



CD14 zone. There is also a Development Variance Permit application to vary; Parking provisions to allow more than 125% of required parking to be provided on site, to increase site coverage to 66%, and to reduce the front yard setback along the south side of Dickson Avenue to 3.0 m.

2.1 Advisory Planning Commission

The above noted application (TA08-0001) was reviewed by the Advisory Planning Commission at the meeting of February 12, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Text Amendment Application No. TA08-0001, for 1620 – 1632, 1610 & 1615 Dickson Avenue, Lots 1 & 3, Plan 84655; Lot A, Plan 85536, Sec. 20, Twp. 26, ODYD by Meiklejohn Architects (V. Fernandez), to the CD14 – Comprehensive High Tech Business Campus zone to add updated development drawings to the CD-14 zone;

3.1 The Proposal

The original CD14 – Comprehensive High Tech Business Campus zone was created in 2001. In 2004, the CD14 zone was amended to add lots A & D, Plan 20443 to the CD zoned area. Since that time, there has also been several DVP applications approved to increase the permitted building heights to allow the use of the observation enclosures located on top of the building as leaseable space.

This latest application proposes the development of the portion of the CD14 zoned development site which is located on the south side of Dickson Avenue with a 6 level parking structure that is designed to incorporate grade oriented commercial uses along the Dickson Avenue frontage and the east side of the proposed building.

The vehicle access to the site and the parking structure is located at the west end of the property. This location is also the location of the loading area and the garbage enclosure. The proposed parking structure creates approximately 357 parking stalls on 6 levels.

The grade level commercial uses create space for approximately 652 m² of area. The space is designed with seven entrance doors located at regular intervals along the north and east sides of the building. This arrangement will provide variety in how the commercial space may be divided up as the space is leased out. The area along Dickson Avenue is proposed to be finished with a form of decorative paving to create a pedestrian friendly space along the Dickson Avenue frontage. The pedestrian entrances located along the east side of the building are accessed from a sidewalk which is located along the east side of the building.

The entire area that is zone CD14 – Comprehensive High Tech Business Campus zone is bound by a site service agreement that treats the development site as if it is one titled property. This also includes the portion of the development site proposed to be developed with the proposed parking structure.

Council will have an opportunity to consider the associated Development Permit and Development Variance Permit applications at a future Council Meeting, should Council support this application for a text amendment to the CD14 zone.

Total site development as proposed compared to the existing CD14 – zone (for the subject properties located on both sides of Dickson Avenue, as proposed by the applicant) is as follows;

CRITERIA	PROPOSED PARKING DEVELOPMENT ADDED TO SITE	EXISTING DEVELOPED CD14 ZONED AREA Phases I, II, & III
Site Area (m ²) (after subdivision, and road dedications)	23,887 m ²	23,887 m ²
Site Width (m)	164 m	164 m
Site Depth (m)	115 m	115 m
Site Coverage (%)	66%	50%
EXISTING DEVELOPMENT Total Floor Area (m ²) Phase I (exc. u/g parking) Phase II Phase III Total Floor area		7,950 m ² 7,546 m ² 6,256 m ² 21,752 m ²
AMENDED DEVELOPMENT Total Floor Area (m ²) Phase I (exc. u/g parking) Phase II Phase III Proposed Commercial Total Floor area	7,950 m ² 7,546 m ² 6,256 m ² 652 m ² 22,404 m ²	
F.A.R. (net floor area)	23,887 m ² max FAR = 0.937	1.0 max. FAR = 0.91
Storeys (#)	18.3 m & 6 storeys	25.8 m & 7 storeys ②
Setbacks (m)		
- Front (Dickson Ave)	3.0 m ③	4.5 m
- Front (Highway 97)	4.5 m ①	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 (#)	532 stalls in bldg 357 new stalls 889 stalls provided approx 154% of required	560 stall req'd for PH I, II, & III 17 stall req'd for comm 577 stalls req'd 721 stalls max permitted @ 125%
Loading Stalls (#)	4	4 loading spaces

Notes:

