

Memo



Date: June 25/2010

To: City Manager

From: Community Sustainability Division

File No: DP10-0038 **Applicant:** GTA Architecture (R. Clarida)
DVP10-0037

At: 260 Hwy 33 W **Owner:** 0775737 BC Ltd.

Purpose: TO OBTAIN A DEVELOPMENT PERMIT TO APPROVE THE FORM AND CHARACTER OF A THREE STOREY MIXED-USE BUILDING

TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY THE REQUIRED SETBACK FROM A PROVINCIAL HIGHWAY IN AN URBAN CENTRE FROM 4.5 REQUIRED TO 3.1M ALLOWED.

Existing Zone: C4 - Urban Centre Commercial

Land Use Contract: 76-11

Report Prepared by: Luke Turri

1.0 RECOMMENDATION:

THAT Council authorize the issuance of Development Permit No. DP10-0038 for Lot 2 Section 26 Township 26 ODYD Plan 4338 except Plan 39372, located at 260 Hwy 33 W, Kelowna, BC subject to the following:

- a) THAT the dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- b) THAT 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";
- d) 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;
- e) THAT issuance of the Development Permit be subject to the requirements of the Rutland Waterworks District being completed to their satisfaction;

AND 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.

THAT Council authorize the issuance of Development Variance Permit No. DVP10-0037 for Lot 2 Section 26 Township 26 ODYD Plan 4338 except Plan 39372, located at 260 Hwy 33 W, Kelowna, BC;

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

Section 6.10.1 (Setback from Provincial Highways)

Vary the setback requirement from Highway 33 in an Urban Centre from 4.5m permitted to 3.1m proposed.

2.0 SUMMARY:

This proposal seeks approval for the form & character of three-storey mixed-use building, with a restaurant on the ground floor and residence above. The application requires a Development Variance Permit to lessen the required front yard setback.

3.0 ADVISORY PLANNING COMMISSION:

The above noted application was reviewed by the Advisory Planning Commission at the meeting on April 27, 2010 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Variance Permit Application No. DVP10-0037, for 260 Hwy 33 W, to obtain a Development Variance Permit to reduce the front yard setback from 4.5m required to 3.1m proposed.

THAT the Advisory Planning Commission support Development Permit Application No. DP10-0038, for 260 Hwy 33 W, to approve the form and character of a 3-storey mixed-use building.

Comment:

Applicant to continue to work with staff on the treatment of the firewall and to ensure that the landscaping provides permanent, year-round buffering. Would like to see higher quality treatment consistent with the building to be carried onto the firewall. The concrete masonry block wall is not consistent with the quality of the project being proposed and perhaps could break up the wall with different materials. Would like more street-scaping to occur with more trees planted. The street tree being proposed is on the City's list of species to avoid. *(These comments have been incorporated into design revisions submitting following the APC meeting).*

4.0 BACKGROUND:

The subject property is currently vacant. The former one-storey commercial building was demolished last year.

4.1 Proposal

The applicant is proposing a three storey mixed-use development. A restaurant currently operating one block east of the subject property would be re-located to the ground floor of this new building, with a personal residence for the restaurant owners to be constructed in the two storeys above.

The restaurant's main entrance would face Hwy 33. An entrance is also shown to the north to accommodate customers using the adjacent City-owned parking lot, with a path leading from this entrance to the parking lot. Patio seating is provided along the Hwy 33 frontage, which wraps around to the east facing Roxby Park.

The two storey, four-bedroom residential unit would be accessed from the rear of the building through a separate entrance/stairwell. An emergency egress door is also provided along the Hwy 33 frontage. Patios/balconies are shown on each level of the unit overlooking Roxby Park.

The parking plan shows four stalls located at the rear of the building - two allotted for the restaurant, and two stalls in tandem for the above residence. The applicant has committed to a cash-in-lieu payment for the remaining four parking stalls required by Zoning Bylaw No. 8000.

Landscaping is provided along the Hwy 33 frontage by way of concrete planter boxes, and a deciduous tree providing shade to the patio seating.

The building is finished with grey and dark red stucco with grey-brown brick used along the base. Wood fascia & trim, along with significant glazing highlights each elevation. Articulations within each story provide ample patio/balcony space, and provide relief from the building massing.

The application requires a Development Variance Permit to relax the setback from a provincial highway in an Urban Centre from 4.5m required to 3.1m proposed. While the C4 - Urban Centre Commercial zone allows for a front-yard setback of 0.0m, the highway frontage setback is a requirement of the Ministry of Transportation. In this regard, the applicant has received an approved permit from the Ministry, allowing the proposed setback.

A Land Use Contract is currently in-place on the subject property, which was specific to the veterinary services formerly in operation at this location. As noted within the Land Use Contract, development is regulated by the C4 - Urban Centre Commercial zone. As such, the proposed Development Permit complies with the terms and conditions of the Land Use Contract, and has no impact on this proposal.

The application meets the requirements of Zoning Bylaw No. 8000 (with variances noted) as shown in the following table:

Criteria	Proposal	C4 Zone Requirements
Existing Lot		
Site Area (m ²)	548m ²	460m ²
Site Width (m)	15.25m	13.0m
Site Depth (m)	36.0m	30.0m
Development Regulations		
Site Coverage (%)	64%	75%
F.A.R.	1.2	1.3 (mixed-use)
Height (m)	7.8m	15.0m
Storeys (#)	3 storeys	4 storeys
Required Setbacks		
Front (South)	3.1m ^①	4.5m
Rear (North)	0.0m	0.0m
Side (West)	0.0m	0.0m
Side (East)	0.0m	0.0m
Other Regulations		
Parking Spaces (#)	4 spaces ^②	$1.75/100m^2 = 6$ spaces (commercial) + <u>2</u> per dwelling unit Total: 8 spaces
Bicycle Stalls (#)	2 spaces	Class I: 1 space Class II: 1 space Total: 2 spaces
Loading Spaces (#)	1 space	1 space
<p>^① Indicates a variance to the required setback from provincial highways in an Urban Centre from 4.5m required to 3.1m allowed.</p> <p>^② Applicant has agreed to make a cash-in-lieu payment for four stalls, as the development is within the Rutland Urban Centre.</p>		

4.2 Site Context

The subject property is located within the Rutland Urban Centre along Hwy 33 between Asher and Roxby Roads.

