

REPORT TO COUNCIL



Date: April 7th, 2012
To: City Manager
From: Land Use Management, Community Sustainability (AW)
Application: DP12-0029 **Owner:** Callahan Construction Company Ltd.,
Inc. No. 432637
Address: 3151-3155 Lakeshore Road **Applicant:** Callahan Construction Company
Subject: Development Permit
Existing OCP Designation: Commercial
Existing Zone: C4 - Urban Centre Commercial

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP12-0029 for Lot 2, District Lots 14 and 135, ODYD, Plan KAP54407, located at 3151-3155 Lakeshore Road, 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;
5. The Fortis BC and Development Engineering Requirements are to be satisfied prior to issuance of the Development Permit;

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 approve the Form and Character of the proposed two storey commercial development.

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

3.0 Land Use Management

The proposed development is in the South Pandosy Urban Town Centre and is located on the southeast corner of the Mission Park Shopping Centre. The main building frontage is oriented towards Richter Street with an eastern exposure. While Staff and the applicant would have preferred a more urban streetscape with a small setback, Fortis BC requires a large setback from the high voltage lines that run the length of Richter Street. The subject property is currently used as overflow parking for the Mission Park Shopping Centre, and developing the surface parking lot will enhance the urban fabric of the area and will screen the blank wall of the adjacent shopping centre. This infill development will create additional densities within the Urban Centre, taking advantage of existing infrastructure.

The proposal contemplates an architecturally contemporary form but will visually have a relationship with the adjacent Save on Foods building. While it is not entirely consistent with the adjacent shopping centre it will help to revitalize the area and aims to fulfill Urban Town Centre objectives. The main entrance will be a prominent glazed atrium creating a strong and distinctive architectural feature. The elevated central roofline will create an obvious focal point and will allow significant day light into the entranceway and leasable spaces. Developing the surface parking lot will animate this portion of the shopping centre and will contribute to the continued rejuvenation of the South Pandosy Urban Centre.

4.0 Proposal

The proposed development is located along the rear property line with customer parking in front of the building. Staff parking is located at grade beneath the second storey and partially screened by a small commercial retail unit. The building is comprised of two storeys and the massing is similar to that of the adjacent shopping centre. The primary exterior building materials will consist of a stucco exterior cladding with light brown and tan colours, and brick has been added to the main frontage. The building features a centrally located and glazed curtain wall main entrance. The main entranceway extends above the roofline creating an effective and architecturally distinct entrance while wood soffits are used to bring an organic tone the entranceway.

The application compares with the requirements of Zoning Bylaw No. 8000 as follows:

Zoning Bylaw No. 8000		
Criteria	Proposed	C4 Zone Requirements
Development Regulations		
Floor Area Ratio (FAR)	0.35	1.0
Site Coverage (buildings)	34.3 %	75%
Height	12.8m / 2 storeys	15m / 4 storeys
Front yard	17.5m	0.0m
Side yard (N)	Meets requirement	0.0m
Side Yard (S)	3.0m	0.0m
Rear yard	0.0m	0.0m
Other Regulations		
Vehicle Parking	56 stalls (within 125%)	49 stalls
Bicycle Parking	Class I: 7 Class II: 18	Class I: 6 Class II: 17
Loading stalls	2 stalls	2 stalls

4.1 Site Context



The subject property is located in the South Pandosy Urban Centre. The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	C4 - Urban Centre Commercial	Commercial
East	RM5 - Medium Density Multiple Housing	Residential
South	C4 - Urban Centre Commercial	Commercial
West	C4 - Urban Centre Commercial	Commercial

5.0 City of Kelowna Official Community Plan (2030)

5.1 Urban Design Development Permit Areas (Chapter 14) - Design Guidelines

The subject property is designated as Mixed Use (Commercial / Residential) for future land use.

Revitalization Design Guidelines

Objectives

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Enhance the urban centre's main street character in a manner consistent with the area's character;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Encourage an appropriate mix of uses and housing types and sizes;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

Guidelines

Relationship to the Street (Objective 2.0)

- Provide for public movement, street furniture, and building access zones to be incorporated into sidewalks adjacent to development;
- Design buildings to occupy 100% of a property's frontage along streets, eliminating elements that disrupt the streetwall such as off-street parking, dead spaces, empty lots, or driveways;
- Coordinate building setbacks with adjacent sidewalks to increase the space for public use (i.e., utilize a building setback or building indentation as a patio space or seating area, incorporate corner rounding into the public realm with specialized paving treatment and street furniture);
- Provide a high quality public realm consistent with the character of urban development (i.e. incorporate focal points/plazas, pedestrian pathways, parks and open space, enhanced streetscapes, and landscaping).