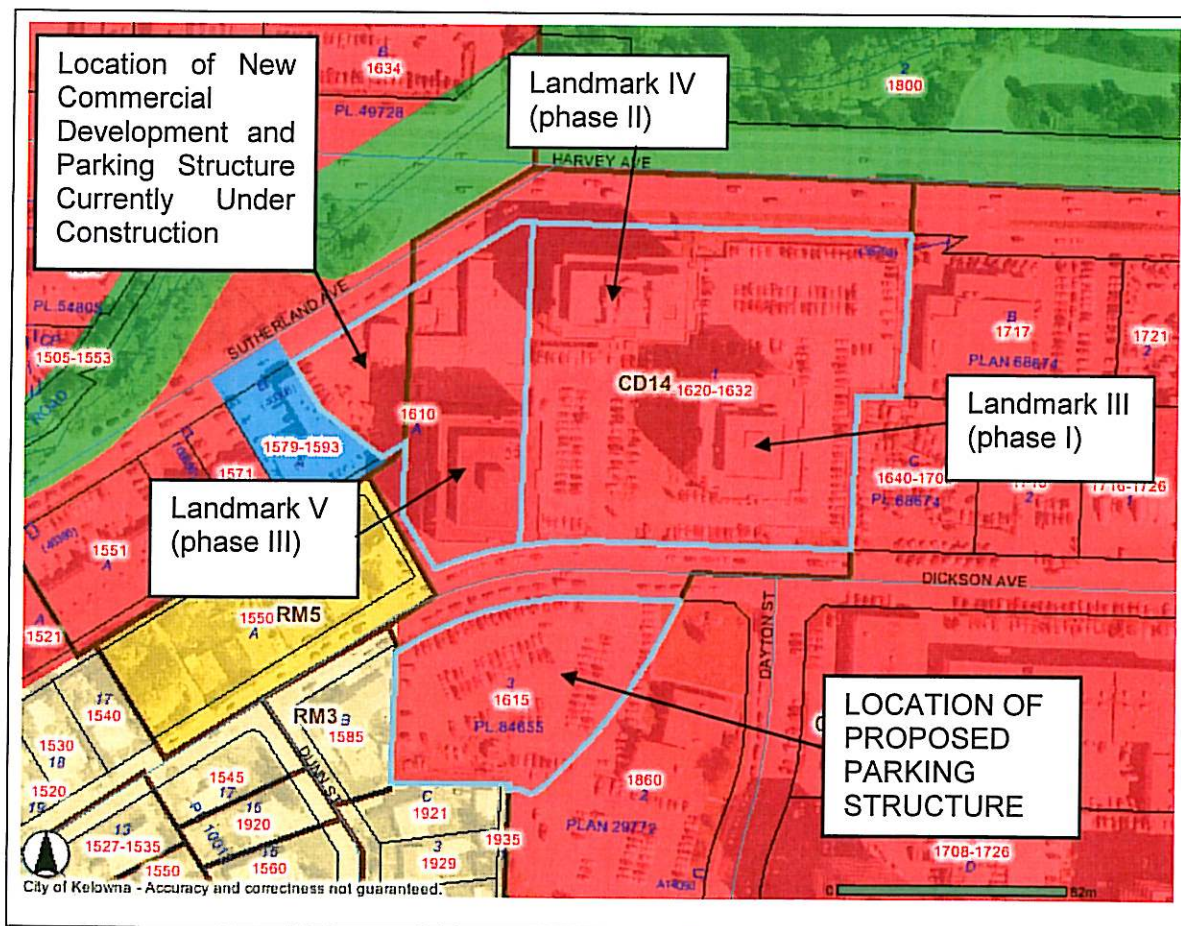
① The applicant had made application for a Development Variance Permit (DVP00-10,023) to reduce the required building setback from a Provincial Highway from the 15 m required to the 4.5 m setback proposed.

