

City of Kelowna Public Hearing AGENDA



Tuesday, December 3, 2013
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030 - Official Community Plan* Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after November 19, 2013 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. Individual Bylaw Submissions

- 3.1 Bylaw No. 10895 (Z13-0020) - 3131 Lakeshore Road, Trustees of the Congregation of St. Paul's United Church 4 - 32

To rezone the subject property from the P2 - Educational & Minor Institutional zone to the C4 - Urban Centre Commercial zone in order to permit a mixed use development and a new mixed use 'arts and worship centre'.

- 3.2 Bylaw No. 10896 (TA13-0008) - Thrift Store Text Amendments to the City of Kelowna Zoning Bylaw No. 8000 33 - 35

To add 'Thrift Store' as a permitted 'Principal Use' within the I4 - Central Industrial Zone, C4 - Urban Centre Commercial Zone, C7 - Central Business Commercial Zone and the C10 - Service Commercial Zone.

4. Termination

5. Procedure on each Bylaw Submission

(a) Brief description of the application by City Staff (Land Use Management);

(b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.

(c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.

(d) The Chair will call for representation from the public in attendance as follows:

(i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.

(ii) The Chair will recognize ONLY speakers at the podium.

(iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.

(e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

(f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

(g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

REPORT TO COUNCIL



Date: November 18th, 2013

RIM No. 1250-30

To: City Manager

From: Urban Planning, Community Planning & Real Estate (AW)

Application: Z13-0020 **Owner:** Trustees of the Congregation of St. Paul's United Church

Address: 3131 Lakeshore Road **Applicant:** Meiklejohn Architects

Subject: 2013-11-18 Report Z13-0020 3131 Lakeshore Road

Existing OCP Designation: Mixed Use (Residential / Commercial)

Existing Zone: P2 - Educational & Minor Institutional

Proposed Zone: C4 - Urban Centre Commercial

1.0 Recommendation

THAT Rezoning Application No. Z13-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, D.L. 14 & 135, ODYD, Plan 34984 Except Plans 35454 and KAP67299, located at 3131 Lakeshore Road from P2 - Educational & Minor Institutional to C4 - Urban Centre Commercial be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject properties;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the submission of a plan of subdivision to subdivide the property.

2.0 Purpose

To rezone the subject property to C4 - Urban Centre Commercial to permit a mixed use development and a new mixed use 'arts and worship centre'.

3.0 Land Use Management

The subject properties are located in the heart of the South Pandosy Urban Centre. The proposal represents a unique opportunity to maintain and enhance the religious and arts assembly within the Urban Centre while introducing a mixed use project. Redeveloping the subject property will achieve various objectives within the 2030 OCP.

OCP Future Land Use Designation

The existing Mixed Use (Residential / Commercial) designation is intended to provide a mix of uses to support the principles of live, work, play for this urban centre. The proposed development offers a very interesting mix of retail, office, residential and religious assembly uses which will create a true mixed use project. Taking these details into consideration and recognizing the mix of uses and objectives that must be achieved within the South Pandosy Urban Centre, this project would be a welcomed addition to the area.

Site Context

This large impermeable commercial block of properties bordered by Lakeshore, KLO, Richter and Lanfranco has always presented a challenge for the redevelopment of this portion of the South Pandosy Town Centre as a vibrant pedestrian oriented node. This project will help to create connections and draw pedestrians into the middle of this commercial block in what is presently an auto oriented mall. By introducing additional densities and uses into this large block will help to further the focus to more infill development opportunities, similar to the new KPMG building fronting Richter Street. Proximity to the main commercial core of the urban centre also lends itself to a strong argument of ensuring 'complete communities' with residential and religious assembly uses that would attract a broader demographic to the area.

Site Planning

The applicant will be applying a similar level of streetscaping that can be found within the commercial core of the South Pandosy Urban Centre which will help to improve pedestrian mobility in the area. The project has a strong street edge condition along Lakeshore Road that helps to animate the streetscape while de-emphasizing the parking to be sited at the rear of the project. Along KLO Road site access will be cleaned up and consolidated with the westerly property, this will reduce the number of access points along this busy section of road from three to two.

In summary, Staff are supportive of the proposed development. It will help to introduce more retail, office and residential uses within this important town centre location. The building and site design are appropriate forms of development that will help to animate and draw people to the South Pandosy Urban Centre. The applicant has provided renderings of what can be provided on site but it is expected that some of the details will change as the concept is refined, these will be settled when the Development Permit is forwarded at a later date should council support the proposed rezoning application. The applicant held a Public Information meeting on June 11th, 2013 which satisfied Council Policy #367 with regards to public consultation and notification.

4.0 Proposal

4.1 Project Description

The project features two different forms organized into one comprehensively planned development. It is anticipated that the project will be modified prior to final adoption but

overall mix of uses and general format of the project will remain unchanged. The mixed use building fronting Lakeshore Road provides a strong street edge with an active retail frontage, this retail frontage also runs the northern length of the building. This feature will help draw people from Lakeshore Road. The 1st storey will accommodate the underbuilding parking which is wrapped with CRU's to animate the frontage, the 2nd storey is comprised of office space while the 3rd and 4th storeys will accommodate residential units of varying sizes. The Arts & Worship centre is located at the rear of the property which will also help draw people onsite. The modern building features a large stage with various other amenities for art studios and flex space. Parking for this component will be at grade and occupy the entire northern portion of the property up to KLO road, Staff will be working with the applicant to help enhance the aesthetics of the surface parking lot.

The project compares to Zoning Bylaw No. 8000 as follows:

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	C4 PROPOSAL
Development Regulations		
Floor Area Ratio	1.3	1.3
Height	15.0m / 4 Storeys	15.0m / 4 Storeys
Front Yard	0.0m	0.0m
Side Yard (south)	0.0m	4.4m
Side Yard (north)	0.0m	15.0m
Rear Yard	0.0m	0.0m
Site Cov. - Buildings	75%	51%
Buildings, driveways & Parking	N/A	N/A
Other Regulations		
Minimum Parking Requirements	72 Stalls	72 Stalls
Bicycle Parking	Class I: 11 stalls Class II: 6 stalls	Class I: 22 stalls Class II: 6 stalls
Loading stalls	1 stall	1 stall

4.2 Site Context

The subject property is located within the heart of the South Pandosy Urban Centre where the existing St. Paul's church is located.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4 - Urban Centre Commercial	Commercial
East	C4 - Urban Centre Commercial	Commercial
South	C4 - Urban Centre Commercial	Commercial
West	C4 - Urban Centre Commercial	Commercial

Subject Property Map:



5.0 Current Development Policies - Kelowna Official Community Plan 2030 (OCP)

5.1 Development Process (Chapter 5) - Considerations in Reviewing Development Applications

Ensure appropriate and context sensitive built form (Objective 5.5)

Building Height (Policy .1). Locate taller buildings in the geographic centre of Urban Centres and generally decrease height moving away from the centre, to a maximum of 4 storey's at the periphery of the Urban Centres, where adjoining land is designated for single/two unit housing.

