

REPORT TO CHC



Date: 8/28/2014
RIM No. 1240-30
To: Community Heritage Committee
From: Urban Planning Department (AC)
Application: HRA14-0002
Owner: Whitworth Holdings Ltd., Inc
No. BC0767813
Address: 1250 Ellis St
Applicant: Carolyn & Kyle Nixon
Subject: Heritage Revitalization Agreement
Existing OCP Designation: MXR - Mixed Use (Residential / Commercial)
Existing Zone: C10 - Service Commercial

1.0 Recommendation

THAT the Community Heritage Committee recommend that Council consider a bylaw which would authorize the City of Kelowna to enter into a Heritage Revitalization Agreement for the property legally known as Lot 1, District Lot 139, ODYD, Plan 660, located on 1250 Ellis St., Kelowna, BC.

2.0 Purpose

To consider entering into a Heritage Revitalization Agreement (HRA) for the old cigar factory building located at 1250 Ellis Street. The HRA proposal includes:

- Proposed land use change from C-10 Service Commercial to C-7lp Central Business Commercial (Liquor Primary).
- Proposed removal of three parking spaces.

3.0 Urban Planning

The subject property is located on the City of Kelowna's Heritage Registry and was originally used for multiple industrial uses including a cigar manufacturing facility. The original building, including the brick, has been modified overtime and the applicant is proposing to restore the heritage features of the building (see applicant's rationale letter). The applicant is proposing to modify the site and building to develop a brewery and restaurant (see attached for drawings).

The subject property is zoned C-10 Service Commercial. The proposed HRA will add a liquor primary use as well as the development regulations set out in the C-7 zone. The HRA will outline that the agreement is only for the existing building and that any addition / alteration or change in use will require either a Heritage Alteration Permit or an amendment to the HRA.

The HRA development regulations are based on the C-7 Central Business Commercial zone which would require 19 parking spaces. However, if the building was continually operated then there would be no requirement for any additional parking spaces. Therefore, the proposal is to reduce the parking by eliminating the three parking spaces adjacent to Ellis street. From an urban design, pedestrian safety, and land use perspective eliminating the parking in the front yard with an active street front is encouraged. The options to address the parking reduction are:



1. Reduce the parking requirement in the HRA.
2. Pay cash-in-lieu of the three parking spaces (currently @ \$22,500.00 per stall).
3. Find a property within 200 metres and register a restrictive covenant to provide three parking spaces.

Staff are not concerned with reducing parking on this site as there is a nearby public transit exchange as well as adequate parking provided in the surrounding area as described in the applicant's letter. In exchange, the building will be restored to its original structure including the adjacent façade and commercial unit which is not apart of the HRA.

Through a collaborative process Staff has worked with the applicant's multi-disciplinary team and appreciate the quality of the project. This project will help to restore and extend the life of this significant heritage building while helping to revitalize this key gateway location.