② Development Variance Permit (DVP04-0159) has been made to vary the building height of the CD 14 zone from the maximum 6 storey (22m) permitted to 7 storeys (25.8m) existing to allow the use of the "sunroom" located on top of the Phase II building as office space. Net building area includes floor area of "Sunroom"

③ The applicant is seeking a development variance permit to vary the front yard setback from the required 4.5m to the proposed 3.0 m

3.2 Site Context

SUBJECT PROPERTY MAP



Adjacent zones and uses are, to the:

- North - P1 – Major Institutional – Harvey Avenue / Parkinson Recreation Ctr.
- East - LUC 76-1054 – Used Car / New Car dealerships
- South - LUC71-1 – office uses permitted in the Land Use Contract
RU1 – Large Lot Housing / Single Unit residential uses
- West - C3 – Community Commercial / new commercial/parking building
RM5 – Medium Density Multiple Housing/ Apartment under construction
RM3 – Low Density Multiple Housing /existing 3 unit building

3.3 Existing Development Potential

The proposed CD14 – Comprehensive High Tech Business Campus zone permits “High Technology Research and Product Design” as the principal permitted use, and; accounting services, amusement arcades - major and minor, amusement arcades – minor, apartment housing, apartment hotels, broadcasting studios, business support services, care centres – major, commercial school, custom indoor manufacturing, , financial services, food primary establishment government services, health services, home based business – minor, liquor primary establishment, offices, participant recreation – indoor, personal service establishments, private clubs, religious assemblies, retail stores - convenience, and utility services - minor impact as secondary permitted uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The proposed use is consistent with the “Commercial” Future Land Use designation of the Kelowna Official Community Plan

3.4.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- works to develop and maintain a strong, diversified local economy that offers residents opportunities for high-paying jobs
- embraces the social, cultural and physical well-being of its residents through the delivery of quality services at a reasonable price, the development and maintenance of quality infrastructure and built forms, and meaningful opportunities to be involved in major decisions made by the City.

The City of Kelowna Strategic Plan 2004 also states as an Objective;

- Aid in the growth and progress of Kelowna as a desirable place to do business.

The City of Kelowna Strategic Plan 2004 also states as an action statement under Goal #2, Objective #3,;

"Work with growth industries, including health care, agriculture, education, high tech, manufacturing and aerospace industries, in an effort to promote their continued growth in our region".

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments which have been submitted are attached to this report.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

This application represents the development of the last piece of undeveloped land which is located within the CD14 – Comprehensive High Tech Business Campus zoned area. The proposed development of a parking structure has the potential to provide much needed vehicle parking to serve this area. The commercial uses within the Landmark development have created a demand for parking which exceeds the available parking provided on the development site as part of the original development. As a result of the lack of available parking directly associated with the Landmark development, there has been a major impact on the adjacent neighbourhood when occupants of the businesses in the Landmark development park their vehicles on neighbourhood streets in the adjacent residential area.

The construction of a new six level parking structure will create 256 new parking stalls to the area, for a total of 357 stalls in this proposed structure. This will create a opportunity to remove those cars from the neighbourhood and park them in the new structure. This new parking is in addition to the 59 parking stalls recently approved as part of the new building under construction on the former Domino's Pizza site.

The designer of the proposed parking structure has utilized a single storey commercial space located at grade to provide a visual buffer to the pedestrian when the proposed development is viewed from Dickson Avenue. As well, the provision of this grade oriented commercial use will enhance the pedestrian experience while also providing opportunities to provide service to the nearby employees who work in the area.

The Planning and Development Services Department supports this application, and recommends for positive consideration by Council.



Shelley Gambacort
Current Planning Supervisor

PMc/pmc
Attach.

Date: February 15, 2008
File No.: Z07-0102 DP07-0208, DVP07- 0281, TA08-0001
To: Planning & Development Services Department (PMcV)
From: Development Engineering Manager
Subject: Proposed Dickson Avenue Parkade Al Stober Construction
 1610 1615 1620 -1632 Dickson Avenue Lot A Plan 65536 Lots 1, 3 Plan 84655

The Development Engineering Technologist for this project is John Filipenko, ASCT

- (a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. We have no service records for Lot 3 Plan 84655. A field investigation will be required by the consultant to determine if this lot was pre-serviced during the Phase 1 frontage improvements on Dickson Avenue.
- (b) Only one service will be permitted for Lot 3 Plan 84655. The applicant, at his cost, will arrange for the installation of one new metered water service if required.

If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, and a new service is required, then additional bonding will be required.
- (c) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

- (a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. We have no service records for Lot 3 Plan 84655. A field investigation will be required by the consultant to determine if this lot was pre-serviced as part of the Phase 1 frontage upgrades on Dickson Avenue.



