

Memo



Date: March 8, 2011

To: City Manager

From: Land Use Management, Community Sustainability

Application: DP11-0017

Owner: Service Corporation International Ltd.
Inc. No. 5409A

Address: 1211 Sutherland Avenue

Applicant: Mark Revie

Subject: Development Permit

Existing OCP Designation: Commercial

Existing Zone: C4- Urban Center Commercial

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP11-0017 for Lot A, District Lot 137, ODYD Plan 21065, located on Sutherland Avenue, Kelowna, BC subject to the following:

- 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".

2.0 Purpose

A Development Permit is sought to evaluate the form and character of proposed façade changes to a funeral home in the Capri Village area.

3.0 Land Use Management

The proposed façade greatly alters the overall look and presence of an older building in an area of underdeveloped properties. The proposed changes focus on the front elevation of the building and include substituting the current overhang with three peaked parapets, replacing the windows, and creating a feature entrance. The colour palette is being changed from blue and white to natural tones. Materials have been chosen to create a warmer look to the building to better reflect the desired character of the business. By adding more lighting, some CPTED principles are incorporated.

Although the site is underutilized from a land use perspective, the proposed changes aim to modernize and upgrade the building. This façade improvement is a welcomed addition to this area of the Capri Village centre, and it is hoped to catalyze further investments for other tenant

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improvements in the area. No changes to the actual footprint or floor plan of the building or the landscaping are being proposed with this application.

4.0 Proposal

4.1 Background

The subject property is located in the Capri Village area along Sutherland Avenue. It is located along a commercial strip containing older buildings which are ready for rejuvenation. The existing building has a dated design and does not convey the character of the current business. The objective with this application is to create a building design that is sensitive to the multi-faith clientele using this funeral home.

4.2 Project Description

The applicant is seeking to upgrade the façade of this commercial building by:

- removing the “accordion style” overhang from the front of the building and substituting it with three separate entrances each with a gable roof;
- replacing the windows;
- creating a feature entrance;
- repainting the building;
- adding lighting ;
- adding new signage.

The proposed central and largest gable projects out from the building creating a canopy and serves to highlight the chapel entrance. The current small glass entrance door is being replaced with a large wood door with matching wood trim on the underside of the peak. By painting the base of the canopy columns in a contrasting colour, they function to anchor the entry way.

Two additional entrance doors with a gable roof over them are proposed. The one on the east (left) side of the building leads in to the reception area while the west (right) door is anticipated to allow an ease of exit from the reception area. With these changes a reception and chapel service could be occurring concurrently with different parties. No changes to the interior floor plan are proposed.

The proposal replaces the large floor to ceiling glass windows along the front of the building with much smaller mullioned windows. The overall amount of glazing is decreasing, however, it is appropriate given the nature of the business. The windows are proposed to be framed in black trim. Small lighting units will be added to the building, and over the sign.

The proposed colour palette is changing dramatically from blue and white to a muted brown and appropriate darker trim. The east and west sides of the building will be painted to match the front. The upper floor roof has already been changed to a brown that will match the remainder of the building and the flags will be removed. No other changes are proposed for the recessed second floor.

A simple sign mounted directly to the east side of the building is proposed. The new sign comprises of raised metal lettering in a black finish approximately 4cm off the wall. The applicant does not propose changes to the existing “free-standing” sign.

