

Memo



Date: October 7, 2011

To: City Manager

From: Land Use Management, Community Sustainability (AW)

Application: DP11-0087

Owner: Scott Brown

Address: 1064 Borden Avenue

Applicant: Worman Commercial (S. Worman)

Subject: Development Permit

Existing OCP Designation: Commercial

Existing Zone: RU6 - Two Dwelling Housing

Proposed Zone: C4 - Urban Centre Commercial

1.0 Recommendation

THAT Final Adoption of Zone Amending Bylaw No. 10552 be considered by Council;

THAT Council authorize the issuance of Development Permit No. DP11-0087 for Lot 2, D.L. 138, ODYD, Plan 3616, located at 1064 Borden Avenue, Kelowna B.C., 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;

AND THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the Development Permit application in order for the permit to be issued.

2.0 Purpose

To consider a Development Permit for the form and character of the proposed two storey commercial development.

A handwritten signature in dark ink, appearing to be a stylized 'N' or similar character.

3.0 Land Use Management

Staff encouraged the applicant to consider a mixed use form of development that would be consistent with the OCP's guidelines noting that it would provide the most appropriate transition and street edge between the commercial strip along Gordon Drive and the abutting residential land to the west. OCP policy encourages commercial properties directly adjacent to RU6 to be developed in a way that is sensitive to the residential neighbourhood. Though the proposed 2 storey development does not have a residential component, the building does not maximize the development regulations of the C4 zone and represents a height profile that respects the adjacent residential land uses.

The finishing materials of this building will be complimentary to the commercial building proposed for the east property fronting Gordon drive, which will tie the commercial exteriors in a way the creates some continuity of commercial streetscape for the Borden Road frontage. The building has also been located on the east side of the property to mitigate impacts on the adjacent residential property.

4.0 Proposal

4.1 Project Description

The applicant's submission shows a two storey brick and stucco building located on the eastern edge of the property and slightly set back from the Borden street frontage which is consistent with the setback of the commercial building proposed to the east. The massing will also be similar to the commercial building proposed to the east, although the rooflines and materials are different. The drive-aisle to the surface parking area at the rear of the property is located along the western residential property line. The landscape plan has trees planted within the City Boulevard and against the rear property line. The following table contains a comparison to the Zoning Bylaw regulations for the C4 zone.

Zoning Analysis Table		
CRITERIA	PROPOSAL	C4 ZONE REQUIREMENTS
Development Regulations		
Floor Area Ratio	0.68	1.0
Height	9.8m / 2 storeys	15.0m / 4 storeys
Front Yard	0.91m	0.0m
Side Yard (east)	0.0m	0.5m
Side Yard (west)	7.0m	4.5m
Rear Yard	18.9m	6.0m
Other Regulations		
Minimum Parking Requirements	14 stalls	13 stalls
Bicycle Parking	Class I = 2 Stalls Class II = 4 Stalls	Class I = 2 Stalls Class II = 4 Stalls
Loading Spaces	1 space	1 space

4.2 Site Context



The subject property is located on the north side of Borden Avenue just west of Gordon Drive in the Capri Village Centre. The surrounding area to the west is designated for future multi-family (Multiple Unit Residential - Low Density).

Direction	Zoning Designation	Land Use
North	RU6 - Two Dwelling Housing Proposed: RM3 - Multiple Unit Residential - Low Density	Residential
East	C9 - Tourist Commercial Proposed: C3 - Community Commercial	Vacant
South	RU6 - Two Dwelling Housing P2 - Educational & Minor Institutional	Residential Religious Assembly
West	RU6 - Two Dwelling Housing	Residential

5.0 Technical Comments

5.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction
- 2) Signage areas for the commercial spaces are to be defined on the Development Permit (areas allowed)
- 3) Code analysis is required for the structure at time of building permit applications.

- 4) No architectural projections are allowed over property line (ie cornice & corner design) & the required fire separations are to be maintained as per BCBC 06. This may affect form and character of the building if compliance is not achievable.
- 5) Demolition permit is required for the existing single family dwelling
- 6) Geotechnical report and schedules required for any fill that will be placed to support the building structures
- 7) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.2 Development Engineering Department
No Comment. Addressed through zoning application.