Specifically, the adjacent zones and uses are:

- North C4 - Urban Centre Commercial (City-owned parking lot)
- East C4 - Urban Centre Commercial (Roxby Centennial Park)
- South C4 - Urban Centre Commercial (Law Offices)
- West C4 - Urban Centre Commercial (Plaza 33 Shopping Centre)

4.3 Site Location Map

Subject property: 260 Hwy 33 W



5.0 DEVELOPMENT POTENTIAL/CURRENT POLICY:

5.1 Kelowna 2020 - Official Community Plan

Urban Centre Policies:

Mixed Uses: Work towards increasing the number of buildings with mixed uses by encouraging developers to incorporate retail uses on the lower storeys with office and/or residential above.¹

Objectives for Development Within Urban Centres:

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 contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).

¹ Official Community Plan, Policy #6.1.32, page 6-5.

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).²

6.0 TECHNICAL COMMENTS:

6.1 Building & Permitting

The applicant is working with the Building & Permitting Branch to meet spatial allowance and exiting requirements for the two use categories, to be addressed at Building Permit stage.

6.2 Development Engineering Branch

See attached.

6.2 Fire Department

The minimum fire flow is 150ltr/sec as per the City of Kelowna Subdivision Bylaw #7900. The fire hydrants on the south side of Hwy 33 W cannot be considered as Hwy 33 is a main arterial roadway and may be divided in the future. Additional comments will be required at the building permit application.

6.4 Rutland Waterworks District

See attached.

6.5 Ministry of Transportation & Highways

A highway setback reduction permit has been issued by the Ministry for the proposed 3.1m setback from Highway 33 (#2010-01891).

7.0 LAND USE MANAGEMENT DEPARTMENT:

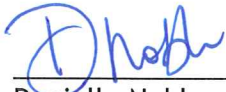
The proposed development is welcomed within the core of the Rutland Urban Centre, and could help to catalyze future revitalization. The mixed-use component of a restaurant and residential unit aims to enhance the viability and surveillance of the adjacent Roxby Park. The building's modern design and well-articulated elevations provide good visual interest both along Hwy 33 and the park. The use of significant glazing and balcony areas along the park elevation is commendable. The applicant has cooperated with staff in enhancing the treatment of the required firewall separating the new building with the existing structure to the west, and to ensure that the landscaping provides additional buffering. Parging on the proposed concrete firewall is to match the main stucco color for the building, while additional planter boxes have been added to soften the streetscape along Highway 33.

While the C4 - Urban Centre Commercial zone does not require a front yard setback, the subject property's location along a provincial highway requires a 4.5m setback as per Ministry of Transportation regulations. However, the Ministry has given approval for the 3.1m setback. The variance request could be considered appropriate given the limited setback of the existing commercial building immediately to the west, providing a consistent streetscape for this block.

Given the above, staff are recommending support for the Development Permit and Development Variance Permit applications.

² Official Community Plan, Section 6.2, page 6-9.

Submitted by:



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:



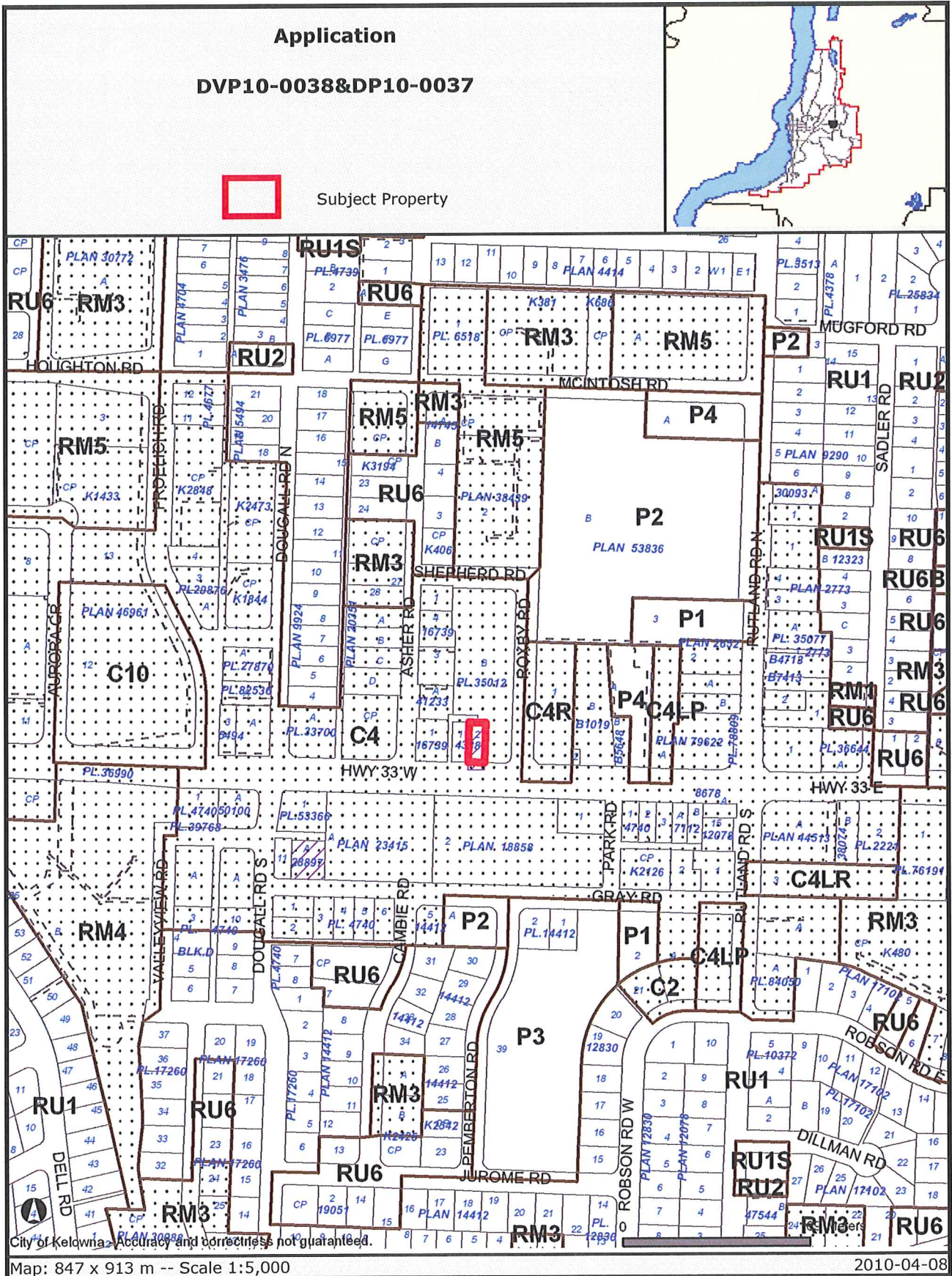
Shelley Gambacort
Director, Land Use Management