South Pandosy: Generally 4 storey's. Six storey's within C4 or C9 zoned areas. Potential for 8 storey's where an architecturally distinct and significant buildings is placed at a corner, gateway or view terminus location that is of significance to the community or where a building is of cultural significance to the community.

Objective 5.8 Achieve high quality urban design.

Streetscaping (Policy 2). Urban Centre roads should be considered as part of the public space and streetscaped with full amenities (i.e. sidewalks, trees and other planting, furniture, bike facilities, boulevards, etc.).

Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices (Objective 5.10)

Maximize Pedestrian / Cycling Connectivity. Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes.

Transit Infrastructure. Require that transit service needs to be integrated into community designs and development proposals to optimize access to transit service and incorporate essential infrastructure on transit routes identified.

Objective 5.20 Achieve high quality urban design and appropriate land uses.

South Pandosy Urban Design (Policy 2). Ensure that the urban design for South Pandosy clearly differentiates this commercial district from others in the City and interior of BC. To this end, redevelopment should:

- encourage the development of landmark buildings at key intersections within the precinct and at the terminus of significant sight lines. Landmark buildings should be distinguished from other buildings through the conscientious use of siting, common entrances, additional storey's, articulation of the footprint or roof-line, decorative structures, colour and other means appropriate to the setting and desired effect.

6.0 Technical Comments

6.1 Building & Permitting Department

- Demolition permits are required for any existing building(s).
- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction
- These buildings are required to be of non-combustible construction. Any proposed deviance from this requirement of BCBC 12 requires an approved alternate solution report approved prior to the release of the Development Permit.
- A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces
- A Geotechnical report is required to address the sub soil conditions and potential impact on neighbouring properties. A Geotechnical pier review may be required at time of building permit application.
- A Structural pier review may be required at time of building permit application.
- A Building 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(s):
- The British Columbia Building Code (BCBC) will define this development as two separate buildings, so if firewalls or equivalent are to be utilized, a complete building code analysis would be required to be reviewed prior to complete comments being provided for the spatial separation between the two buildings.
- Main floor man doors in building B appear to open over property line.
- The exits from the second floor appear to not appear to meet minimum code requirements (number of exits, travel distance etc). The third and fourth floors appear to have a dead end corridor.

- Door swing and travel distances to be addressed at time of building permit application
- Guards are required for patio areas & all decks. The drawings provided don't clearly identify these requirements, but will be reviewed at time of building permit application.
- A fire resistance rating is required for garbage enclosure room(s). The drawings submitted for building permit are to clearly identify how this rating will be achieved and where these area(s) are located.
- Access to any mechanical rooms at roof level are required or access to the roofs are required
- Size and location of all signage to be clearly defined as part of the development permit.
- How does the parking on the east side (existing mall) work from an access agreement allowance?
- Awnings over city property require an indemnification agreement(s).

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 #7900 requires a minimum of 150ltr/sec fire flows. The access road is to be a minimum of 6M in width with no parking signs provided along the roadway. Additional comments will be required at the building permit application.

6.4 Fortis BC - Gas

FortisBC gas division has reviewed the above mentioned referral and has no concerns

6.5 Fortis BC - Electric

No comment provided.

6.6 Infrastructure Planning

The sketches submitted with this rezoning application show approximately 40 trees, however the site plan does not seem to provide any room for planting beds, therefore it is requested that the applicant provide a planting plan to explain the location of the proposed landscaping.

7.0 Application Chronology

Date Application Received: April 26th, 2013

Applicant Hosted Public Open House: June 11th, 2013

Transportation Impact Assessment Complete: October 10th, 2013

Report prepared by:

Alec Warrender, Land Use Planner

Reviewed by: Ryan Smith, Manager, Urban Land Use

Approved Inclusion: D. Gilchrist, Community Planning & Real Estate Divisional Director

Attachments:

Subject Property Map

Sit Plan

Conceptual Renderings

Development Engineering Requirements

Applicant's Letter of Rationale

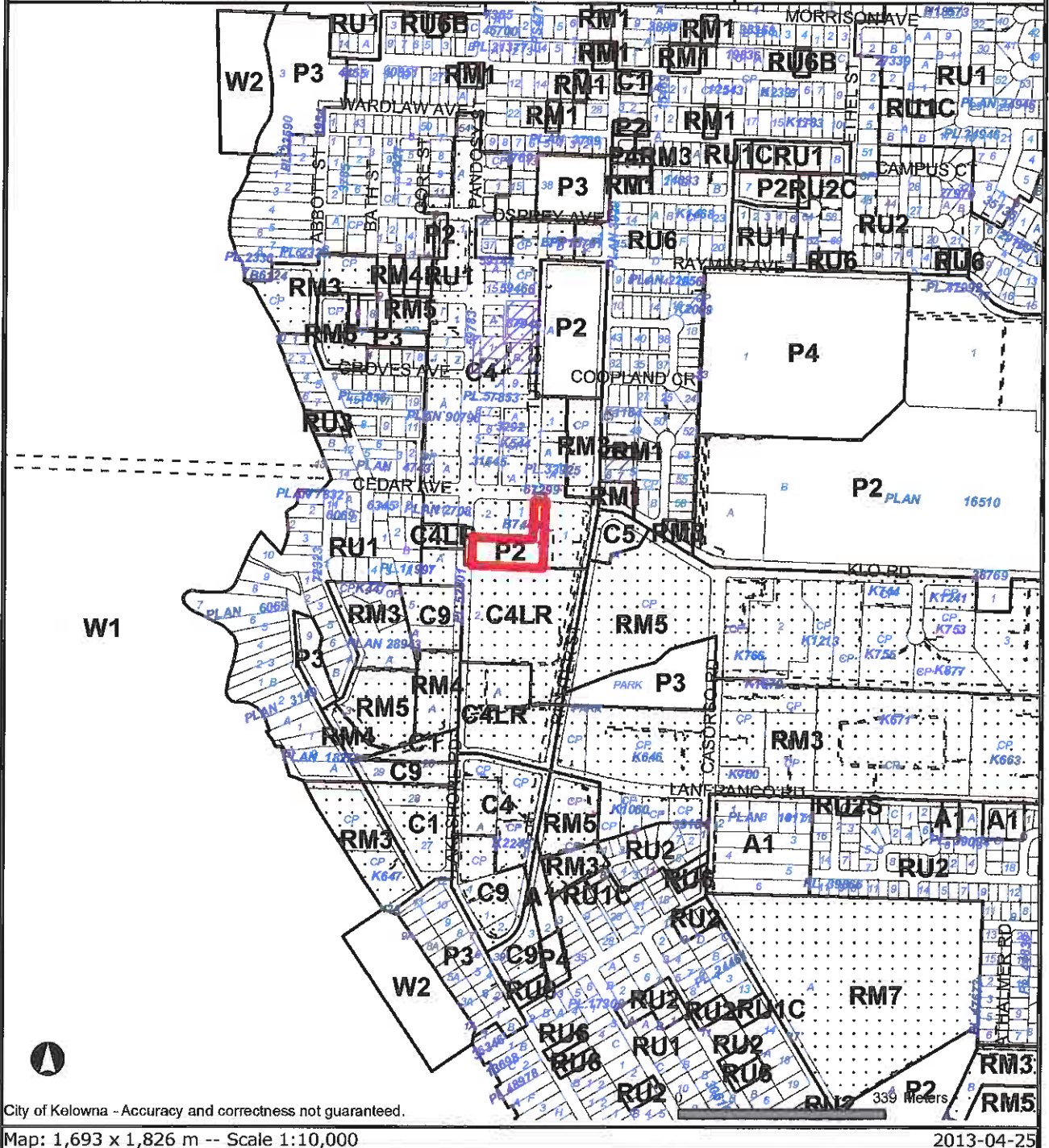
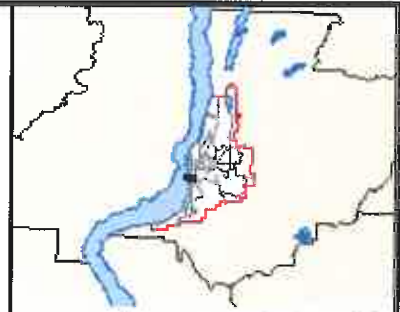
Open House Summary

