



Oct 8, 2019

Our File: 3382

City of West Kelowna
2760 Cameron Road
West Kelowna, BC V1Z 2T6

Attention: Development Services Department – Chris Oliver, Planner

**Re: Application for Development Permit Amendment - Lake View Mall - located at 865
Anders Road , West Kelowna**

Project Description

This proposal is to amend the existing Development Permit to allow for a minor change in the form and character to the last phase (last building) of the Lake View Mall redevelopment located at 865 Anders, West Kelowna. The last phase of the original Development Permit consisted of a one-story commercial building of approx. 2,700 sq. ft. The proposed change is to maintain the original main floor footprint and add a small second floor and basement, increasing the building to approximately 3,600 sq. ft. The form and character of this final building will maintain the materials and general massing as proposed in the originally envisioned Development Permit for this community Mall's revitalization, keeping it consistent with the original design as intended.

Variance Requirements

The construction of this final building will (now) require a parking variance since the existing Mall has nearly reached its parking requirements under the current bylaw. The original Development permit allowed for 2 cars per 100 sqm for the commercial spaces and 4 cars per 100 sqm for the grocery store for a total of 102 cars. Based on this, (and the uncertainty of the exact and final tenant mix), the developer proceeded with his commitment to purchase and the redevelopment of this 5-building community-based mall and redevelopment. The existing parking will allow for 109 cars, based upon the approved Development Permit allowance for parking, based on 2 stalls for 100 sqm. With the addition/construction of the proposed, final building there will be an increase in the total parking to 115 cars and the variance therefore would be for 6 cars. However, the main tenant of this building is going to be a craft-brewery with the intent to serve food as well. The proposed seating as per the liquor License will be for 150 people, which according to the municipal bylaws will require an additional 38 stalls bringing the total required variance to 32 additional cars for a total of 141 stalls for the Mall.

It should be noted that although the Montessori phase 4 commercial building is technically a separate lot it provides to the mall an additional 13 stalls which effectively bring the total parking available to 121 stalls. This allows the variance to be 19 stalls

Design Rationale

The redevelopment of the Lake View Mall has been a 6-year journey during which there have been changes in the economy along with a variety of potential tenants interested in coming into the Mall. It was always the desire of the developer to have an ideal cross-section and variety of businesses that would add to and support the local community and contribute to the revitalization of the entire Lake View Heights Neighbourhood. To this extent, we feel that we have so far been very successful in achieving our goals, however what is still lacking are a few community gathering place such as a coffee shop and small restaurant or pub. The last two phases (buildings) have been specifically designed to attract these specific tenants and while the increased square footage is not an issue, the municipal parking requirements, per the current CoWK bylaws, need to be addressed and amended in order to facilitate these uses.

Given the variety of tenant uses from municipal offices and personal services to a large and important community grocery stores, parking congestion has never been a problem since the major traffic patterns of the mall is intended to facilitate short term parking (note with the completion of the last building -Phase 4 , we will also be adding/making available – an additional 13 parking stalls). Even with the all-day parking that some of the office users require, there are always spaces available. The more demanding parking requirements for a lounge or restaurant (or Micro-Brewery) are more typically required for “after business hours” when the office parking is not in use and most of the other personal services are closed - which makes for an additional +/- 20 parking stalls (that are used for all day parking) - available for use by the new Micro-Brewery in the “off” hours. In addition to this, the need for short-term parking after business hours will also be reduced since there is less traffic to the grocery store at this time. This will further increase the availability for parking for a restaurant effectively allowing for all existing parking to do double service without the need have any additional stalls. As well, much of the anticipated traffic generated from the new Micro-Brewery will also occur on the weekends when the personal services (and the pre-school/daycare) are typically closed. This unique tenant mix further strengthens and adds towards creating a very manageable parking requirement within the mall that will fulfill, address and support the various tenant requirements throughout each business day. Also, alternative for responsible drinking and driving options such as for ride sharing ,taxis and public transit (there is a transit stop directly in front of the project on Anders)will further reduce the need onsite parking.

The developer will committed to ordering several safe and secure (protected) bike locker/garages which will be installed on the property providing additional, bike storage options, which will provide many of the fulltime staff, the opportunity to seek alternate forms of transportation to come to and from work and safe places to park their bikes all day.

Finally, regarding the minor change to the form and character, the original design intent for the mall was to be a blend of old world, rural/agricultural architecture typology - with a variety of eclectic building massing's to create a sense of a village built over time. To achieve this, each building has its own unique massing and although there are many common materials and colours, such as the stone, metal roofing and shingle siding, the introduction of new materials such as metal further adds to the story of a village built over time. While the last phase does not match the exact and initial/original design-vision as per the development permit, the design of this last building as proposed does maintain the original design intent and is completely in-keeping with the high design standards set, created and maintained by the developer.

I trust that you will find our application to be in good order. For complete building statistics, please refer to the cover page of the drawings (A0.00). Please contact our office if you require any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patrick McCusker', with a large, stylized initial 'P'.

Patrick McCusker, Architect, AIBC, RAIC, AAA

Encl.