Attachments:

Subject Property Map
Schedule "A" - Site and Floor Plans (3 pages)
Schedule "B" (1 of 3) - Prospective Rendering
Schedule "B" (2 of 3) - Elevations (2 pages)
Schedule "B" (3 of 3) - Colour/Materials Board
Schedule "C" - Landscape Plan (2 pages)
Design Rationale (Applicant)
Development Engineering Branch Comments
Rutland Waterworks District Comments
Sustainability Checklist

Date Application Accepted: April 8, 2010





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.

THE DRAWING MUST BE SCALED.
 ANY CHANGES TO THE DRAWING MUST BE APPROVED BY THE ARCHITECT AND ENGINEER.
 WINDOW AND DOOR SIZES ARE NOT TO SCALE.
 THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
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DEVELOPMENT
 PERMIT DRAWINGS
 NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION

CONSULTANT

DATE

gta

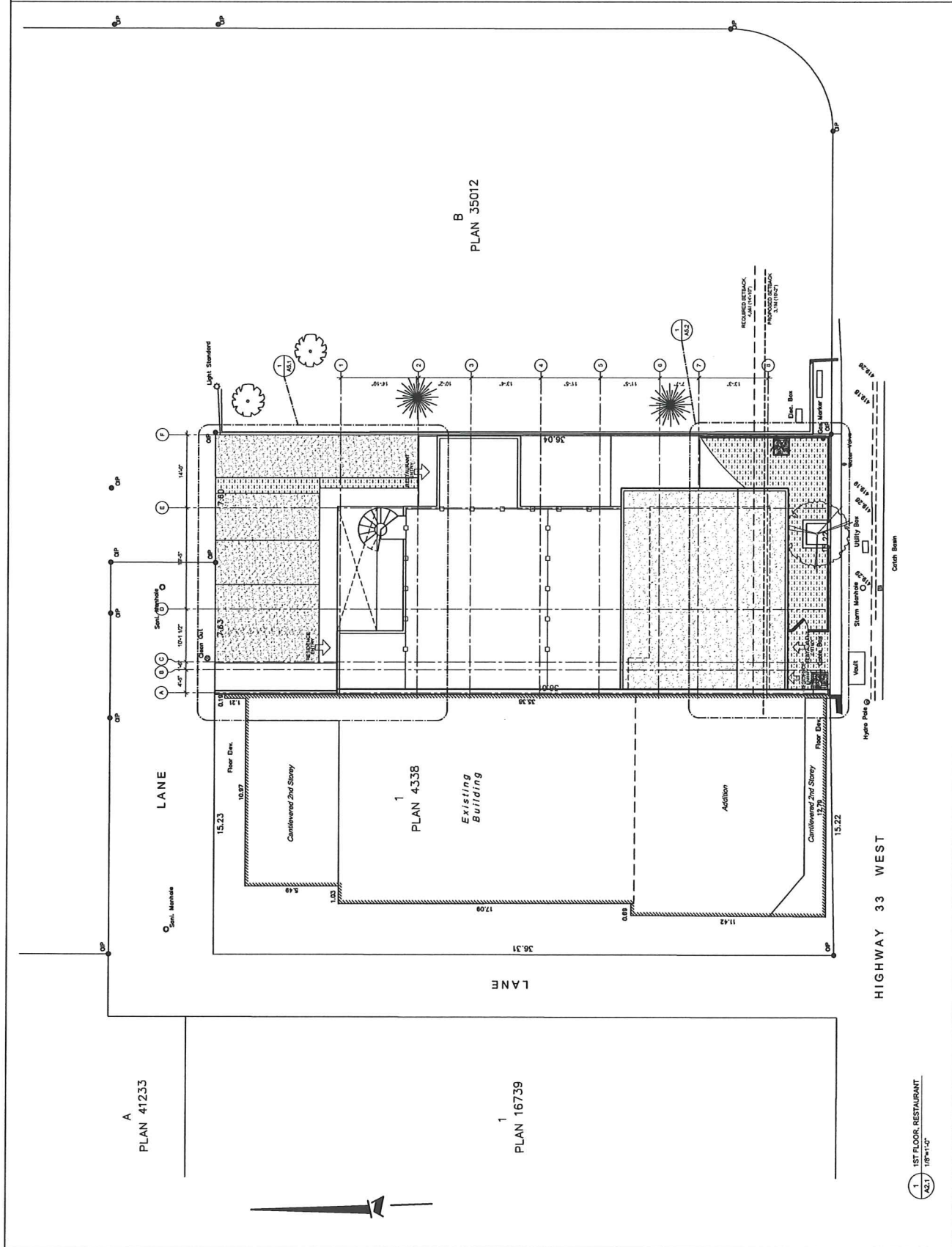
Garry Tompkinson Architect Ltd.
 243-189 Springfield Rd
 WY 3W5
 Fax: (250) 879-0366
 Telephone: (250) 879-1088
 email: gtaoffice@mebba.ca