5.3 Fire Department
Fire department access, fire flows of 150ltr/sec, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. A building code analysis is required. Additional comments will be required at the building permit application.

6.0 Application Chronology

Date of Application Received: May 11, 2011

Advisory Planning Commission June 7, 2011

The above noted application was reviewed by the Advisory Planning Commission at the meeting on April 26, 2011 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP11-0087, for 1064 Borden Avenue, to consider a Development Permit for the form and character of the proposed two storey commercial development.

Anecdotal Comments

The Advisory Planning Commission supported the Development Permit Application and noted that the design fits well with the community and is an overall improvement.

Report prepared by:



Alec Warrender, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

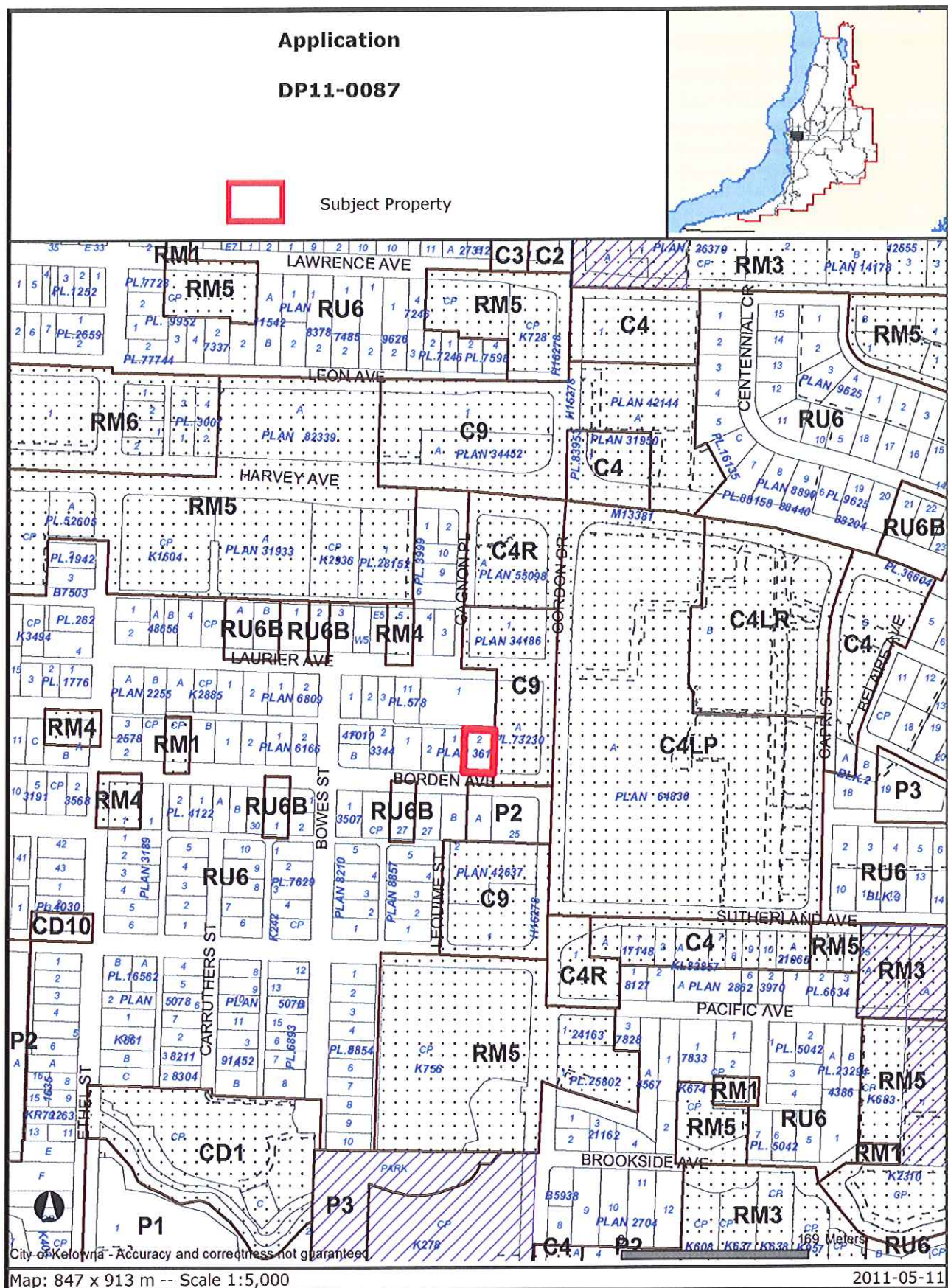
Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

