

REPORT TO COUNCIL



Date: May 11, 2012
To: City Manager
From: Land Use Management, Community Sustainability (AW)
Application: DP12-0025 **Owner:** McIntosh Properties Ltd., 0846631
Address: 1876 Cooper Road **Applicant:** Brook Pooni Associates Inc. (Laurie Schmidt)
Subject: Development Permit
Existing OCP Designation: Mixed Use (Commercial / Residential)
Existing Zone: C4 - Urban Centre Commercial

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP12-0025 for Lot A, D.L. 127, ODYD, Plan KAP48113, located at 1876 Cooper Road, Kelowna, 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 Development Engineering requirements 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 addition and commercial renovation.

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3.0 Land Use Management

The proposal contemplates interior and exterior alterations and an expansion of the existing building to accommodate a new retail tenant (Target). The subject property is in the Midtown Urban Centre and is located on the southern edge of the Orchard Plaza shopping centre. The conversion to the Target store will reposition the existing Zellers public entrance further to the north to accommodate Target's desired layout. The renovation will help to rejuvenate the area while adding additional floor space to the shopping centre.

The site features and landscaping will also be updated to create a better pedestrian experience along the south edge of the shopping centre. The applicant has worked extensively with Staff to help animate the building as much as possible and has made positive improvements to help break up the long facades associated with a building and tenant of this size. The proposal introduces a more contemporary architectural form and better addresses the Springfield frontage and the southern entrance into the shopping centre.

4.0 Proposal

The exterior of the building will be completely renovated with new materials, finishes and colours. The store entry will be relocated to the north side of the front elevation. The entry incorporates a glass storefront and will be defined with a columned canopy. Glass sections will be added to break up the long building façade at the location of the existing entranceway. A new glazed addition will be added to the corner along Springfield to provide additional detailing. Much of the building will be repainted with different warm toned browns and tans. The rear elevation will be re-landscaped along the full length of the wall and seven new metal trellises will be placed along the rear wall and incorporated as part of the landscaping palette.

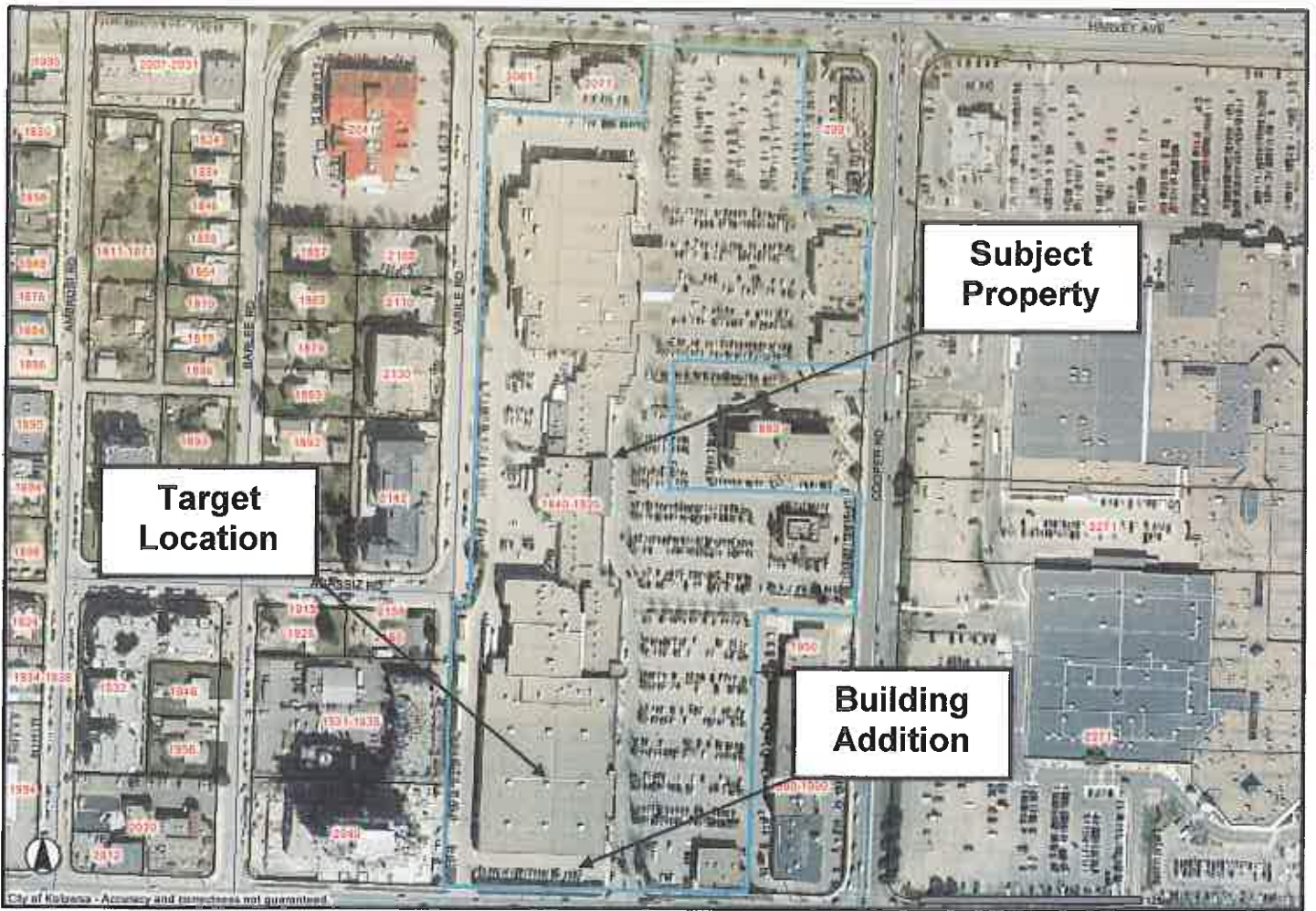
A new sidewalk will be constructed along the front of the store and new amenities will be added including benches, trash receptacles, bike stands, decorative red spherical bollards, accessible ramps and coloured concrete. New trees with sidewalk grates and landscaped planter areas will also be added to the main frontage. New landscaping will be planted along Springfield Road between the existing sidewalk and the new building expansion. The existing street trees along Springfield are to remain and will be protected during building construction.