PROJECT: MUGAJAVA
 FAMILYPINER

PROPERTY: 11500 WY
 ADDRESS: 33 WEST
 VANK
 LOT: 11500 WY
 3.1411927

SITE PLAN

SCALE: 1/8"=1'-0"
 DATE: FEB 23, 2010
 FILE: 41233-25



1 1ST FLOOR RESTAURANT
 A2.1 1/8"=1'-0"

- THIS DRAWING MUST NOT BE SCALED.
 - THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT.
 - WORKMAN AND WORKMANS ARE NOT TO BE HELD RESPONSIBLE FOR THE INFORMATION PROVIDED TO THE ARCHITECT.
 - ANY REVISIONS MUST BEAR THEIR OWN NUMBER AND DATE.
 - ANY REVISIONS MUST BEAR THEIR OWN NUMBER AND DATE.

**DEVELOPMENT
 PERMIT DRAWINGS
 NOT FOR CONSTRUCTION**

NO.	DATE	BY	REVISION

DATE

gta

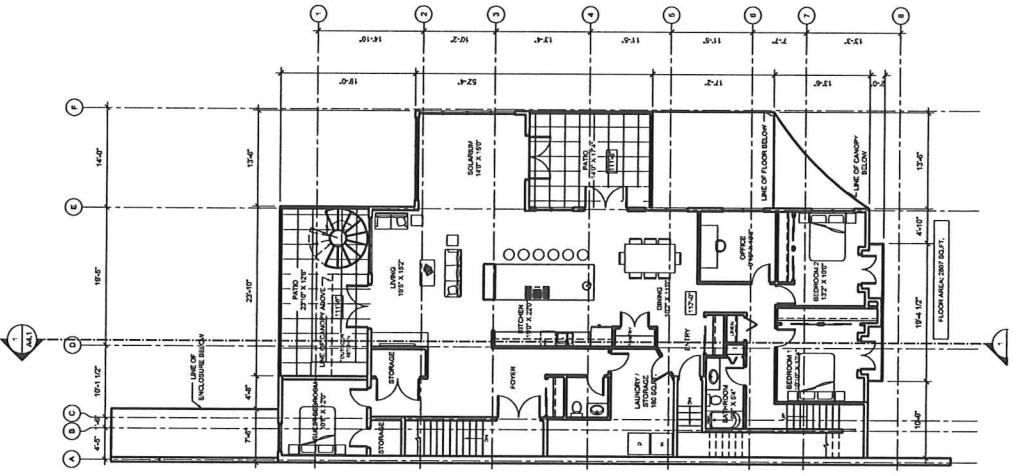
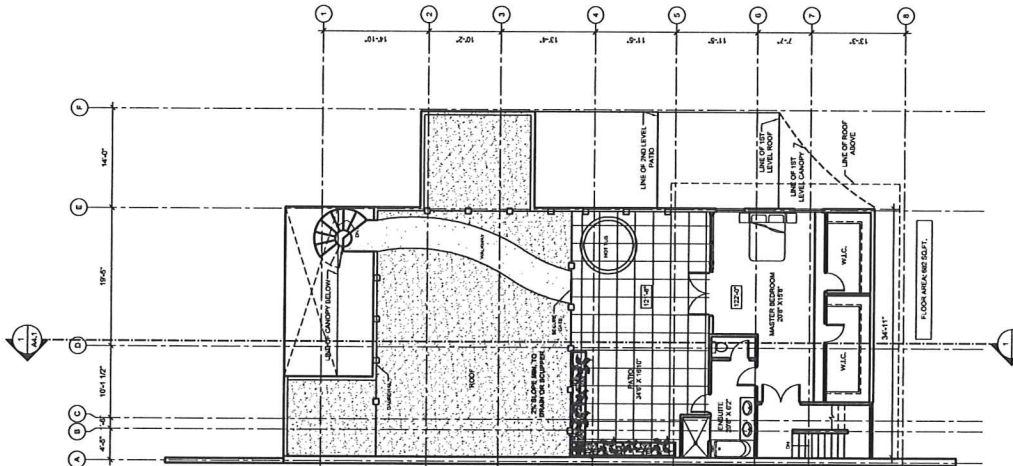
Garry Tomporewicz Architect Ltd.
 243-1808 Springfield Rd.
 2ND FLOOR
 MONTREAL, QUEBEC
 H3T 2V5
 Fax: (514) 979-0306
 Telephone: (514) 979-1808
 email: gta@tomperewicz.com

MUGA JAYA
 FAMILY DYNES

LOT: PLAN 118-11-07
 SHEET TITLE

2ND AND 3RD FLOORS,
 RESIDENCE

DATE: 2010	DATE: 2010
BY: FEB 23, 2010	FILE: A02-24
A2.3	



2. 3RD FLOOR, RESIDENTIAL, 2ND LEVEL
 118-11-07

1. 2ND FLOOR, RESIDENTIAL, 1ST LEVEL
 118-11-07



- THIS DRAWING MUST NOT BE SCALED.
 - REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL DIMENSIONS AND DIMENSIONS TO THE ARCHITECT.
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 - THE LOCATION OF ALL UTILITIES MUST BE SHOWN ON THE DRAWING.
 - ANY REVISIONS MUST BEAT THEIR OWNERS APPROVAL.

