
CITY OF KELOWNA
MEMORANDUM

DATE: MAY 8, 2008
TO: CITY MANAGER
FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION NO. DP07-0233/DVP07-0234 **OWNER:** 0796838 B.C. Ltd.
AT: 1789 KLO Road **APPLICANT:** Architecturally Distinct
Solutions Inc.
PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT AND A DEVELOPMENT
VARIANCE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A
THREE-STOREY MIXED USE COMMERCIAL & RESIDENTIAL
DEVELOPMENT
EXISTING ZONE: C2 – NEIGHBOURHOOD COMMERCIAL
REPORT PREPARED BY: Corine (Cory) Gain, MCIP

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP07-0233 for Lot 1 District Lot 131 Osoyoos Division Yale District Plan KAP81362, located at the southeast corner of KLO and Benvoulin Roads, Kelowna, BC 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. Lot consolidation of the subject properties must be completed prior to issuance of the Development Permit.

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.

AND THAT Council authorize the issuance of Development Variance Permit No. DVP07-0234 for Lot 1 District Lot 131 Osoyoos Division Yale District Plan KAP81362, located at the southeast corner of KLO and Benvoulin Roads, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 14.2.5 (c) – Development Regulations

To vary the maximum height from 10.5 m or 2 ½ storeys to 11.1 m or 3 storeys to permit construction of a full third floor containing three 2-bedroom residential dwelling units; and

Section 7.6.1 (c) – Minimum Landscape Buffers Level 3

To vary the minimum landscape buffer width from 3.0 m to 1.5 m along the south and west property lines to accommodate the proposed parking and landscaping plan.

2.0 SUMMARY

The applicant is proposing to construct a three-storey mixed use office and residential development on the subject property that meets the requirements of the C2 – Neighbourhood Commercial Zone with the exception of requested variances to the building height and number of storeys and the minimum landscape buffer width along the south and west property lines.

3.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of April 22, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DP07-0233 by Architecturally Distinct Solutions (M. Johnston) to obtain a Development Permit to allow construction of a 3-storey mixed use office and residential development on the subject property.

AND THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP07-0234 by Architecturally Distinct Solutions (M. Johnston) to obtain a Development Variance Permit to obtain a Development Variance Permit to vary height from 10.5 m to 11.1 m; to vary landscape buffer from 3.0 m to 1.5 m along the south and west property lines to accommodate the proposed parking and landscaping plan.

4.0 BACKGROUND

The property under application is located on the southwest corner of KLO and Benvoulin Roads. This property was formerly purchased by the City of Kelowna for the purpose of acquiring road dedication at the KLO/Benvoulin intersection.

4.1 Site Location Map (See Attachment 'B')

Subject Property: 1789 KLO Road – Southwest corner of KLO and Benvoulin Roads

4.2 Site Context (See Attachment 'C')

Adjacent zones and uses are, to the:

North C10 – Service Commercial Zone
East - A1 – Agriculture Zone
South - A1 – Agriculture Zone (Residential & Agricultural)
West - A1 – Agriculture Zone (Residential)

4.3 The Proposal

The applicant proposes to develop a 3-storey mixed use development with medical offices on the first floor, offices on the second floor and two one-bedroom and one two-bedroom residences on the third floor. The third floor also features an outdoor amenity space for the use of the occupants of the building. Signage for the site will be located in the pedestrian plaza area at the corner of KLO and Benvoulin Roads.

The Planning and Development Services Department has worked with the applicant to consider the development plans, particularly with respect to the proposed form and character of the development. The applicant's position is that the proposed building has been designed with due consideration to the characteristics of the surrounding agricultural landscape. While the applicant has worked with staff to modify the original design to create an architectural form that is more sympathetic to the agricultural context of the surrounding area, this position is not shared by the City of Kelowna's Agricultural Advisory Committee (AAC). The AAC is of the opinion that the architecture and use of the proposed development is inconsistent with the agricultural character of the surrounding area. There is significant concern that the continued development of properties along both Benvoulin and KLO Roads puts the agricultural productivity of the area in jeopardy.

The Policy, Research & Strategic Planning Division advises that the proposed massing responds well to the intersection of two vehicular thoroughfares. Some of the detailing might be considered to be a reference to the vernacular agricultural buildings on ALR lands in the vicinity. While the overall effect could have been more convincing in that the reliance on stucco and a pattern of cultured stone has no precedent within the agricultural landscape, the proposed building is to be constructed of durable materials, demonstrates a strong inter-relationship of visual components, and generally presents an image of quality. Other positive aspects of the project include its mixed-use occupancy, and the location of surface parking at the rear of the building.

Information regarding both the interior and exterior of the building are attached to this report for your reference. See Attachments 'D' through 'M' for elevations, colour board, site, floor and landscape plans. In particular the following comments are provided for clarification of key points:

- Bicycle racking to be all-welded steel tube design with polyester powder coat finish and anchored to concrete pads in all 3 locations as indicated on the site plan
- Class 1 bicycle storage to be enclosed by a concrete block wall with a stucco finish and wood railings between the top of the concrete wall to match the wood lattice screening at the covered parking area.
- Finish materials at the building entrance to be exposed aggregate surfacing with integral concrete pavers
- The building's mass at the corner of KLO and Benvoulin ensures maximum separation from the existing residential properties to the south and west
- The landscape consultant has designed a buffer along the south and west property boundaries to accent the 2 m high solid wood fence to provide screening and reduce the impact on the adjacent single family homes
- The space between the existing curb along KLO and Benvoulin Roads will be used to create a pedestrian plaza, with seating adjacent to the existing bus stop
- The third floor of the building will be accessible by card lock by the owners/occupants of the building only for the security of the third floor residents
- The proposal has been reviewed and given preliminary approval by a geotechnical engineer

- Fire flow calculations have been prepared and a hydrant will be installed on the south side of KLO Road to meet fire fighting objectives
- The applicant has incorporated CPTED principles in designing security and lighting for the proposed development

A thorough review of the zoning bylaw requirements has confirmed that the proposed development satisfies the applicable provisions with the exception of the maximum height requirement of the C2 – Neighbourhood Commercial Zone as follows:

CRITERIA	PROPOSAL	C2 ZONE REQUIREMENTS
Site Area (m ²)	2,481.8m ² /0.2481ha.	Minimum: 1500 m ² Maximum: 1.0 ha.
Site Width (m)	Average ~ 46 m	40 m
Site Depth (m)	47.438 m	30 m
Site Coverage (%) (Bldgs Only)	17.2%	40%
F.A.R.	Commercial: 0.3 Residential: 0.1	Commercial: 0.3 Residential: 0.2
Height (m) *VARIANCE REQUIRED*	11.1 m	10.5 m
Storeys (#) *VARIANCE REQUIRED*	3 storeys	2 ½ storeys
Setbacks (m)		
- Front/KLO Road (North)	4.5 m	4.5 m
- Flanking Street/Benvoulin (East)	4.5 m	4.5 m
- Side (West)	7.9 m	3.0 m
- Rear (South)	16.1 m	6.0 m
Parking Setbacks: Flanking Street Side or rear lots lines	4.5 m	3.0 m 1.5 m
Section 14.2.6(a)	Elevator access is shared Eastern stairwell is separated	Separate access to grade from the commercial uses
Section 14.2.6(b) Private Open Space	74.34 m ² Outdoor Amenity Area + private balconies (Min. 10 m ²) for a total of: 124.21 m²	4 units x 10m ² TOTAL: 40 m²
Section 14.2.6 Maximum Gross Floor Area of Individual Offices	C.R.U 1: 92.07 m ² C.R.U. 2: 119.38 m ² C.R.U. 3: 135.36 m ² C.R.U 4: 106.84 m ² C.R.U. 5: 89.65 m ² C.R.U. 6: 113.34 m ² C.R.U. 7: 156.26 m ²	235 m ²
Parking Stalls (#)	36 spaces (30% small car)	Health Services: 16.1 Offices: 10.5 Residential 4.5 Total Required: 32 (Max. 40% small car spaces)

