity to an established neighbourhood commercial type development. In addition, the applicant has designed a development which is relatively small in scale and residential in character that may complement the surrounding residential neighbourhood.

11.0 ALTERNATE RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP07-0001 to amend Map 19.1 of the Kelowna Official Community Plan (2000 - 2020) Bylaw No. 7600 by changing the Future Land Use designation of Lot 1, District Lot 167, ODYD Plan 18442 located at 4609 Lakeshore Road, Kelowna, B.C., from the Single/Two Family designation to the Commercial designation, as shown on Map "A" attached to the report of Planning & Development Services Department, dated June 13, 2007 be considered by Council;

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AND THAT the OCP Bylaw Amendment No. OCP07-0002 and zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

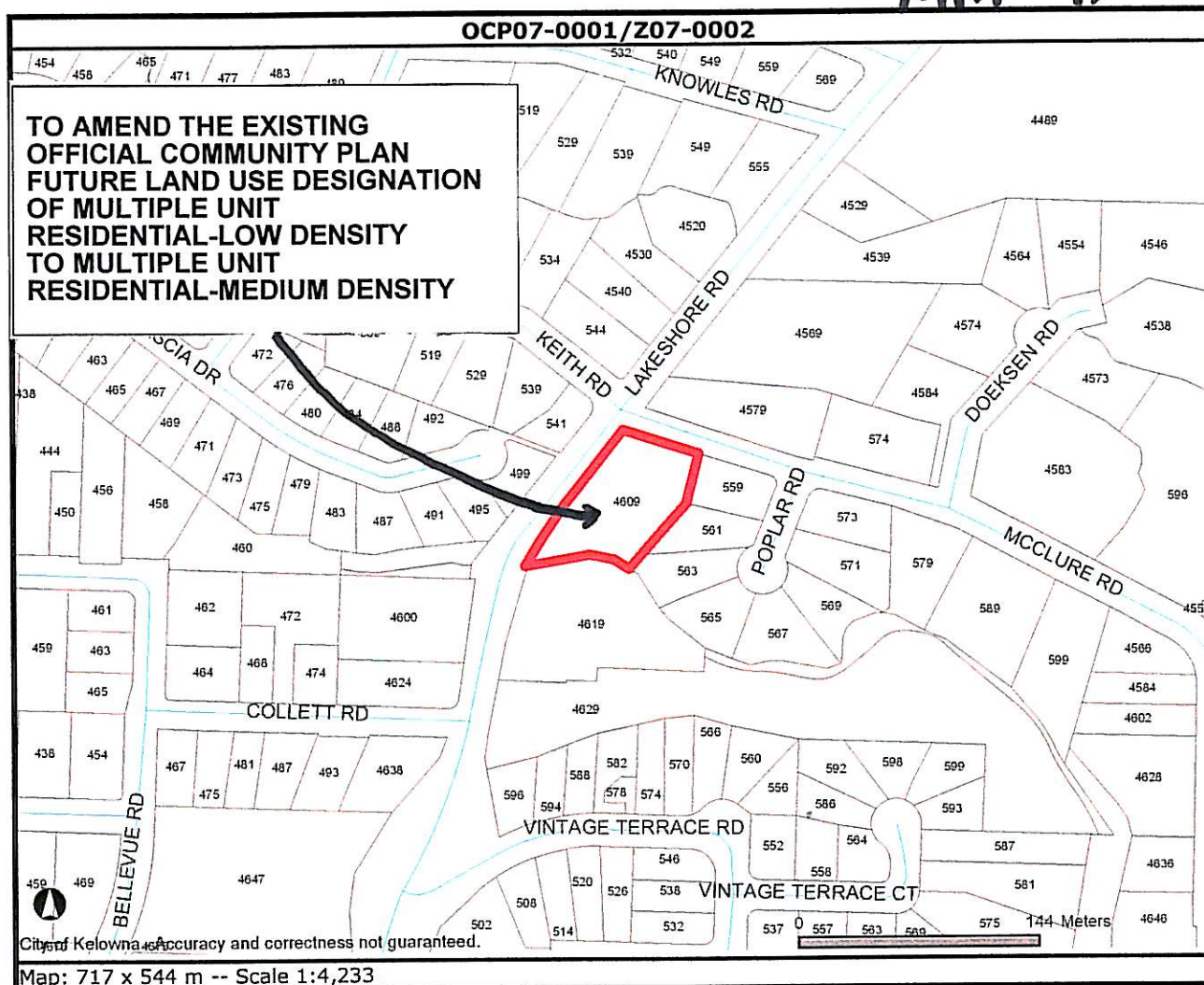
Carlos Felip
Development Services Manager