Only one service will be permitted for Lot 3 Plan 84655. The applicant, at his cost, will arrange for the installation of one new service if one does not exist. The installation of a inspection chamber will be required. The estimated cost for construction for bonding purposes is **\$1,000.00**. Should a new service be required, then additional bonding will be required.

- (b) A downstream flow analysis check is required by the developer's consulting civil engineer to determine the impact of additional flow contributions on the existing pipe system.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. The estimated cost for providing a overflow service for bonding purposes is **\$6,000.00**

- (b) Provide a lot-grading plan.

4. Road Improvements

- (a) Dickson Avenue must be upgraded to a full urban standard along the full frontage of this proposed development, including a monolithic sidewalk, removal of the existing curb letdown and the construction of a driveway access. Service upgrades will require additional road cuts. Also required is a landscaped boulevard complete with underground irrigation system, re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$ 24,000.00**.

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Grant statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil

engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

8. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

9. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Bonding and Levy Summary

(a) Bonding

Dickson Avenue frontage improvements	\$ 24,000.00
Service upgrades	\$ 6,000.00
Total Bonding	\$ 30,000.00

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to 4th reading of the zone amending bylaw.

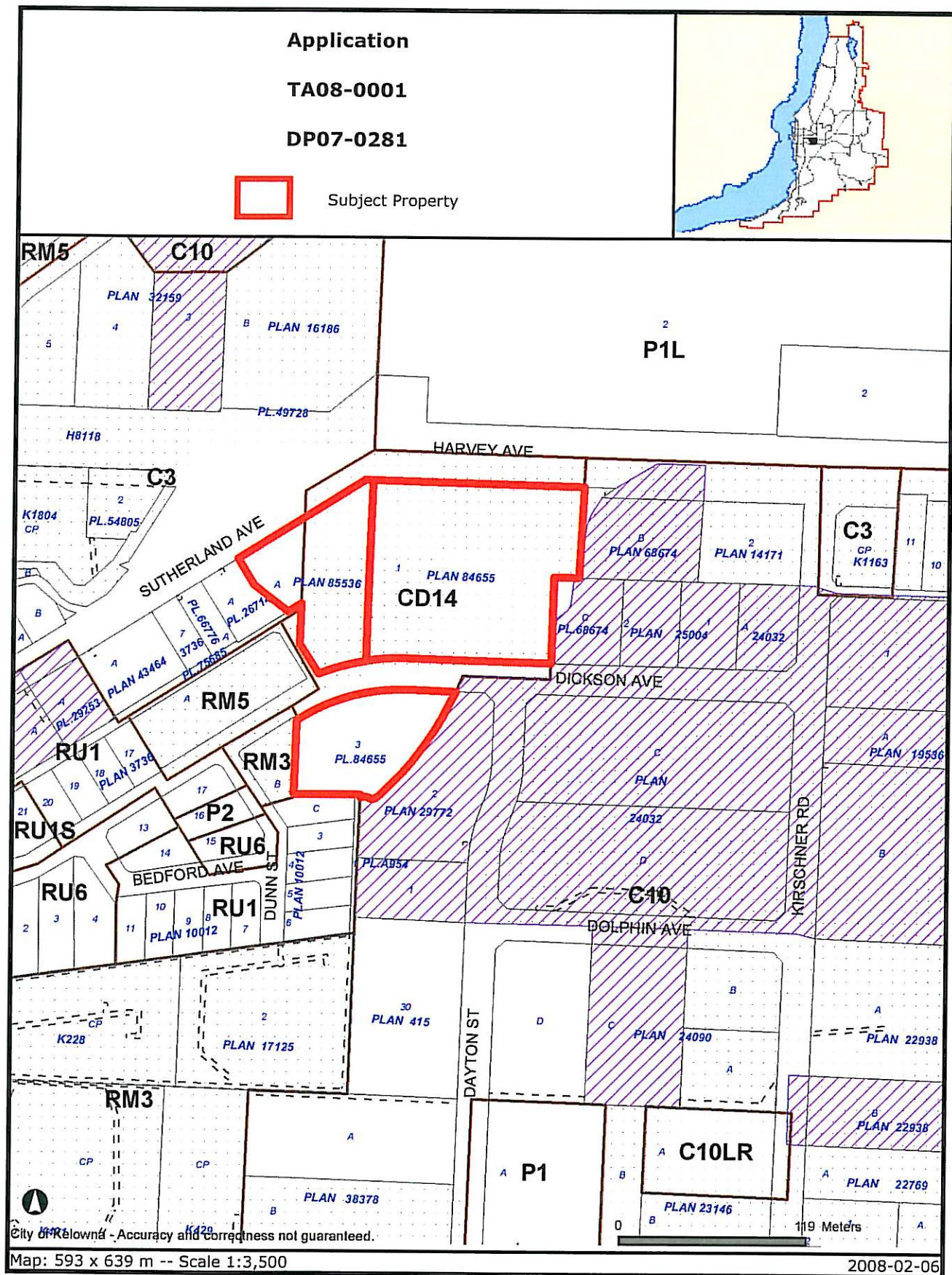
11. Text Amendment, Development Permit and Site Related Issues