4.0 Proposal

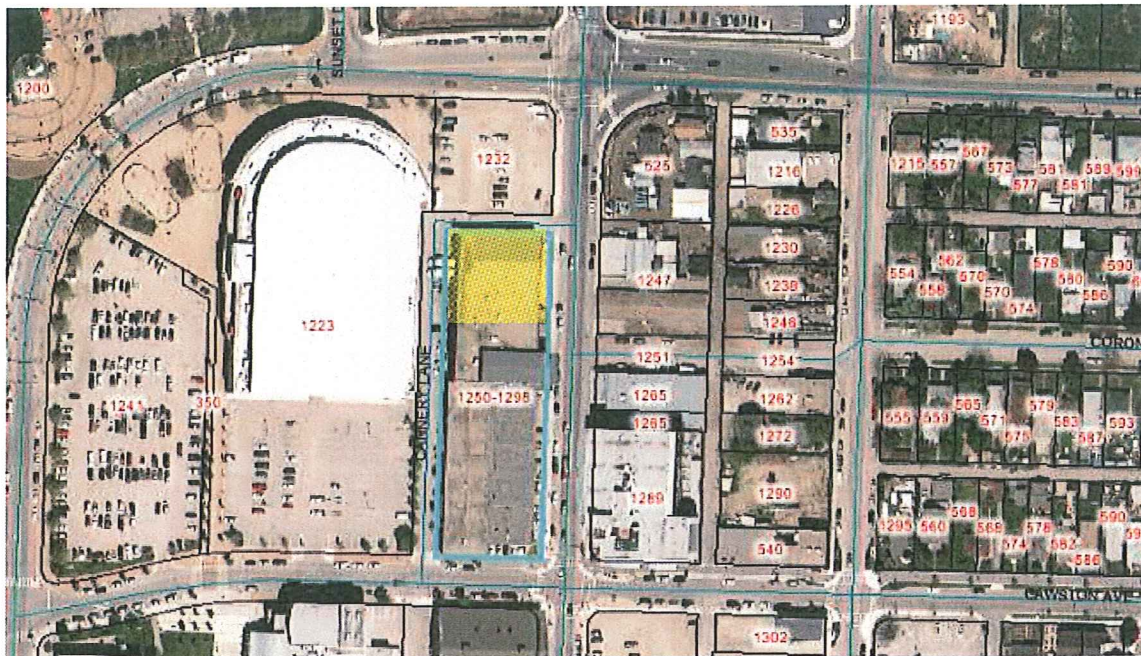
4.1 Project Description

See the applicant's attached project description.

4.2 Site Context

The subject property is located on Ellis Street and adjacent to Prospera Place.

Subject Property Map: 1250 Ellis Street



Legend:

 Portion of Property under consideration for Heritage Revitalization Agreement.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objectives for Development within Urban Centres (OCP Chapter 6)

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development should contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).

Urban Centre Policies

Tree Planting. Attach priority to planting street trees within Urban Centre areas where there are currently few trees and where pedestrian activity is high or is planned to be high.

Alternative Transportation. Ensure that pedestrians, bicyclists and transit users can move about pleasantly and conveniently and that they are not unduly impeded in their movements by provisions for enhanced automobile mobility.

Mixed Uses. Work towards increasing the number of buildings with mixed uses by encouraging developers to incorporate retail uses on the lower storeys with office and/or residential above.

Development Permit Guidelines to Encourage Revitalization within All Urban Centres

Parking. Parking areas should, wherever possible and safe, be located either under buildings or at the rear or side of main buildings.

Parking. Mutual access agreements providing for co-ordination and connection of parking lots should be encouraged.

Relationship to the Street. Buildings containing uses attracting visits from the general public should be located as close to the front property line as practical and as permitted under prevailing zoning regulations.

Relationship to the Street. People-oriented facilities (store entrances, café seating areas, displays, signage) should be focussed along public streets and in front of buildings.

Relationship to the Street. Storefronts should incorporate large windows such that passers-by can see in and occupants can “look out”.

Walls. End walls visible from a public street or residential lot should be finished to provide an attractive appearance. Blank or solid walls (without glazing) should not be longer than 5m. Walls longer than 5m should incorporate wall detailing that will provide visual interest.

Development Permit Guidelines for Form and Character of Commercial Development

Access. Design should facilitate pedestrian and bicycle access.

Amenities. Amenities such as benches, garbage receptacles etc. should be encouraged to provide a pedestrian-friendly environment.

6.0 Technical Comments

None.

7.0 Application Chronology

Date of Application Received: August 18th 2014

Report prepared by:

Adam Cseke, Planner

Reviewed by:



Lindsey Ganczar, Urban Planning Supervisor

Attachments:

Attachments

CHICO'S EATERY & BREW CO.

1250 Ellis

CHICO'S EATERY & BREW CO.

1250 Ellis

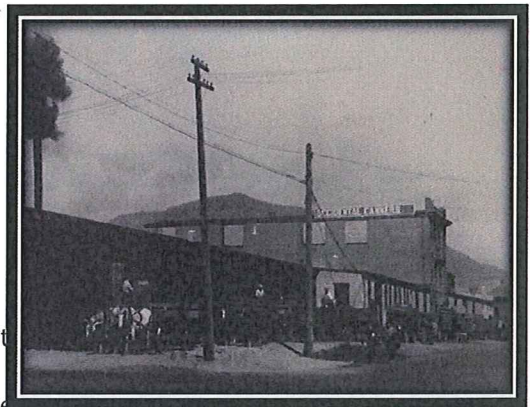
Our intention is to contribute aesthetic enhancement to this block of Ellis in an effort to achieve attractive consistency to the street.

