
CITY OF KELOWNA
MEMORANDUM

DATE: June 27, 2008
FILE NO.: Z08-0031

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z08-0031 OWNER: FORTIS PROPERTIES
CORP

AT: 2417/2419 HARVEY AVE. APPLICANT: PROJECT MANAGEMENT
SERVICES INC.

PURPOSE: TO REZONE FROM THE EXISTING C10 – SERVICE
COMMERCIAL ZONE TO THE PROPOSED C4 – URBAN
CENTRE COMMERCIAL ZONE TO PERMIT EXPANSION OF
THE EXISTING HOTEL USE.

EXISTING ZONE: C10 – SERVICE COMMERCIAL

PROPOSED ZONE: C4 – URBAN CENTRE COMMERCIAL

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0031 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of That Part of Lot 3 Shown on Plan B5888, DL 125, O.D.Y.D. Plan 3447, located on Harvey Avenue, Kelowna, B.C. from the existing C10 – Service Commercial zone to the proposed C4 – Urban Centre Commercial zone be considered by Council;

AND THAT the 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;



2.0 SUMMARY

The applicant wishes to rezone the subject property in order that it can be added to the neighbouring C4 zoned lot, and the existing hotel on that lot may be expanded on to the subject property.

2.1 Advisory Planning Commission

The above noted application (Z08-0031) was reviewed by the Advisory Planning Commission at the meeting of May 6, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Rezoning Application No. Z08-0031, for 2417-2419 Hwy 97 N; That part of Lot 3 shown on Plan B5888, DL 125, O.D.Y.D Plan 3447 by Project Management Services (B. Greene), to rezone from the C10-Service Commercial zone to the C4-Urban Centre Commercial zone to permit expansion of the existing hotel use.

3.1 THE PROPOSAL

This application proposes the rezoning of 2417-2419 Highway 97 N from the existing C10 – Service Commercial zone to the proposed C4 – Urban Centre Commercial zone in order that this property can be added to the neighbouring property located at 2429-2435 Highway 97 N., and used for tourist accommodation uses.

The hotel expansion proposed to be constructed on the subject property is designed as a seven storey building, which has the lowest level set partially into the ground. This basement level contains the lowest level of the proposed water slide area as well as office and service uses to this area of the hotel. This basement level also is part of a parking structure for 63 vehicles set partially in the ground. The access to this parking area is from the existing parking area located at the rear of the existing building. There is also an internal pedestrian access to the existing hotel development on this level.

The main building level above the basement area is designed to contain the conference and meeting rooms, as well as the remainder of the waterslide area. The main level also has access to a parking area for 26 vehicles developed on top of the parking structure located at the front of the building. There is also an open deck area located at the rear of the building, which has access from the conference rooms located at this level.

The next five levels above the main level contain 14 rooms each, for a total of 70 hotel rooms.

The exterior of the proposed addition is designed to be finished with the same materials and colours as the existing hotel development, which was constructed on the neighbouring property in 1993.

The landscape plan shows a substantial level of landscaping located at the exposed end of the parking structure adjacent to highway 97. This landscape plan also indicates additional planting located along the driveway from Highway 97, as well as planting beds in front of the new expansion.