- (a) The requested Text Amendment to the CD-14 zone to allow for a multi-level parking garage as a primary use, does not compromise Works and Utilities requirements.
- (b) The development variance permit to vary the site coverage requirements does not compromise Works and Utilities requirements.
- (c) Works and Utilities will not oppose the development variance permit to vary the front yard setback from the required 4.5m, to 3.0m proposed, provided that the required site distances for vehicles leaving the Parkade are not compromised.

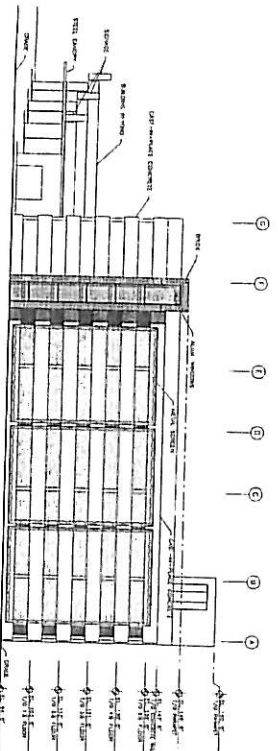
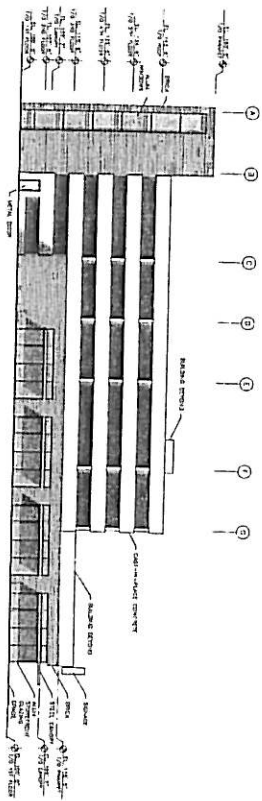
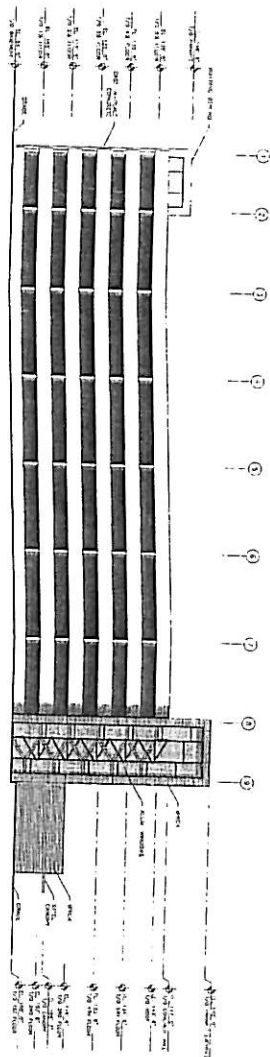
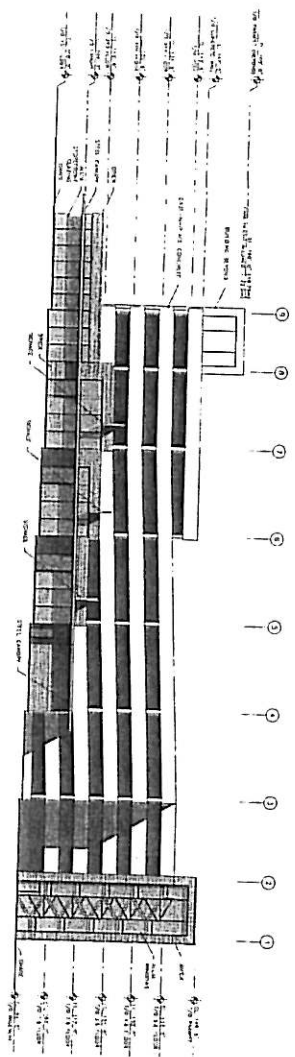
12. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection.
The administration charge is calculated as 3% of Total Off-Site Construction Cost, plus GST \$ **683.70** (645.00 + 38.70)

