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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** March 11, 2009  
**TO:** City Manager  
**FROM:** Community Sustainability Division  
**APPLICATION NO.** DP09-0010      **APPLICANT:** Renaissance Architecture Planning  
DVP09-0011      Inc.  
**AT:** 1467 Sutherland Ave      **OWNER:** Elisa Valoroso  
**PURPOSE:** To consider a Development Permit for façade improvements and  
additions to the rear of the building.  
To consider a Development Variance Permit to vary the rear-yard  
setback from 6.0 m required to 1.54 m proposed.  
**EXISTING ZONE:** C3 – Community Commercial  
**REPORT PREPARED BY:** Andrew Browne

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**1.0**    **RECOMMENDATION**

THAT Council authorize the issuance of Development Permit No. DP09-0010 for Lot 2 District Lot 137 ODYD Plan 11332, located at 1467 Sutherland Avenue, Kelowna BC;

- a) The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- c) Landscaping to be provided on the land be in general accordance with Schedule "C";

THAT Council authorize the issuance of Development Variance Permit No. DVP09-0011 Lot 2 District Lot 137 ODYD Plan 11332, located at 1467 Sutherland Avenue, Kelowna BC;

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

Section 14.3.5(f) Minimum Rear Yard Setback – To vary the minimum rear yard setback from 6.0 m required to 1.54 m proposed.

AND THAT issuance of the Development Permit and Development Variance Permit be contingent upon the requirements of FortisBC and the Real Estate & Building Services Department being satisfied.

**2.0**    **SUMMARY**

This application seeks a Development Permit for form and character of façade improvements to a commercial building and additions to the rear of the building and a Development Variance Permit to vary the rear-yard setback from 6.0 m required to 1.54 m proposed.

**3.0 ADVISORY PLANNING COMMISSION**

At the February 17, 2009 meeting of the Advisory Planning Commission, the following resolutions were adopted:

THAT the Advisory Planning Commission support Development Variance Application No. DVP09-0011, for 1467 & 1467-1475 Sutherland Drive; Lot 2, Plan 11332, Secs. 19 & 20, Twp. 26, ODYD by Valoroso Foods (J. Valoroso), to allow a development variance to vary the rear-yard setback from 6.0 m required to 1.54 m proposed.

THAT the Advisory Planning Commission support Development Permit Application No. DP09-0010, for 1467 & 1467-1475 Sutherland Drive; Lot 2, Plan 11332, Secs. 19 & 20, Twp. 26, ODYD by Valoroso Foods (J. Valoroso), to allow a development permit for form and character of an addition and facade changes to a commercial building

**4.0 PROPOSAL**

**4.1 Proposed Development**

The subject property contains the Valoroso Foods specialty grocer. The applicant proposes significant upgrades to the Sutherland Avenue façade as well as two small additions at the rear of the property, one of which requires a variance to the rear-yard setback requirement. Exterior upgrades include new and expanded storefront windows, a tower-type feature, stone, hardi panel, and an updated colour scheme.

CRITERIA	PROPOSAL	C3 ZONE REQUIREMENTS
<b>Subdivision Regulations</b>		
Lot Area	1213.15 m <sup>2</sup> existing, non-conforming	1300 m <sup>2</sup>
Lot Width	30.19 m	13.0 m
Lot Depth	40.23 m	30.0 m
<b>Development Regulations</b>		
Floor Area Ratio	0.67	1.0
Site Coverage	49.29%	50%
Height	9.4 m to peak, 2 storeys	Lesser of 15 m or 4 storeys
Front Yard	12.5 m approx.	3.0 m
Side Yard (west)	4.064 m	0 m
Side Yard (east)	0.508 m	0 m
Rear Yard	<b>1.540 m *</b>	6.0 m
Parking	10 stalls existing, non-conforming	13 stalls
* Indicates a required variance		

## 4.2 Site Context

The subject property is located on the south side of Sutherland Avenue in the Capri village centre and a wide variety of land uses and densities are within walking distance. Specifically, the adjacent land uses are as follows:

North	P2 – Education and Minor Institutional (Salvation Army)
South	RM3 – Low Density Multiple Housing
East	C3 – Community Commercial (parking lot)
West	C3 – Community Commercial



## 5.0 TECHNICAL COMMENTS

### 5.1 Building & Permitting Department

Building permit application #37660 on hold pending approval of DP application. Demolition of non-conforming combustible structure at south elevation required. Handicap parking to be identified.

### 5.2 FortisBC

We have reviewed the proposed development at 1467 Sutherland Avenue. Existing transformer TB093 may be located on the northwest corner of the property. The City of Kelowna Electrical Department will require right of way for this transformer should survey confirm that the transformer is located on Lot 2 Plan 11332. Should upgrades to the electrical system be required to accommodate the servicing to the new building, rights of ways for a new transformer will be required as per the City of Kelowna's Electricity Regulation Bylaw; this would be reviewed by a FortisBC designer in managing the City's electrical facilities.

### 5.3 Fire Department

If the upstairs portion of the building is changing from a dwelling unit to an office area then the BC Fire Code sentence 2.7.1.1 "Means of Egress" will require that the office area have two exits. This may change form and character. *Land Use Management Department note: No change in use to the upstairs portion of this building is authorized by this application.*

### 5.3 Development Engineering Branch

See attached memorandum.


## 6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The proposed façade changes represent a substantial improvement for the building and will improve the streetscape of Sutherland Avenue. Valoroso Foods is investing in the neighbourhood through the use of high quality materials and an attention to detail on the Sutherland Avenue frontage.