DEVELOPMENTS
 PERMIT DRAWINGS
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DATE	BY	NO.	REVISION
APR 1 2010	MC	1	ISSUED FOR DOCUMENT PREP
MAY 3 2010	MC	2	REVISIONS TO BE APPROVED

CONTRACTOR

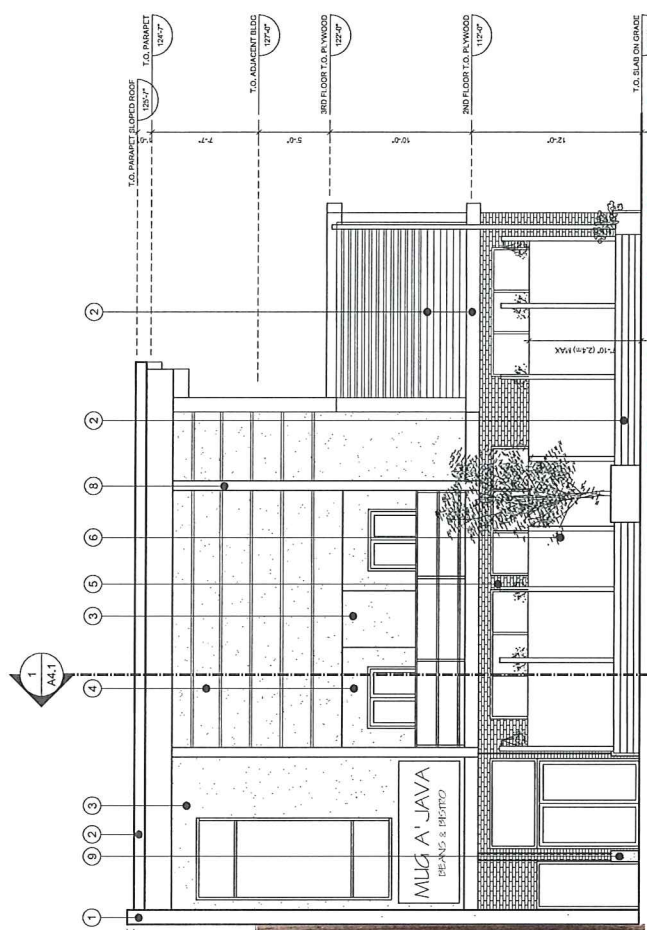
gta

Garry Tompowski Architect Ltd.
 442-1008
 250 W. 10th St. Suite 100
 WY 200

PROJECT: MUG A JAVA FAMILY DINER
 250 W. 10th St. KELOWNA, BC V1Y 2V2
 Phone: (250) 279-0308
 Fax: (250) 279-1008
 Website: www.garrytompowski.com

ELEVATIONS
 MUG A JAVA RESTAURANT

DATE: FEB 22, 2010
 FILE: A09-20
A3.1



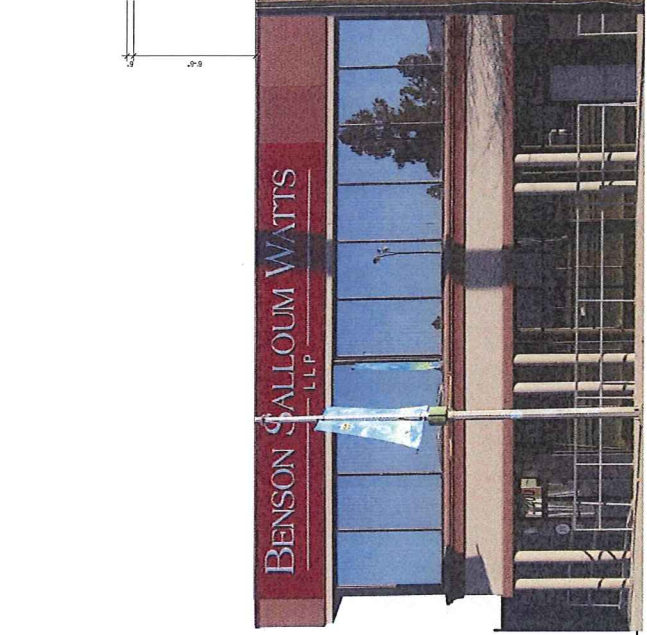
REVISED PLANS

MAY 3 1 2010

CITY OF KELOWNA
 Land Use Management

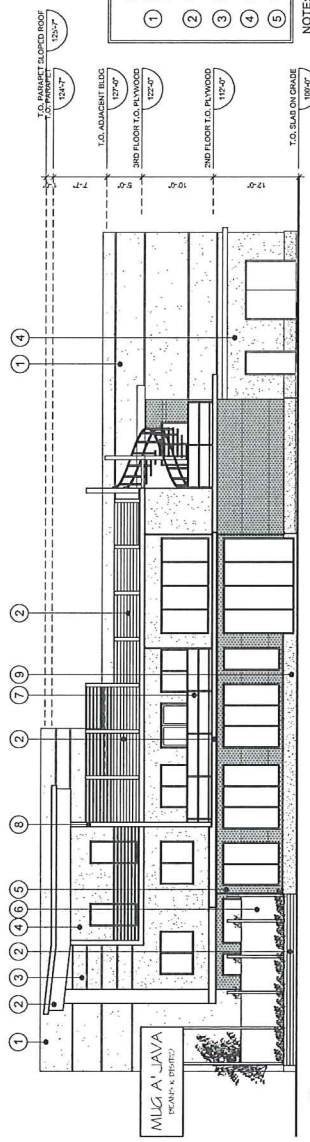
- MATERIALS LEGEND**
- ① PARKING OVER CONCRETE BLOCK
 - ② 2.4m HIGH ALUMINUM GUARDRAIL W/ TEMPERED GLAZING ETCHED WITH MUG A JAVA LOGO
 - ③ WOOD FASCIA AND RAILING
 - ④ ALUMINUM GUARDRAIL W/ TEMPERED GLAZING
 - ⑤ STUCCO COLOUR 1
 - ⑥ WOOD POST
 - ⑦ STUCCO COLOUR 2
 - ⑧ CONCRETE BASE
 - ⑨ BRICK

NOTE: REFER TO COLOUR BOARD FOR FINISH COLOURS



1 FRONT (SOUTH) ELEVATION
 A3.1 / 1/8"=1'-0"

NOTE: SIGNAGE TO BE APPLIED FOR IN A SEPARATE APPLICATION. SIGNAGE SHOWN IS TO SHOW CONCEPTUAL AND PLACEMENT PURPOSES ONLY.