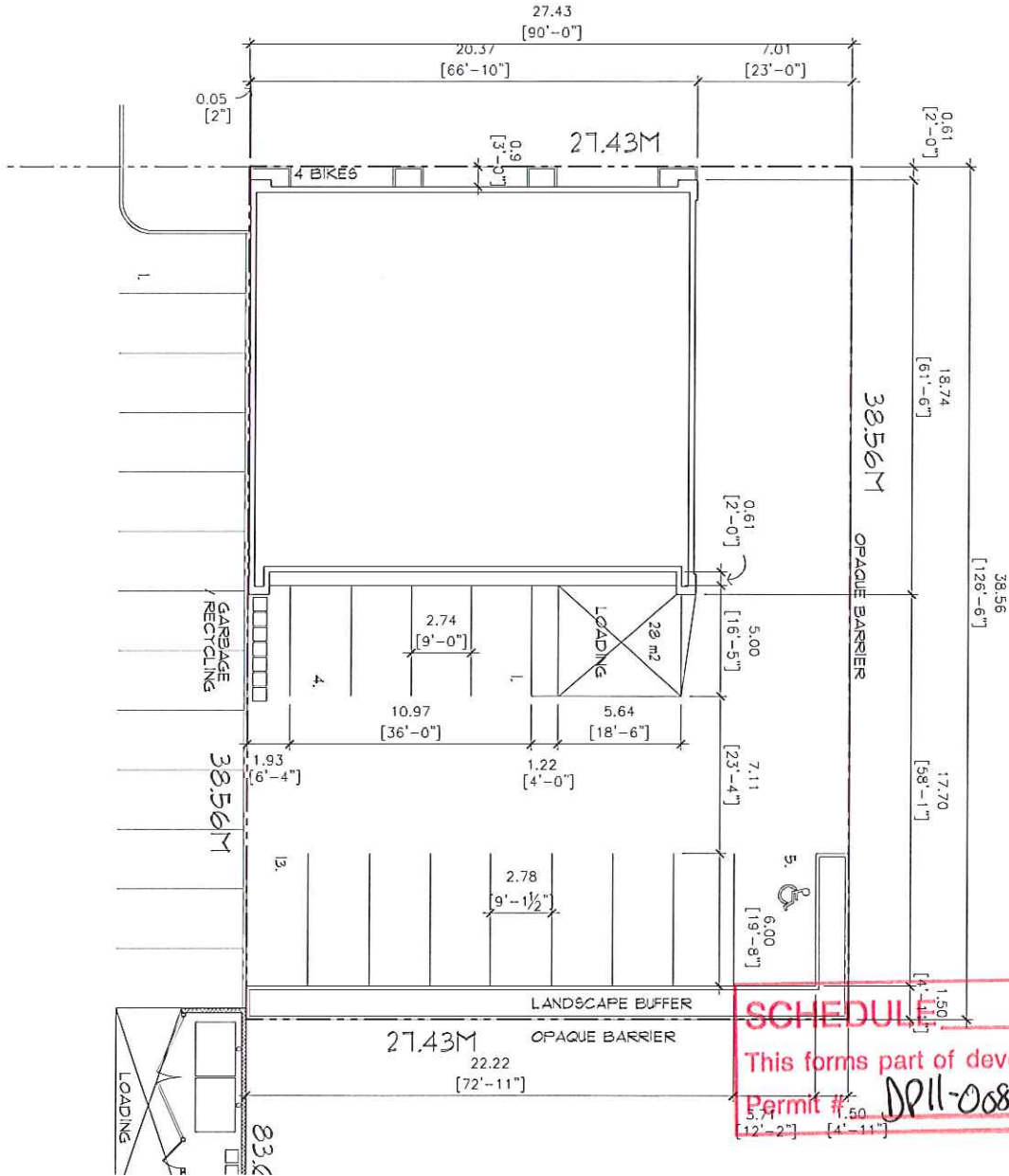
Attachments:

Site Plan
Elevations
Landscape Plan



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.