Approved for issuance:

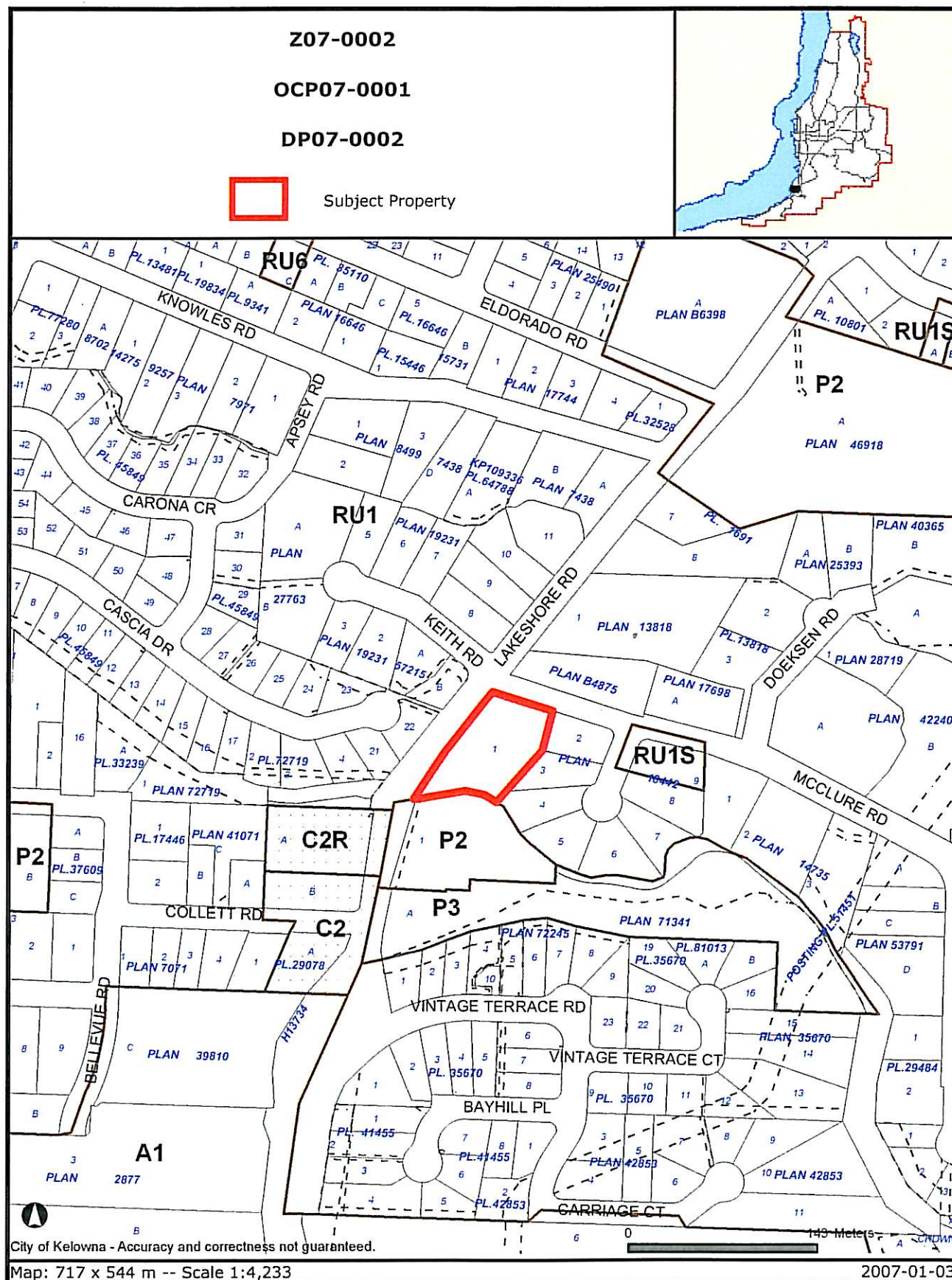
Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/rs
Attach