2 SIDE (EAST) ELEVATION
 A3.1 / 1/8"=1'-0"

THE DRAWING MUST NOT BE SCALED.
 ANY DIMENSIONS SHOWN MUST TAKE PRECEDENCE OVER ANY DIMENSIONS TO THE ARCHITECT.
 DIMENSIONS AND INDICATORS ARE NOT TO BE USED FOR CONSTRUCTION FROM THIS ARCHITECT.
 ANY REPRODUCTION MUST BEAR THEIR OWN RESPONSIBILITY.
 DRAWN BY ARCHITECT.

DEVELOPMENT
 NOT FOR CONSTRUCTION

DATE	BY	NO.	REVISION
MAY 11 2010	ME	1	ISSUED FOR APPLICATION
MAY 13 2010	ME	2	ISSUED FOR APPLICATION
CONSULTANT			

5/10

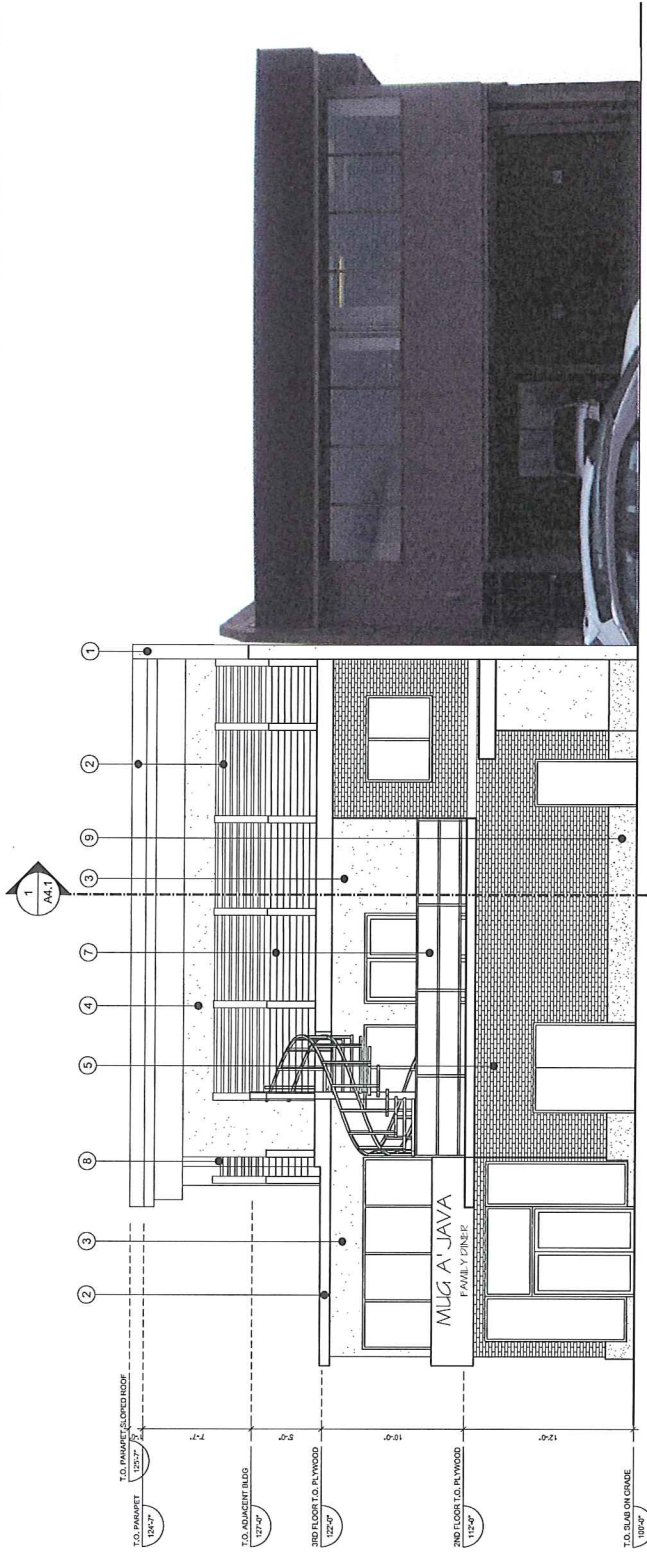
gta

Garry Tompowskis Architect Ltd.
 1800 Steeles Ave. E.
 Suite 1000
 Scarborough, Ontario
 M1V 3Y5
 Fax: (416) 291-4366
 gta@gtad.ca
 www.gtad.ca

PROJECT: MUG A JAVA
 FAMILY DINEK
 245 HWY 7 W
 KELOWNA, BC
 V1Y 1X7
 LOT: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

NORTH ELEVATION
 MUG A JAVA
 RESTAURANT

DRAWN BY	ME	SHEET NO.	A3.3
CHECKED BY	CT	DATE	FEB 23, 2010
SCALE	1/8"=1'-0"	FILE NO.	A00-26



NOTE: SIGNAGE TO BE APPLIED FOR IN A SEPARATE APPLICATION. SIGNAGE SHOWN IS TO ILLUSTRATE CONCEPTUAL AND PLACEMENT PURPOSES ONLY.