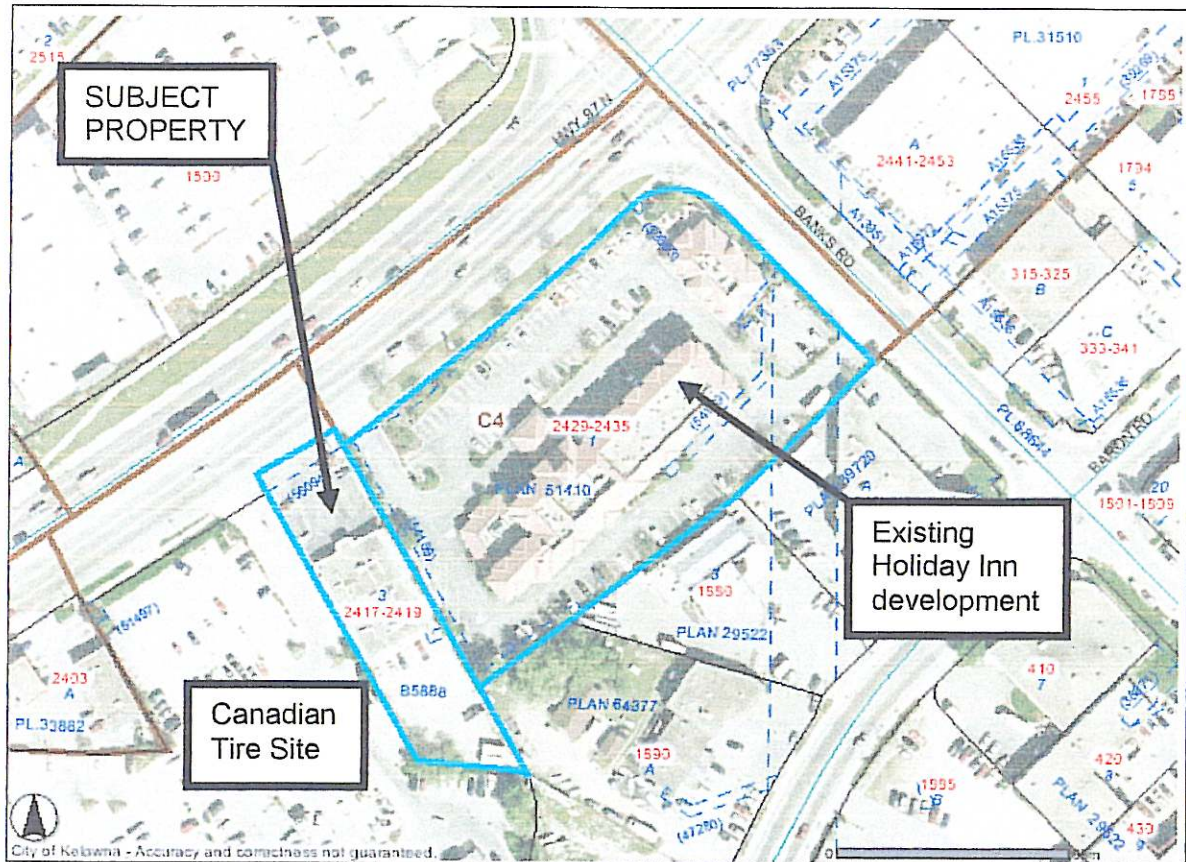
The proposal as compared to the C4 zone requirements is as follows:

CRITERIA	PROPOSAL	C4 ZONE REQUIREMENTS
Site Area (m ²) (after consolidation)	12,570m ²	460 m ² if abutting a lane
Site Width (m)	150 m	13 m if abutting a lane
Site Coverage (%)	22.5%	75%
Total Floor Area (m ²)	11,087 m ²	Max 12,570 m ² @ FAR = 1.0
F.A.R.	0.88	Max FAR = 1.0
Storeys (#)	7 storey (22.6 m)	12 storeys (37 m) for hotel uses
Setbacks (m)		
- Front (Hwy 97 N)	3.0 m	0.0 m
- Rear	13.0 m	0.0 m
- Northeast Side (Banks Rd)	5.0 m	0.0 m (flanking street)
- Southwest Side	0.0 m	0.0 m
Parking Stalls (#)	89 additional stalls provided	70 additional stalls required (1 stall per room)
Loading Stalls (#)	4 provided	1 loading stalls per 2,800m ² 4 stalls required

3.2 Site Context

The subject property is developed with a single storey concrete block building which was constructed on the subject property in 1966. This property is the last remaining property without urban frontage improvements located between the existing Canadian Tire development and the existing Holiday Inn development.