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)	40%	75%
Height	12.3m	15m / 4 storeys
Setbacks	Meet Requirements	0.0m
Other Regulations		
Vehicle Parking (Mall)	1509 stalls (grandfathered)	455 stalls
Bicycle Parking	Class I: 16 Class II: 30	Class I: 16 Class II: 30
Loading stalls	4 stalls	4 stalls

4.1 Site Context

The subject property is located in the Midtown Urban Centre.



Specifically, the adjacent zones and land uses are:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	C4 - Urban Centre Commercial	Commercial
East	C4 - Urban Centre Commercial	Residential
South	A1 - Agricultural 1	Vacant
West	C4 - Urban Centre Commercial	Mixed Use

5.0 Current Development Policies

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;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

6.0 Technical Comments

Building & Permitting

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building.
- Travel distances to exit(s), number of exits and direction of door swings to meet BCBC minimum requirements
- 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

Fire Department

Fire department is to be advised of any fire sprinkler system or fire alarm system shut down during renovations. A Fire Safety Plan is required at occupancy as per section 2.8 of the BCFC.

Development Engineering - See Attached.

Fortis BC

Please be advised that FortisBC has no objection to the development proposal. However, should the exterior renovations require the temporary alteration of our meter set located on the West side of the existing Zellers, the applicant should phone the Call Centre at 1-888-224-2710.

7.0 Application Chronology

Application Received: February 9th, 2012

Staff received the revised site plan & loading truck movement analysis on May 9th, 2012.