The requested rear-yard setback variance is anticipated to not impose any negative impacts and provides for an upgraded, internal loading area in order to minimize exterior clutter such as shipping container-based storage. Given that the building exists on site, there are substantial site limitations that restrict other options. A non-transparent, 6' high fence is to be provided to the rear of the property to buffer the apartment to the south. The apartment, associated with the Kelowna Japanese Canadian Community Seniors Society, has indicated in writing their support for the rear yard setback variance.

Parking requirements are existing, non-conforming—however, the property next door is currently a parking lot and the owner of the subject property has indicated he has informal, verbal agreements for sharing parking with neighbouring businesses.

No significant impact on adjacent or nearby properties is anticipated and Land Use Management recommends support for the applications.

  
\_\_\_\_\_  
Danielle Noble  
Urban Land Use Manager

*Approved for inclusion:*  
F/ Shelley Gambacort  
Director of Land Use Management



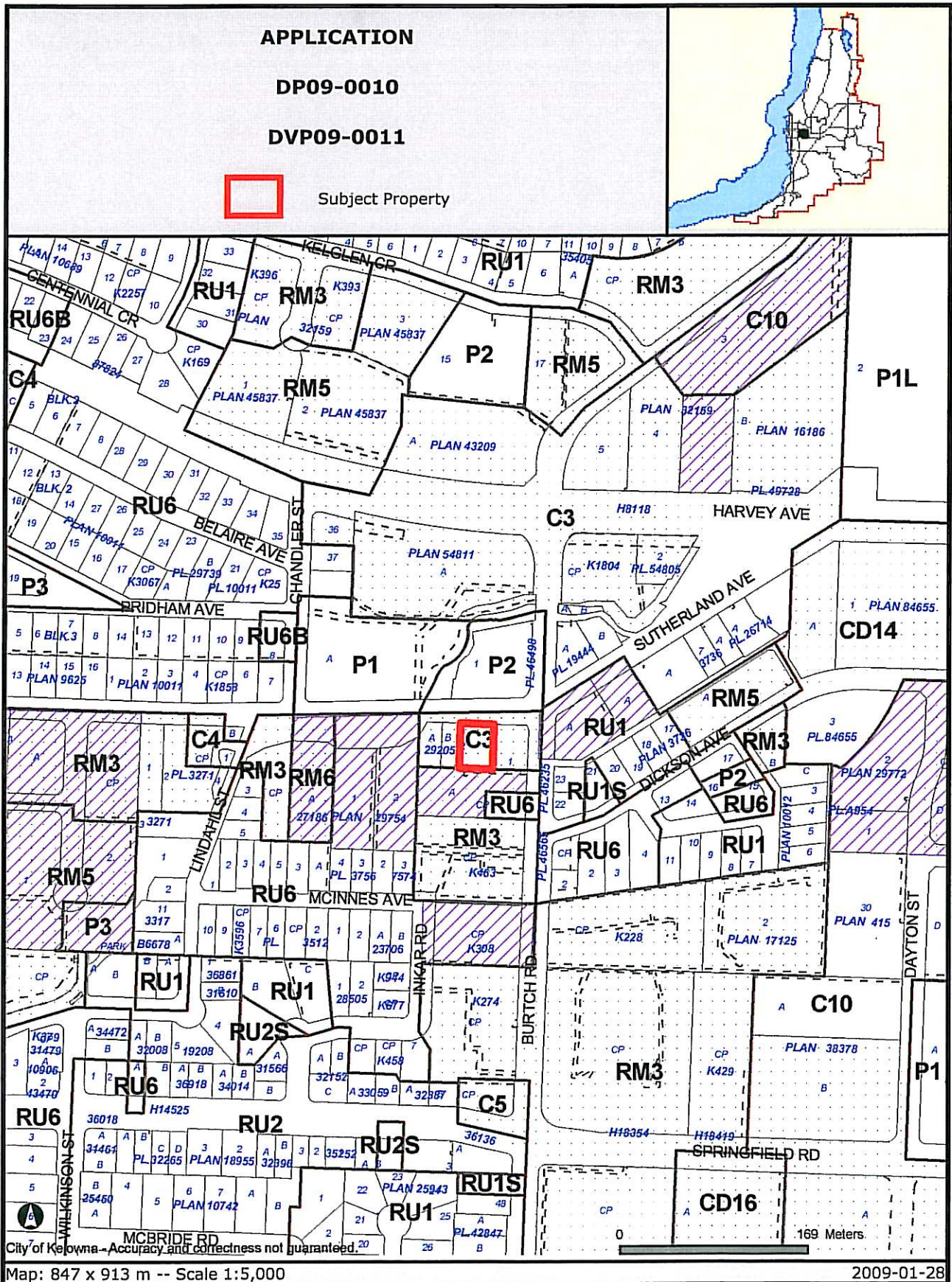


### ATTACHMENTS

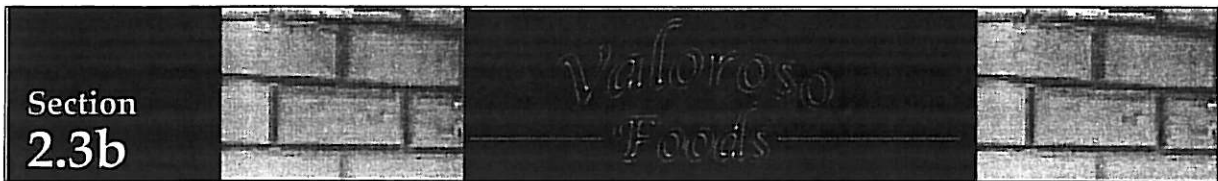
Location and zoning map  
Letter of Rationale (2 pages)  
Development Engineering memorandum (2 pages)

### SCHEDULES

A (1 of 2) and C – Site plan  
A (2 of 2) – Main floor plan  
B (1 of 4) – Elevations (north, south)  
B (2 of 4) – Elevations (east, west)  
B (3 of 4) – Colour board  
B (4 of 4) – Colour board



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.