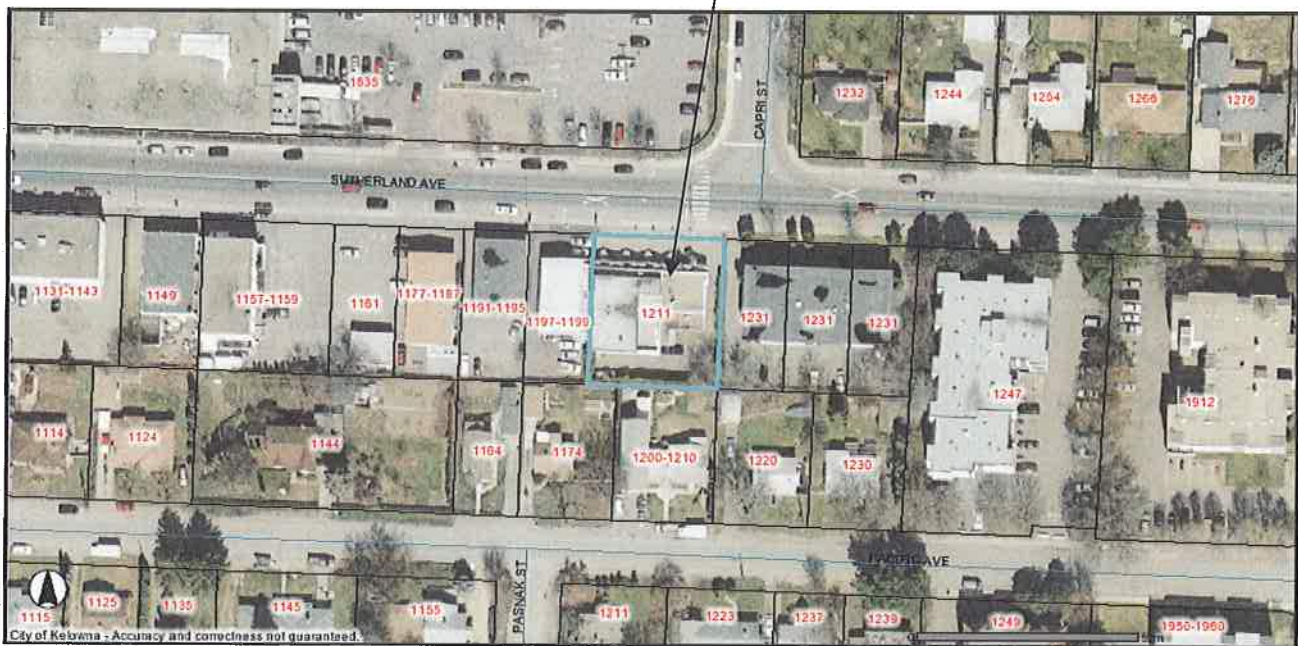
The required parking of the Zoning Bylaw 8000 is achieved in the front and rear of the site. A loading bay is also located at the rear of the site. No improvements to the landscape are proposed as large mature cedar hedges buffer the site from the residential properties to the rear and east side.

4.3 Site Context

The subject property is located on the south side of Sutherland Avenue in the Capri Village area in central Kelowna. The surrounding properties are zoned as follows:

Direction	Zone
North	C4LP - Urban Centre Commercial (Liquor Primary)
West	C4 - Urban Centre Commercial
East	RM5 - Medium Density Multiple Housing
South	RU6- Two Dwelling Housing

4.4 Subject Property Map: 1211 Sutherland Avenue



4.5 Zoning Analysis

The proposed application meets the requirements of C4- Urban Centre Commercial as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	C4 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,066 m ²	460 m ²
Lot Width	30.47 m	13 m

Lot Depth	35.10 m	30 m
Development Regulations		
Site Coverage	43 %	75 %
F.A.R.	420.4 m ² / 0.4	1.0
Height	2 storey	4 storeys / 15 m
Front Yard	7.8 m	0.0 m
Side Yard (east)	3.5 m	2.0 m (abutting multi-family residential)
Side Yard (west)	0.0 m	0.0 m
Rear Yard	7.8 m	6.0m when abutting residential

Other Requirements		
Parking Stalls (#)	8 spaces (2 Persons with Disabilities stalls, 2 at rear of site, and 4 at the front of the building.)	1.75 stalls per 100m ² 1.75 X 4.2 = 7.35 spaces Total Required: 8 stalls
Landscape Requirements	Existing Cedar hedge on sides of site abutting residential uses	3.0m to separate uses

5.0 Current Development Policies

Kelowna 2020 - Official Community Plan

Objectives for Commercial Development¹

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).

¹ Official Community Plan - Chapter 9 - Commercial pg. 9-8

Guidelines for Commercial Development²

- Design should facilitate pedestrian and bicycle access.
- Vehicle access should not interfere with pedestrian movement.
- Buildings, structures and additions should be designed and sited in a manner compatible with adjacent buildings and open areas.
- Loading, garbage and other ancillary services should be located at the rear of buildings.
- External lighting should be used to enhance safety

6.0 Technical Comments

6.1 Building & Permitting Department
Building permit required

6.2 Development Engineering Department

The Development Permit application, to do facade improvements and to make changes to the building exterior, will not compromise our servicing requirements.

The present parking lot layout uses the City right-of-way for vehicular movements. Please be advised that access to utilities or improvements deemed necessary by the City within the right-of-way, may be required at short notice.