Comprehensive Design Guidelines

Authenticity and regional expression

- Incorporate landscaping and building form and character that is distinct to Kelowna and the Central Okanagan and conveys a sense of authenticity;
- Respond architecturally to summer sun with buildings that have overhangs and recesses of sufficient depth to provide comfort and shade;
- Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather;

Context

- Align architectural features (e.g. window rhythm, cornice lines) to create visual continuity with neighbouring buildings;
- Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.

Human Scale

- Design for human scale and visual interest in all building elevations. This can be achieved principally by giving emphasis to doors and windows and other signs of human habitation relative to walls and building structure;
- Incorporate windows with vertical proportions. Horizontal glazed areas should be divided into vertically proportioned windows separated by mullions or building structure;
- Incorporate windows within enclosed stairwells to exhibit human scale, reduce their visual bulk, and enhance safety;

Pedestrian access, provision for cyclists, circulation, vehicles and loading

- Promote the use of alternative modes of transportation in site design (e.g. prominent bicycle racks for convenience and security, orient building entrances to pedestrian areas);
- Provide public access through sites to maintain or enhance the pattern of active transportation within the neighbourhood (e.g. mid-block crossings);
- Ensure pedestrian circulation is convenient, safe, and clearly identifiable to drivers and pedestrians;
- Provide paved surfaces with visual interest (e.g. eliminate curbs and/or use bollards, stamped concrete, unit pavers, etc.);
- Incorporate visible and secure bicycle parking in a priority location with the construction of all new parkades and parking lots;
- Parking lots should have shade trees planted at 1 tree per 4 parking stalls.

Universal accessible design

- Design to a high standard of accessible and adaptable design with the goal of accommodating the functional needs of all individuals including children, adults, and seniors, and those with visual, mobility or cognitive challenges;

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction
- A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces including parking and storage space.
- Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings
- Stairwell #2 is required to exit to the exterior with a vestibule between the stair and the parkade. Revised drawings with proper exiting are required
- Rated corridors are required on the 2nd floor to allow 2 exits directions from each tenant space and washroom area or an alternative solution is required to be proposed and accepted to allow the interconnected floor area to meet all the requirements for a rated exit stairwell and exit thru lobby.
- Limiting distance calculations required on north and south exposure faces of building at time of building permit application.
- Where is the proposed staging area for this project going to be and what is proposed for hoarding of the site to maintain public safety
- Size and location of all signage to be clearly defined as part of the development permit
- Full Plan check for Building Code related issues will be done at time of Building Permit applications

6.2 Development Engineering Department

See Attached.

6.3 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 150ltr/sec

flow. Additional comments will be required when detailed plans are submitted for the building permit application.

6.4 Fortis BC - Electric

See file for documentation FortisBC (electric) reviewed the attached referral and based on the information received have identified a "switcher" and associated underground facilities located on the property as shown in highlighted yellow on the attached Fortis facilities map that will require surveyed SRW as a condition of the approval. Fortis has no other concerns with the proposal subject to any changes to this application which would require further review and comment by Fortis.

Prior to final approval of this application, the applicants must contact FortisBC at 1-866-436-7847 and quote their file # DP11-0182 to initiate all necessary arrangements for electrical service with this proposal. It is the developer's responsibility to ensure that all of FortisBC's requirements including construction fees and any SRWs that may be required have been addressed prior to receiving final approval.

6.5 Telus

TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.