SUBJECT PROPERTY MAP



Adjacent zones and uses are, to the:

Northwest	- C3 – Community Commercial / Highway 97 N
Northeast	- C4 – Urban Centre Commercial – Holiday Inn Express
Southwest	- C10 – Service Commercial – Canadian Tire Parking Lot
Southeast	- C10 – Service Commercial – Canadian Tire Parking Lot

3.3 Proposed Development Potential

The proposed C4 – Urban Centre Commercial zone allows for amusement arcades – major, animal clinics – minor, apartment hotels, boarding or lodging houses, business support services, care centre – major, commercial schools, congregate housing, custom indoor manufacturing, emergency and protective services, financial services, food primary, funeral services, gas bars, government services, group home – major, health services, hotels, liquor primary establishment – major & minor, motels, non-accessory parking, offices, participant recreation services – indoor, and personal service establishments, private clubs, public libraries and cultural exhibits, recycled materials drop-off centres, religious assemblies, retail liquor sales establishment, retail stores,

convenience and general, spectator entertainment establishments, supportive housing, temporary shelter services, used goods stores, and utility services – minor impact as principal permitted uses, as well as amusement arcades – minor, apartment housing, care centres – minor, and home based businesses – minor as secondary uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The proposed C4 – Urban Centre Commercial zone is consistent with the “Commercial” future land use in 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

The City of Kelowna Strategic Plan 2004 also states as Goal 2;

“To foster a strong, stable and expanding economy “

The City of Kelowna Strategic Plan 2004 also states as Objectives for Goal 2;

1. Aid in the growth and progress of Kelowna as a desirable place to do business.
2. Aid in the growth and progress of Kelowna as a desirable place to visit, shop and tour.
3. Increase the diversity of employment opportunities.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and their comments which have been submitted are attached to this report. Ministry of Transportation requirements will be satisfied through corresponding subdivision application.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The proposed development appears to be a reasonable form of development for the subject property which will extend the existing hotel development on the property located to the northeast of the subject property.

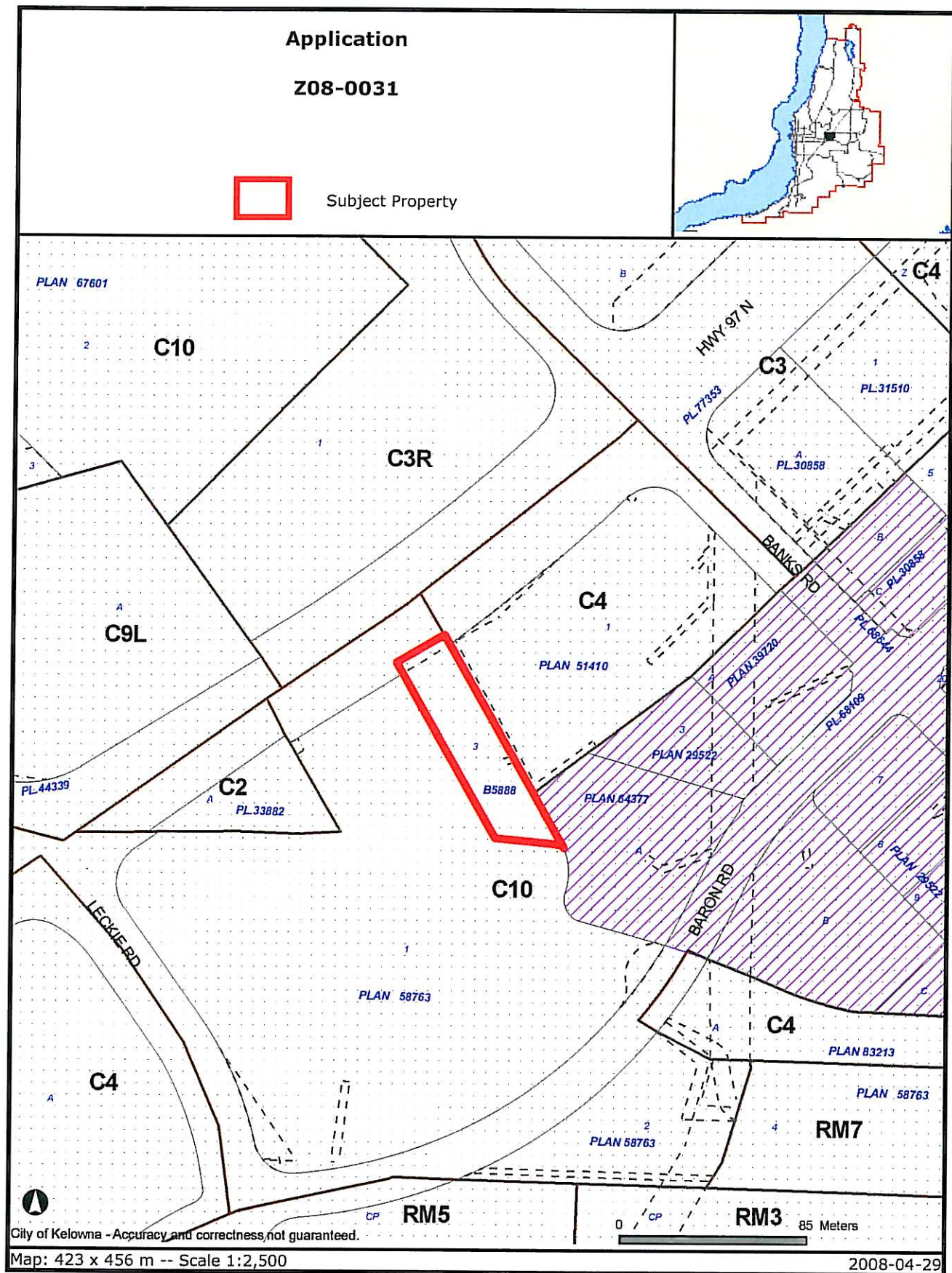
The applicant has worked with City staff to review both the original design of the building addition as well as the associated landscape plan. The form and character of the proposed building addition has been amended to change the building details of the addition to better complement the existing hotel development located on the property to the northeast of the subject property.