7.0 Application Chronology

Date of Application Received: February 2, 2011

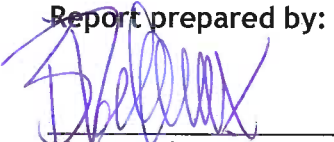
Advisory Planning Commission

The above noted application was reviewed by the Advisory Planning Commission at the meeting on February 15, 2011 and the following recommendations were passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP11-0017, for 1211 Sutherland Avenue to consider façade improvements to a commercial building.

The Advisory Planning Commission supports this application as it's an improvement to the dated commercial building.

Report prepared by:



Birte Decloux, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:

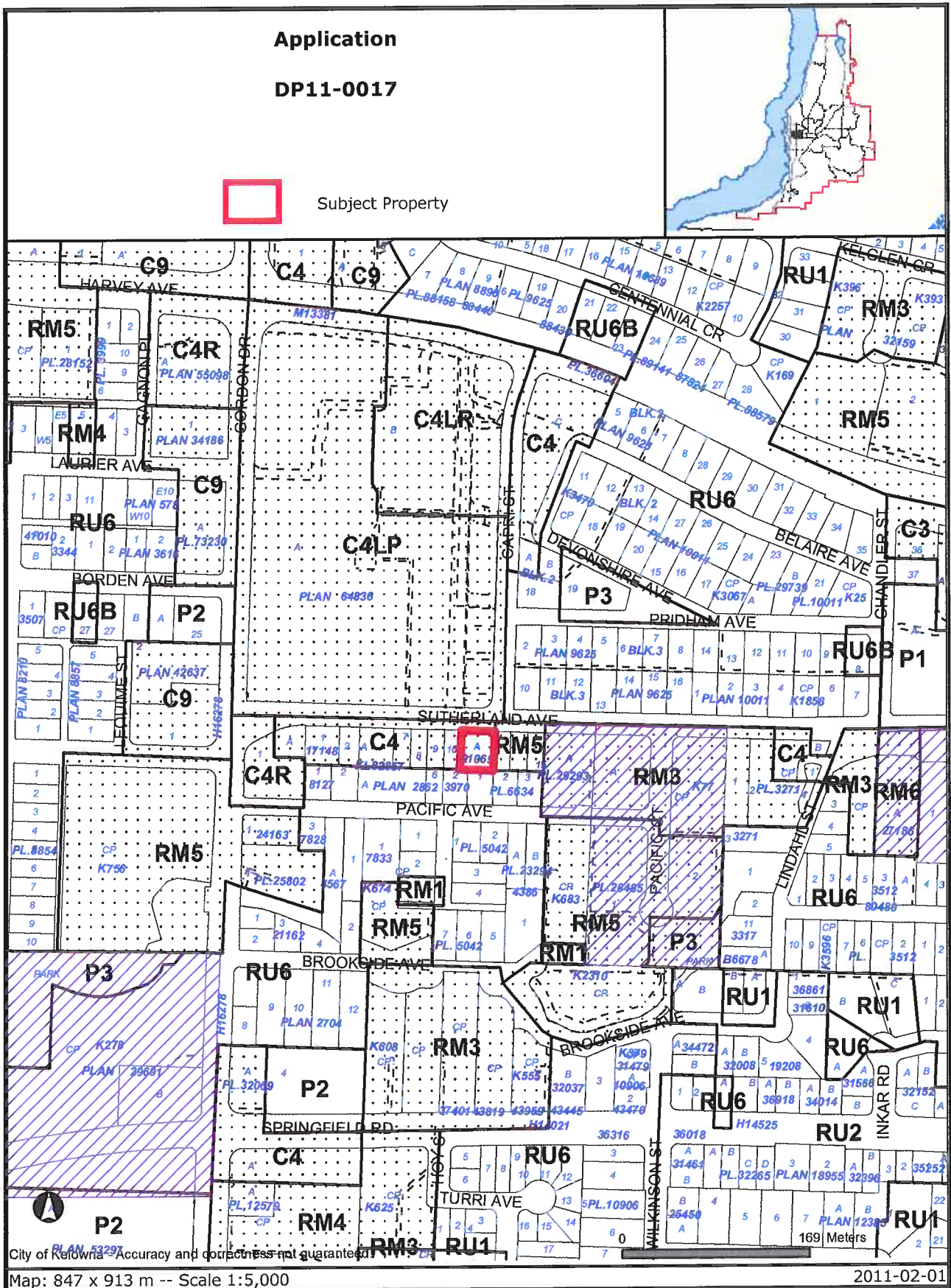


Shelley Gambacort, Director, Land Use Management

² Official Community Plan - Chapter 9 - Pg 9-8

Attachments:

Site Plan
Conceptual Elevations
Context/Site Photos

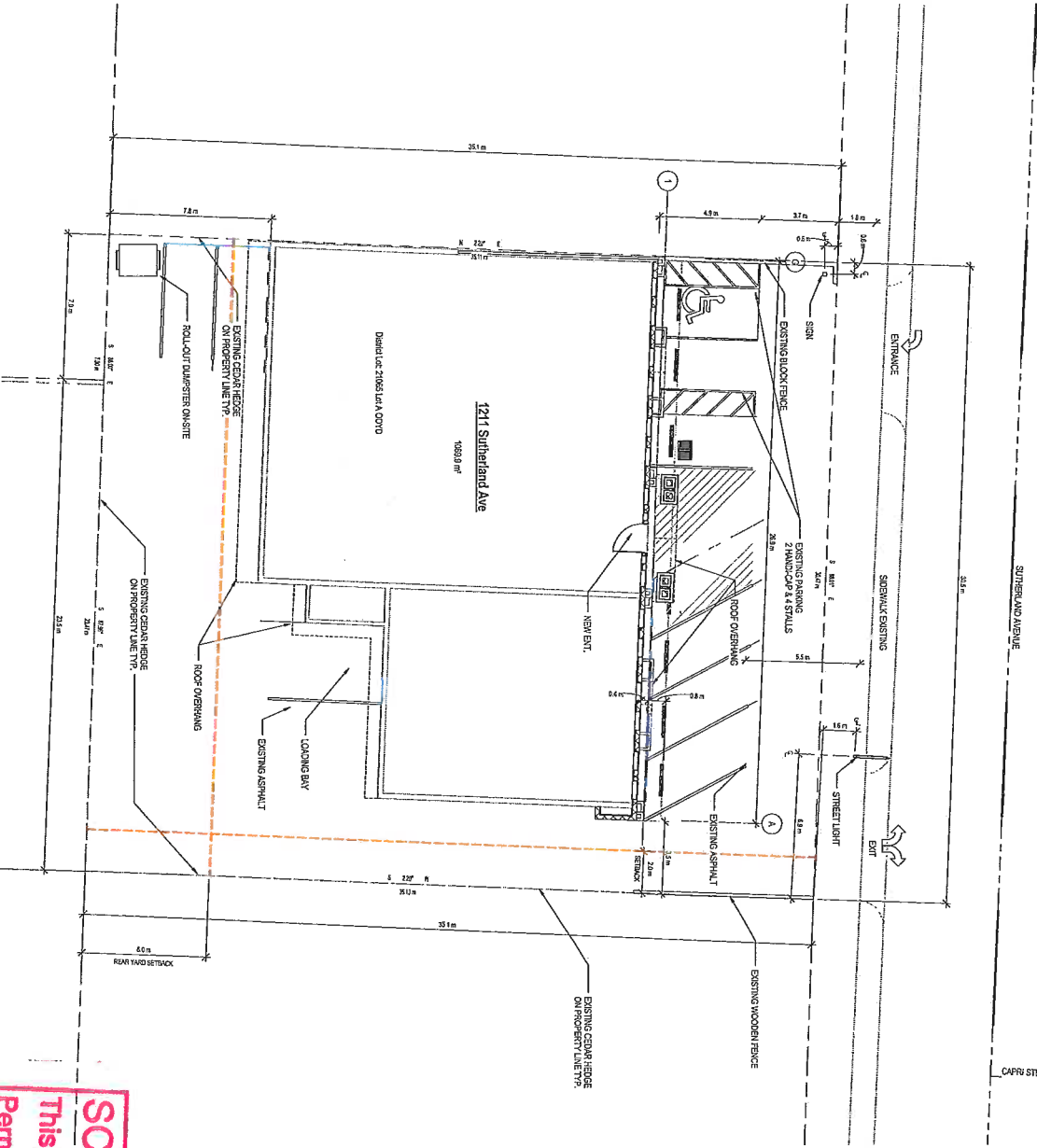


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

REVISED PLANS

FEB 07 2011

CITY OF KELOWNA
Land Use Management



- NOTES:
- 1) No local authority certificates available.
 - 2) Site information generated from City of Kelowna base map information for property lines, setbacks, and easements.
 - 3) Field measured building outline, sign location, street light. Referenced to sidewalk and rough.
 - 4) Existing parking shown as per field dimensions.
 - 5) Shown new face of building.
 - 6) All other dimensions are taken from the Revlo building they have on-site garage storage.
 - 7) No existing easements, right-of-way, or covenant areas found on City of Kelowna site maps.