BORDEN AVE




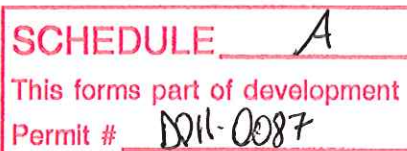
SCHEDULE A

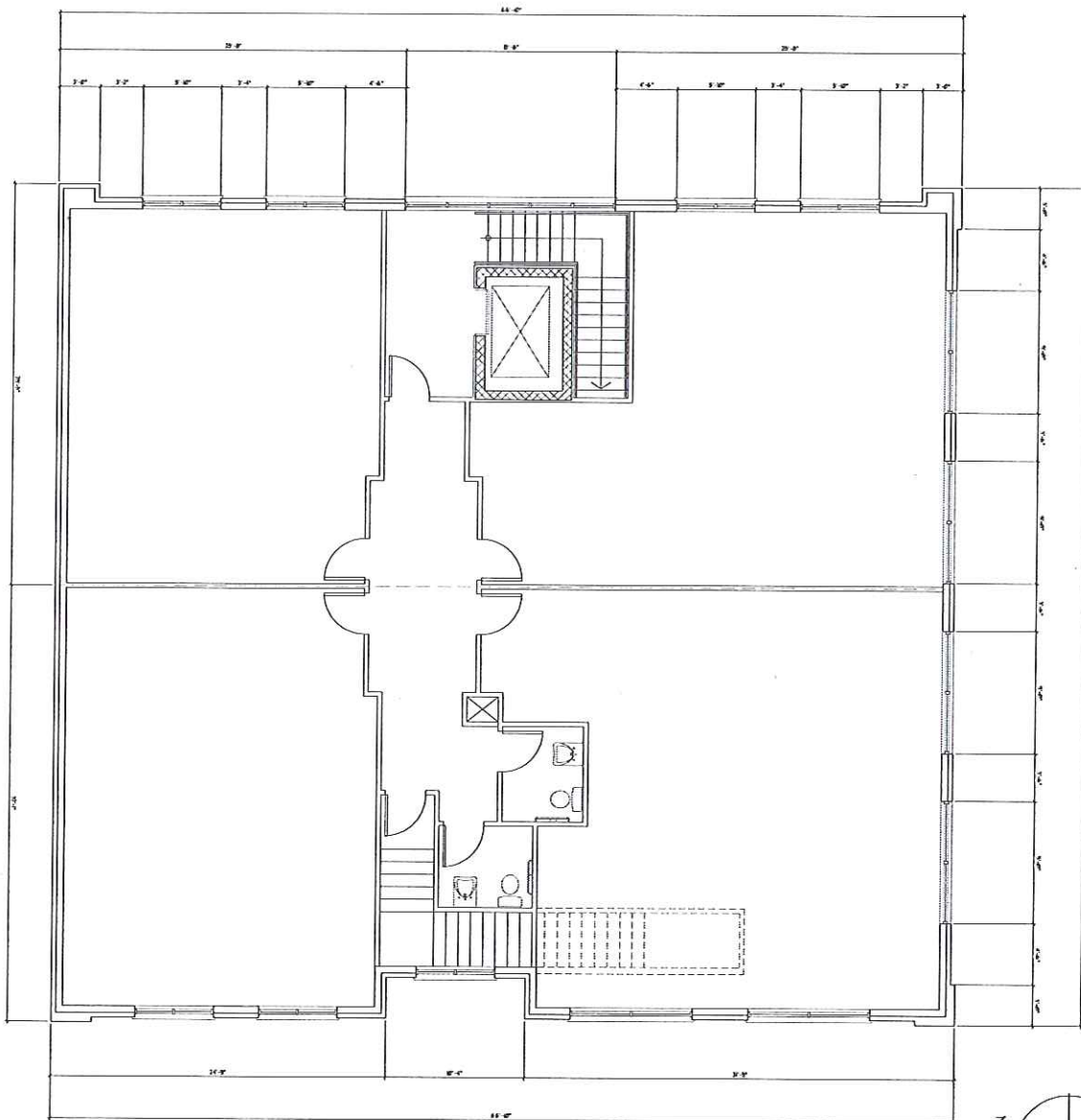
This forms part of development

Permit # **DP11-0087**

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 HANS P. NEUMANN ARCHITECT INC.		1055 HIGHLAND DRIVE NORTH KIDWORTH, NC 27145 PHONE (352) 888-5478 FAX (352) 888-3017	
DESIGN TECH DESIGN CONSULTANTS		<input type="checkbox"/>	