Chico's Eatery & Brew co. will service the downtown community with a lively, comfortable and unique place to enjoy casual and well-made food, house-brewed beer and other BC brewed beer. It's lighthearted sense of hospitality and fun atmosphere will be a draw for people to come and stay downtown. A perfect venue for all of residents of Kelowna to be social!

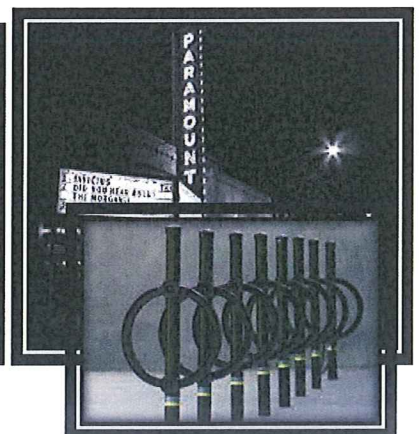
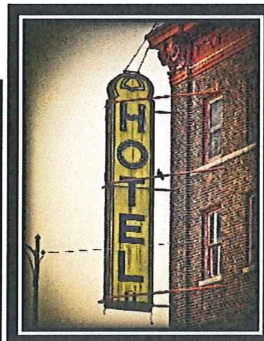
Chico's core values are: **Be Honest, Be Hospitable, Be Consistent, Be Cool.** This will not only guide us on how we run our future business but also guide us through the process of creating the look and feel of the space inside and out. Timelessness will be our north star. Paying tribute to the building's history will be our inspiration.

To best prepare the building for **revitalization**, we will strip it back to its heritage bones. We will expose the exterior brick via the process of sandblasting then seal the brick for preservation. We will remove the interior drywall, electric heaters hanging from the ceiling and un-original timbers attached to the original solid wood beams. What will be left will be a beautiful heritage canvas ready to be restored. A wide open space full of history ready to be embraced by timeless design.

The interior will feel like Hollywood mixed with Canadian Lodge where guests will have the overwhelming urge to be social and have fun! The exterior will draw people inside from the appealing warmth of the exposed brick walls contrasted with vibrant greenery provided by the trees used to define the exterior flow, use of space as well as interest and shade to the patio. Further definition will be provided by iron fencing, exposed concrete, light poles and concrete pavers to replace asphalt; all of which are inspired by adherence to CPTED. Adherence to CPTED will continue down the side of the building with the use of exterior sconces, trees for definition of space and motion lighting. Lastly, we will restore the windows to be similar in style to the neighboring restored brick gem three doors down.

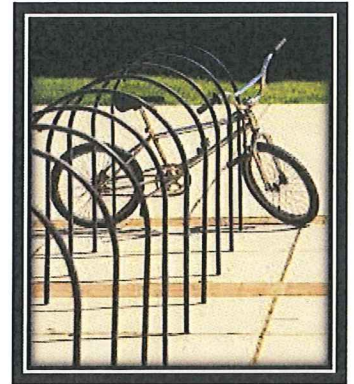


The signage is inspired by Kelowna's very own Paramount Theater, Seattle's Pike Place Market and a good classic hotel sign from the early 1900s.



Our proposed site plan hopes to replace the existing four parking stalls in front of the building with interest, character, excitement and ambiance from the street. Life will be added with excess **bike racks** parallel to the ramp. We see the racks being not only extremely useful but also provide artistic interest to the front of the building. We would like to position ourselves in the downtown neighbourhood as a fun destination for a leisurely ride. In fact, we plan to reward guests who visit us by bike! If we find that is this is overly popular, we can add more racks to the side of the building parallel to the lane.

We also plan to investigate the possibility of providing **valet parking** to our guests. This is a service we have been successful with in past experiences. We see this as a service we would offer during times of high business volumes such as event nights at Prospera Place. We also feel fortunate that Chico's is located only meters away from two pay parking lots, two parkades within a two block radius and surrounded by plenty of street parking. Our site plan will maintain the parking stalls in the rear of the building.