7.0 Application Chronology

Date of Application Received: February 21st, 2012

Report prepared by:

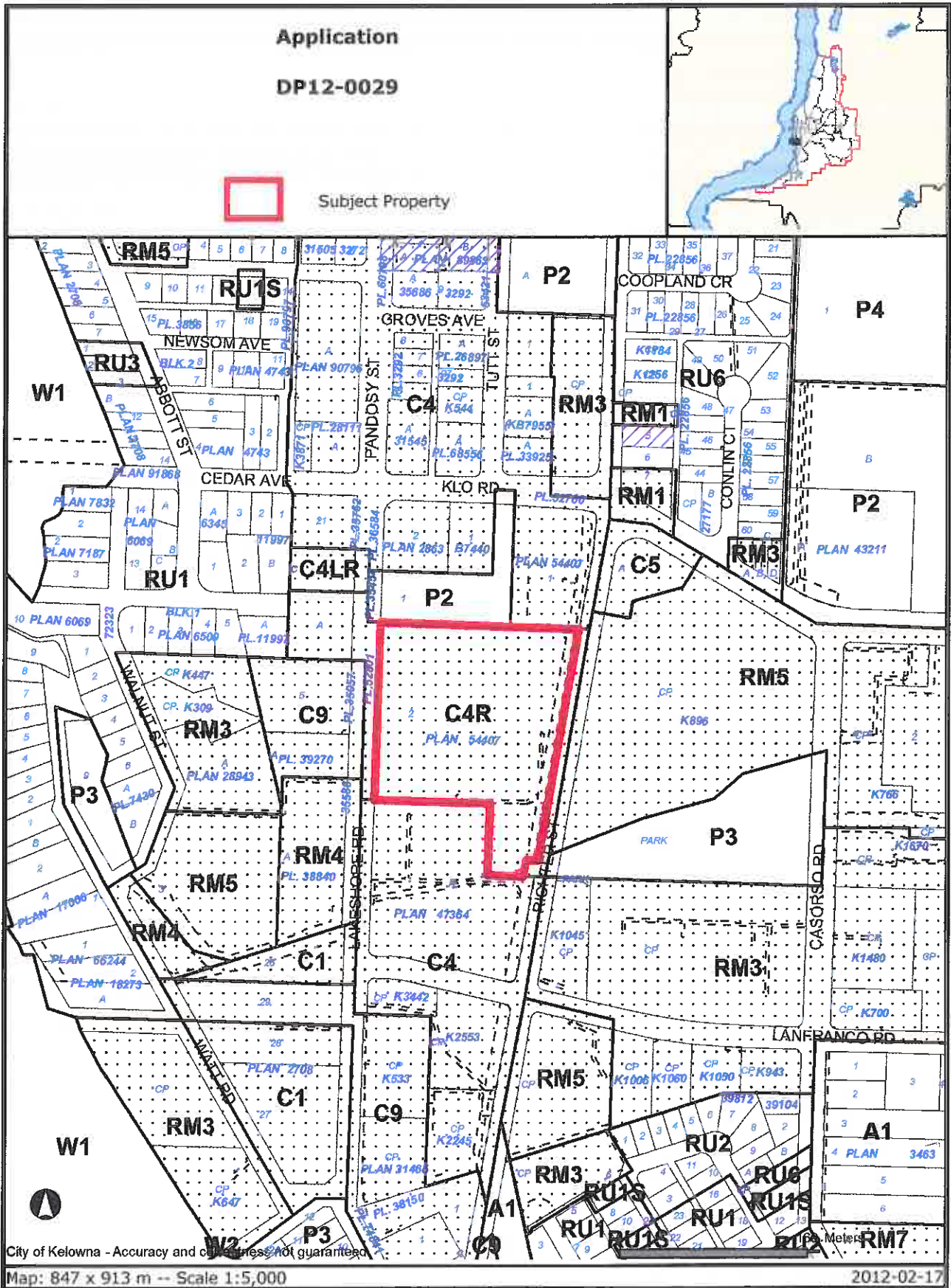
Alec Warrender, Urban Land Use Planner

Reviewed by:  Danielle Noble Manager, Urban Land Use Management