»LETTER OF RATIONAL

## VALOROSO FOODS

Kelowna, B.C.

### PROPOSED RENOVATION STUDY OF 1467 SUTHERLAND AVE

To whom it may concern,

We are submitting this letter of rational on behalf of our client Joe Valoroso. The project is located at 1467 Sutherland Ave. Our client would like to make improvements to his building to improve the efficiency of the operation as well as its presence on the street. Based on prior meetings with City staff we have broken the project into 2 parts. Part One: renovations which did not require DP application and part 2 for DP and DVP.

#### Part 1:

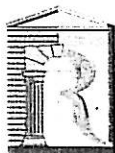
Part one includes the interior renovation to the interior of the store along with some storage areas on the south west corner of the building to provide room for decanting during the renovation. As per our meetings it was determined that no DP would be required for this component. We are not changing the use of the existing function of the building. This phase will reorganize the space and improve facilities to current Ministry of health Guidelines. We have been actively involved with IHA Staff in the design process.

#### Part 2:

**Item #1** This part of the project entails the addition of a new loading dock area that will improve how the facility can function as well as clean up the exterior of the site. This will require encroachment on the required setback. We would prefer to complete an addition that is visually appealing to the neighbors rather than storage implementing storage containers that do not facilitate the improved function of the store and are not visually appealing to the neighbors. We ask for leniency such that our client can improve the flow of goods coming into his facility and help improve the needs of the ministry of health.

**Item # 2** During the design process it was determined that the parking does not work on the site as it currently exists. Furthermore the parking count does not meet the needs of the guidelines. We have reviewed this and determined that at some time prior to our client's ownership of the building that a road right of way was taken that has created part of this situation. As far as the quantity of vehicles is concerned we have been able to gain 1 additional stall by reorganizing the stalls and remain 2 short. Again this has not changing from the original building we are not using up any parking spaces in the design process. We trust you will review this and grandfather this as an existing non conforming issue. The Client does have an unwritten agreement with the Salvation Army that he uses their parking during the week and they can use his on evening and Sundays.

**Item # 3** Our client would like to make a façade improvement to his building to provide character that reflects his business. Furthermore this improvement will help improve this corner of the street. We have included photos of the existing building and surrounding buildings. As a part of this we propose to clean up the site and repave areas around the building. We have also included the addition of a gate that screens the access to the rear of the building and improved fencing to screen neighbors. Please refer to the attached drawings for your reference.



RENAISSANCE  
ARCHITECTURE PLANNING INC.

Valoroso Foods – Development Permit Application

»Site Data



»LETTER OF RATIONAL

I trust the comments above help you understand our project goals and you will consider them carefully in your assessment of support. If you require any further information or assistance we would be happy to assist.



RENAISSANCE  
ARCHITECTURE PLANNING INC.

*Valoroso Foods – Development Permit Application*

»Site Data

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** March 11, 2009  
**File No.:** DP09-0010 DP09-0011

**To:** Planning & Development Services Department (AB)

**From:** Development Engineering Manager (SM) **Revised comments**

**Subject:** 1467 Sutherland Ave Lot 2 Plan 11332 Façade Improvements

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Development Engineering Services comments and requirements pertaining to this application are as follows:

The Development Permit application, to do facade improvements and to renovate and build an addition to the existing structure within the rear yard setback, does not compromise our servicing requirements.

1. Domestic Water and Fire Protection

- (a) The development site is presently serviced with a 19mm diameter water service. The developer must engage a consulting mechanical engineer to determine the flow requirements of this development and establish the service needs.
- (b) 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.
- (c) Site servicing issues will be reviewed and comments related to site servicing will be addressed when a detailed mechanical plan is submitted.

2. Sanitary Sewer

- (a) The development site is presently serviced with a 100mm diameter sanitary service.
- (b) Site servicing issues will be reviewed and comments related to site servicing will be addressed when a detailed mechanical plan is submitted. If it is determined that the existing service will be retained for this development, an inspection chamber (IC), complete with brooks box, must be installed on the service at the owner's cost as required by the sewer-use bylaw.

The applicant will be required to sign a Third Party Work Order for the cost of service upgrades works prior to issuance of the Development Permit.  
For estimate inquiry's please contact John Filipenko at 469-8581.



3. Storm Drainage

- (a) The developer must provide a storm water management plan for this site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The Lot Grading Plan should indicate the location of existing and proposed drainage facilities including catch basins, drywells and rock-pits.

4. Development Permit and Site Related Issues

- (a) Adequate off-street parking must be provided. The parking modules must meet zone size requirements.
- (b) Remove the proposed concrete walkway fronting the building. This will provide the additional depth required for the parking layout to function within the site boundaries.
- (c) The requested variance to reduce the rear-yard setback from the required 6.00m, to 1.54m proposed, does not compromise City servicing requirements.

5. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for upgrades, which would be at the applicant's cost?