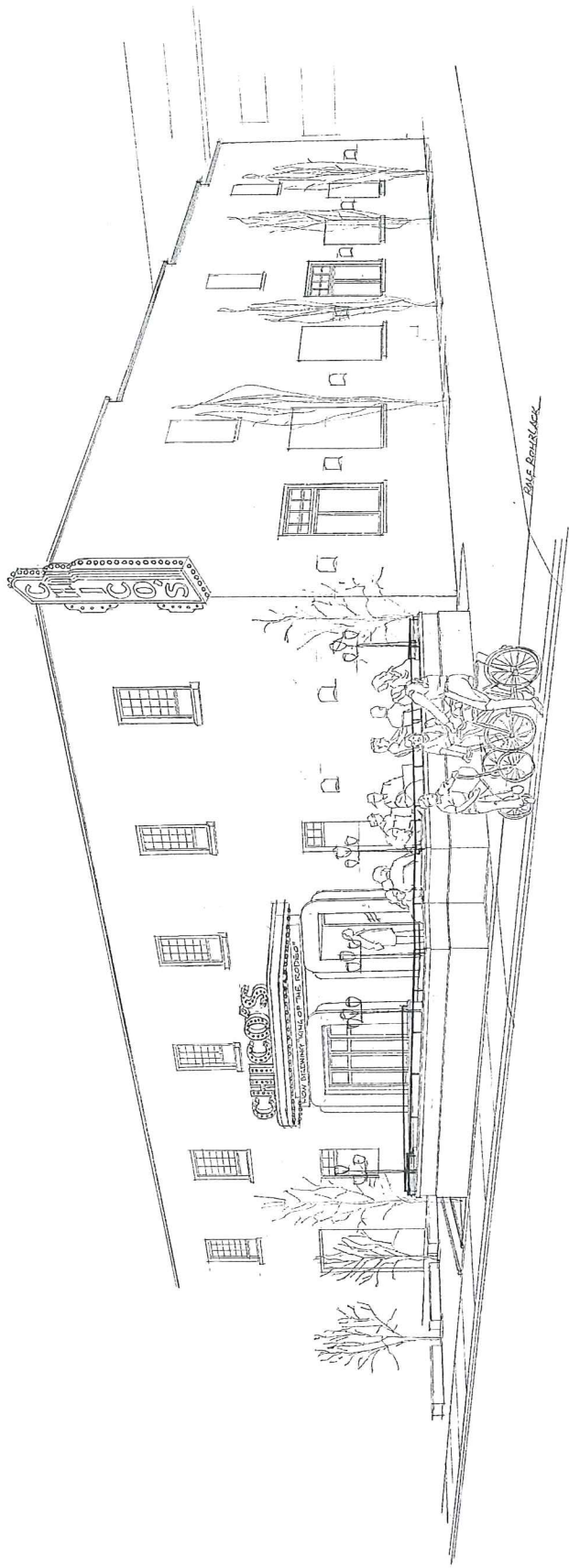
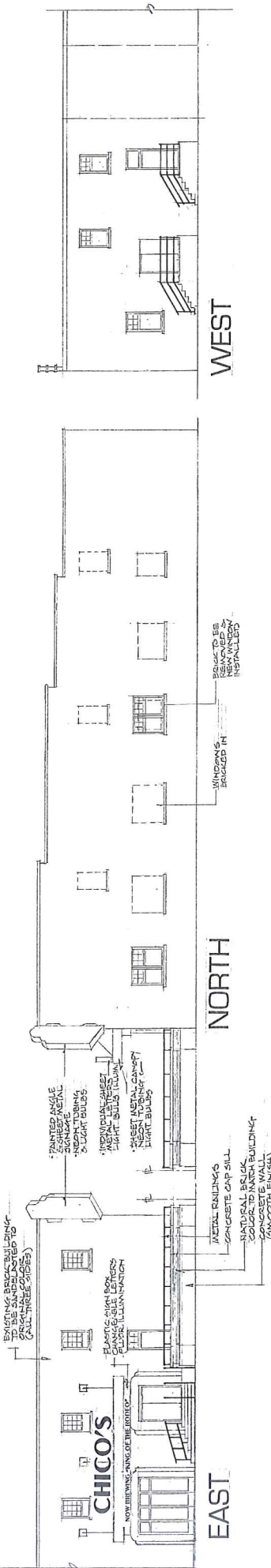


As the owners and operators of Chico's, we are committed to establishing a respected business that proudly represents Kelowna and its history.