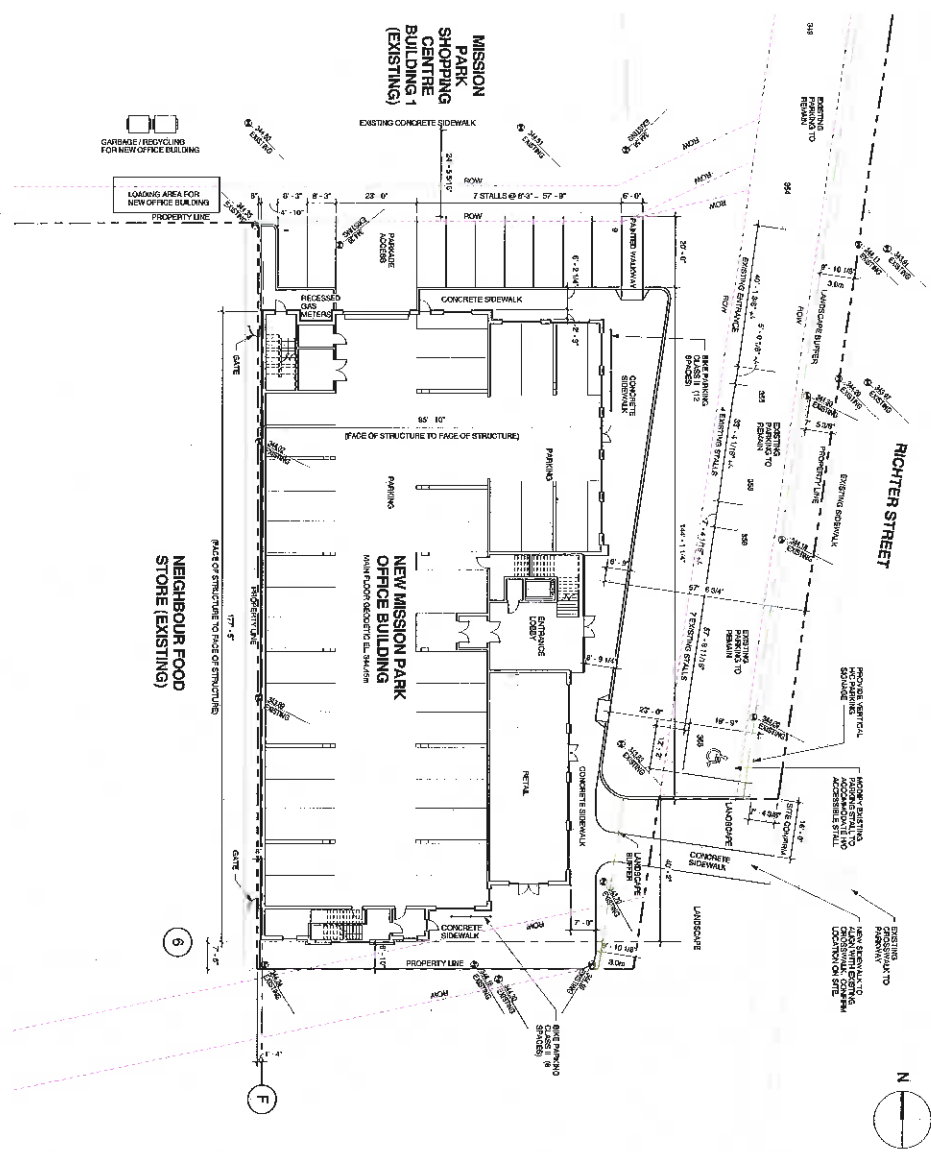
Approved for Inclusion:  Shelley Gambacort, Director, Land Use Management

Attachments:

Subject Property Map
Site Plan
Building Elevations
Landscape Plan
Development Engineering Memorandum