Should this rezoning application be supported, Council will have an opportunity to consider the associated Development Permit application at a future date.

Planning staff supports the proposed rezoning application, as it is consistent with the adjoining site to the northwest on which the current hotel is located, thereby allowing consolidation of the two sites.


for _____
Shelley Gambacort
Planning and Development Services

PMc/pmc
Attach.



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.

CITY OF KELOWNA
MEMORANDUM

Date: May 21, 2008
File No.: Z08-0031
To: Planning & Development Services Department (PMcV)
From: Development Engineer Manager (SM)
Subject: 2417-2435 Hwy 97 N., Lot 1 Plan 51410 and lot 3 plan B5888 ODYD

The Works & utilities Department comments and requirements regarding this application to rezone the subject property to C4 are as follows:

These are W. & U. initial comments and they may be subject to MOT requirements

1. General.

- a) Provide Highway widening along the frontage of lot 3, plan B5888 based upon the existing Statutory ROW shown on KAP 56094.
- b) Consolidate the properties.
- c) Provide easements as may be required.

2. Geotechnical Study.

We recommend that a comprehensive geotechnical study be undertaken over the subject property. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any surface springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays,

3. Sanitary Sewer System.

The subject properties are currently serviced by the Municipal wastewater collection system, and each property has its own service. The consulting Engineer has advised the City that due to the on-site current plumbing configuration, it is desirable to keep the existing service located on the current hotel site and upgrade the existing service on lot 1 plan B5888 from 150mm. to 200mm. The upgraded 200 mm. service will require a manhole in accordance with Bylaw 7900. The cost of the new service, including the manhole, is estimated at **\$12,000.00** inclusive of a bonding escalation.

4. Water Servicing Requirements.

- a) This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with the City of Kelowna current Bylaws and Policies.
- b) A watermeter is mandatory for this development as per the City of Kelowna current plumbing Bylaw and regulations.

5. Stormwater Management plan.

- a) A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, will be required at the time when an application to develop the subject property is made.

6. Roads.

- a) The frontage of Hwy 97 must be upgraded to a full urban standard in accordance with Ministry of Hwy specifications, complete with curb, gutter, separate sidewalk, fillet paving, storm drainage works, landscaped and irrigated boulevard, street lighting, removal and/or relocation existing utilities as may be required, etc. The estimated cost of this work, for bonding purposes, is **\$18,000.00**, inclusive of a bonding contingency (Power and communication infrastructure relocation and/or removal not included).

7. Street lights

Street lights must be installed on all fronting roads as determined by the Manager of Electrical Utilities.