Kyle and Carolyn Nixon & Nixon Hospitality Group



RALEIGH BOHRERLACK





OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

774-1820-1644
4110 W. UNIVERSITY BLVD
TALLAHASSEE, FL 32310
T (904) 884-7270
www.outlanddesign.com



PROJECT TITLE
**1250 ELLIS STREET:
CHICO'S RESTAURANT**
Tallahassee, FL

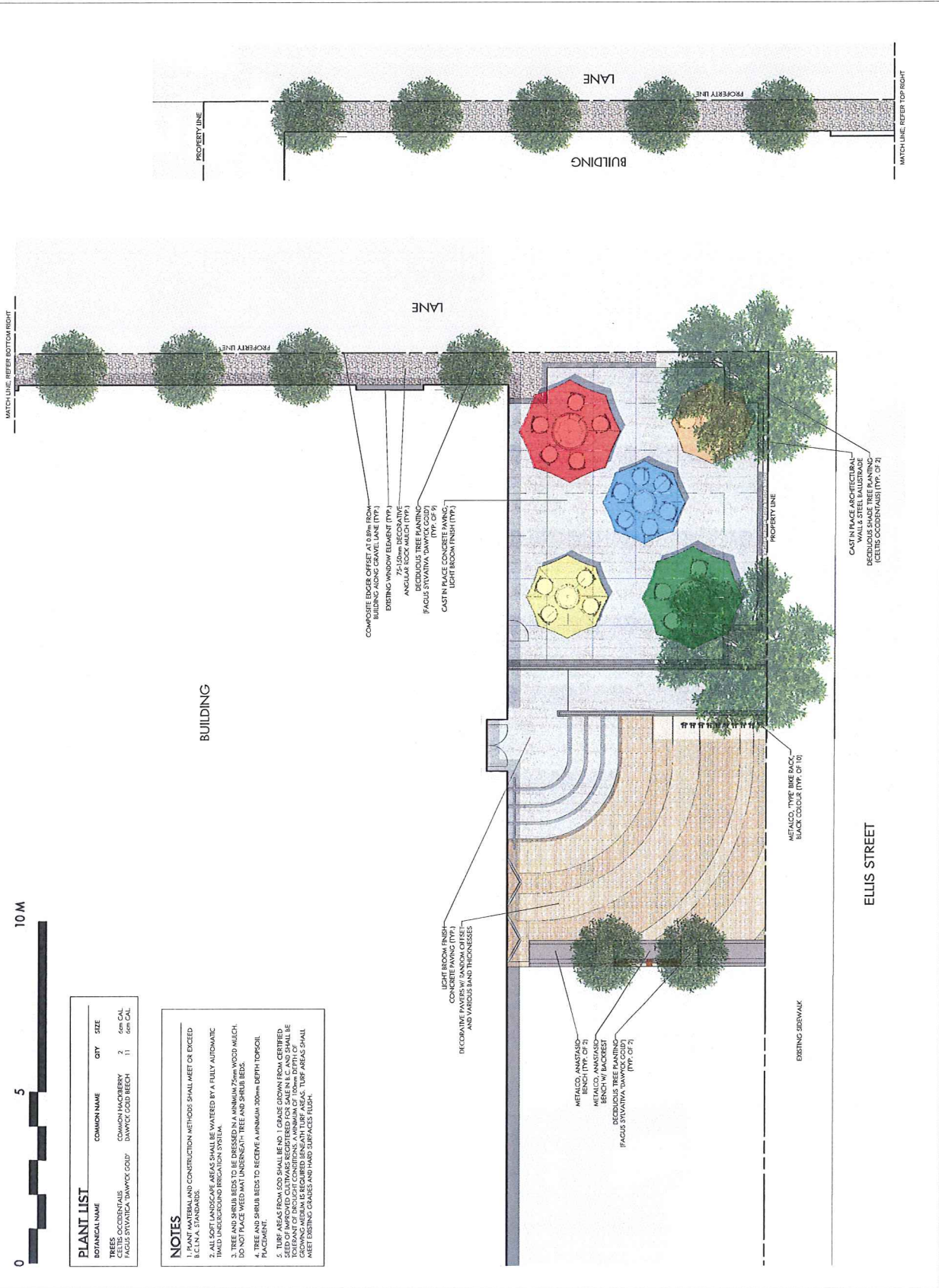
**CONCEPTUAL
LANDSCAPE PLAN**

NO.	DATE	DESCRIPTION
1	11/18/20	CONCEPT
2		
3		
4		

PROJECT NO.	110404
DATE	11/18/20
DESIGNER	DAVID J. BROWN
SCALE	AS SHOWN
DATE PLOTTED	11/18/20
SCALE	1:100



ISSUED FOR REVIEW ONLY
This drawing is not to be used for construction without the approval of Outland Design.
Scale: 1:100 (As Shown)



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE
TREES			
CELTIS OCCIDENTALIS	COMMON HACKBERRY	2	6m CAL
FAGUS SYLVATICA, DAMYCO GOLD	DAMYCO GOLD BEECH	11	6m CAL

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED ALL APPLICABLE SPECIFICATIONS.
 2. ALL PLANTING AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TRIGGERED IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE INSTALLED IN A MINIMUM 75cm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE AN MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 5. TURF AREAS FROM LODD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN FL. AND SHALL BE GROWN IN MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