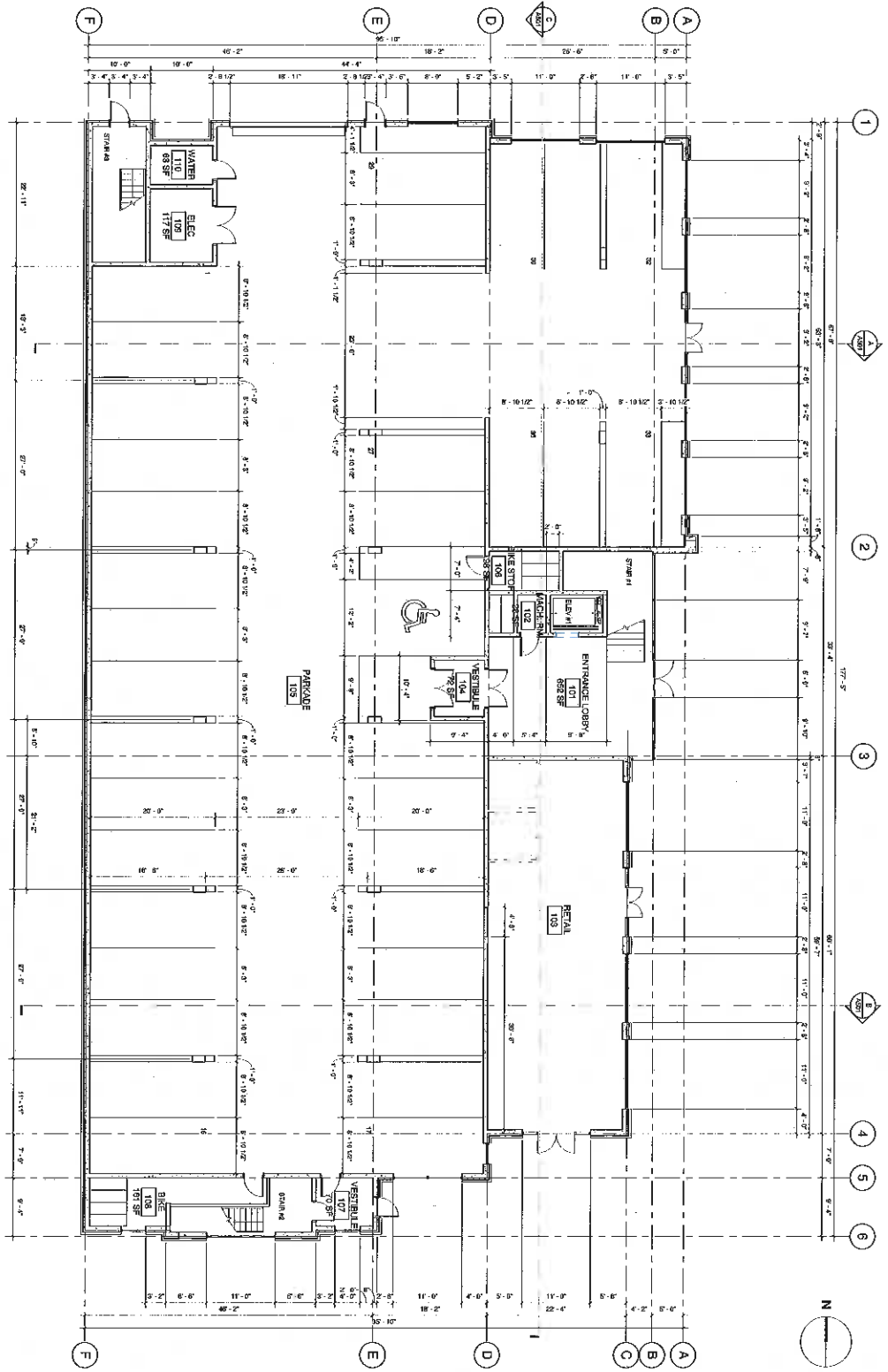
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



SCHEDULE A
This forms part of development
Permit # **DPD-0029**

AREAS	
GRASSY LOT (AREA)	20,000 sq. ft. (1,848 sq. m)
ASPHALT DRIVEWAY	1,324 sq. ft. (122.75 sq. m)
ASPHALT DRIVEWAY	4,500 sq. ft. (415.24 sq. m)
ASPHALT DRIVEWAY	199 sq. ft. (18.34 sq. m)
ASPHALT DRIVEWAY	3,200 sq. ft. (296.35 sq. m)
TOTAL	11,223 sq. ft. (1,038.98 sq. m)
NET FLOOR AREA	
BUILDING B (EXISTING)	1,295 sq. ft. (119.53 sq. m)
BUILDING C (EXISTING)	6,844 sq. ft. (634.83 sq. m)
BUILDING F (EXISTING)	159 sq. ft. (14.69 sq. m)
MISSION PARK OFFICE (NEW)	1,500 sq. ft. (139.64 sq. m)
MISSION PARK OFFICE (NEW)	1,500 sq. ft. (139.64 sq. m)
TOTAL	13,344 sq. ft. (1,238.23 sq. m)
DEVELOPMENT REGULATIONS	
BUILDING B (EXISTING)	1,295 sq. ft. (119.53 sq. m)
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TOTAL	13,344 sq. ft. (1,238.23 sq. m)
LEGAL DESCRIPTION	
POLYMERBOND LOT 2, COMBINE LTD 4 & 11 K.C.D.V.A. (REV. 2002-03-01)	
CIVIC ADDRESS	
501 - 3155 LAKESHORE ROAD, KELOWNA BC	
ZONING	
OVERLAP (OFFICE) COMMERCE	
SETBACKS	REQUIRED
FRONT	3.0m (9.84')
REAR	1.5m (4.92')
SIDE	3.0m (9.84')
REAR	3.0m (9.84')
LANDSCAPE BUFFER	
FRONT	3.0m (9.84')
SIDE	3.0m (9.84')
REAR	3.0m (9.84')
PARKING	
EXISTING	125 stalls (10,000 sq. ft. - 928 sq. m)
NEW	1,500 stalls (1,500,000 sq. ft. - 139,635 sq. m)
TOTAL	1,625
LOADING	
NEW	1
BICYCLE PARKING	
EXISTING	0
NEW	15
DEVELOPMENT REGULATIONS	
ALLOWABLE	PROVIDED
Max Gross Coverage	75%
Max Gross Area	14,100 sq. ft. (1,298.87 sq. m)
Max Height	15m (49.21')