Application

213-0020



Subject Property

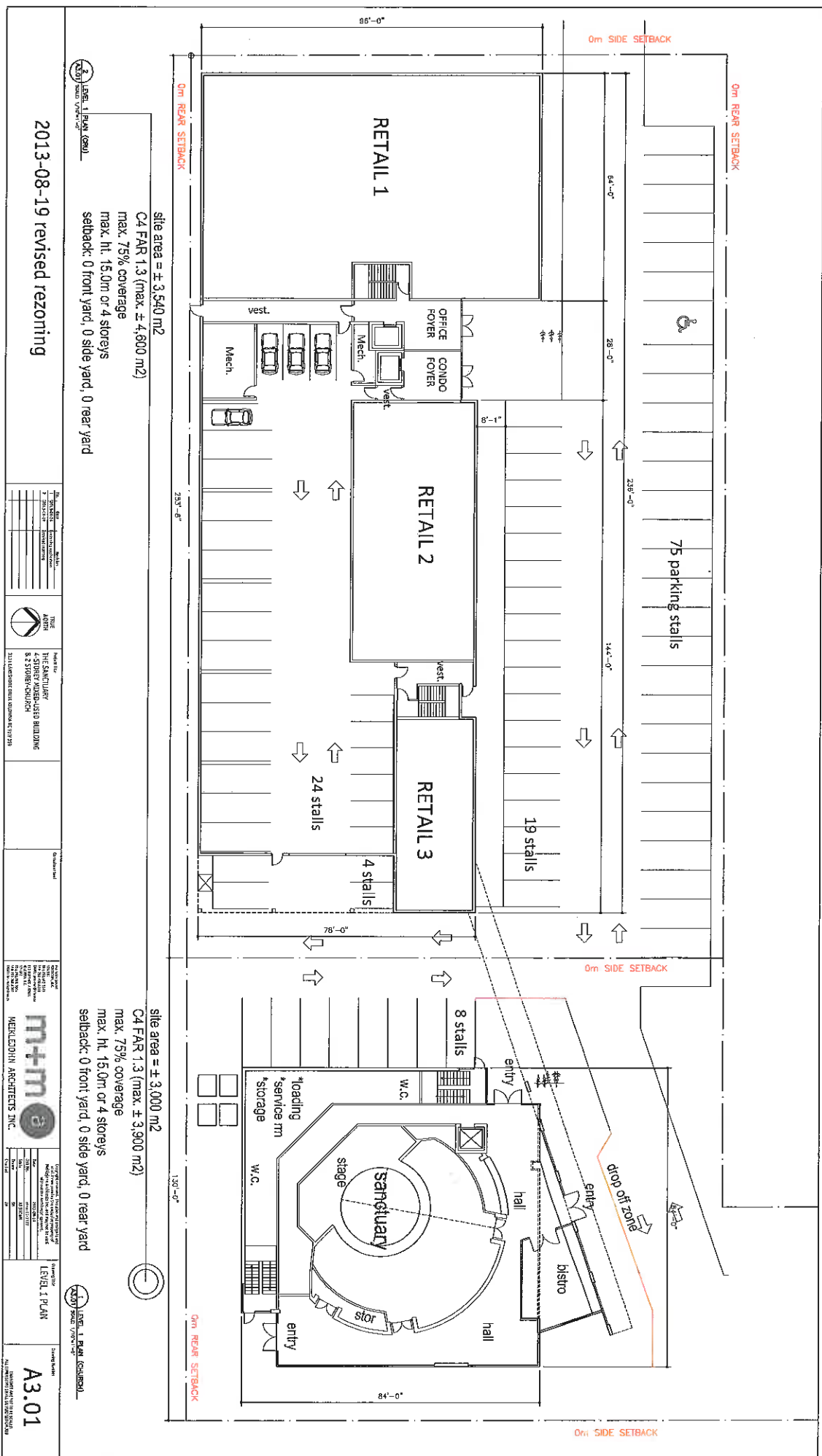


City of Kelowna - Accuracy and correctness not guaranteed.

Map: 1,693 x 1,826 m -- Scale 1:10,000

2013-04-25

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.



site area = ± 3,540 m²
 C4 FAR 1.3 (max. ± 4,600 m²)
 max. 75% coverage
 max. ht. 15.0m or 4 storeys
 setback: 0 front yard, 0 side yard, 0 rear yard

site area = ± 3,000 m²
 C4 FAR 1.3 (max. ± 3,900 m²)
 max. 75% coverage
 max. ht. 15.0m or 4 storeys
 setback: 0 front yard, 0 side yard, 0 rear yard