Report prepared by:


Alec Warrender, Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

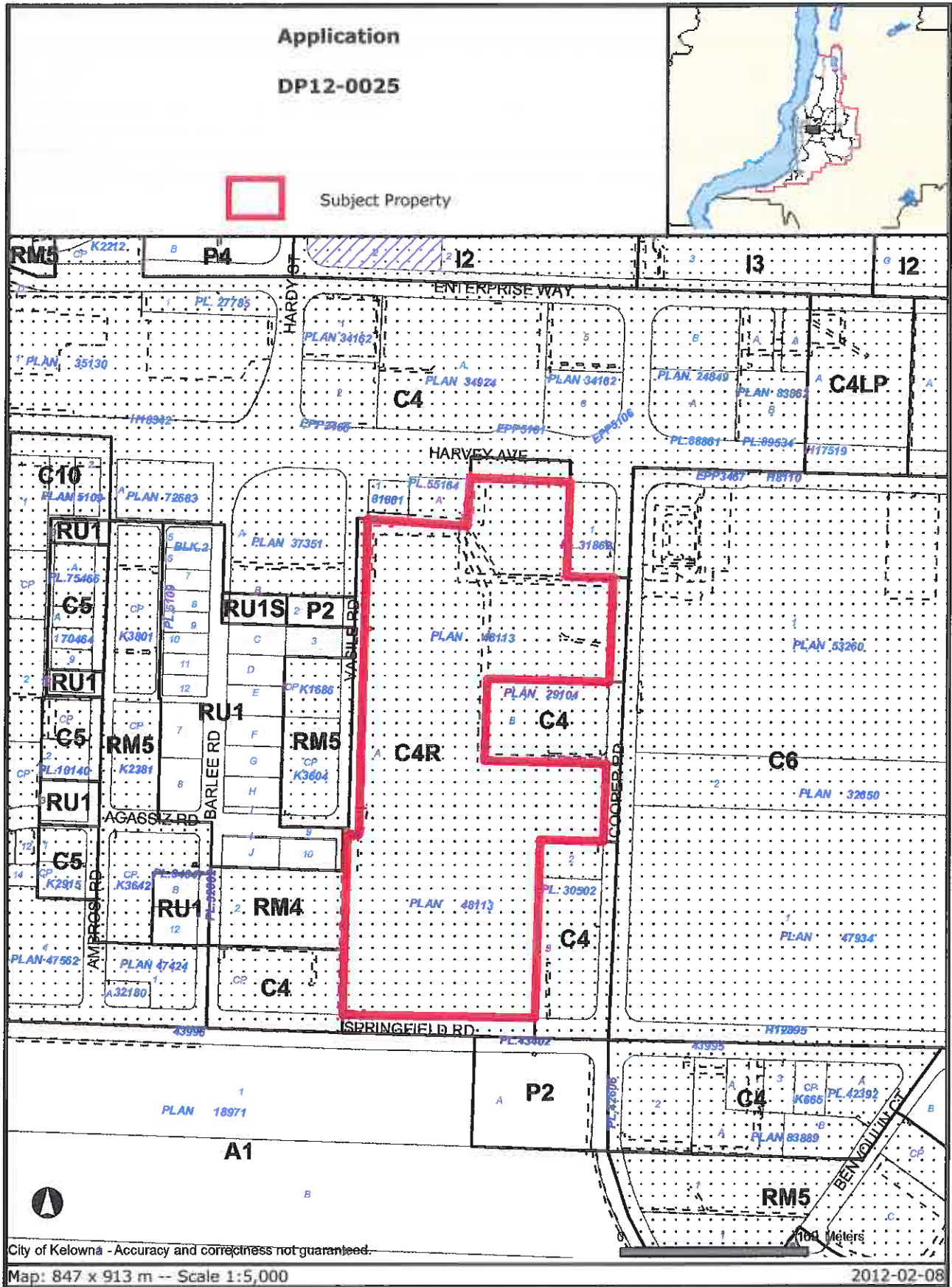
Approved for inclusion:



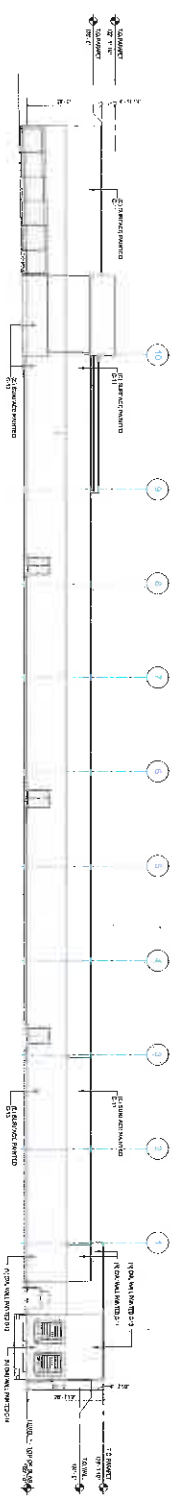
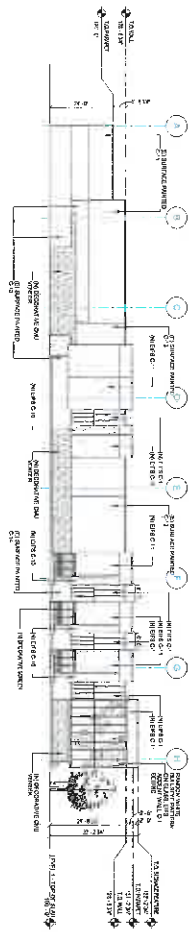
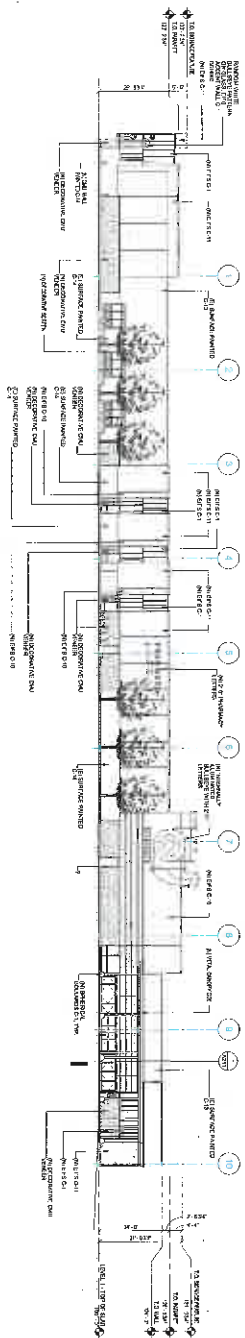
Shelley Gambacort, Director of Land Use Management

Attachments:

Subject property
Site Plan & Building Elevations
Development Engineering Requirements



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 # **DP12-0025**

GENERAL NOTES:

1. REFER TO ALL DRAWINGS FOR DIMENSIONS AND MATERIALS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.
4. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.
5. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.
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10. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.

EXTERIOR COLORS:

1	Light Tan
2	Medium Tan
3	Dark Tan
4	Light Grey
5	Medium Grey
6	Dark Grey
7	Light Blue
8	Medium Blue
9	Dark Blue
10	Light Green
11	Medium Green
12	Dark Green

EXTERIOR MATERIALS:

1	Light Tan
2	Medium Tan
3	Dark Tan
4	Light Grey
5	Medium Grey
6	Dark Grey
7	Light Blue
8	Medium Blue
9	Dark Blue
10	Light Green
11	Medium Green
12	Dark Green

EXTERIOR FINISHES:

1	Light Tan
2	Medium Tan
3	Dark Tan
4	Light Grey
5	Medium Grey
6	Dark Grey
7	Light Blue
8	Medium Blue
9	Dark Blue
10	Light Green
11	Medium Green
12	Dark Green

EXTERIOR MATERIALS:

1	Light Tan
2	Medium Tan
3	Dark Tan
4	Light Grey
5	Medium Grey
6	Dark Grey
7	Light Blue
8	Medium Blue
9	Dark Blue
10	Light Green
11	Medium Green
12	Dark Green