Re-issued For DP



SCHEDULE A
 This forms part of development
 Permit # DR12-0029



1 30' Awning Bal Coner



2 30' Awning Bal Coner

SCHEDULE B
This forms part of development
Permit # DP12-0029

A403

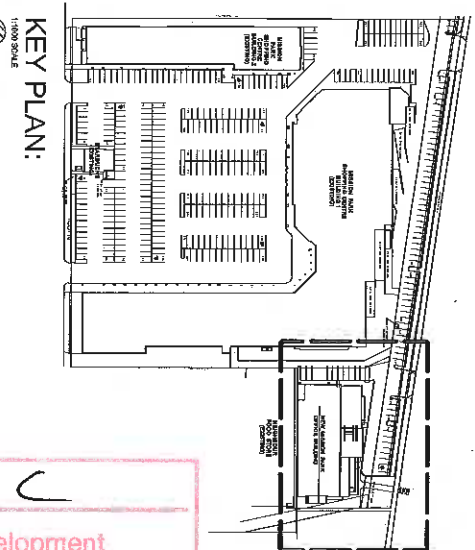
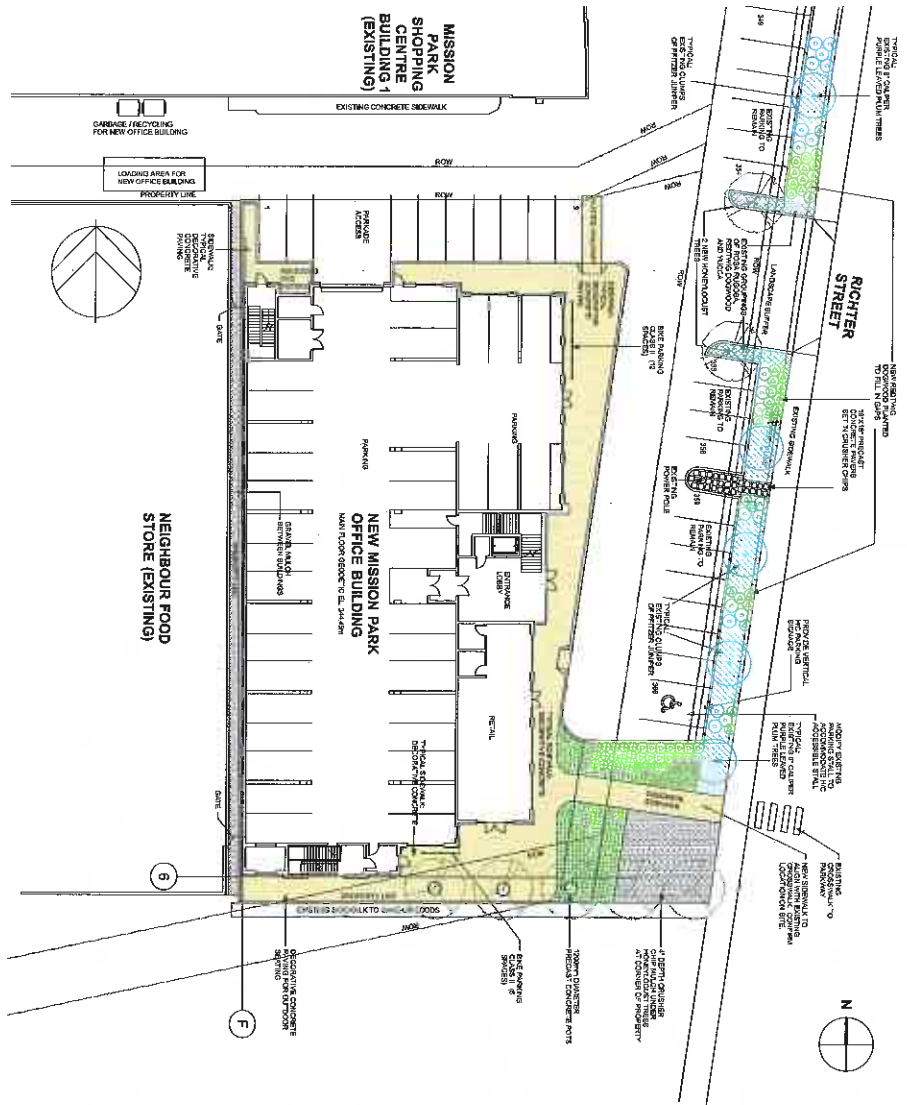
Project Mission Park Office Development, Kelowna, BC
Drawing PERSPECTIVES