2013-08-19 revised rezoning

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2013-08-19	REVISED REZONING		

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2013-08-19	REVISED REZONING		

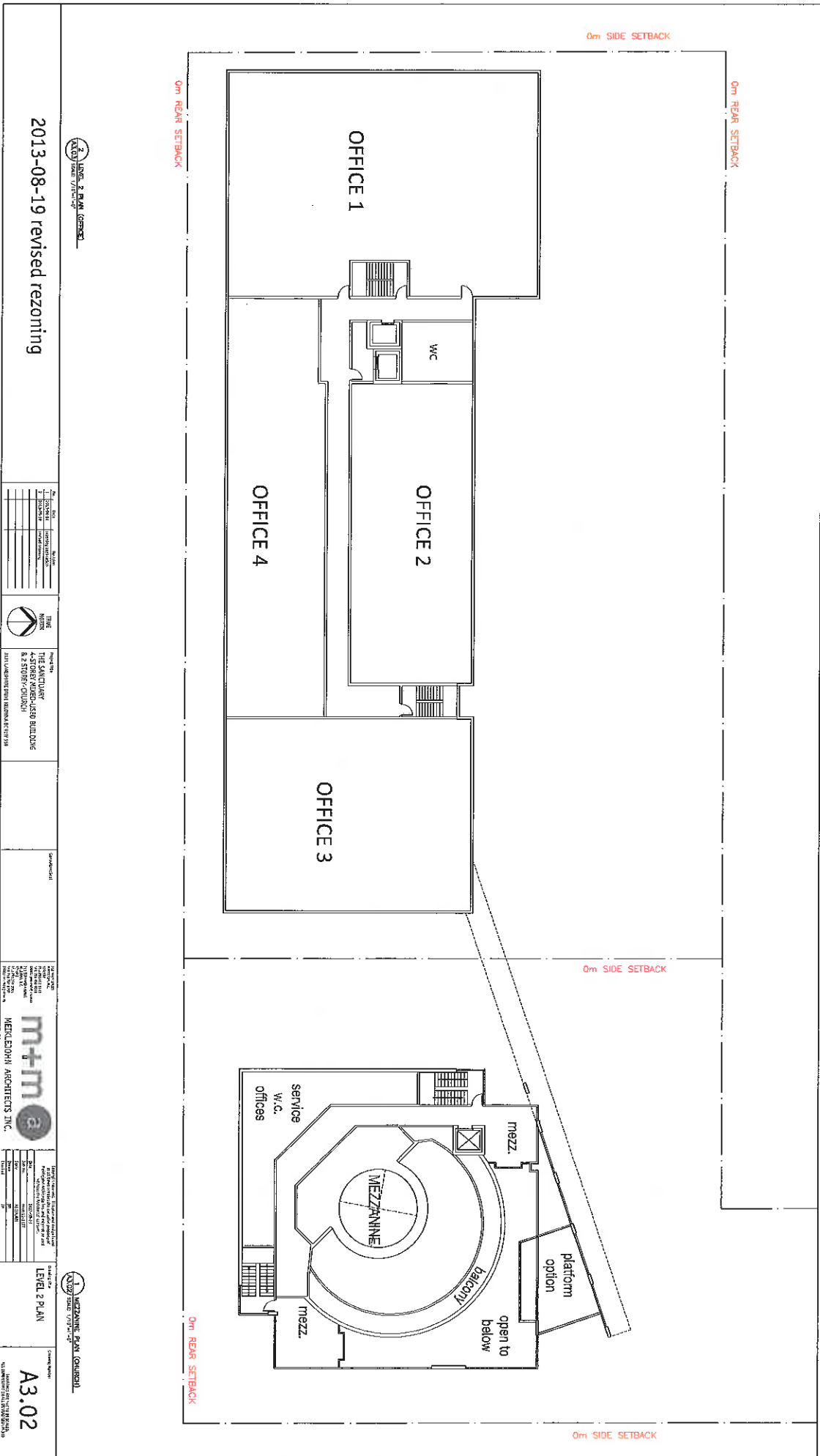
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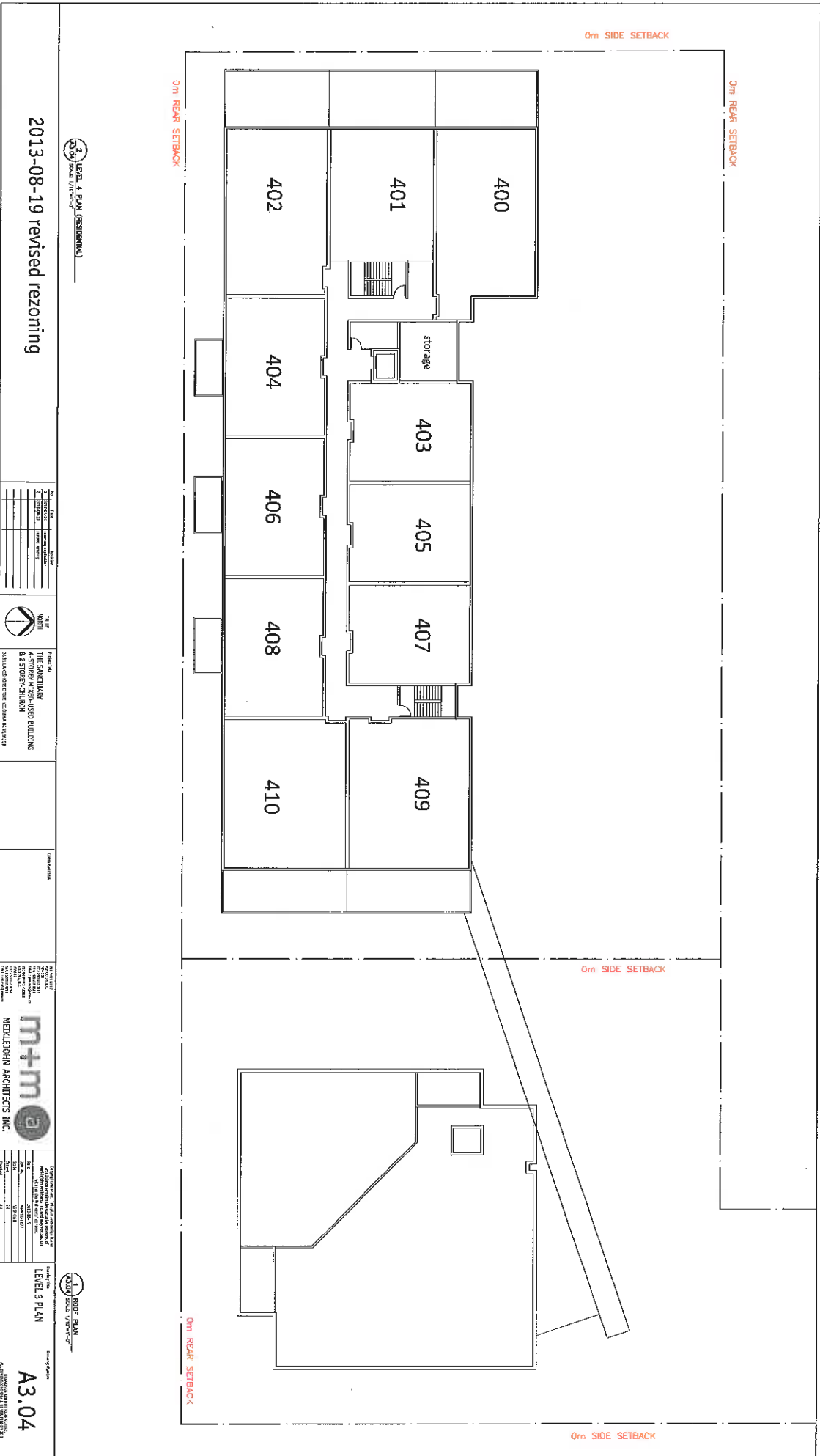
NO.	DATE	DESCRIPTION	BY	CHKD.
1	2013-08-19	REVISED REZONING		