TARGET
 1876 Cooper Rd.
 Orchard Park Plaza
 Kelowna, BC

MULVANNY G2
 1-800-268-1111

DATE NO. Description

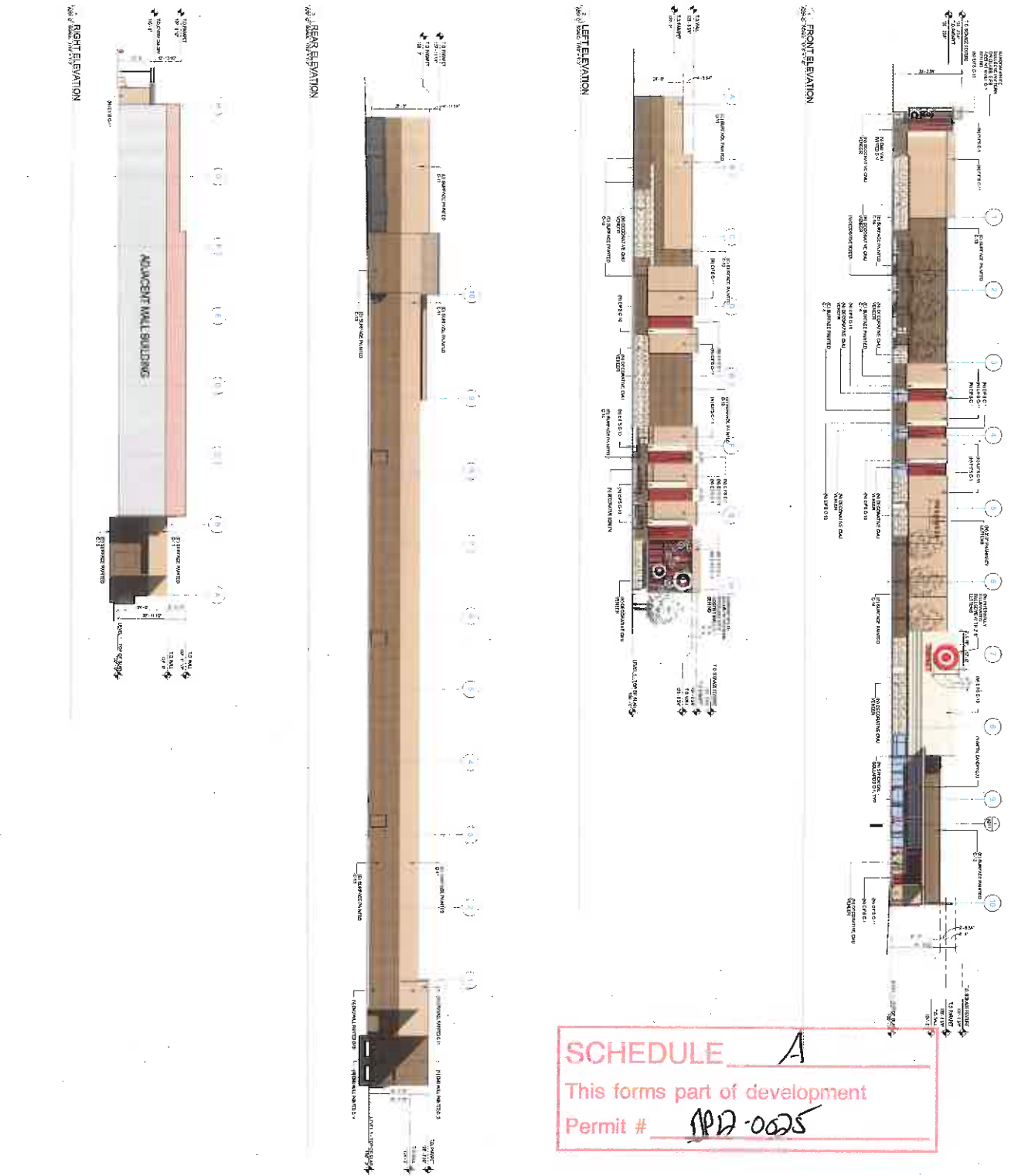
1	1/15/2018	Initial Design
2	2/15/2018	Final Design
3	3/15/2018	Construction Documents

PROJECT INFORMATION:

Project Name	Adolescent Hall Building
Client	Target
Address	1876 Cooper Rd., Kelowna, BC
Architect	Mulvanny G2
Contract No.	1876-001
Scale	1/8" = 1'-0"

TARGET
 KELOWNA, BC
 1876 Cooper Rd.
 Orchard Park Plaza
 Kelowna, BC

PROJECT NUMBER: T3698
PROJECT NAME: Adolescent Hall Building
CLIENT: Target
ARCHITECT: MULVANNY G2
DATE: 1/15/2018
SCALE: 1/8" = 1'-0"
PROJECT NO.: A201



SCHEDULE A
 This forms part of development
 Permit # 1P17-0025

1. ALL WORK SHALL BE ACCORDING TO THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS.
 2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL AUTHORITY.
 3. ALL WORK SHALL BE ACCORDING TO THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS.
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 10. ALL WORK SHALL BE ACCORDING TO THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS.