CRITERIA	PROPOSAL	C2 ZONE REQUIREMENTS
Bicycle Stalls (#)	Class I: 4 spaces Class II: Approx. 18	Residential: Class I: 0.5/dwelling (2 spaces) Class II: 0.1 per unit (1 space) Commercial: Class I: 0.20 per 100 m ² Class II: 0.60 per 100 m ² Total Required: Class I: 4 spaces Class II: 6 spaces

The colour board provided with the application respects the Planning and Development Services Department preference for earth tone colours. The use of cultured stone will provide added interest to the façade of the building. Rough-sawn fir timbers and hardi-shake accents will provide additional interest to the building. The main body of the building will feature sand-coloured textured stucco intended to highlight the cultured stone on the lower level of the building.

5.0 CURRENT DEVELOPMENT POLICY

5.4.1 Official Community Plan (OCP)

Development Permit Guidelines for Form and Character Objectives for Commercial Development & Multiple-Unit Residential Development:

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development should provide visual interest and human scale.
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).
- Vehicle access and on-site circulation shall minimize interference with pedestrian movement.
- Pedestrian access should be clearly marked
- Appropriate, high quality, public spaces which provide links to surrounding areas and open space relief should be encouraged.
- Amenities such as benches, garbage receptacles etc. should be encouraged to provide a pedestrian-friendly environment
- Loading, garbage and other ancillary services should be located at the rear of buildings

"8.1.40 Housing Variety. Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population and satisfies a range of lifestyle choices;"

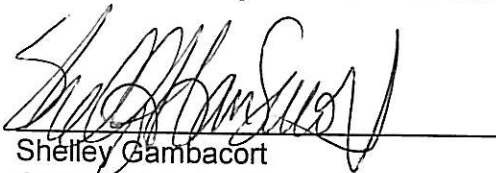
"8.1.44 Integration. Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities;"

6.0 TECHNICAL COMMENTS – See Attachment 'N'.

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department notes that the applicant has given due consideration to the Development Permit Form and Character guidelines for mixed used with respect to the subject application. The design makes a reasonable attempt to break up the bulk of the building and articulate the base with a stone treatment. The Planning and Development Services Department support the application as presented.

The Planning and Development Services Department has no objection to the two variances required for this application to proceed, one for height and one for reduction of the landscape buffer width along the south and west boundaries of the property.



Shelley Gambacort
Current Planning Supervisor

ATTACHMENTS

- A** Letter from Architecturally Distinct Solutions dated September 11, 2007
- B** Location Map
- C** Ortho Map (Scale 1:2,105)
- D** Colour Elevations
- E** Colour Board
- F** Site Plan (Drawing No. DP-100 Dated 28-Feb-08)
- G** Ground Floor Plan (Drawing No. DP-102 Dated 28-Feb-08)
- H** Second Floor Plan (Drawing No. DP-103 Dated 28-Feb-08)
- I** Third Floor Plan (Drawing No. DP-104 Dated 28-Feb-08)
- J** Roof Plan (Drawing No. DP-105 Dated 28-Feb-08)
- K** Elevations (Drawing No. DP-201 Dated 28-Feb-08)
- L** Elevations (Drawing No. DP-202 Dated 28-Feb-08)
- M** Landscape Plan (Drawing No. L-1 Dated March 11, 2008)
- N** Development Application File Circulation Report



Hand: Page 1 of 1

To: City of Kelowna

September 11, 2007

Re: 1789 KLO Road – DP/DVP Application
Design Rationale (to be read in conjunction with the Application for this project)

Dear City of Kelowna Planning Department,

Introduction

Situated on the south west corner of the intersection of KLO and Benvoulin Road, the project at 1789 KLO Road occupies a prominent corner location at an increasingly busy vehicular intersection. Initial design for the site incorporated a contemporary form in response to the high speed traffic condition; however, the final design presented in the DP/DVP application is the result of a pre-application meeting and subsequent internal design review comments from the Planning Department. This final design incorporates the Planning Department's vision of a vernacular architectural vocabulary that is consistent with the rural architecture of the area.

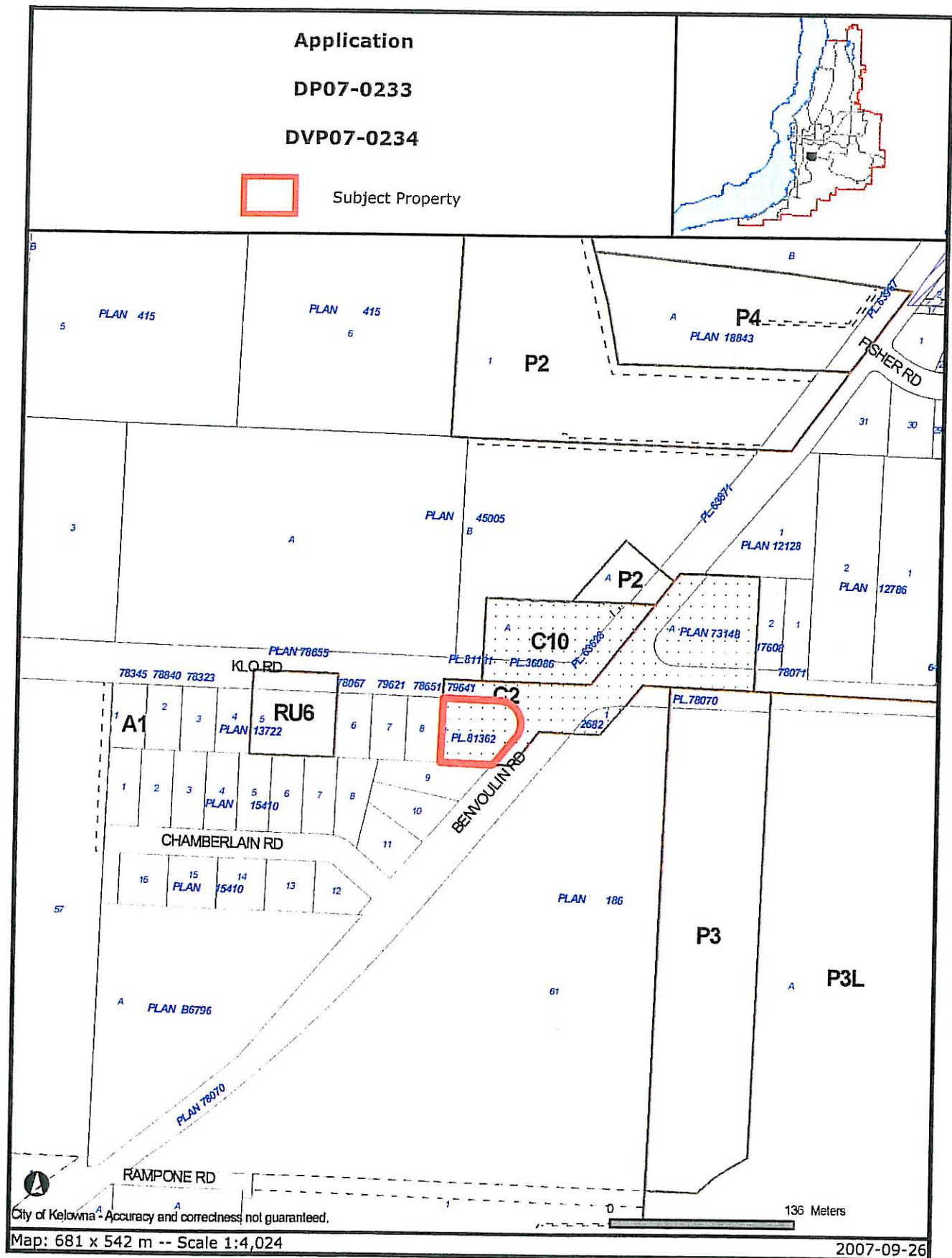
The final design solution was a more compact (and therefore environmentally efficient) foot print located at the road edge of the intersection. This building location provides screening to the surface parking behind while the upper residential floor steps back from the commercial components below to provide interest in the massing as well as a sense of privacy above. This stepping back of the third floor residential along the roadways was also done in order to reduce the visual impact of the third floor variance associated with the DVP application.