NOTES:

LEGAL ADDRESS: 2105 LOT A, CDVO
STREET ADDRESS: 411 SUTHERLAND AVE,
KELOWNA, B.C. V1Y 5V2

ZONE: C4

SITE SETBACK: 0.0m

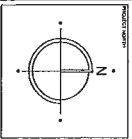
SETBACK: 2.0m

REAR YARD: 6.0m

BUILDING AREA: 400.4sqm

PARKING: 175 STALLS PER 100sqm OF BUILDING AREA
SHOWING 175 STALLS PER 175 PARKING STALLS REQUIRED
ADDITIONAL ROOM AT REAR OF BUILDING FOR
ADDITIONAL PARKING STALLS.

SCHEDULE A
This forms part of development
Permit # **DP11-007**



PROJECT: 1211 SUTHERLAND AVE
ARCHITECT: Clive McKenzie Architect Inc.
DATE: FEB 07 2011
SCALE: 1:100

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	02/07/2011

1211 Sutherland Ave
Kelowna, BC, V1Y 5V2

SITE PLAN -
1211
SUTHERLAND
AVE

FIRST MEMORIAL SERVICES -
BUILDING
FAÇADE

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	02/07/2011

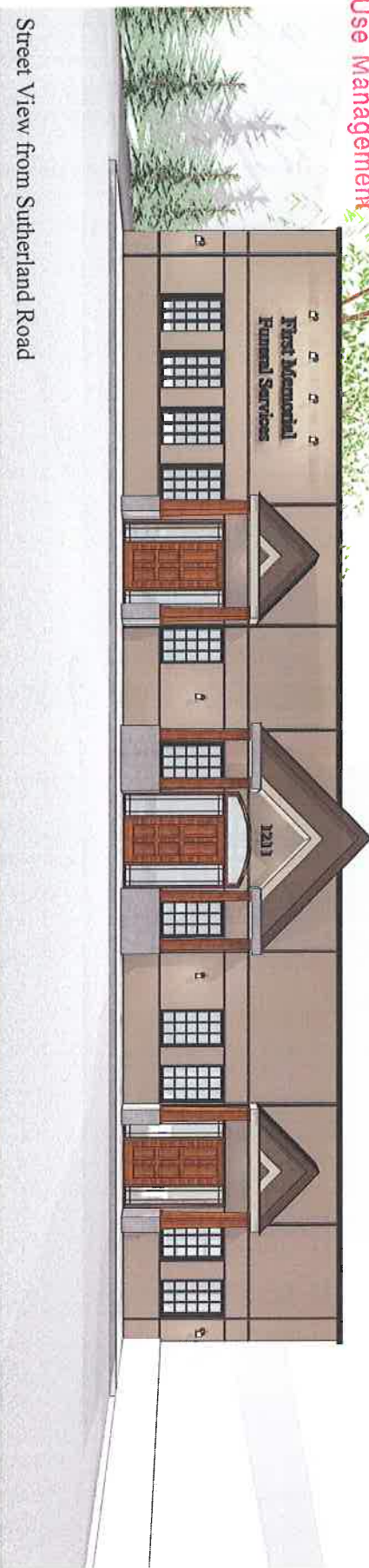
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REVISED PLANS

MAR 05 2011

CITY OF KELOWNA
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Street View from Sutherland Road

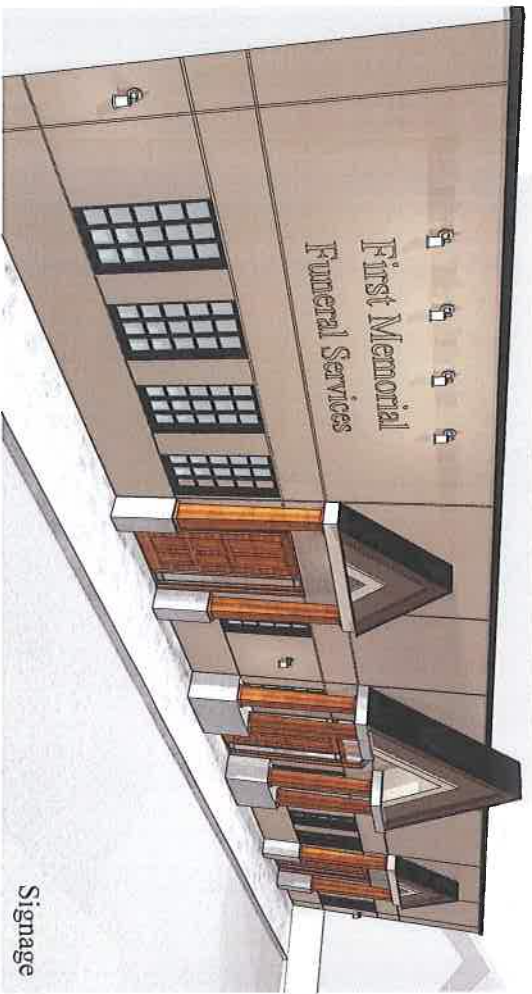
Notes:

- Walls returning along property line and second floor to receive paint finish matching colours of street facade (per colour board theme);
- Surface mounted lighting fixtures as shown between windows and over sign. Pot lights in soffit area over three doorways.



Sign Detail:

- Fascia Sign.
- Raised metal lettering set off wall face approximately 1 1/2". Black finish.
- Letters are illuminated by wall mounted fixtures over.
- Sign area 1.9m². Building Frontage 26.8m. Signage is less than 20% of wall area.



Signage



Main Entry

SCHEDULE B
This forms part of development
Permit # DP1-0017

SCHEDULE "B"

This forms part of development

Permit # ~~0-0~~ DP11-0017

Date: _____ Office Use Only

Signature: _____ Office Use Only

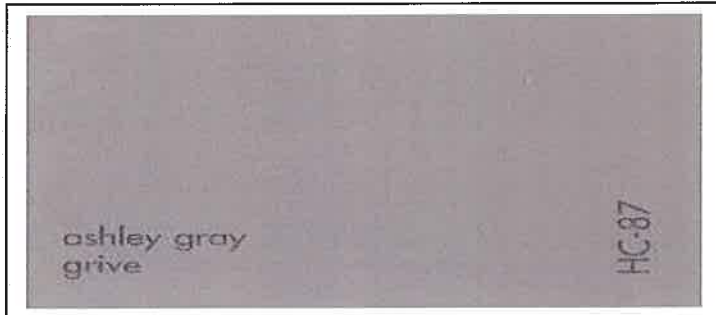
The following finishes are proposed for the Principal and Secondary Dwellings:

Roofing Material:
Colour:



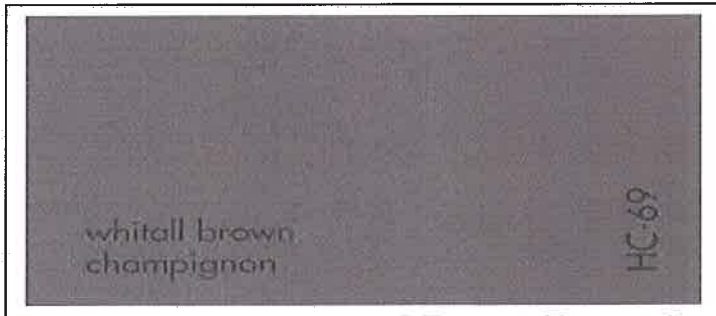
Main Body:

Material:
Colour:



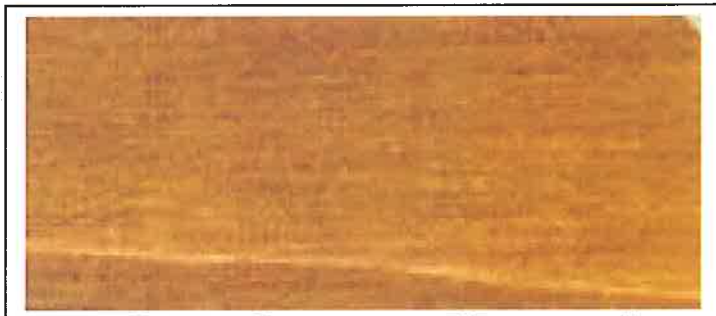
Second Colour/Accent Colour:
(If applicable):

Material:
Colour:



Window/Door/Trim Colour:

Material:
Colour:





Address **Capri Street / Sutherland Avenue**

Address is approximate

View from the east





view from the rear of the building



Address **Sutherland Avenue**

Address is approximate

1211 Sutherland Avenue, Kelowna





Address **Sutherland Avenue**

Address is approximate

View from the West