8. Power and Telecommunication Services.

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

9. Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

11. Bonding and Levies Summary.

a) Performance Bonding

Hwy 97 frontage upgrading	\$ 18,000.00
<u>New sanitary sewer service</u>	<u>\$ 12,000.00</u>
Total Performance Bonding	<u>\$ 30,000.00</u>

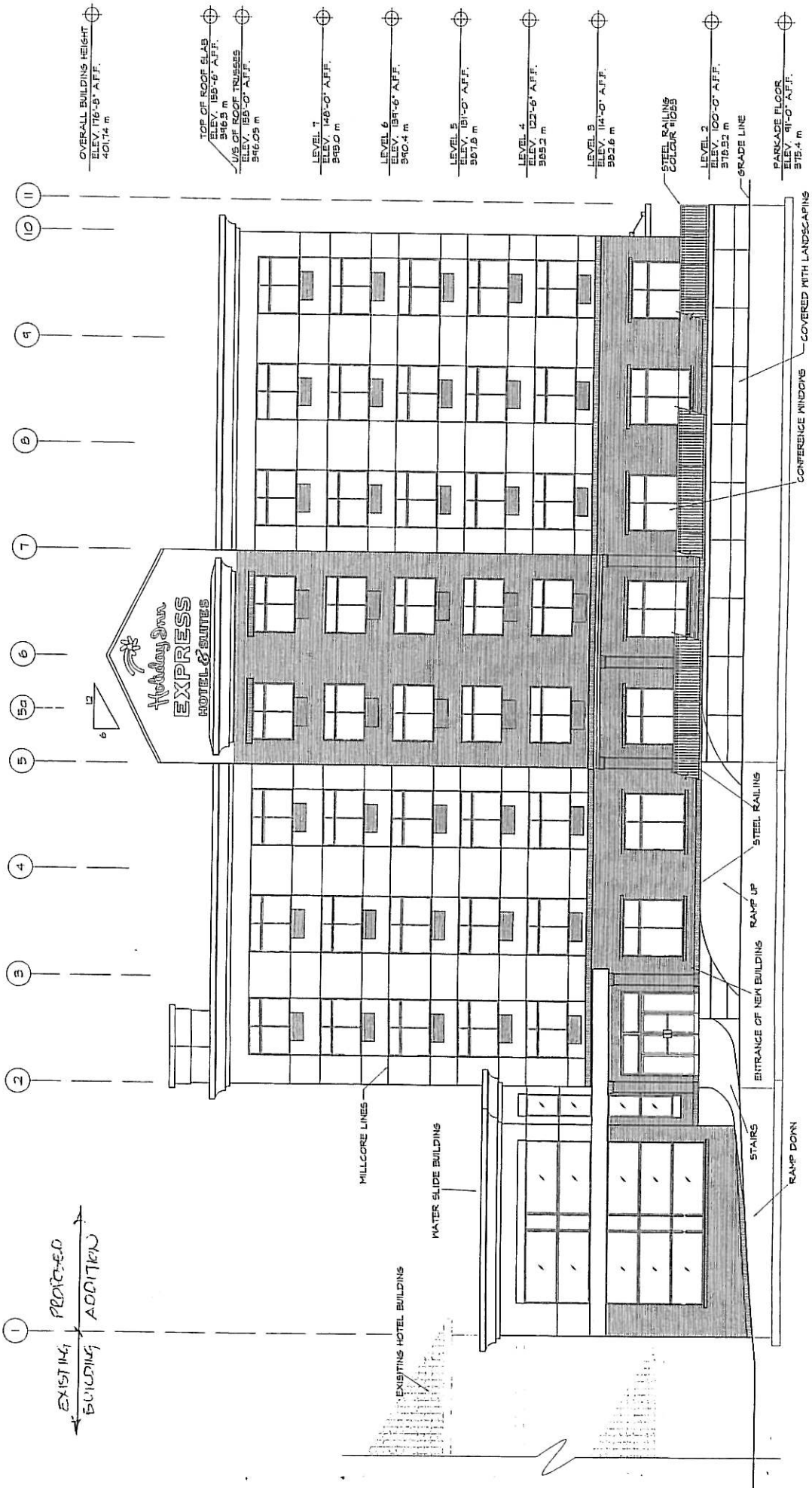
b) Levies

Administration and Inspection Fee (\$642.00 + \$32.10 GST)	\$ 674.10
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Steve Muenz, P. Eng.
Development Engineering Manager

BB

Cc: MOT (Lynda Lochhead)



NORTH ELEVATION

FACING HIGHWAY 97