Dark, earthy material selections were also in response to the Planning Department's vision for the site and compliment the vernacular character of the building.

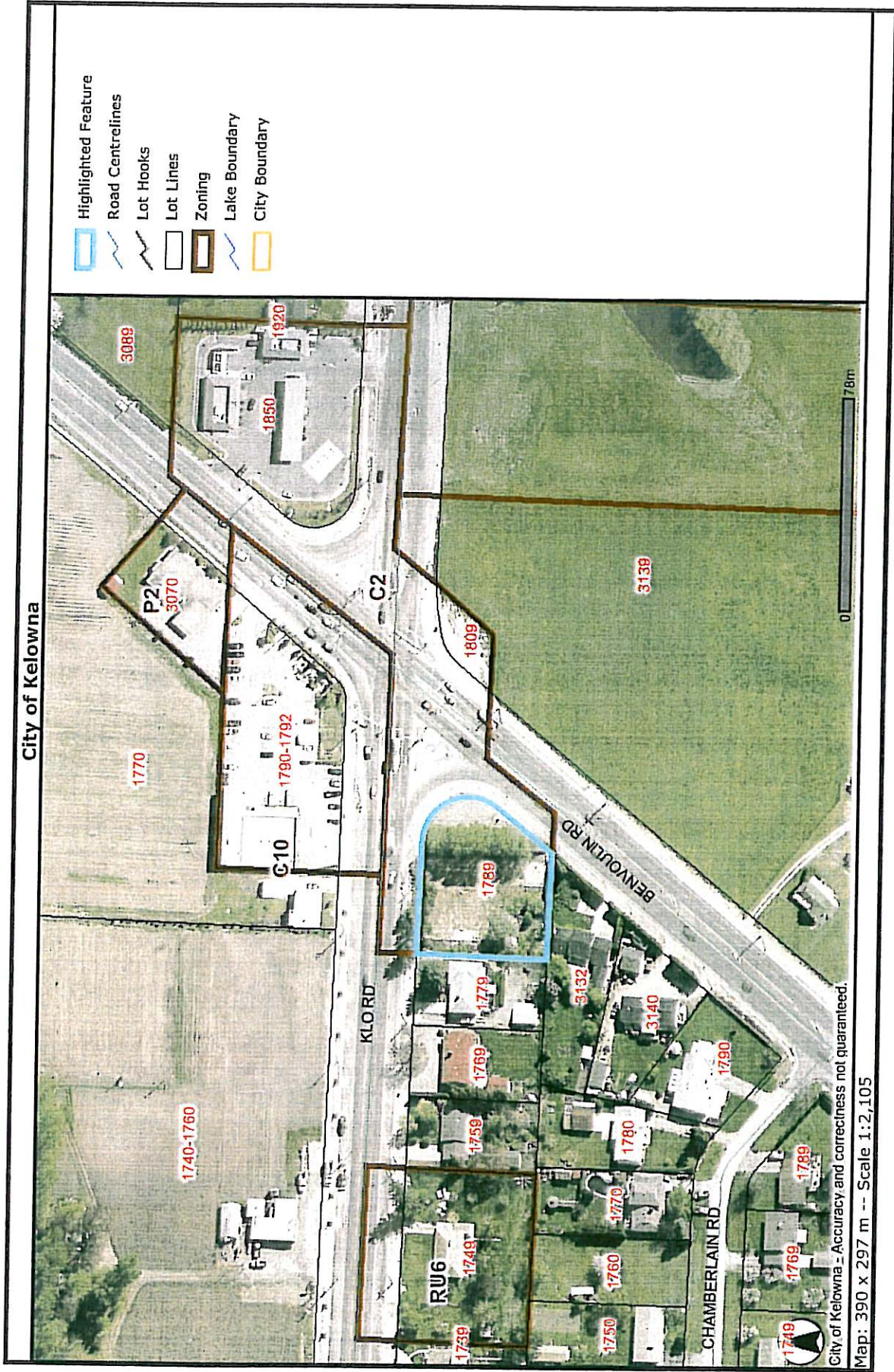
Well glazed from all sides with an emphasis on the curved corner glazing adjacent to the road intersection, the building facilitates good visual connections between the inside and outside. These visual connections, as well as the location of bicycle parking in a prominent and visible location, are in response to the general CPTED guidelines.

We look forward to the City's consideration of our DP/DVP application for this project.

Sincerely,
Matt Johnston, MAIBC
Architecturally Distinct Solutions



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.



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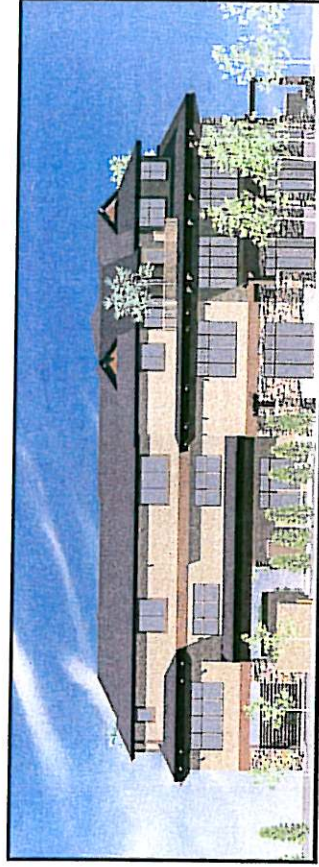


architecturally
solutions inc.