MAP "A"

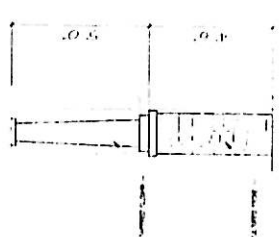


This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

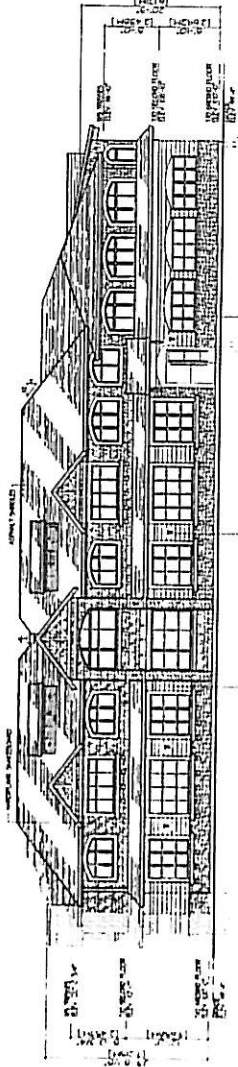


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
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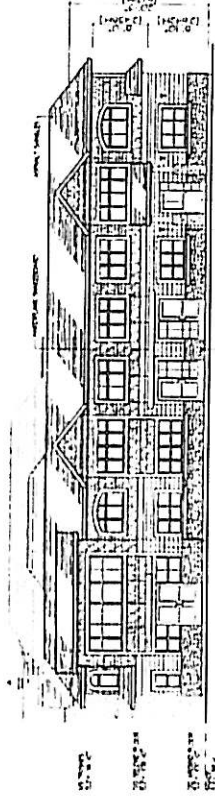
ISSUED FOR
DEVELOPMENT PERMIT