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.



CD 14 - MAP C



MEIKLEJOHN ARCHITECTS INC.

REVISED MARCH 2008

Landmark, however. The plan to offer it, and all other surplus state real estate property, will be subject to a public hearing and must be approved by the legislative council.

No.	Year	Amount
1	1987-1988	Amount of Investment
2	1989-1990	Amount of Investment
3	1991-1992	Amount of Investment
4	1993-1994	Amount of Investment
5	1995-1996	Amount of Investment
6	1997-1998	Amount of Investment
7	1999-2000	Amount of Investment
8	2001-2002	Amount of Investment
9	2003-2004	Amount of Investment
10	2005-2006	Amount of Investment
11	2007-2008	Amount of Investment
12	2009-2010	Amount of Investment
13	2011-2012	Amount of Investment
14	2013-2014	Amount of Investment
15	2015-2016	Amount of Investment
16	2017-2018	Amount of Investment
17	2019-2020	Amount of Investment
18	2021-2022	Amount of Investment
19	2023-2024	Amount of Investment
20	2025-2026	Amount of Investment
21	2027-2028	Amount of Investment
22	2029-2030	Amount of Investment
23	2031-2032	Amount of Investment
24	2033-2034	Amount of Investment
25	2035-2036	Amount of Investment
26	2037-2038	Amount of Investment
27	2039-2040	Amount of Investment
28	2041-2042	Amount of Investment
29	2043-2044	Amount of Investment
30	2045-2046	Amount of Investment
31	2047-2048	Amount of Investment
32	2049-2050	Amount of Investment
33	2051-2052	Amount of Investment
34	2053-2054	Amount of Investment
35	2055-2056	Amount of Investment
36	2057-2058	Amount of Investment
37	2059-2060	Amount of Investment
38	2061-2062	Amount of Investment
39	2063-2064	Amount of Investment
40	2065-2066	Amount of Investment
41	2067-2068	Amount of Investment
42	2069-2070	Amount of Investment
43	2071-2072	Amount of Investment
44	2073-2074	Amount of Investment
45	2075-2076	Amount of Investment
46	2077-2078	Amount of Investment
47	2079-2080	Amount of Investment
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55	2095-2096	Amount of Investment
56	2097-2098	Amount of Investment
57	2099-2100	Amount of Investment
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94	2173-2174	Amount of Investment
95	2175-2176	Amount of Investment
96	2177-2178	Amount of Investment
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104	2193-2194	Amount of Investment
105	2195-2196	Amount of Investment
106	2197-2198	Amount of Investment
107	2199-2200	Amount of Investment
108	2201-2202	Amount of Investment
109	2203-2204	Amount of Investment
110	2205-2206	Amount of Investment
111	2207-2208	Amount of Investment
112	2209-2210	Amount of Investment
113	2211-2212	Amount of Investment
114	2213-2214	Amount of Investment
115	2215-2216	Amount of Investment
116	2217-2218	Amount of Investment
117	2219-2220	Amount of Investment
118	2221-2222	Amount of Investment
119	2223-2224	Amount of Investment
120	2225-2226	Amount of Investment
121	2227-2228	Amount of Investment
122	2229-2	

A4.01

ELEVATIONS

Date	FRI 11-08
JOB NO.	9607-13-017
Name	MR. J. H. WILSON
Address	
City	
State	
Zip	
Phone	
Other	