Color	Description
[Color swatch]	1.000 - White
[Color swatch]	1.001 - Off White
[Color swatch]	1.002 - Cream
[Color swatch]	1.003 - Light Tan
[Color swatch]	1.004 - Tan
[Color swatch]	1.005 - Medium Tan
[Color swatch]	1.006 - Dark Tan
[Color swatch]	1.007 - Brown
[Color swatch]	1.008 - Dark Brown
[Color swatch]	1.009 - Black
[Color swatch]	1.010 - Red
[Color swatch]	1.011 - Green
[Color swatch]	1.012 - Blue
[Color swatch]	1.013 - Purple
[Color swatch]	1.014 - Yellow
[Color swatch]	1.015 - Orange
[Color swatch]	1.016 - Pink
[Color swatch]	1.017 - Grey
[Color swatch]	1.018 - Silver
[Color swatch]	1.019 - Gold
[Color swatch]	1.020 - Bronze
[Color swatch]	1.021 - Copper
[Color swatch]	1.022 - Nickel
[Color swatch]	1.023 - Chrome
[Color swatch]	1.024 - Stainless Steel
[Color swatch]	1.025 - Aluminum
[Color swatch]	1.026 - Zinc
[Color swatch]	1.027 - Lead
[Color swatch]	1.028 - Iron
[Color swatch]	1.029 - Steel
[Color swatch]	1.030 - Concrete
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TARGET.
 1250 LOCUST HILL
 WILLOWDALE, ONTARIO
 M2H 1C9

MULVANNY C2
 1000 SHEPPARD AVENUE EAST
 UNIT 108
 SCARBOROUGH, ONTARIO
 M1S 1T6

Data No. Description

TARGET
 KELOWNA, BC
 1876 Cooper Rd.
 Orchard Park Plaza
 Kelowna, BC

Project Number: **T3698**
 Designer/Arch: [Signature]
 Checker: [Signature]
 Date: [Date]

A201-C
 1/4" = 1'-0"