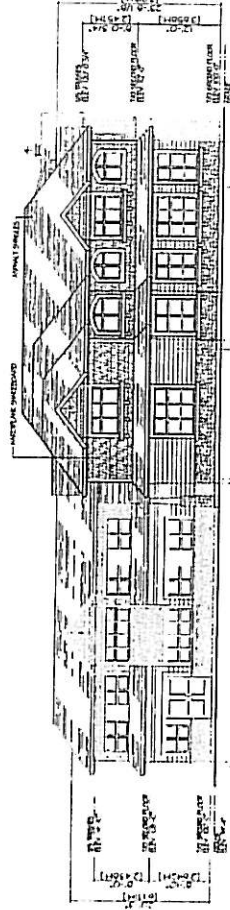
TYPICAL COLUMN
SCALE 1/4\"/>



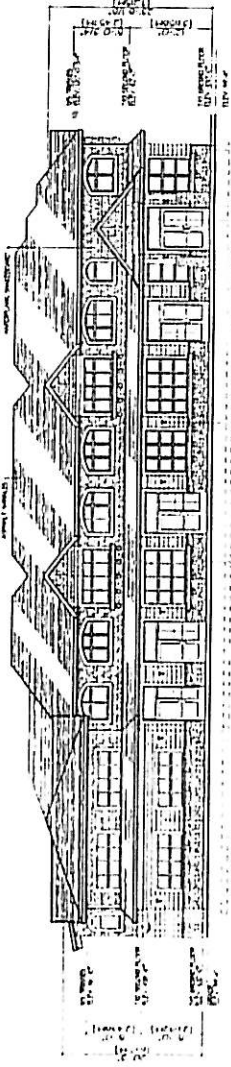
WEST ELEVATION
FACING LAKESHORE ROAD



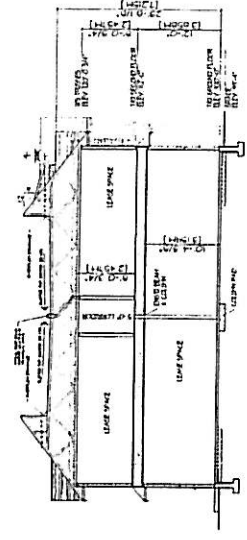
SOUTH ELEVATION
FACING BELLEVUE CREEK



NORTH ELEVATION
FACING MCCLURE ROAD



EAST ELEVATION
FACING LOCUST

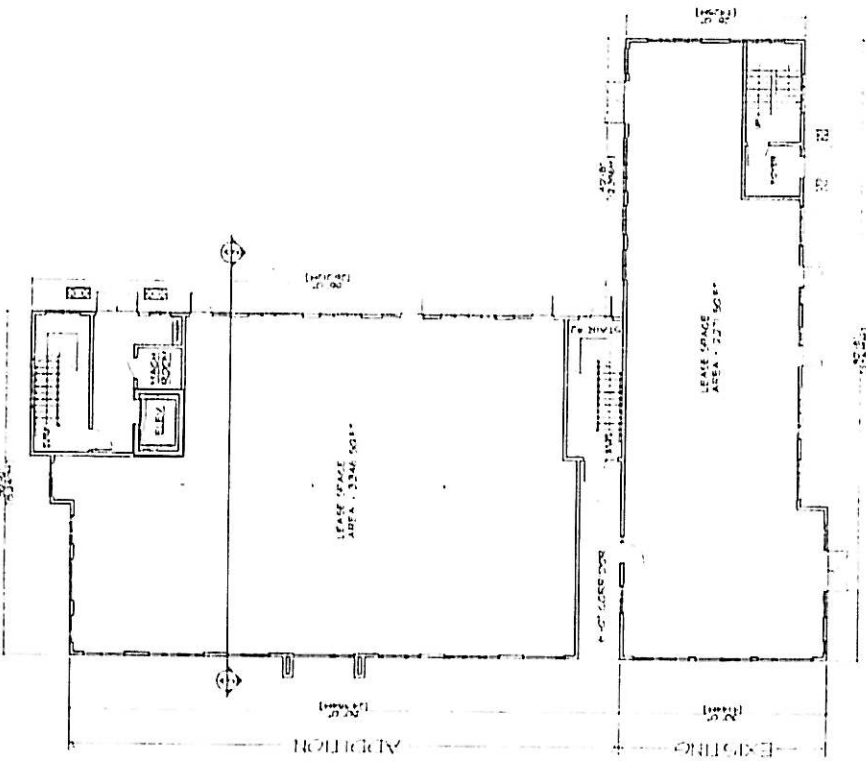


TYP. SECTION A-A

ARCH-PLAN INC. ARCHITECTS AND PLANNERS GARY MARVIN N. A. I. B. C. 1001 W. 10TH AVE. KILGORE, B.C. Phone # (250) 866-4089 Fax # (250) 866-4090 Email: gmarvin@arch-plan.com Website: www.arch-plan.com		DEVELOPER LAKESHORE DEVELOPMENT 1001 W. 10TH AVE. KILGORE, B.C. Phone # (250) 866-4089 Fax # (250) 866-4090 Email: gmarvin@arch-plan.com		ENGINEER 1001 W. 10TH AVE. KILGORE, B.C. Phone # (250) 866-4089 Fax # (250) 866-4090 Email: gmarvin@arch-plan.com	
PROJECT LAKESHORE DEVELOPMENT 1001 W. 10TH AVE. KILGORE, B.C.		DATE 1/1/01		SCALE 1/4" = 1'-0"	