- MATERIALS LEGEND
- 1 PARING OVER CONCRETE BLOCK
 - 2 WOOD FASCIA AND RAILING
 - 3 STUCCO COLOUR 1
 - 4 STUCCO COLOUR 2
 - 5 BRICK
 - 6 24in HIGH ALUMINUM GUARDRAIL W/ TEMPERED GLAZING ETCHED WITH MUG A JAVA LOGO
 - 7 ALUMINUM GUARDRAIL W/ TEMPERED GLAZING
 - 8 WOOD POST
 - 9 CONCRETE BASE

NOTE: REFER TO COLOUR BOARD FOR FINISH COLOURS

REVISED PLANS
MAY 3 1 2010
CITY OF KELOWNA
Land Use Management

Mug A' Java Family Diner
Kelowna BC

WOOD FASCIA, TRIM, POSTS AND GAURDRAILS

Materials 2, 8 on A4.1, A4.2 & A4.3
Off White

STUCCO COLOUR 1

Material 3 on A3.1, A3.2 & A3.3
Light Grey

STUCCO COLOUR 2

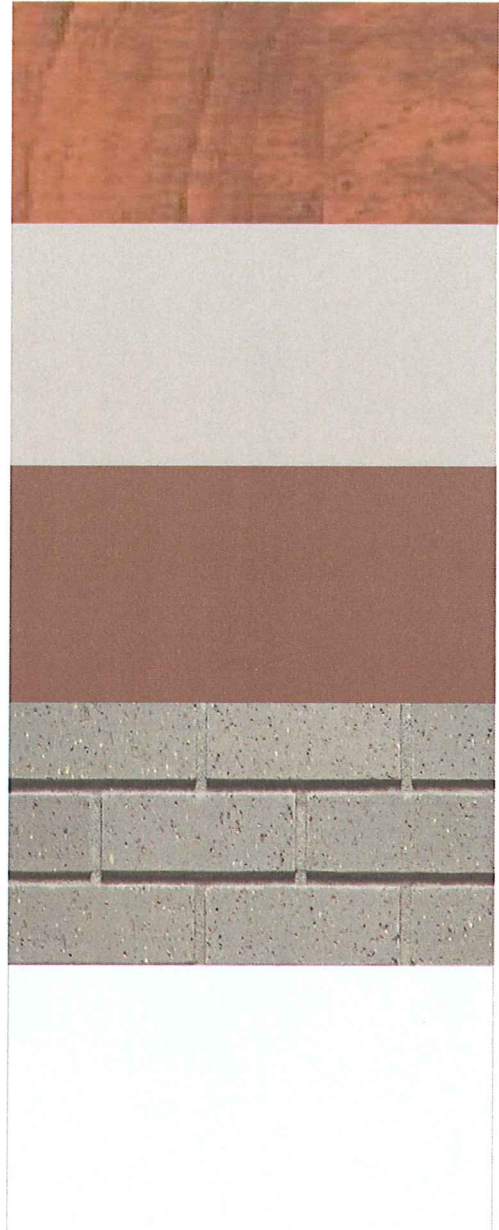
Material 4 on A3.1, A3.2 & A3.3
Dark Red

BRICK

Material 5 on A3.1, A3.2 & A3.3
Grey Brown

WINDOWS AND HANDRAILS

Material 7 on A3.1, A3.2 & A3.3
White



Development Permit Colour Board April 1, 2010

Garry Tomporowski
Architect Ltd
243 - 1889 Springfield Road
Kelowna, BC Canada V1Y 5V5
Phone: 250/979.1668 Fax: 250/979.4366

Mug A' Java, 260 Hwy 33W, Kelowna BC

Description and Design Rationale

The proposed development is a three storey building accommodating a restaurant on the ground floor and a single residence on the two floors above. The previous building has been demolished and the new building will be built directly beside that of the adjacent property on the west, with a new party wall creating a fire separation between the two.

The site to the east is Roxby Centennial Plaza. The City has indicated that there are no mid-long term plans to develop this site into anything other than a park.

Because of the adjacent park, the site is quite prominent, especially when travelling west on Hwy 33. The proposed development incorporates a variety of cladding materials which include stucco, wood and brick (refer to elevations and colour board). Visual interest has been created through the colour and placement of these materials. The materials also reflect and illustrate the mixed use of the building by cladding the ground floor restaurant in brick, with stucco and wood cladding the upper residence.

The form of the building also creates visual interest and will hold the viewer's attention. Care was taken in addressing the relationship between the proposed design and the adjacent park. The building steps back from the park with most of the second floor and all of the third floor towards the west side of the site. This ensures that the new building is not overwhelming to the public using the park and creates a gradual transition visually.

The proportions and elevation of the adjacent building were taken into account when designing the front façade of the proposed development, refer to elevations and massing (A3.1 and A6.1).

This mixed use development will contribute to a diversity of amenities to support the needs of the residents in the neighbourhood. The doors, both front facing Hwy 33 and back facing the City of Kelowna owned parking lot, are easily identified through both the building form and with the introduction of signage (to be applied for in a separate application).

A variance is being applied for to reduce the front yard setback from 4.5m as required in section 6.10 of the City of Kelowna by-law, to 3.1m. An application for this variance has also been made to the Ministry of Transportation and will run concurrently with the Development Permit application. In an area deemed "Urban Centre" it is preferred to locate building faces at the sidewalk's edge, however in this situation the highway is running through the Urban Centre and requires a greater setback for future highway expansion. The adjacent building is built as close as 0.30m to the sidewalk and we do not foresee that it will be demolished within the next couple of decades or more. The reduced setback still allows for a generous size patio to be located along the front of the building that will contribute to a lively streetscape in the warmer months.

Crime Prevention Through Environmental Design

The following points reflect the CPTED proposed for this project:

- windows overlooking sidewalks and parking lots
- opportunistic points of entry shall be well lit and visible from Hwy 33 and the parking lot behind
- fencing around patio will have transparent glass with the Mug A' Java logo etched on, does not provide an area to hide
- patio will be secure and may only be entered from inside the restaurant
- site lighting shall be designed to avoid poorly placed lights that create blind-spots for potential observers
- potential problem areas shall be well-lit: pathways, stairs, entrances/exits, parking areas, dumpster and recycling areas, etc.
- too-bright security lighting that creates blinding glare and/or deep shadows shall be avoided
- lighting shall be placed at proper heights for lighting the faces of the people in the space (and to identify the faces of potential attackers)
- building will be equipped with an alarm system



106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com

April 14, 2010

Leora Rupert (0775737 BC LTD)
102 – 115 Roxby Rd
Kelowna BC V1X 1X7

**RE: Development Proposal at 260 Hwy 33 W. Plan 4338, Lot 2
RWD File # 10/06 City of Kelowna File # DP10-0038 & DVP 10-0037**

Rutland Waterworks District acknowledges receipt of a proposal for development at the above noted address, forwarded to us for comment by the City of Kelowna Planning Department.