REVISION NO. A0	CONSULTANT DRAWING TITLE SITE PLAN	PROJECT COMMERCIAL DEVELOPMENT 1005 BORDEN AVE. KIDWORTH, NC.	NO. DATE DESCRIPTION 1 JAN 2-0 RE-USED FOR PLANNING & LAYOUT
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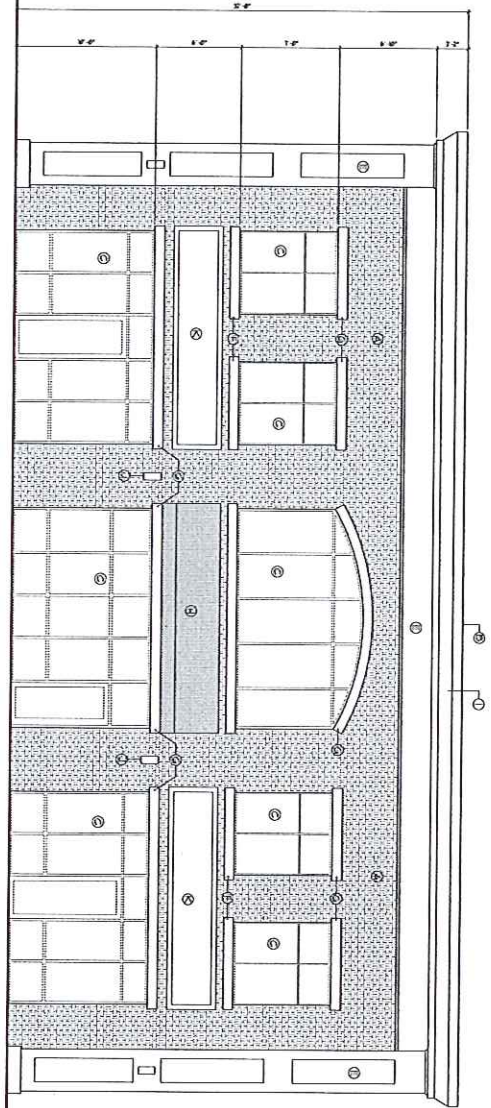
5/14/2011 7:56:29 AM



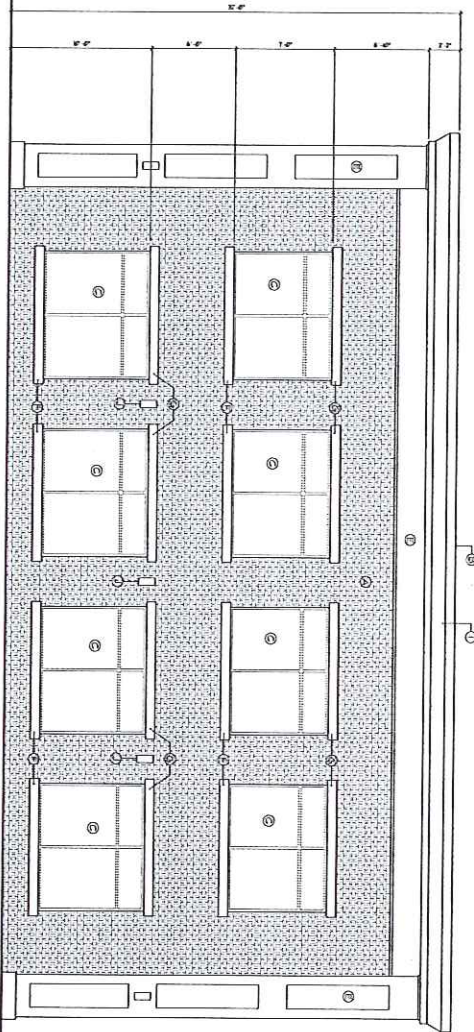
SCHEDULE A
 This forms part of development
 Permit # D811-0087