UNIT 50 - 3155 LAKESHORE ROAD

Project No. 12894
Date March 16, 2012
Scale

Re-issued For DP





NOTES:

- All planting materials and procedures to British Columbia Landscaping and Nursery Association/BCLA Compendium Book of Landscaping Practices (Landscape Standards, Best Practices).
- All plants material to be certified F. certified tree.
- All trees, shrubs and groundcovers to be irrigated using a drip system.
- Groundcover to be the following minimum depths:
 - Shrub cover 200mm (8")
 - Groundcover 100mm (4")
- All new trees to be set back a minimum of 0.75 metres from all underground utilities.
- Planting requirements:
 - 2" from pavement depth of "Top Deck" brand compacted media over all planting beds.
 - 7. Ground level to be 100mm depth of 3/4" minus grey mulch chips.

SCHEDULE

This forms part of development

Permit # D10-0024

PLANT LIST:

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	NURSERY SIZE
7	1	English Yucca	Sansevieria	1.0m x 1.0m	10 cm pot
8	1	Small Tree	Small Tree	1.0m x 1.0m	10 cm pot
9	1	Small Tree	Small Tree	1.0m x 1.0m	10 cm pot
10	1	Small Tree	Small Tree	1.0m x 1.0m	10 cm pot
11	1	Small Tree	Small Tree	1.0m x 1.0m	10 cm pot
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CITY OF KELOWNA
MEMORANDUM

Date: March 26, 2012
File No.: DP12-0029 Office
To: Land Use Management Department (AW)
From: Development Engineering Manager
Subject: 3155 Lakeshore Rd, Richter St Lot 2 Plan 54407 Proposed Office Building

FILE COPY

Development Engineering has the following comments and requirements associated with these applications. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is John Filipenko. ASCT

1. Domestic Water and Fire Protection

- (a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) This property is currently serviced with two 150mm diameter water services. It is preferred that one of the existing services will be utilised for this proposed building.
- (c) Servicing requirements will be reviewed by Development Engineering when a Site Servicing Plan is submitted. Upgrades, if required will be at the applicant's cost and bonding will be required.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of this development and establish the service needs.
- (b) Our records indicate that this property is connected with two large diameter sewer services. It is anticipated that the existing servicing will be utilised for this development. Service upgrades, if required will be at the applicant's cost and additional bonding will be required.

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual.

- (b) Our records indicate that this property is connected with a large diameter storm sewer service.
- (c) On site storm drainage system modifications and improvements for this site will be reviewed and approved by Development Engineering when a Lot Grading Plan and Storm Management Plan are submitted.


4. Development Permit and Site Related Issues

- (a) A parking requirement review is required.
- (b) Indicate on the Site Plan, the locations of loading bays as well as the garbage and recycle bins.
- (c) Provide a Lot Grading and Storm Management Plan

5. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.



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