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1	2013-08-19	REVISED REZONING		

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2013-08-19	REVISED REZONING		

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2013-08-19	REVISED REZONING		





2013-08-19 revised rezoning

NO.	DATE	DESCRIPTION
1	2013-08-19	REVISED REZONING
2	2013-08-19	REVISED REZONING
3	2013-08-19	REVISED REZONING
4	2013-08-19	REVISED REZONING
5	2013-08-19	REVISED REZONING
6	2013-08-19	REVISED REZONING
7	2013-08-19	REVISED REZONING
8	2013-08-19	REVISED REZONING
9	2013-08-19	REVISED REZONING
10	2013-08-19	REVISED REZONING

PROJECT:
 THE SANCTUARY
 4-STORY MIXED-USE BUILDING
 & 2-STORY CHURCH
 111 LAMBERT DRIVE, TORONTO, ONTARIO M5V 1B7

COMPANIES:

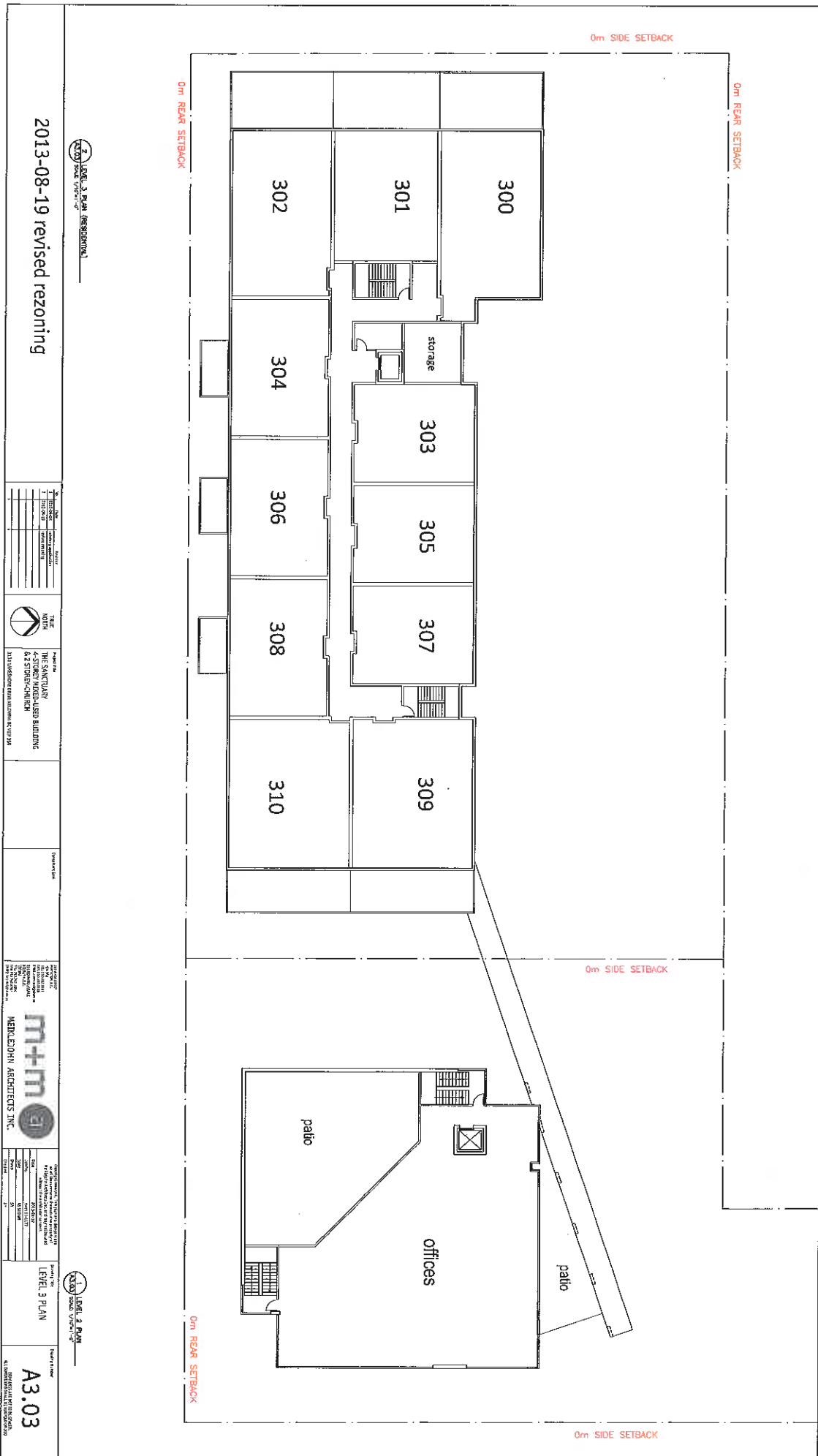
ARCHITECT:
 MICKELTHORN ARCHITECTS INC.
 111 LAMBERT DRIVE, TORONTO, ONTARIO M5V 1B7
 TEL: (416) 593-8888
 FAX: (416) 593-8889
 WWW.MICKELTHORNARCHITECTS.COM



NO.	DATE	DESCRIPTION
1	2013-08-19	REVISED REZONING
2	2013-08-19	REVISED REZONING
3	2013-08-19	REVISED REZONING
4	2013-08-19	REVISED REZONING
5	2013-08-19	REVISED REZONING
6	2013-08-19	REVISED REZONING
7	2013-08-19	REVISED REZONING
8	2013-08-19	REVISED REZONING
9	2013-08-19	REVISED REZONING
10	2013-08-19	REVISED REZONING

LEVEL 3 PLAN

A3.04



2013-08-19 revised rezoning

NO.	DATE	REVISION
1	08/19/13	REVISED REZONING
2	08/19/13	REVISED REZONING
3	08/19/13	REVISED REZONING
4	08/19/13	REVISED REZONING
5	08/19/13	REVISED REZONING
6	08/19/13	REVISED REZONING
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9	08/19/13	REVISED REZONING
10	08/19/13	REVISED REZONING