HANS P. NEUMANN ARCHITECT INC. DESIGN TECH DESIGN CONSULTANTS		1520 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4A3 PHONE (250) 838-0678 FAX (250) 838-0337																
CONSULTANT SCALE: 1/4" = 1'-0" DRAWN: J.M.S./J.T. CHECKED: J.M.S. DATE: 10/1/01	DRAWING TITLE SECOND FLOOR PLAN	PROJECT COMMERCIAL DEVELOPMENT 1064 BORDEN AVE. KELOWNA, BC.	<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	DATE	DESCRIPTION												
No.	DATE	DESCRIPTION																

SOUTH / SECOND ELEVATION



WEST ELEVATION



SCHEDULE A

This forms part of development

Permit # DR11-0087

LEGEND:	
1	BRICK
2	PREFINISHED METAL FLASHING
3	PREFINISHED EXPANDED ALUM. WINDOW / DOOR
4	PAINTED METAL DOOR / FRAME
5	PAINTED METAL WINDOW / FRAME
6	WOOD PANEL, BOND AND TRIM PAINTED
7	CONCRETE SILL
8	BRICK LINTEL
9	FABRIC CANOPY
10	PAINTED CORNICE
11	LIGHT FIXTURE
12	WOOD SIGN

HANS P. NEUMANN ARCHITECT INC.

DESIGN TECH DESIGN CONSULTANTS

COMMERCIAL DEVELOPMENT
1064 BORDEN AVE. KELOWNA, BC.