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

**RENAISSANCE**  
 ARCHITECTURE PLANNING INC.  
 1100 10th Ave. S.E.  
 Kelowna, B.C. V1Y 1A5  
 Phone: (250) 860-1100 Fax: (250) 860-1101

ASSOCIATE ARCHITECT

CLIENT

PROJECT: VALOROSO FOODS ADDITION & RENOVATION

1487 SUTHERLAND ROAD, KELOWNA, B.C. V1Y 5T4

DRAWING TITLE: SITE PLAN FOR DEVELOPMENT PERMIT APPLICATION

DRAWN BY: [ ]

CHECKED BY: [ ]

SCALE: 1/8" = 1'-0"

DATE: 25/JAN/08

CLIENT PROJECT NO.: [ ]

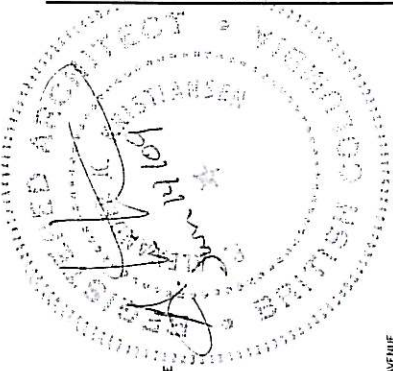
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RAP PROJECT NO.: 07271.02

DRAWING NO.: A-100

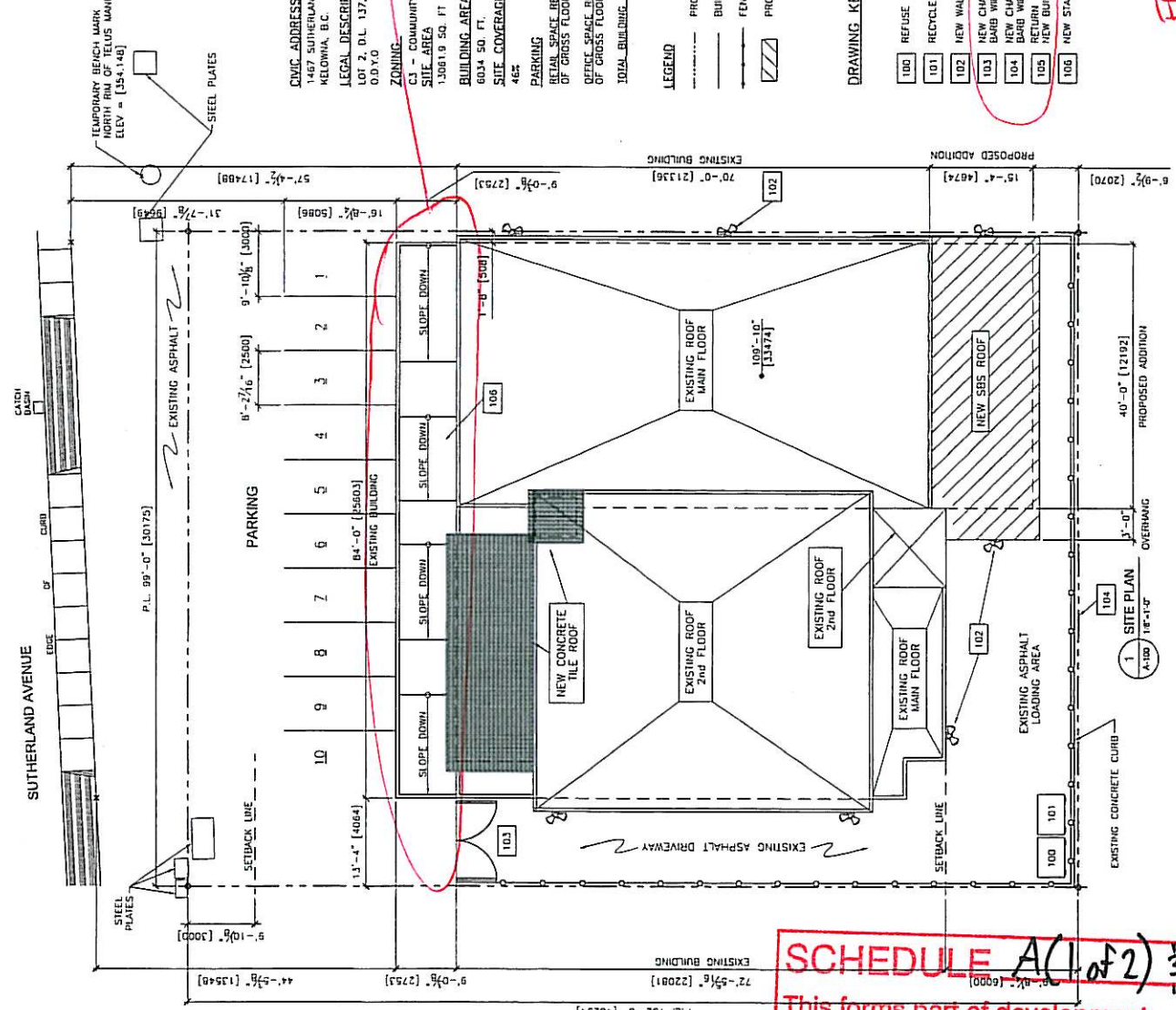
NO.	REVISION	DATE
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2	REVISED PER PERMIT	01/28/08
3	REVISED PER PERMIT	01/28/08
4	REVISED PER PERMIT	01/28/08

ALL DIMENSIONS MUST BE TO FACE UNLESS OTHERWISE SPECIFIED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



**SIDEWALK TO BE AT GRADE AND TO FORM PART OF PARKING STALLS**

**BARB WIRE NOT PERMITTED FENCE TO BE NON-TRANSPARENT**



**DRAWING KEYNOTES:**

- 100 REFUSE BIN - BY OWNER
- 101 RECYCLE BIN - BY OWNER
- 102 NEW WALL PACKS TYPICAL
- 103 NEW CHAIN LINK GATE 72" HIGH C/W BARB WIRE 0 TOP
- 104 NEW CHAIN LINK FENCE 72" HIGH C/W BARB WIRE 0 TOP
- 105 NEW WOOD FENCE AND TILE INTO NEW BUILDING CORNER
- 106 NEW STAMPED CONCRETE SIDEWALK