THE SANTIAGO
4-STOREY WALK-UP BUILDING
& 2-STOREY CHURCH
3111 HASTINGS STREET, VANCOUVER, BC V6R 2P9

Project No. 13-0000

Project Name: THE SANTIAGO
4-STOREY WALK-UP BUILDING
& 2-STOREY CHURCH
3111 HASTINGS STREET, VANCOUVER, BC V6R 2P9



CONSULTANTS: M+M ARCHITECTS INC.
ARCHITECTS
1100 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1T6
TEL: 604-681-1100
WWW.M+MARCHITECTS.COM

LEVEL 3 PLAN

A3.03



12: parking stalls along mission square



8: parking stalls between mission mall & mission square



3: church entry



5: building across lakeshore road



4: existing church from parking



11: parking stalls in front of mission mall



3: corner of richer street



10: laneway access of mission park mall



2: drive aisles along mission mall



community church bell



6: parking stalls along mission mall



7: parking stalls along mission square



1: from KLO road



site context

the sanctuary

April 24, 2013



east aerial view

the sanctuary

April 24, 2013



m+m a



West, Berlin view

the sanctuary

April 24, 2013



CRU patio



aerial view of the walkway
between the buildings



covered sidewalk
along CRU storefront



bell entry to community church



west aerial view

the sanctuary

April 24, 2013



west aerial view

the sanctuary

April 26, 2012



image of sanctuary organic shell



stage with walkway connection



interior of the seating area

CITY OF KELOWNA
MEMORANDUM

Date: October 23, 2013
File No.: Z13-0020

To: Urban Planning Department (AW)

From: Development Engineering Manager

Subject: 3131 Lakeshore Rd *REVISED* P2 to C4

The Development Engineering Department has the following comments and requirements associated with this application to rezone from P2 to C4. 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 Sergio Sartori

General

- a) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) Provide easements and cross access to 595 KLO Road and as may be required.
- d) The proposed development triggers a traffic impact assessment. The applicant's transportation engineer shall contact the City's Transportation & Mobility Branch who will determine the terms of reference for the study. Recommendations from the Traffic Impact Analysis (TIA) *have been described in Section 10 (i) to (iv) of this report.*

1. Domestic Water and Fire Protection

- (a) The existing lot is serviced with a 19mm diameter water service. 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) Only one service will be permitted per lot. The applicant, at his cost, will arrange for the removal of all existing services and the installation of fire hydrants and new larger metered water services. The estimated cost of this construction for bonding purposes is **\$20,000.00**

- (c) If it is determined that upgrades to the remaining water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (d) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.
- (e) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the requirements of these proposed developments and establish the required sizes and preferred location of the new services. Only one service will be permitted per lot. The applicant, at his cost, will arrange for the removal of both existing 150mm diameter services if necessary and the installation of new services if necessary. The estimated cost of this construction for bonding purposes is **\$20,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, identify minimum basement elevation (MBE), overland drainage routes, floodplain elevations and setbacks, and provision of a storm drainage service for the lot and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage systems may be connected to the street drainage system with an overflow service. The estimated cost of this construction for bonding purposes is **\$5,000.00**
- (b) Storm drainage systems and overflow service(s) for the site will be reviewed and approved by Engineering when site servicing designs are submitted.

4. Road Improvements

- (a) Lakeshore Road is upgraded to full urban standards along the full frontage of this proposed development.
- (b) KLO Road is upgraded to a full urban standard along the full frontage of this proposed development.

5. Road Dedication and Subdivision Requirements

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Provide cross access agreements with the adjacent properties.

- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

6. Electric Power and Telecommunication Services

All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost. If the electrical source is on the west side of Lakeshore Road, this source must be in underground ducts.

7. 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, 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.

8. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

9. Bonding and Levy Summary

(a) Bonding

Service Upgrades	\$ 45,000.00
Total	\$ 45,000.00

NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. 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 and may be in the form of cash or an irrevocable letter of credit, in an approved format.

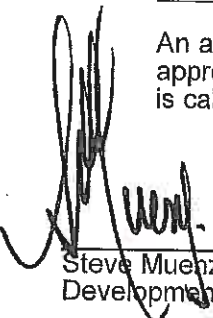
The owner must also enter into a servicing agreement in a form provided by the City.

10. Development Permit and Site Related Issues

- (a) Access and Manoeuvrability
- (i) *The proposed site access on Lakeshore Rd must be designed to reflect right-in/right-out movements only as permitted.*
 - (ii) *Both accesses should be designed with a minimum clear throat length/storage distance of 15m.*
 - (iii) *As identified in the TIA, the existing east-west lane between the subject property and the mall will not be used for access or service purposes.*
 - (iv) *The proposed access on KLO Rd must be aligned directly opposite Tutt St. A separate westbound left turn lane is recommended on KLO Rd for movements onto the site access. The City envisions redesigning this section of KLO Rd for improved pedestrian and bicycle facilities and/or a new crosswalk. This could preclude left turn movements to/from the access in the future.*
 - (v) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
 - (vi) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

14. 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 GST)



Steve Muenz, P. Eng.
Development Engineering Manager

SS

November 04, 2013

Alec Warrender, Land Use Planner, MCIP
City of Kelowna,
1435 Water Street,
Kelowna, BC
V1Y 1J4

The Sanctuary @ St Paul's United

10-1177

DESIGN RATIONALE

We have attached below our updated Design Rationale for the project

THE NEED

The current St. Paul's United Church is in need of renewal. Changing dynamics due to a nationwide shift from conventional church operating structure, an aging congregation and an aging building which no longer reflects the core values nor meets the needs of new ministry prompted renewal and pro-active vision.

THE VISION

Five years ago St. Paul's began a vision quest for sustainability and vibrant outreach. The goal and core program proposed the church become the patron of local visual and performing arts and to offer community programs to complement future church programs and synchronize participation of arts and worship.

Changes in local demographics created opportunity for St. Paul's United Church. To create sustainability for the organization St. Paul's organized a comprehensive development strategy to enhance management of its land asset. Through development the organization could realize its new arts and worship centre and sustained income to continue the life, work, ministry and outreach of the church.

NEIGHBORHOOD CHALLENGES

St. Paul's property is sited within neighboring buildings, laneways, and parking lanes built with deficient planning for vehicular traffic, building servicing and pedestrian movement. The development strategy includes assisting the neighborhood to realize acceptable traffic flow and parking conditions. Key design elements include pedestrian friendly movement, respite areas and functional service lanes, traffic flow and parking ease.