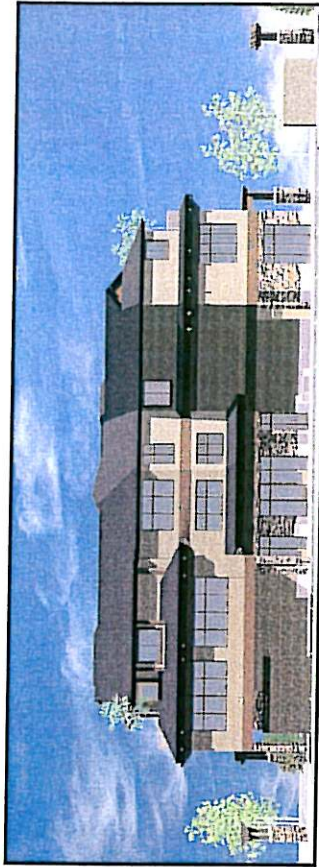
PROJECT
1789 H.C. ROAD
KELOWNA, BC
DRAWING TITLE
COLOUR ELEVATIONS
DATE: 2014-05-07
BY: J. [illegible]

Plot Date	20-05-08
Drawing Number	DP-R1
Revision Number	11-06-07
Job Number	09-002-07
Drawn By	---
Rev No.	---

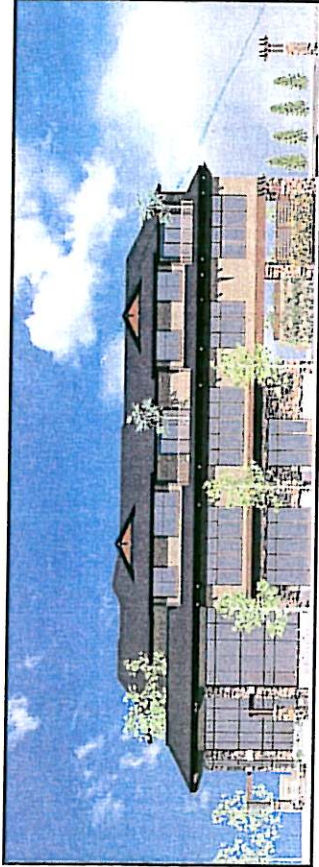
Revision Number, Date and Description



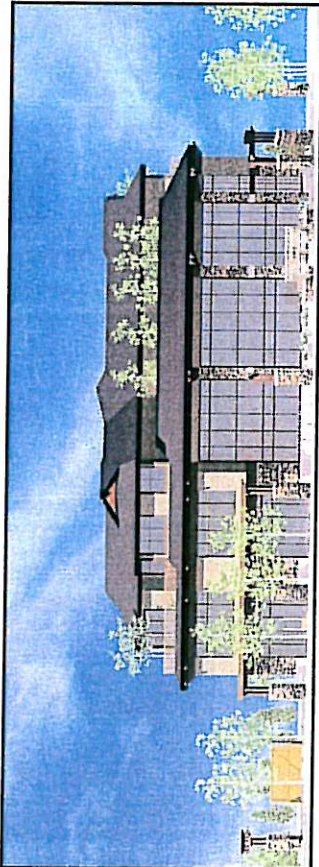
SOUTH ELEVATION



WEST ELEVATION

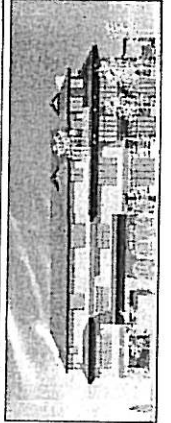


NORTH ELEVATION



EAST ELEVATION

All plans, drawings, designs and specifications are the exclusive property of Architecturally Distinct Solutions Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of Architecturally Distinct Solutions Inc. All Contractors, Trades and others are hereby notified that any discrepancies are to be reported immediately to Architecturally Distinct Solutions Inc. All trades are to consult the work in accordance with the current, municipal Building By-laws and requirements of other local authorities having jurisdiction as well as the the current British Columbia Building Code (or equivalent) including all published revisions and addenda. All trades and owners are responsible for the location and protection of all under and above ground utilities, wires and conduits, communications, including but not limited to water, sewer, gas, heat and telephone.

[illegible]

Architectural floor plan of a school building. The plan shows three classrooms (CRU. 1, CRU. 2, CRU. 3), an entry, stairs, and storage areas. The building is situated on a corner lot, with KLO ROAD to the left and BENVOLIN ROAD to the right. The plan includes dimensions, room labels, and a grid system. A north arrow is present in the upper right corner.

Room Details:

- CRU. 1:** 891.32' (Classroom 1)
- CRU. 2:** 1172.5' (Classroom 2)
- CRU. 3:** 1303.5' (Classroom 3)
- ENTRY:** Entrance area
- STAIRS:** Staircase area
- CLAS. 1 BKS. STORAGE:** Classroom 1 Book Storage
- ELEC.:** Electrical room
- CARENCE:** Carence area (indicated by a dashed line)

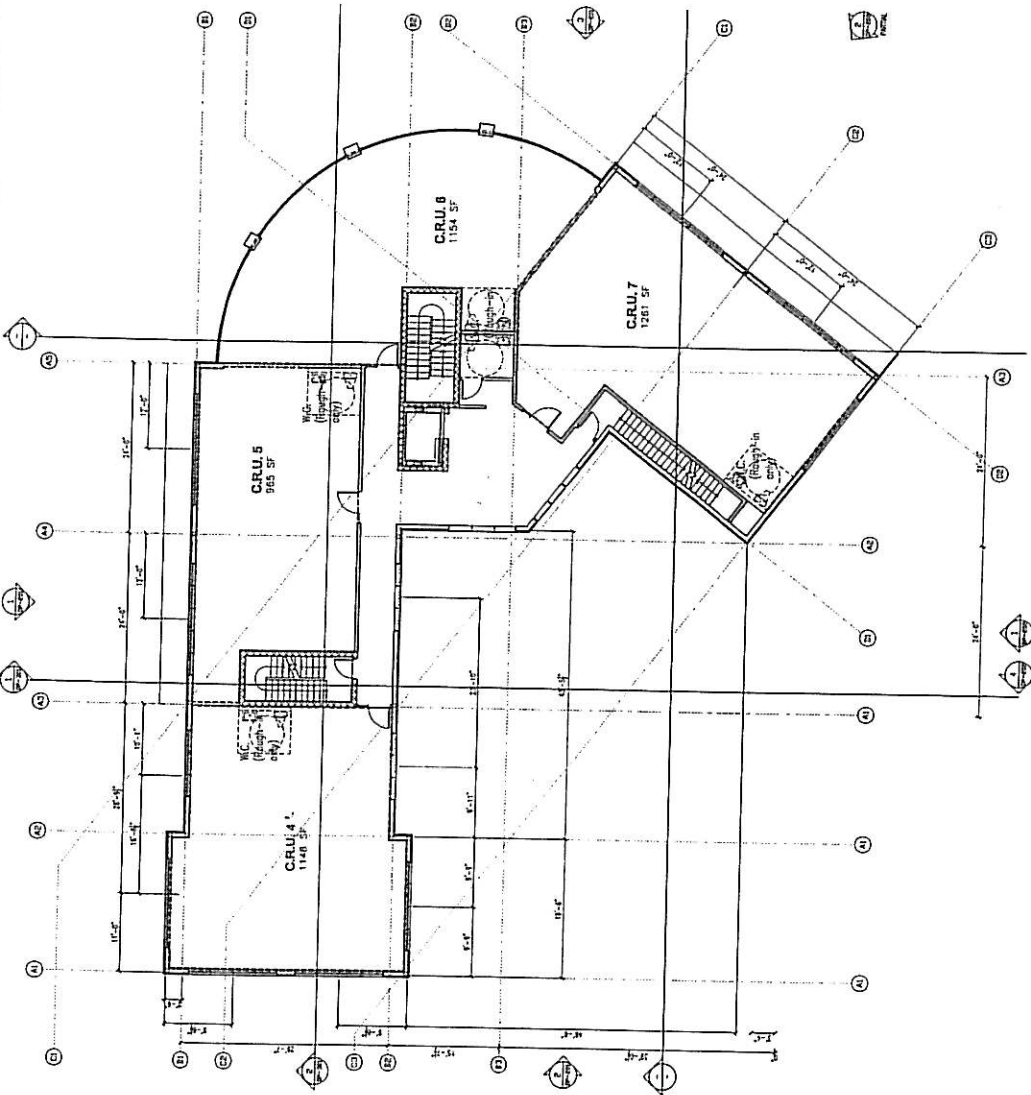
Dimensions and Grid:

- Grid lines are labeled A through H.
- Dimensions are provided for various sections of the building.
- Overall dimensions for the building footprint are shown.