SCHEDULE 13

This forms part of development

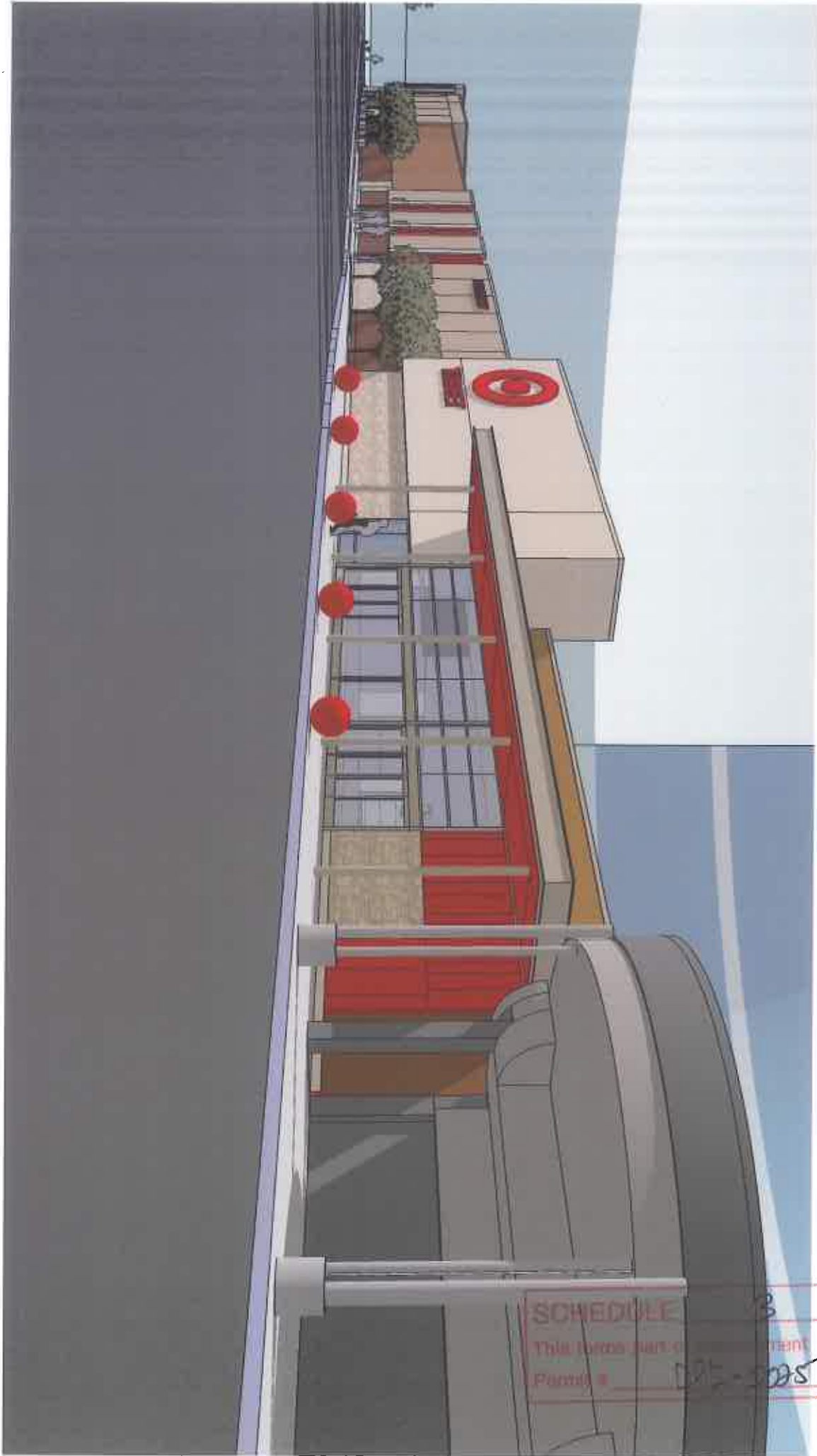
Permit # DP12-0026



SCHEDULE B
This forms part of development
Permit # ND-0025



SCHEDULE B
This forms part of development
Permit # DP12-0025



SCHEDULE

This forms part of the agreement

Part of 025-0025

3



SCHEDULE B
This forms part of development
Permit # DD-0025

CITY OF KELOWNA
MEMORANDUM

Date: May 10, 2012
File No.: DP12-0025
To: Land Use Management (AW)
From: Development Engineering Manager (Revised Comments)
Subject: 1676 Cooper Rd Springfield Rd Lot A Plan 48113 TARGET

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

1. Road Improvements

Modify the existing easterly access to Springfield Road. Provide a concrete sidewalk across the driveway that lines up with the existing sidewalk. This will provide better sight lines for vehicles and reduce a potential hazard to pedestrians. The estimated cost of the road improvements for bonding purposes is \$25,000.00

2. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site drainage collection and disposal systems and lot grading, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

3. Bonding and Levy Summary

(a) Bonding

Sidewalk and Access Modifications \$25,000.00

Total Bonding **\$25,000.00**

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated to include engineering design and contingency protection. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided as a condition of building permit issuance, and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to issuance of a building permit.

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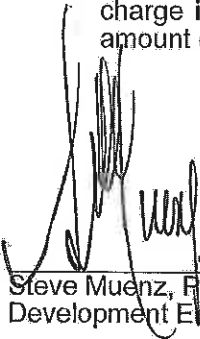
4. Site Related Issues

The proposed location of the loading bay is near the access point to Springfield Road. Truck turning movements at this location will prevent other vehicles from entering the site. No truck stacking or reverse movements will be permitted on Springfield Road. Should traffic condition dictate, the City reserves the right to restrict driveway access to right in and right out only by constructing a raised median on Springfield Road.

The parking area that will now be affected by the truck turning movements shall be labelled NO PARKING.

5. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus HST) in the amount of \$ **600.00** (\$535.71 + 64.29 HST)



Steve Muenz, P.Eng.
Development Engineering Manager

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