A3

CONSULTANT

DRAWING TITLE

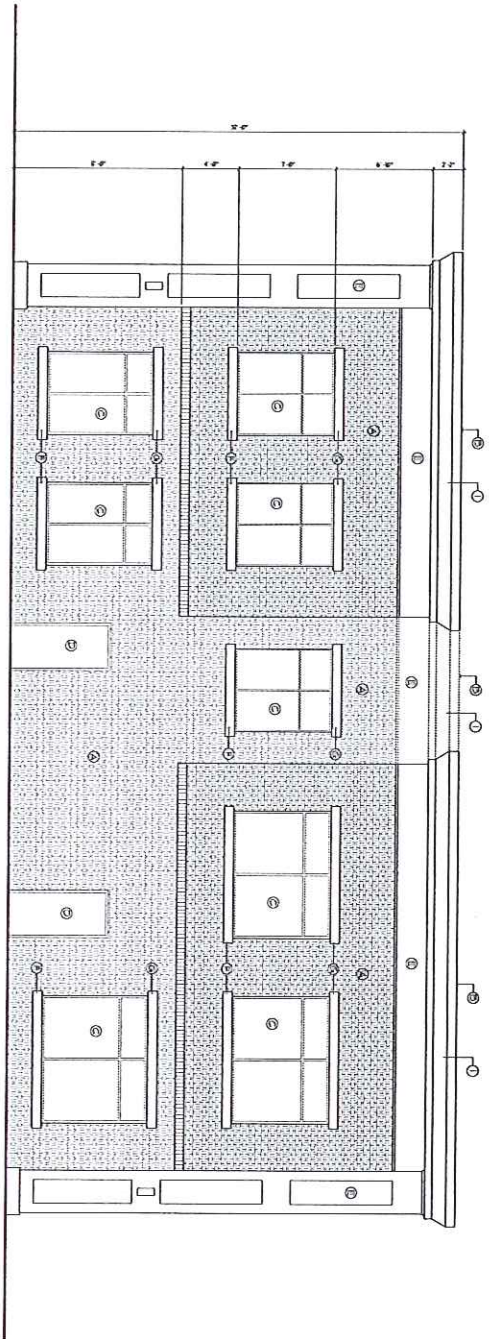
ELEVATIONS

PROJECT

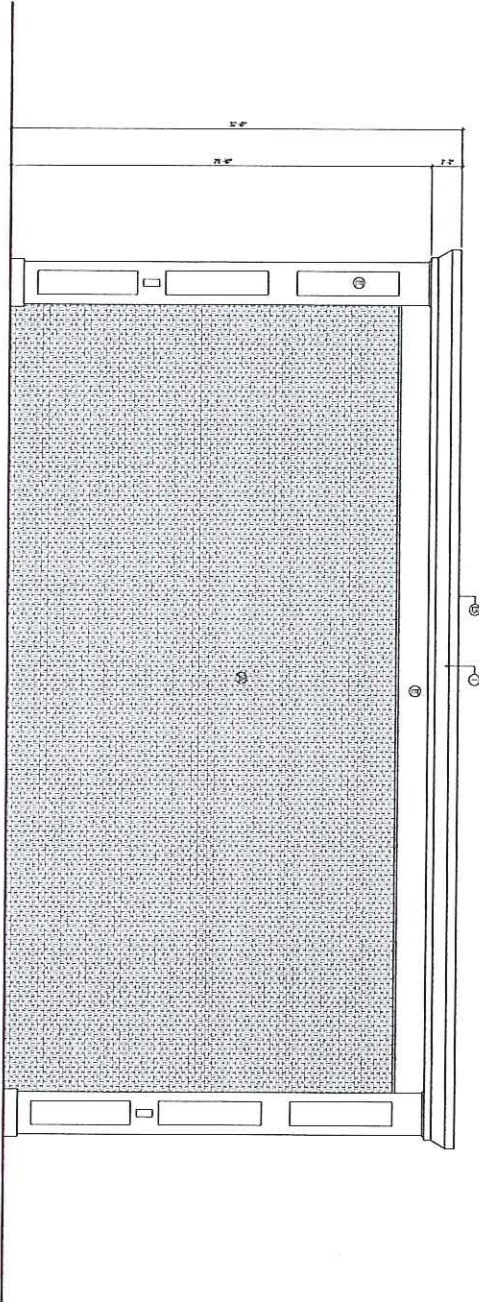
1038 HIGHLAND DRIVE NORTH
KELOWNA, BC V1Y 4K5
PHONE (250) 868-0678 FAX (250) 868-0637

NO.	DATE	DESCRIPTION

NORTH ELEVATION



EAST ELEVATION



SCHEDULE A

This forms part of development

Permit # AP11-0087

LEGEND:

- ① BRICK
- ② FINE FINISHED METAL FLASHING
- ③ FINE FINISHED EXTENDED ALUMINUM WINDOW / DOOR
- ④ PAINTED METAL DOOR / FRAME
- ⑤ HARD PANEL, SIDING AND TRIM, PAINTED
- ⑥ CONCRETE SILL
- ⑦ BRICK LINTEL
- ⑧ PLASTER CANOPY
- ⑨ PAINTED CONCRETE
- ⑩ LIGHT FIXTURE
- ⑪ WOOD SIGN

HANS P. NEUMANN ARCHITECT INC. DESIGN TECH DESIGN CONSULTANTS		1529 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4K5 PHONE (250) 868-6476 FAX (250) 868-0837													
CONSULTANT DATE: 10/11/11 DRAWN: JAC CHECKED: JAC Drawing No.	DRAWING TITLE ELEVATIONS	PROJECT COMMERCIAL DEVELOPMENT 1054 BORDEN AVE. KELOWNA, BC	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION													

A4



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

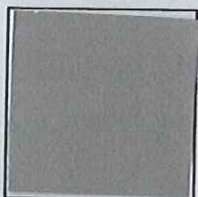
SCHEDULE B
This forms part of development
Permit # DR01-0087

1064 BORDEN AVENUE | Kelowna, BC

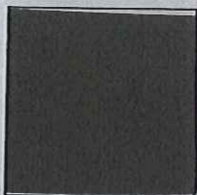
Worman Homes | Worman Commercial



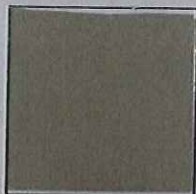
STORE FRONT & WINDOWS
BLACK ANODIZED
#CL2854D



WINDOW SILLS AND HEADERS
GENERAL PAINTS — SHOAL
#CL3234D



SUN SHADES AND
METAL CANOPIES
BLACK



STUCCO
BENJAMIN MOORE — SPARROW
#AF-720



BRICK — JXL #252
ROBSON HANDMOULD

SCHEDULE B

This forms part of development

Permit # DR11-0087



WORMAN

WORMAN HOMES | WORMAN COMMERCIAL

EXTERIOR FINISHES

1064 BORDEN AVENUE

KELOWNA

PROJECT No.
DT 2011-1002

DATE
MAY 10, 2011



SCHEDULE