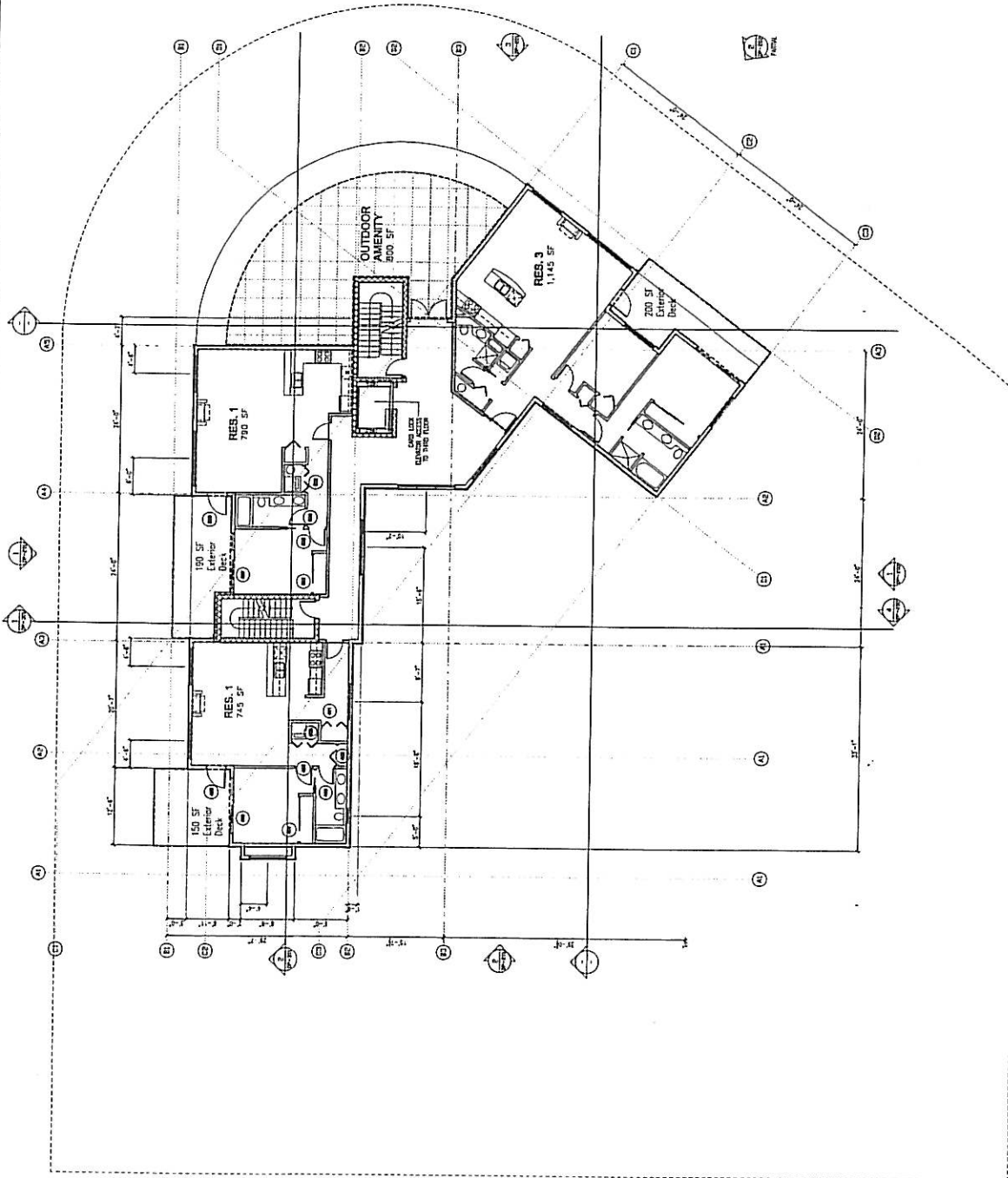
Other Features:

- North arrow pointing towards the upper right.
- Street names: KLO ROAD, BENVOLIN ROAD.
- Property lines and setbacks are indicated.

PROJECT 1750 E. 10th Ave. DENVER, CO 80202		DATE 11-24-07		CREATED BY JG	
CONTRACTOR DISTRICT		DESIGNED BY JG		CHECKED BY JG	
CONTRACT TITLE 1750 E. 10th Ave.		CONTRACT NUMBER 1750 E. 10th Ave.		CONTRACT DATE 11-24-07	
CONTRACT FLOOR PLAN 1750 E. 10th Ave.		CONTRACT FLOOR PLAN 1750 E. 10th Ave.		CONTRACT FLOOR PLAN 1750 E. 10th Ave.	



CHARGE DATE	JAN 1987	FILE DATE	25 FEB 83
CHARGE BY	JAN 1987	FILE BY	—

[illegible]

1 THIRD FLOOR PLAN

NOTES:
1. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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10. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ROOFING MATERIALS, Colors and Dimensions

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BY	13-11-27
CHECKED	13-11-27
APPROVED	13-11-27