**SCHEDULE A (1 of 2) 3 C**  
 This forms part of development  
 Permit # DPO9-0010 DUP9-0011



ASSOCIATE ARCHITECT  
 DATE: 10/10/11  
 CLIENT

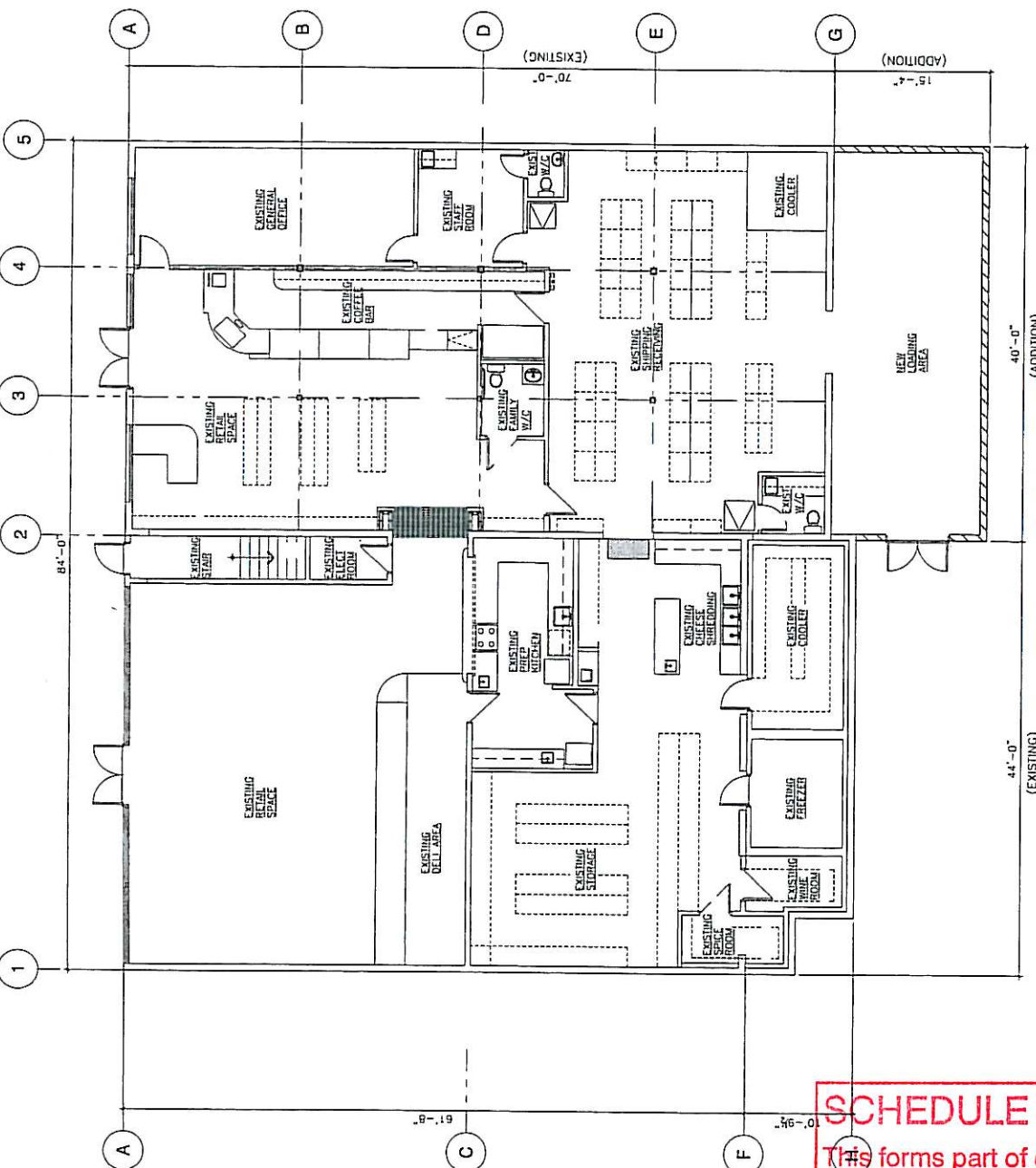
PLEASE NOTE: THESE DRAWINGS MUST NOT BE SEALS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

NO	REVISIONS	DATE	BY
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3			
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5			

PROJECT: VALOROSO FOODS ADDITION AND RENOVATION  
 1487 SUPERLAND AVENUE, KILGORE, B.C. 571 574  
 DRAWING TITLE: EXISTING MAIN FLOOR PLAN

DRAWN BY: PROJECT NORTH  
 CHECKED BY:  
 SCALE: 3/16" = 1'-0"  
 DATE: 10/10/11  
 CLIENT PROJECT NO.: 07271.01

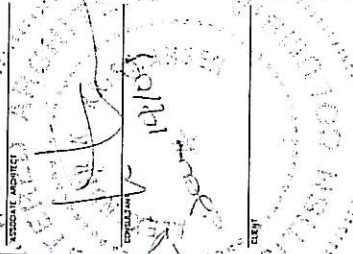
CONSULTANT PROJECT NO.:  
 RFP PROJECT NO.:  
 DRAWING NO.: 07271.01 A-200



REFERENCE DRAWINGS:  
 A-003 PROJECT ESTIMATE/COST ANALYSIS, GENERAL NOTES, DRAWING LEGEND,  
 FLOOR, WALL AND ROOF CONSTRUCTION ASSUMPTIONS  
 A-004 ROOM FINISH SCHEDULE/ROOM SCHEDULE  
 A-005 MECHANICAL PLAN  
 A-006 ELECTRICAL PLAN  
 A-008 FIRE SEPARATION PLAN

1 MAIN FLOOR PLAN  
 A-200 3/16" = 1'-0"

**SCHEDULE A(2 of 2)**  
 This forms part of development  
 Permit # DPO9-0010 DUP09-0011



ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS.