PROJECT NO. 1001 W. 10TH AVE.		DATE 1/1/01		SCALE 1/4" = 1'-0"	
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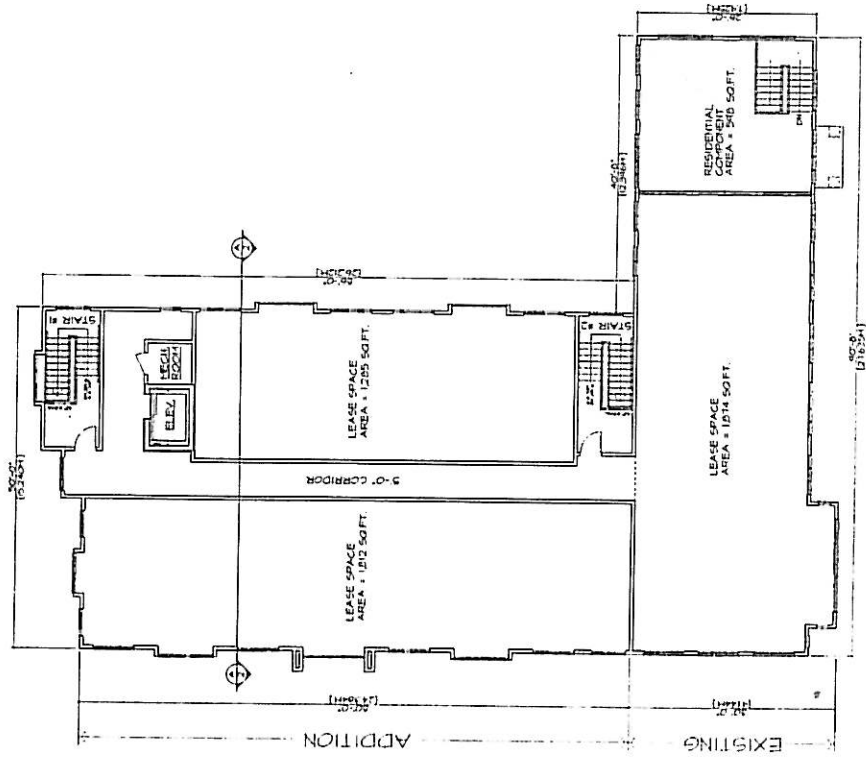
G. B. EMBLETON & ASSOCIATES LTD.

ISSUED FOR
DEVELOPMENT PERMIT



LOWER FLOOR PLAN

EXIST. FLOOR AREA = 2,412.00 SQ. FT. (224,656 SQ.M.)
 PROPOSED ADDITION = 4,150.00 SQ. FT. (385,548 SQ.M.)
 TOTAL FLOOR AREA = 6,562.00 SQ. FT. (610,204 SQ.M.)



UPPER FLOOR PLAN

EXIST. FLOOR AREA = 2,412.00 SQ. FT. (224,656 SQ.M.)
 PROPOSED ADDITION = 4,150.00 SQ. FT. (385,548 SQ.M.)
 TOTAL FLOOR AREA = 6,562.00 SQ. FT. (610,204 SQ.M.)

ARCH-PLAN INC.
 ARCHITECTS AND PLANNERS
 GARY MARVIN
 N. A. I. B. C.
 10000 WILLOWHAYE
 KILGORE, B.C.
 TEL: (250) 833-1111
 FAX: (250) 833-1111
 E-MAIL: gmarvin@arch-plan.com

ARCHITECTS & PLANNERS
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 KILGORE, B.C.
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