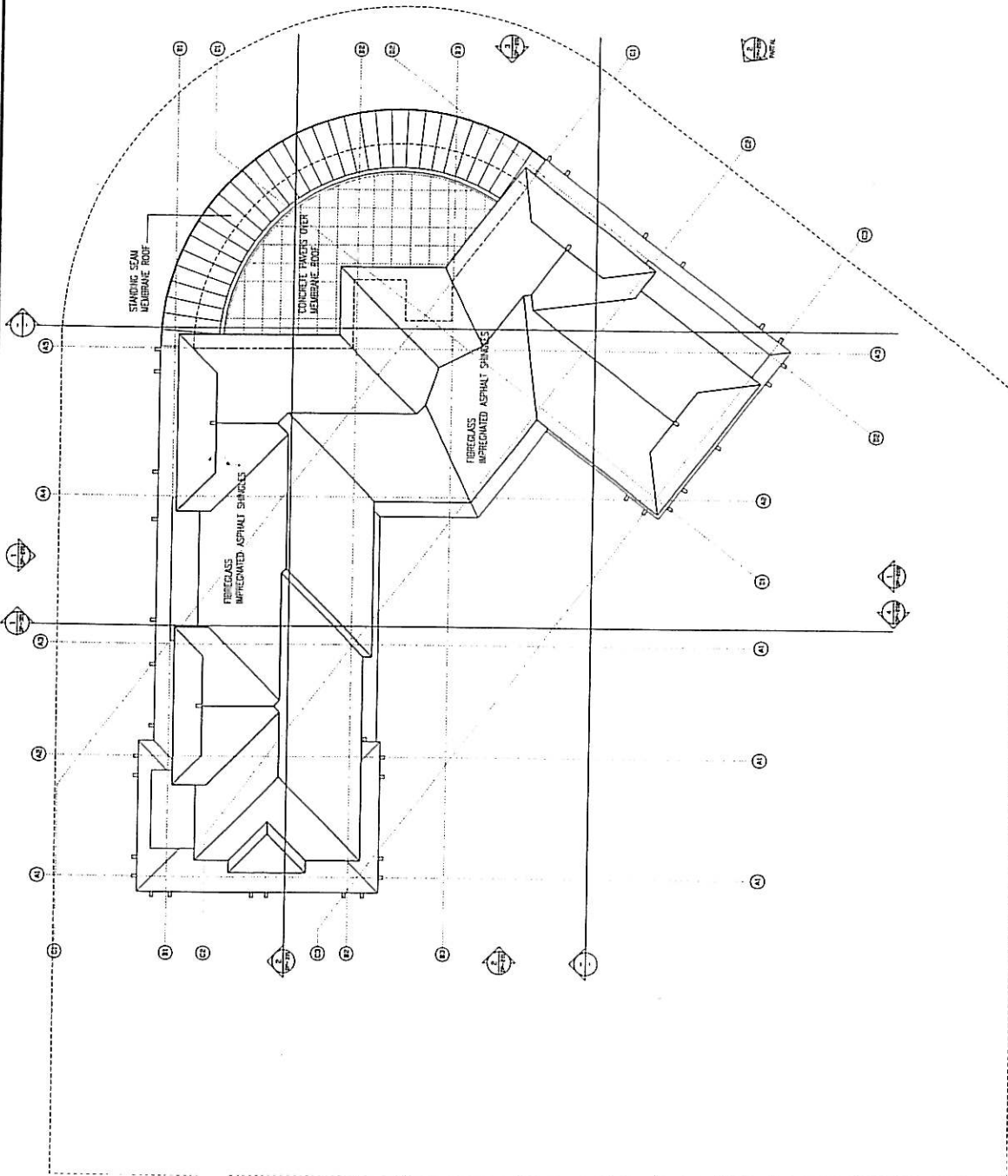
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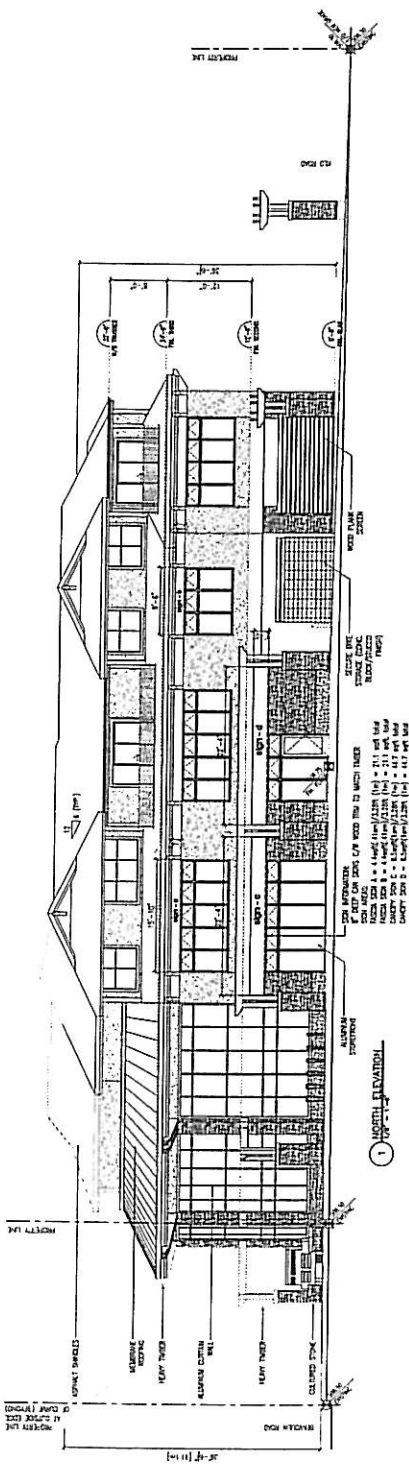
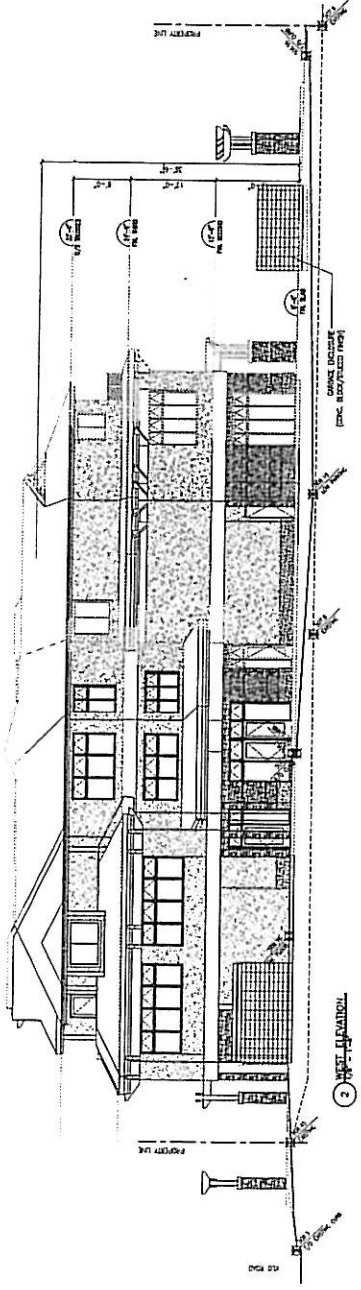
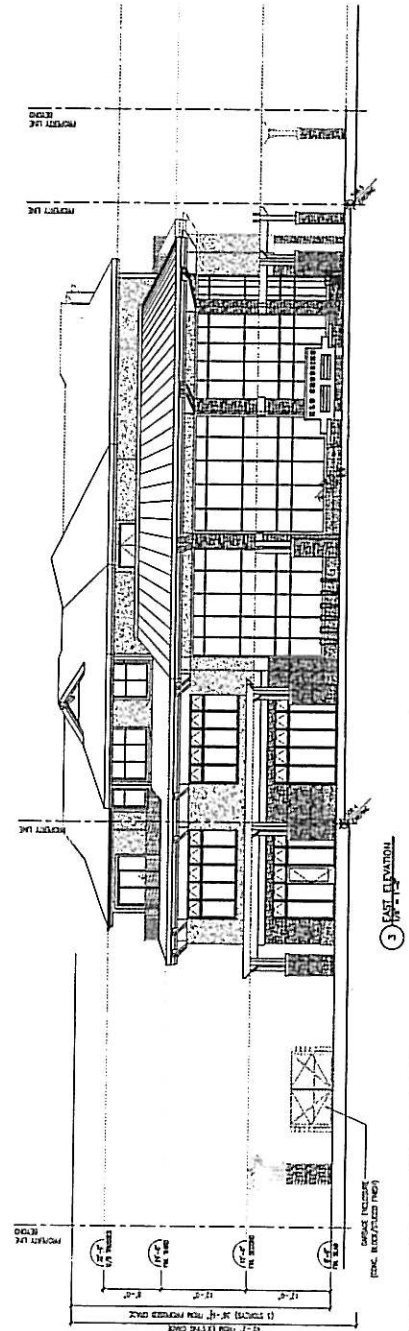
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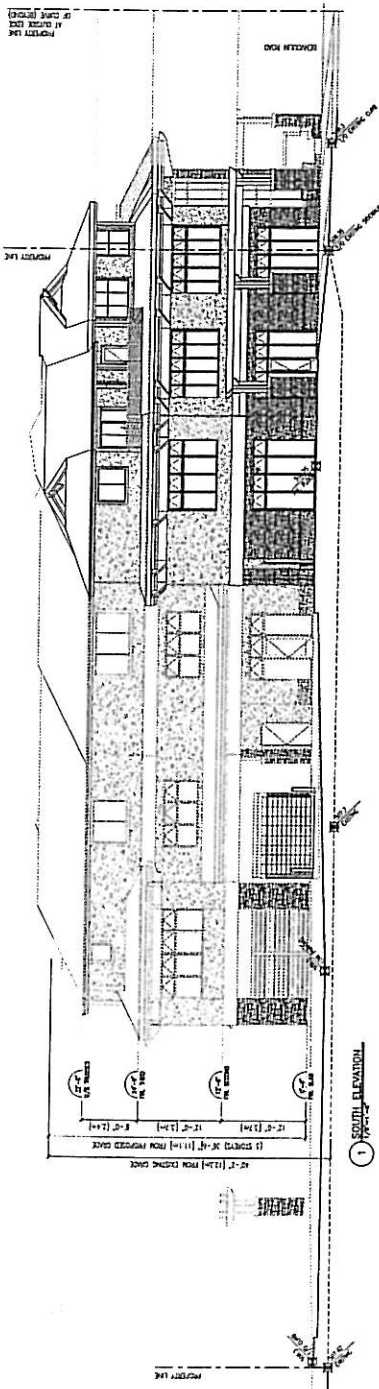
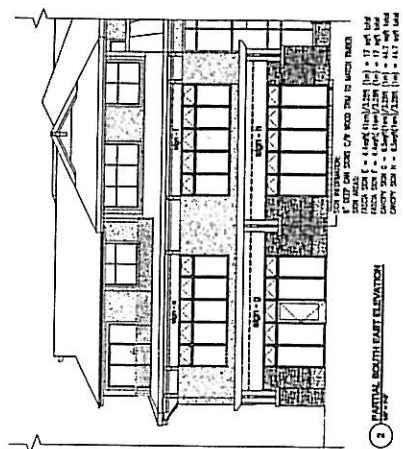
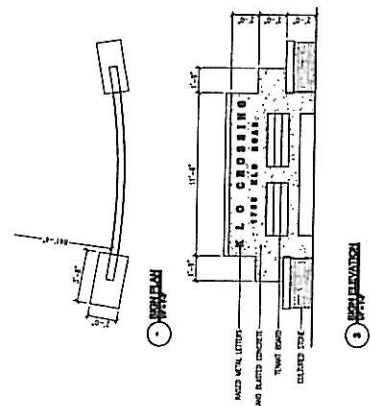
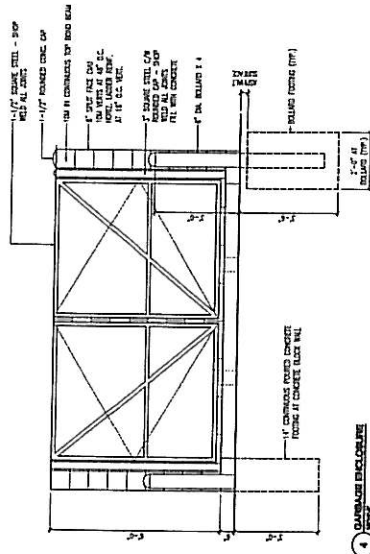