- COMPOSITE EDGE CURB, 450mm HIGH
- BUILDING ASHING GRAVEL LAKE (TYP)
- EXISTING WINDOW ELEMENT (TYP)
- 75-100mm DECOMPOSITIVE ANGULAR ROCK MESH (TYP)
- FAGUS SYLVATICA, DAMYCO GOLD (TYP, CF 9)
- CAST IN PLACE CONCRETE PAVING, LIGHT BROWN TINT (TYP)

- METALCO, ANTI-RUST BENCH (TYP, CF 2)
- METALCO, ANTI-RUST BENCH W/ BACKREST (TYP, CF 2)
- CELTIS OCCIDENTALIS PLANTING (TYP, CF 2)
- FAGUS SYLVATICA, DAMYCO GOLD (TYP, CF 2)

- METALCO, TYPE BIKE RACK, BLACK COLOUR (TYP, OF 10)

- CAST IN PLACE ARCHITECTURAL WALL & STEEL BALUSTRADE (TYP, OF 10)
- CELTIS OCCIDENTALIS (TYP, OF 2)

ELLIS STREET

EXISTING SIDEWALK

BUILDING

LANE

BUILDING
LANE

L1/1



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

August 8, 2014

1250 Ellis Street: Chico's Restaurant
PO 29029, RPO Okanagan Mission (OKM)
Kelowna, BC V1W 4A7
Attn: Carolyn Nixon

Re: Proposed 1250 Ellis Street Development – Preliminary Cost Estimate for Bonding

Dear Carolyn:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 1250 Ellis Street conceptual landscape plan dated 14.08.08;

- 37 square metres (# square feet) of improvements = \$6,395.00

This preliminary cost estimate is inclusive of trees, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