Our engineer, Jody Good of Mould Engineering in Kelowna, will be requested to review the plans as submitted to determine requirements for fire flows, connection details, Capital Expenditure Charges (CEC's) water system upgrades (if required) and an estimate of these costs based on these initial plans.

A \$5000.00 deposit is required for this initial engineering review. Please note that the review will commence upon receipt of payment for the enclosed invoice.

For your information any determined Capital Expenditure Charges will be due to Rutland Waterworks District at the building permit stage. Any other costs will be due prior to the issuance of a water certificate letter to the City of Kelowna.

Further all bylaws and regulations of Rutland Waterworks District must be adhered to for the commitment of water service to this property.

Sincerely,

Pete Preston
General Manager

pc: Mould Engineering

Encl (1)

SUSTAINABILITY CHECKLIST
REZONING APPLICATION
for Commercial or Multi-Unit Development



ECONOMIC SUSTAINABILITY		
Proximity to Urban or Village Centre (IF APPLICABLE, SELECT ONE FROM LIST)	Points	
• Less than 400 metres (1-4 minute walk)	5	
• 400 - 800 metres (5-10 minute walk)	4	5
• 800- 1200 metres (10-15 minute walk)	3	
• 1200-2400 metres (15- 30 minute walk)	2	
Development Will Create Permanent Employment beyond Construction Phase		
• Part-time	1-2	5
• Full-time	2-5	
Waste Management Plan (including materials found at site)	2	1
Zoning Supports Minor or Major Use of Home-Based Business	1	1
ECONOMIC TOTAL	15	12
ENVIRONMENTAL SUSTAINABILITY		
GREEN SPACE	Points	
Environmentally-Sensitive Areas Permanently Protected (through a covenant, park dedication, etc.) <i>or</i> No Disruption of an Environmentally Sensitive Area	2-5 <i>or</i> 5	5
No Extension of Existing City Infrastructure • Water • Sewer • Roads	1-3	3
Redevelopment of a Brownfield Site (existing development site)	3	
AIR QUALITY		
Proximity to Transit Stop (IF APPLICABLE, SELECT ONE FROM LIST)		
• Less than 400 metres (1-4 minute walk)	5	
• 400 - 800 metres (5-10 minute walk)	4	5
• 800 - 1200 metres (10-15 minute walk)	3	
• 1200 - 2400 metres (15-30 minute walk)	2	
Tree Retention Plan <i>or</i> Tree Retention Plan Not Applicable (less than 5 trees on site)	2	2

SUSTAINABILITY CHECKLIST
REZONING APPLICATION
for Commercial or Multi-Unit Development



ENVIRONMENTAL SUSTAINABILITY <i>cont'd</i>		
WATER QUALITY & QUANTITY	Points	
Hydrogeological Assessment Completed (for the protection and management of groundwater and surface water) <i>or</i> Hydrogeological Assessment Not Applicable	2	2
ENVIRONMENTAL TOTAL	20	17
SOCIAL SUSTAINABILITY		
Site 1200 metres or less (15 minute walk) to:	Points	
• Daycare/School	2	2
• Medical Facilities	2	2
• Parks	2	2
• Shopping	2	2
• Restaurant/Café	2	2
Housing Agreement for Affordable Housing, Purpose Built Rental Development <i>or</i> Housing Includes Secondary Suite(s)	5	
SOCIAL TOTAL	15	10
CULTURAL SUSTAINABILITY		
	Points	
NO OCP Amendment Required <i>or</i> Staff Supported OCP Amendment (conforms to long-term community planning)	10	10
Archaeological Site Identified and Recommendations for Conservation Followed <i>or</i> No Disruption of an Archaeological Site	5	5
CULTURAL TOTAL	15	15
BONUS POINTS: Other Sustainability Measure(s), including but not limited to : • Rehabilitation of a Contaminated Site Please provide details on attached form.	1-5	
TOTAL POINTS	70	54
FINAL	100%	77 %

SUSTAINABILITY CHECKLIST
REZONING APPLICATION
for Commercial or Multi-Unit Development



FURTHER DETAILS:

This mixed use compact development will contribute to a diversity of amenities to support the needs of all residents in a neighbourhood.

Name: Rachel Clarida

[Reset Form](#)

Organization: Garry Tomporowski Architect

Project Name or Location: Mug A' Java, 260 Hwy 33W

Thank you for taking the time to complete the City of Kelowna Sustainability Checklist. If you have completed the form using Adobe Acrobat Standard or Pro, you will be able to save your copy to your computer. Please note that if you have completed the form using Adobe Acrobat you will not be able to save your copy to your computer; however we will receive a completed copy via email.

In either case once you have completed this form, press "Submit Form" below. Please also either print the Checklist and return the printed form to the attention of the Land Use Planner managing your file, or carbon copy (cc) them in the email that you submit.

Thank you!

[Submit Form](#)

CITY OF KELOWNA
MEMORANDUM

Date: June 2, 2010
File No.: DP10-0038
To: Planning and Development Officer (LT)
From: Development Engineering Manager (SM)
Subject: 260 Hwy 33 W – Muga Java - lot 2, Plan 4338, Section 26, Township 26, ODYD

Development Engineering comments and requirements regarding this development permit application are as follows:

1. General.
 - a) This development permit application for a new building does not compromise any municipal services and it does not trigger any offsite upgrades, the frontage meets current standards for the zone.
 - b) Any damage to the sidewalk during construction will have to be repaired prior to occupancy at the owner's cost.

Steve Muenz, P. Eng.
Development Engineering Manager

BB