1 ROOF PLAN

	PROJECT 1700 E. 10TH KANSAS, KS ARCHITECT DISTINCT	DATE 11-04-17 BY JAB	REVISION 01-27-17 JAB	REVISION 01-27-17 JAB	REVISION 01-27-17 JAB
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PROJECT DISTRICT 10 1000 N. 10TH AVE. DENVER, CO 80202		DATE 11-14-17		BY J. L. [Signature]	
REVISIONS 1. 11-14-17 2. 11-14-17		PROJECT NO. 17-001		PROJECT NAME DISTRICT 10	
DESIGNED BY J. L. [Signature]		CHECKED BY J. L. [Signature]		DATE 11-14-17	
PROJECT NO. 17-001		PROJECT NAME DISTRICT 10		DATE 11-14-17	



PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO LANDSCAPE DESIGN STANDARDS ESTABLISHED BY THE U.S. LANDSCAPE ARCHITECTS ASSOCIATION (L.A.A.) AND THE C.S.L.A.

THE LANDSCAPE DESIGN DENOTED HEREIN IS CONCEPTUAL BUT REFLECTS THE DESIGNER'S ACCEPTABLE QUALITY AND SIZE.

PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS SHALL VARY DEPENDING UPON AVAILABILITY.

SHRUBS AND TREES MUST BE PLACED WITHIN PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE LANDSCAPE FABRIC AND INSTALLED MESH TO PREVENT ROOTS FROM PENETRATING INTO THE UNDERLYING DRIVEWAY.

THE AUTOMATIC TIRE PIRIGATION SYSTEM SHALL BE INSTALLED BY ALL LANDSCAPE ARCHITECTS.