NO.	REVISIONS	DATE	BY
1	REVISION	07/27/07	AM
2			
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PROJECT:  
**VALOROSO FOODS  
ADDITION & RENOVATION**

1487 SUMNER ROAD WASHINGTON, D.C. 20514

DRAWING TITLE:  
**NORTH ELEVATION**

SCALE: NORTH ARROW

DATE: SEP 2008

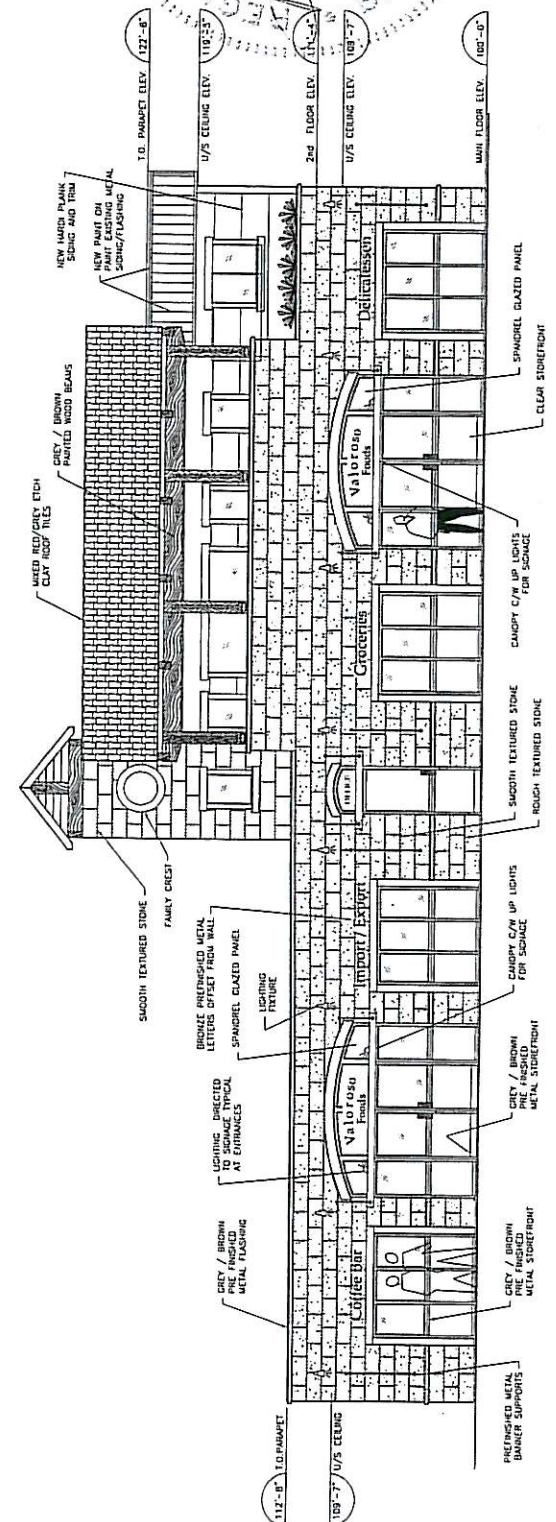
CLIENT PROJECT NO.:

CONSULTANT PROJECT NO.:

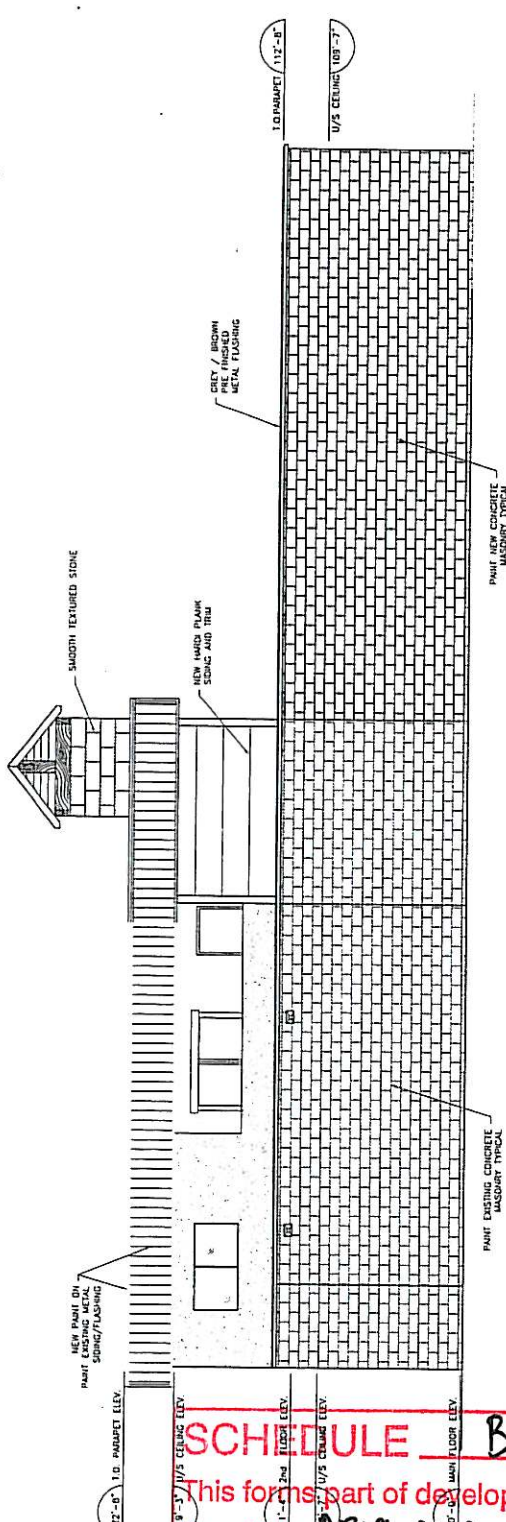
RAP PROJECT NO.:

DRAWING NO.:

**07271.00 A-300**



**NORTH ELEVATION**



**SOUTH ELEVATION**

**SCHEDULE B (1 of 4)**

This forms part of development Permit # DP09-0010 DP09-0011



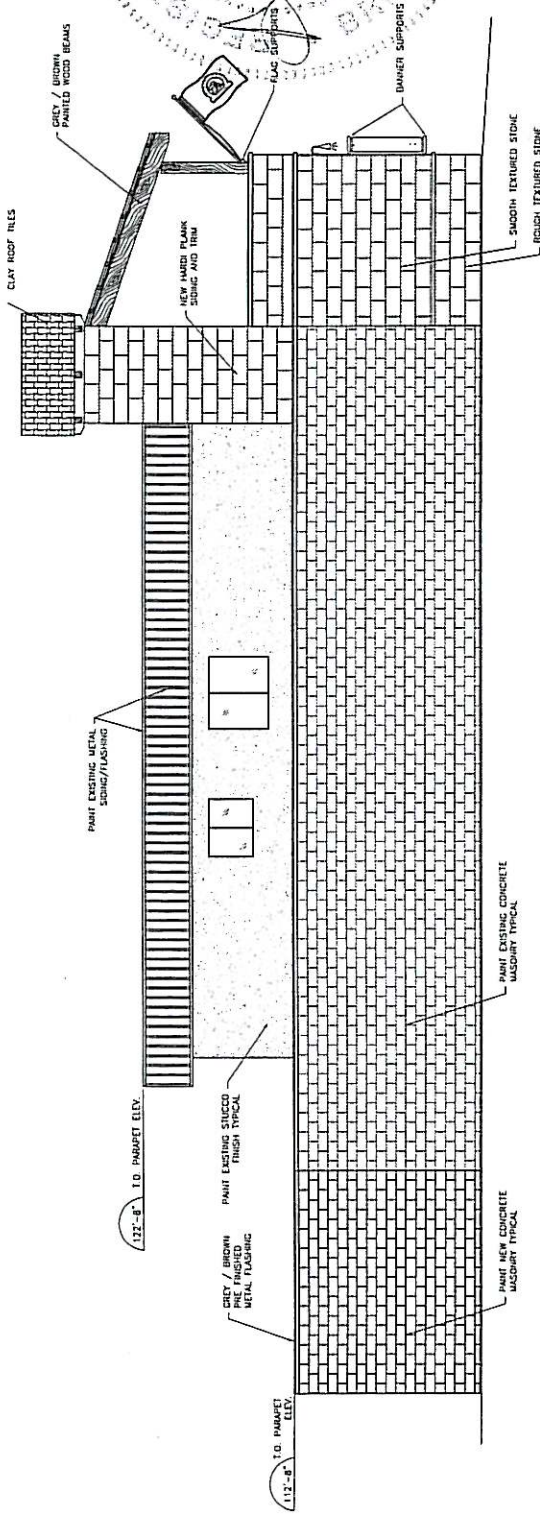
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PROJECT NO. 07271.00  
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DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
DATE: 09/27/09  
SCALE: 1/8" = 1'-0"  
DATE: SEP 2009  
PROJECT: VALOROSO FOODS ADDITION & RENOVATION  
SHEET: EAST ELEVATION

THIS DRAWING IS THE PROPERTY OF RENAISSANCE ARCHITECTURE PLANNING INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RENAISSANCE ARCHITECTURE PLANNING INC. ANY UNAUTHORIZED REPRODUCTION OF THIS DRAWING WILL BE HANDLED AS A VIOLATION OF THE ARCHITECTURAL PROFESSION'S ETHICS AND SUBJECT TO THE PENALTIES THEREOF.