ZONING LIMITATIONS

St Paul's United Church property is zoned P2 (Parks and Institutional), a "single-use" zone that prevents the property from contributing to the Commercial Mixed-Use neighborhood envisaged by Kelowna's OCP. We have proposed C-4 zoning to allow the creation of two properties with a more complex and community oriented development of the site than would be allowed under either zone separately. The arts and worship centre and its required parking located on C-4 property with access from KLO. Re-zoning the multi-use building site to C4 will allow the development of retail, office, and residence with access from Lakeshore Road. The results would produce an integrated community plan rather than strictly commercial development with little of the attributes envisaged by the Kelowna community plan...

OCP REFERENCES - (Highlights from Comprehensive Development Permit Area)

1.0 Authenticity and regional expression

1.4 Incorporate materials that relate to the character of the region and the context of the surrounding neighborhood;

1.6 Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favorable Okanagan weather;

2.7 Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.

3.0 Relationship to the street

3.1 Locate buildings to provide an effective street edge while respecting the established, desired streetscape rhythm;

3.2 Develop visual and physical connections between the public street and private buildings (e.g. patios and spill-out activity, views to and from active interior spaces, awnings and canopies);

3.4 Design buildings with multiple street frontages to give equal emphasis to each frontage with

4.0 Massing and height

4.1 Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:

- Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);
- Step back upper floors to reduce visual impact;
- Detailing that creates a rhythm and visual interest along the line of the building;
- Building frontages that vary architectural treatment in regular intervals....

4.3 Design developments with multiple, separate buildings such that individual buildings are of different but compatible shapes, masses, and exterior finishes;

5.0 Human Scale

5.1 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;

5.2 Articulate facades by means of indentations and projections of elements (e.g. windows and doors, cornice lines, pilasters, balconies, and other detailing);

5.3 Distinguish key building elements through the use of setbacks, projections, textures, materials, and detailing:

- Base: Within the first few stories, a base should be clearly defined and positively contribute to the quality of the pedestrian environment;
- Middle: The body of the building above the base should contribute to, but not dominate, the physical and visual quality of the overall streetscape;
- Top: The roof should be distinguished from the rest of the building and designed to contribute to the visual quality of the skyline;

5.4 Design building facades with a balance of vertical and horizontal proportions (e.g. vertical elements at regular intervals to strengthen the pedestrian-scale of otherwise horizontal buildings);

- 5.5 Incorporate windows with vertical proportions. Horizontal glazed areas should be divided into vertically proportioned windows separated by mullions or building structure;
- 5.6 Incorporate roof overhangs, and the use of awnings, louvers, canopies and other window screening techniques;
- 5.7 Incorporate windows within enclosed stairwells to exhibit human scale, reduce their visual bulk, and enhance safety;
- 7.0 Public and private open space
- 7.1 Design varied and interesting public open space to promote social interaction, ensure continuity of pedestrian movement through the site, and accommodate a range of uses and activities year-round;
- 7.2 Orient public and private open spaces to take advantage of sunlight

THE PROPERTY

St. Paul's United Church occupies 1.6 acres located at 3131 Lakeshore Road in the hub of Pandosy Village. The property has 150 feet of frontage on Lakeshore Road and 60 feet of frontage on KLO Road. The neighborhood is undergoing fundamental change and St. Paul's site is strategic in location to our community.

The property is L-shaped with frontage on both KLO Road and Lakeshore Road as it wraps-around the Mission Square Mall and vacant Imperial Oil corner lot. The unusual L-shape of this property does create very-interesting opportunity. The strategy we have been planning (for over two years) is the development of a civic-cultural centre (arts & worship), placed at the south eastern edge of the property with a landscaped pedestrian corridor connecting to Tutt Street. The commercial, residential "mixed-use", fronting Lakeshore Road will synchronize with neighboring commercial properties and extend east to integrate with the arts and worship centre.

The Arts and Worship Centre emphasizes community gathering and patronage of the local arts. The mixed-use building will combine first floor retail shops and parking with second floor offices and business center. The building's third and fourth floors will become home to twenty-two exclusive residences with a ground level parkade.

The site will create pedestrian friendly, landscaped corridors to support and promote alternate transportation and access within the urban center. Rooftop gardens and green construction integrated with respite areas and social gathering are primary design goals.

Sincerely,



.....
Jim Meiklejohn, MAIBC, MRAIC, LEED[®] AP



Public Information Session - Summary Report
St. Paul's United Church, 3131 Lakeshore Rd.

1. *Where was the information session held?*
2. *At what time and for what duration was the information session held?*

In accordance with Council Policy No. 367 for the Sanctuary development property application # Z13-0020, a Public Information Session was held at 3131 Lakeshore Road on Tuesday, June 11th, 2013 from 1:00 – 4:00 pm (3 hours) and 7:00 – 9:00 pm. (2 hours)

3. *How was the information session advertised (include copies of all advertising)?*

I. Advertising & Promotion

Prior to the actual event, details regarding the Public Information Session were communicated vis-a-vis:

- 1) Newspaper advertising – published May 30th, Daily Courier, see Appendix A
Circulation: 12, 074 households
- 2) One page flyers – distributed May 30th, see Appendix B
of flyers distributed: 86
- 3) Church bulletins – distributed June 9th, see Appendix C
of bulletins distributed: 125
- 4) Electronic newsletter – distributed May 31st, see Appendix D
of newsletters emailed: 118
- 5) Website - <http://sanctuarykelowna.com/arts-and-worship/open-house>
- 6) Twitter - http://twitter.com/info_sanctuary
- 7) Signage – see Appendix E

4. *How were affected property owners notified of the information session?*

II. Notification

All properties abutting, adjoining and 50m from the subject property at 3131 Lakeshore Road received a one page flyer (Appendix B) which was personally distributed by a member of the development committee. This individual attempted to speak directly with the business owner or manager at each of the properties and personally invite them and their staff to Public Information Session on June 11th, 2013.

5. *What information was provided at the information session?*

III. Open House – Overview

The goal of our Public Information Session was to create an Open House atmosphere where the community was invited to drop in to peruse the site plans and design concepts, as well as experience performing and visual arts indicative of the vision for the future Arts & Worship Centre. Upon arrival, visitors were greeted and encouraged to move between the different rooms in which they could find entertainment, visual arts, refreshments and site/concept plans. Directors from St. Paul's Board and members of the development committee circulated among the groups probing for questions and feedback. A sign-up sheet for those requesting more information was brought to everyone's attention prior to exiting.

IIIa. Open House – Performing & Visual Arts

Visitors were entertained by musical performances that ranged from songs by the Montessori Preschool children to swing revival tunes by the Little Big Band to percussion drumming by Cyril Moore. SongShine, a music-based vocal therapy group for people with speech afflictions, also entertained visitors demonstrating the healing power of music. Additionally, local visual artists showcased their work for visitors which included acrylic, water colour and mixed media pieces.