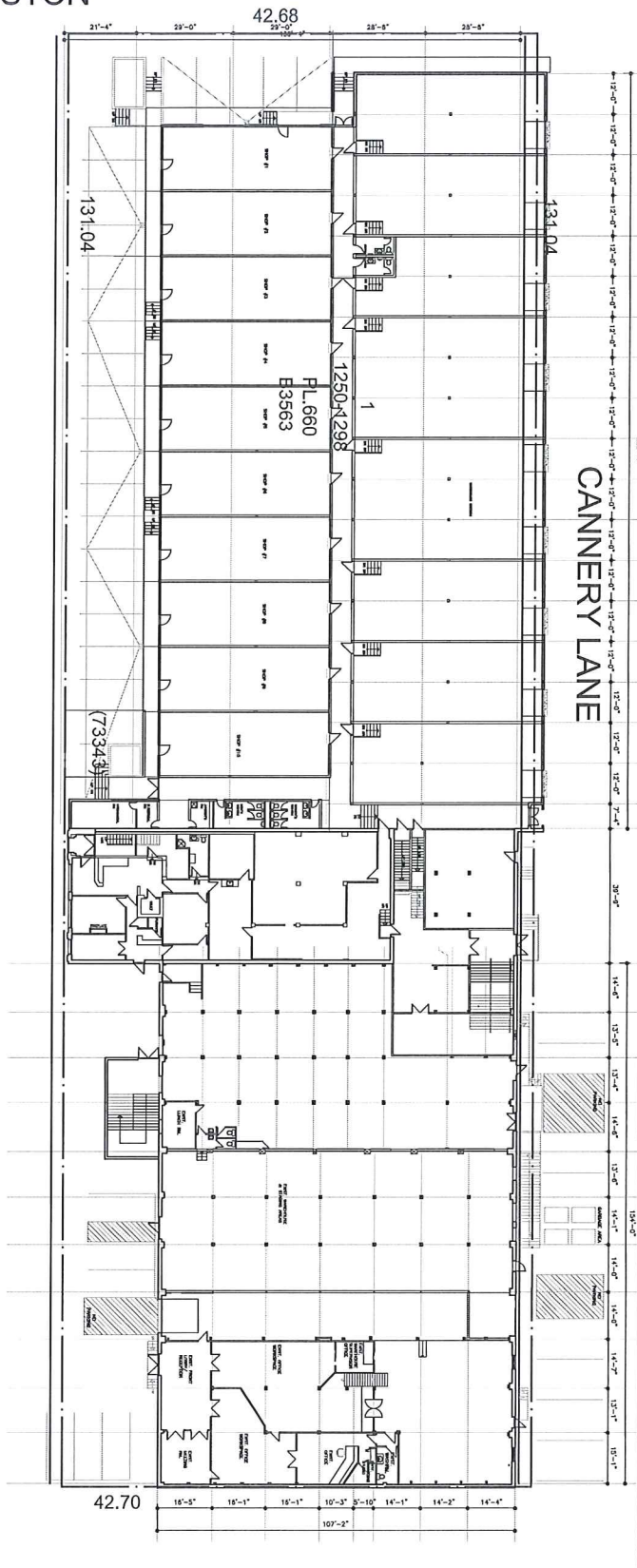
Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture

CAWSTON

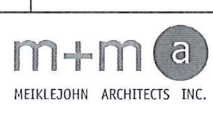
CANNERY LOFT

ELLIS STREET

CANNERY LANE



505 MAIN STREET
 PORTLAND, ME
 TEL: 207-882-2143
 FAX: 207-882-2144
 EMAIL: pm@meiklejohn.com
 223 BERNARD AVENUE
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 TEL: 207-882-2008
 FAX: 207-882-2009
 EMAIL: info@meiklejohn.com