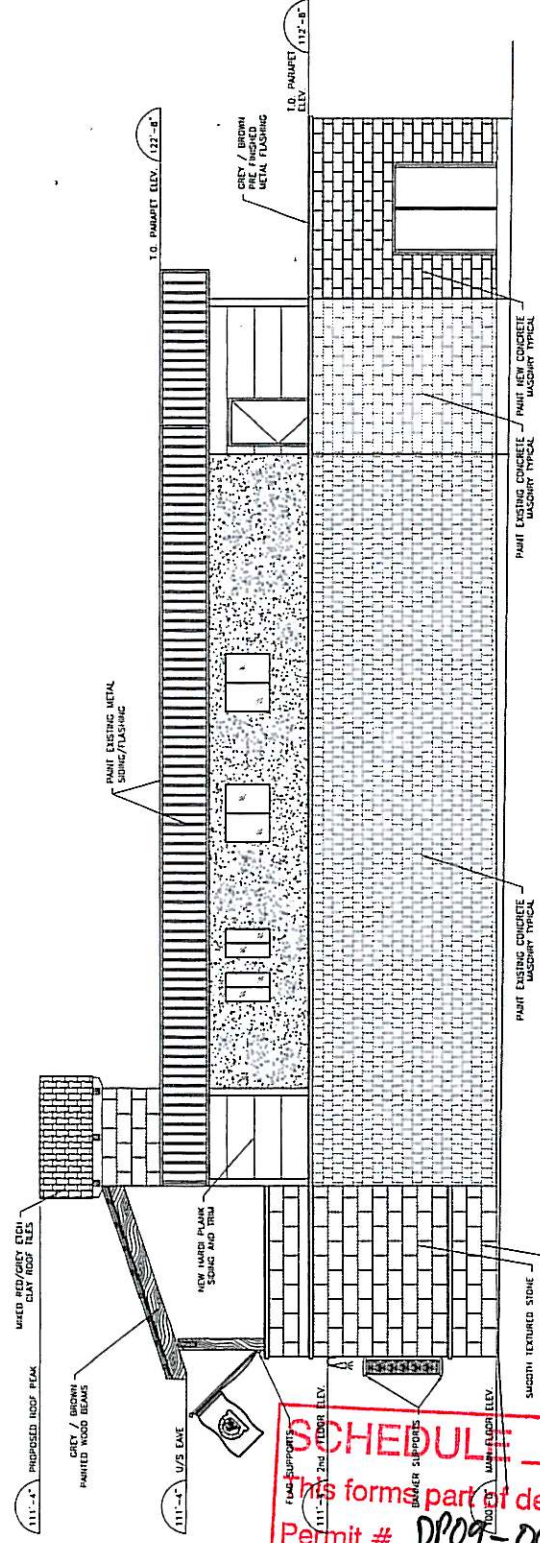
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PROJECT: VALOROSO FOODS ADDITION & RENOVATION  
1417 SUTHERLAND ROAD, SECONA, S.E. 371 574  
DRAWING TITLE: EAST ELEVATION

DRAWN BY: NORTH HARRIS  
CHECKED BY: J. H. HARRIS  
SCALE: 1/8" = 1'-0"  
DATE: SEP 2009  
PROJECT: VALOROSO FOODS ADDITION & RENOVATION  
SHEET: EAST ELEVATION  
DRAWING NO.: 07271.00 A-301



**EAST ELEVATION**

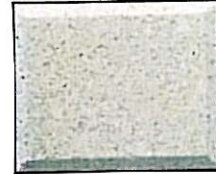


**WEST ELEVATION**

**SCHEDULE B (2 of 4)**  
this forms part of development  
Permit # DPO9-0010 DVP09-2011

### SHOULDICE FUSION STONES

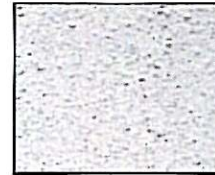
- UPPER STONE: TAPESTRY DESERT BUFF



- BASE STONE: ROCK STONE EXECUTIVE GREY

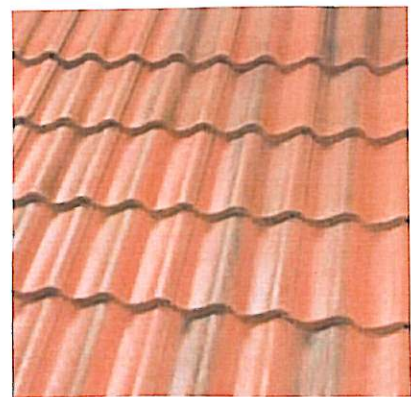


- GEMSTONES AND SURROUNDS: TEXSTONE CHAMOIS



### UNICRETE ROOF TILES:

- CRIMSON RED



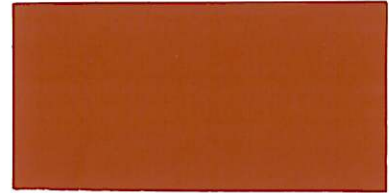
**SCHEDULE B (3 of 4)**  
This forms part of development  
Permit # DP09-0010 DP09-0011



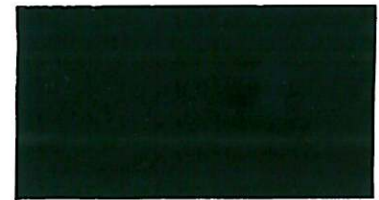
## DP APPLICATION *Valoroso Foods*

### PAINT SCHEDULE:

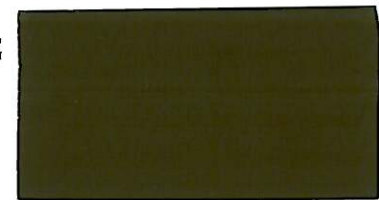
- HARDI PANEL  
BM 2175-10



- CANOPY  
BM 2119-20



- WINDOW AND DOOR FRAMES/ ALUMINIUM  
STOREFRONT (BRONZE)/ DOORS/ METAL FLASHING  
BM 2108-10



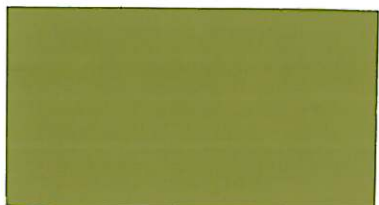
- EXISTING CONCRETE MASONRY  
BM OC-48



- EXISTING METAL SIDING AND STUCCO  
BM 2137-50



- SPANDREL GLASS PANEL  
BM 2149-20



**SCHEDULE B (4 of 4)**  
This forms part of development  
Permit # DPO9-0010 DPO9-0011