Little Big Band



Cyril Moore



Oil paintings by Ron Tuchsén



Watercolors by Loraine Kemp



Mixed media paintings by John Rimes

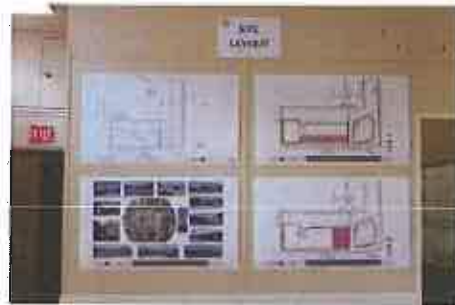


5. What information was provided at the information session? (continued)

IIIb. Open House – Site Plans & Design Concepts

The site plans and design concepts were broken into 4 main categories:

- 1) Site layout
- 2) Condos
- 3) Retail and Office
- 4) Arts & Worship



Earlier drawings and designs showing the evolution of the overall project were also on display for discussion. As was a fly-by audio-visual presentation of the future design of the Arts & Worship Centre.

6. How many people attended the information session?

IIIc. Open House – Attendance

The overall attendance for both sessions was in excess of 150 people.

The afternoon session from 1:00 – 4:00 pm recorded the most visitors with 139. This was a formidable number considering there was a heavy downpour all afternoon.

The evening session from 7:00 – 9:00 pm recorded 20 visitors.



7. How was the input received at the information session used?

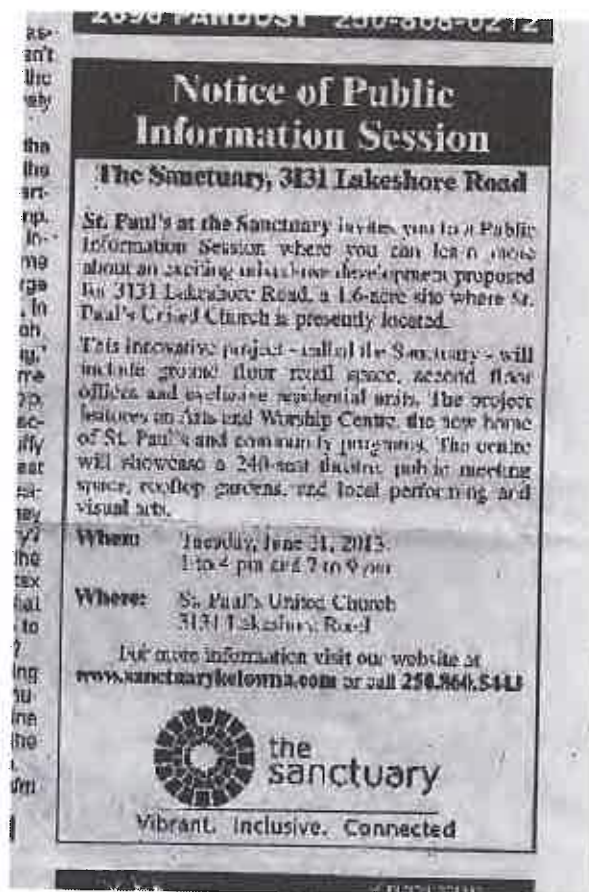
III.d. Open House – Input

All feedback and comments received at the Open House was logged for reference. Individuals were encouraged to leave their email address on the sign-up sheet, so they could be added to our database for project updates or more information

8. Was the information session organized and conducted in a manner consistent with the Objective of this policy?

Yes, the information session was organized and conducted as per the objectives of Council Policy No. 367. The organizing committee worked to make the event and experience inviting, welcoming, informative and memorable.

Appendix A



St.Paul's United Church Kelowna

Report to Council



Date: November 12, 2013
Rim No. 1250-04
To: City Manager
From: Ryan Smith, Urban Planning Manager
Subject: Addition of Thrift Stores as Primary Use in I4, C4, C7 and C10 Zones

Recommendation:

THAT Zoning Bylaw Text Amendment No. TA13-0008 to amend City of Kelowna Zoning Bylaw No. 8000 by amending the I4 Central Industrial Zone, C4-Urban Centre Commercial Zone, C7-Central Business Commercial Zone and C10 Service Commercial Zone, as outlined in “Schedule A” of the Report of the Urban Planning Department dated November 12, 2013, be considered by Council;

AND FURTHER THAT the Text Amendment bylaw be forwarded to Public Hearing for further consideration.

Purpose:

To add ‘Thrift Stores’ as a permitted “Principal Use” within the I4-Central Industrial Zone, C4-Urban Centre Commercial Zone, C7-Central Business Commercial Zone and the C10-Service Commercial Zone.

Background:

In October of 2013, staff received an inquiry from a thrift store looking to relocate to a location in the north end (with an I4-Central Industrial Zone) from a property located on Lawrence Avenue (with a C7-Central Business Commercial zone). After some research, staff discovered that while the land Use of ‘Thrift Store’ exists in the City’s Zoning Bylaw No.8000, it does not appear as a permitted use in any zones where such a use would commonly be located. As such, staff is proposing to add the land use of ‘Thrift Store’ to several zones where such uses currently are or could practically be located. The following table lists the zones and number of Thrift Stores with business licenses which are currently located in those zones:

Zone	Number of Thrift Stores with Business License
C4 - Urban Centre Commercial	3
C7 - Central Business Commercial	3
C10 - Service Commercial	1
I4 - Central Industrial	1

Existing Policy:

Official Community Plan (OCP)

Objective 10.1 Promote social well-being and quality of life by providing facilities and services for all community members.

Policy .1 Distribution of Community Resources. Appropriately distribute and locate community resources (such as libraries, parks, meeting places, community policing, recreation services etc.) so that all neighbourhoods have convenient access.

Internal Circulation:

Policy and Planning: Policy and Planning has no concerns with the proposed amendments.

RCMP: The RCMP did not respond to the circulation request.

Considerations not applicable to this report:

- Legal/Statutory Authority:**
- Legal/Statutory Procedural Requirements:**
- Financial/Budgetary Considerations:**
- Personnel Implications:**
- External Agency/Public Comments:**
- Communications Comments:**
- Alternate Recommendation:**

Submitted by:

R. Smith, Urban Planning Manager

Reviewed by: Ryan Smith, Urban Planning Manager

Approved for Inclusion Doug Gilchrist, Acting General Manager,
Community Sustainability

Attachments:

Schedule "A" - Summary of Proposed Text Amendments

SCHEDULE 'A' Thrift Store Text Amendments
TA13-0008

Zoning Bylaw No. 8000

No.	Section	Existing Text	Proposed Text
1	15.1.2 Principal Uses	n/a	Add: (p) Thrift Stores
2	14.4.2 Principal Uses	n/a	Add: (pp) Thrift Stores
3	14.7.2 Principal Uses	n/a	Add: (ss) Thrift Stores
4	14.10.2 Principal Uses	n/a	Add: (pp) Thrift Stores