WHITWORTH
 ARCHITECTS
 2014-06-24
 current



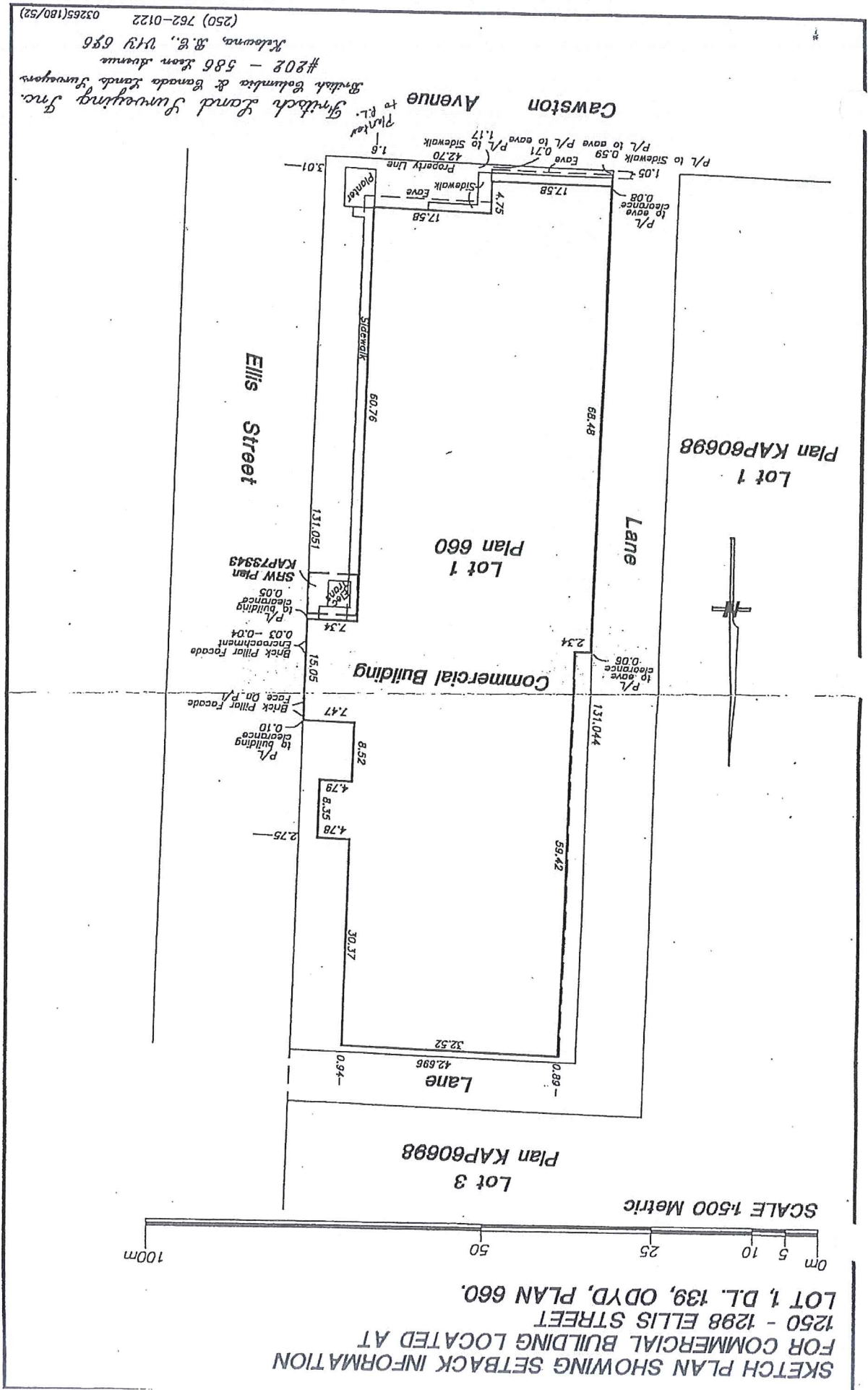
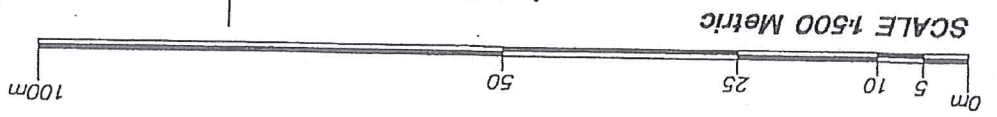
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 01. 12/12/12 27. Revised structural notes
 02. 07/13/13 18. Added structural notes
 03. 07/13/13 18. Added structural notes

Project Name
 ELLIS STREET
 WAREHOUSE STUDY
 1294 ELLIS STREET, BLDG. 117, 224
 L1, L2, L3, L4, L5
 CAWSTON, ME
 Drawing Number
A2.02
 DRAWING(S) DATE: 06/24/14
 DRAWING(S) SCALE: AS SHOWN
 DRAWING(S) AUTHOR: J.S.P.
 DRAWING(S) CHECKER: J.S.P.
 DRAWING(S) DATE: 06/24/14

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	06/24/14	J.S.P.	ISSUED FOR PERMIT

SKETCH PLAN SHOWING SETBACK INFORMATION
 FOR COMMERCIAL BUILDING LOCATED AT
 1250 - 1298 ELLIS STREET
 LOT 1, D.L. 139, ODYD, PLAN 660.



British Columbia & Canada Lands Surveyors
 #202 - 586 West Avenue
 Kelowna, B.C., V1Y 6P6
 (250) 762-0122
 03265(180/52)