DECIDUOUS TREES

SHRUBS			TREES			GRASSES / GROUNDCOVERS / PERENNIALS		
QTY	BOTANICAL NAME	REMARKS	QTY	BOTANICAL NAME	REMARKS	QTY	BOTANICAL NAME	REMARKS
1	<i>Fernoxia procumbens</i> (Pineapple)	CA	1	<i>Juniperus communis</i> (Juniper)	CA	1	<i>Amorpha canescens</i> (Wormwood)	CA
2	<i>Juniperus communis</i> (Juniper)	CA	2	<i>Juniperus communis</i> (Juniper)	CA	2	<i>Juniperus communis</i> (Juniper)	CA
3	<i>Juniperus communis</i> (Juniper)	CA	3	<i>Juniperus communis</i> (Juniper)	CA	3	<i>Juniperus communis</i> (Juniper)	CA
4	<i>Juniperus communis</i> (Juniper)	CA	4	<i>Juniperus communis</i> (Juniper)	CA	4	<i>Juniperus communis</i> (Juniper)	CA
5	<i>Juniperus communis</i> (Juniper)	CA	5	<i>Juniperus communis</i> (Juniper)	CA	5	<i>Juniperus communis</i> (Juniper)	CA
6	<i>Juniperus communis</i> (Juniper)	CA	6	<i>Juniperus communis</i> (Juniper)	CA	6	<i>Juniperus communis</i> (Juniper)	CA
7	<i>Juniperus communis</i> (Juniper)	CA	7	<i>Juniperus communis</i> (Juniper)	CA	7	<i>Juniperus communis</i> (Juniper)	CA
8	<i>Juniperus communis</i> (Juniper)	CA	8	<i>Juniperus communis</i> (Juniper)	CA	8	<i>Juniperus communis</i> (Juniper)	CA
9	<i>Juniperus communis</i> (Juniper)	CA	9	<i>Juniperus communis</i> (Juniper)	CA	9	<i>Juniperus communis</i> (Juniper)	CA
10	<i>Juniperus communis</i> (Juniper)	CA	10	<i>Juniperus communis</i> (Juniper)	CA	10	<i>Juniperus communis</i> (Juniper)	CA
11	<i>Juniperus communis</i> (Juniper)	CA	11	<i>Juniperus communis</i> (Juniper)	CA	11	<i>Juniperus communis</i> (Juniper)	CA
12	<i>Juniperus communis</i> (Juniper)	CA	12	<i>Juniperus communis</i> (Juniper)	CA	12	<i>Juniperus communis</i> (Juniper)	CA
13	<i>Juniperus communis</i> (Juniper)	CA	13	<i>Juniperus communis</i> (Juniper)	CA	13	<i>Juniperus communis</i> (Juniper)	CA
14	<i>Juniperus communis</i> (Juniper)	CA	14	<i>Juniperus communis</i> (Juniper)	CA	14	<i>Juniperus communis</i> (Juniper)	CA
15	<i>Juniperus communis</i> (Juniper)	CA	15	<i>Juniperus communis</i> (Juniper)	CA	15	<i>Juniperus communis</i> (Juniper)	CA
16	<i>Juniperus communis</i> (Juniper)	CA	16	<i>Juniperus communis</i> (Juniper)	CA	16	<i>Juniperus communis</i> (Juniper)	CA
17	<i>Juniperus communis</i> (Juniper)	CA	17	<i>Juniperus communis</i> (Juniper)	CA	17	<i>Juniperus communis</i> (Juniper)	CA
18	<i>Juniperus communis</i> (Juniper)	CA	18	<i>Juniperus communis</i> (Juniper)	CA	18	<i>Juniperus communis</i> (Juniper)	CA
19	<i>Juniperus communis</i> (Juniper)	CA	19	<i>Juniperus communis</i> (Juniper)	CA	19	<i>Juniperus communis</i> (Juniper)	CA
20	<i>Juniperus communis</i> (Juniper)	CA	20	<i>Juniperus communis</i> (Juniper)	CA	20	<i>Juniperus communis</i> (Juniper)	CA
21	<i>Juniperus communis</i> (Juniper)	CA	21	<i>Juniperus communis</i> (Juniper)	CA	21	<i>Juniperus communis</i> (Juniper)	CA
22	<i>Juniperus communis</i> (Juniper)	CA	22	<i>Juniperus communis</i> (Juniper)	CA	22	<i>Juniperus communis</i> (Juniper)	CA

GRASSES / GROUNDCOVERS / PERENNIALS / ANNUALS

REV	Q	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
1	9	<i>Antennaria canadensis</i> (Vernon)	White Snag	601	perennial
2	10	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
3	11	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
4	12	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
5	13	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
6	14	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
7	15	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
8	16	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
9	17	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
10	18	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
11	19	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
12	20	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
13	21	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
14	22	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
15	23	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
16	24	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
17	25	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
18	26	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
19	27	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
20	28	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
21	29	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
22	30	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
23	31	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
24	32	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
25	33	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
26	34	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
27	35	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
28	36	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
29	37	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
30	38	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
31	39	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
32	40	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
33	41	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
34	42	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
35	43	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
36	44	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
37	45	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
38	46	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
39	47	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
40	48	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
41	49	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
42	50	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
43	51	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
44	52	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
45	53	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
46	54	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
47	55	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
48	56	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
49	57	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
50	58	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
51	59	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
52	60	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
53	61	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
54	62	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
55	63	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
56	64	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
57	65	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
58	66	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
59	67	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
60	68	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
61	69	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
62	70	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
63	71	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
64	72	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
65	73	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
66	74	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
67	75	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
68	76	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
69	77	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
70	78	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
71	79	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
72	80	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
73	81	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
74	82	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
75	83	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
76	84	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
77	85	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
78	86	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
79	87	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
80	88	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
81	89	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
82	90	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
83	91	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
84	92	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
85	93	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
86	94	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
87	95	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
88	96	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
89	97	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
90	98	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
91	99	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial
92	100	<i>Antennaria dioica</i> (L.)	Yellow Snag	701	perennial

File: DP07-0233

Application

File: DP07-0233

Type: DEVELOPMENT PERMIT

File Circulation

Seq	Out	In	By	Comment
				DP07-0233/DVP07-0234 - 1789 KLO Road
				Mixed use commercial retail units on 1st & 2nd floors; residential units on 3rd floor
				Staff:
				-This was a piece of land that was previously owned by the City and the property has since been sold.
				-Staff provided details of the application.
				AAC Discussion:
				-The Members are concerned about the land use of the property and feel that it is not an appropriate buffer along agricultural lands.
				-The Members would like to see the architecture more sympathetic to the agricultural nature of the surrounding area.
				-The Members suggested that an agricultural assessment be done regarding the area.
				-The Members feel that this application is encouraging commercial buildings in the area.
				B.C. Assessment Authority (info only)
				2007-09-26 2007-09-26
				Community Development & Real Estate Mgr
				2007-09-26 2007-10-12
			SALEXANC	Land Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 ? x 11 copy, of any survey plans. Land Comments for processing information only - not for Council Report: Ensure design conforms to very restrictive covenants for use, access, etc recently placed by the City.
				Code analysis to address exiting and building classification. Engineered fire flows required to determine if present hydrant location, number of hydrants, and hydrant volume will be adequate. Hydrant(s) to service this building should be on the same side of the street as the building.
				No response
				Fire Department
				2007-09-26 2007-10-31
			MNEID	
				FortisBC
				2007-09-26 2007-12-10
				Inspections Department
				2007-09-26 2007-10-11
			RREADY	Ensure dead end corridor requirements met on third floor. Ensure travel distance requirements met on CRU 2 on main floor. Soil contamination possible on this property as it was site of old gas station.
				DP07-0233; KLO Crossing (KLO and Benvoulin)
				The proposed massing responds well to the intersection of two vehicular thoroughfares. Some of the detailing might be considered to be a reference to the vernacular agricultural buildings on ALR lands in the vicinity. However, the overall effect could have been more convincing in that the reliance on stucco and a pattern of cultured stone has no precedent within the agricultural landscape. Having said that, the building uses durable materials, demonstrates a strong inter-relationship of visual components, and generally presents an image of quality.
				Other positive aspects of the project include its mixed-use occupancy, and the location of surface parking at the rear of the building.
				Recommendations
				Exterior decks/balconies adjoining residential suites 3 and 4 in particular do not appear large enough to be actively used by residents and should be enlarged to do so;
				All aspects of the proposed development should meet the City of Kelowna Crime Prevention Through Environmental Design Guidelines. In particular, adequate lighting of the site and the building perimeter should be installed. Additionally, exit doors should permit views in and out of all stairwells.
				Park/Leisure Services Dir. (info only)
				2007-09-26 2007-09-26
				Parks Manager
				2007-09-26 2007-10-04
			TBARTON	No landscape plan was circulated or included in the application.
				Public Health Inspector
				2007-09-26 2007-10-15
				RCMP
				2007-09-26 2008-01-31
				School District No. 23
				2007-09-26 2007-12-10
				No response
				No response

File: DP07-0233

Seq	Out	In	By	Comment
	Shaw Cable			
	2007-09-26	2007-12-10		No response
	Telus			
	2007-09-26	2007-10-16		TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.
	Terasen Utility Services			
	2007-09-26	2007-12-10		No response.
	Works & Utilities			
	2007-09-26	2007-12-04		see documents tab