
CITY OF KELOWNA
MEMORANDUM

Date: December 12, 2017
File No.: DVP17-0276
To: Suburban and Rural Planning (BC)
From: Development Engineer Manager (JK)
Subject: 170-180 Campion St Lot 2 Plan EEP12919

The Development Engineering comments and requirements regarding this Development Variance Permit are as follows: To vary front yard setback to 3.0m.

- a) This Development Variance Permit does not compromise any Municipal Infrastructure.



James Kay, P.Eng.
Development Engineering Manager
RO

November 22, 2017

ATTN: SERGIO SARTORI, DEVELOPMENT ENGINEERING TECHNOLOGIST
CITY OF KELOWNA

**SUPPLEMENTAL LETTER OF RATIONALE SUBMITTED WITH THE
DEVELOPMENT VARIANCE PERMIT APPLICATION**

Project: proposed new office building
Address: 170-180 Champion Street, Kelowna
Designer: Cornerstone Contract Services

Background:

Waste Connections of Canada Inc. is the current tenant of this property and they have outgrown the existing administration space so it is proposed that a new two-storey administration building be constructed at the front of the property. The location of the current administration building is near the rear of the property and pedestrian traffic have to negotiate around the garbage trucks coming and going from the property. This poses a safety hazard to the staff and visitors that need to get to the administration building from the front gates.

By locating the new administration building at the front of the property it solves two issues. First issue solved is the foot traffic to the new administration building will not be in conflict with the truck traffic that uses the weigh scales and the west building. Visitors and administration staff can either park right behind the new administration building or on the street and walk directly to the front entrance of the new administration building without having to travel further into the property.

The second issue resolved is the storage of bins and trucks in front of the maintenance building. The existing administration building will be demolished and the existing parking stalls and dumpsters will be arranged so that garbage trucks and bins can be stored in this area rather than out near the street where this area is currently an eyesore.

Variance description:

In order to provide the required square footage for the administration staff the building needs to be a minimum of 2,000 sq ft. This size of building requires up to ten parking stalls and most of the required parking can be located directly to the west where it is out of the way of the travel paths of the trucks to and from the warehouse building. In order to maintain the building size and parking it is proposed that a variance be granted to situate the new office building within the front yard setback where normally parking stalls would be and locate the parking behind the new building. Locating the building at 3.0 metres from front property line provides enough room between the maintenance building and the new office building to provide eight parking stalls as well as leaves room for access to the OH doors on the east wall of the maintenance building.

Benefits:

Parking would be located behind the new building and would be hidden from the street. Currently there is no landscaping along the front of this property only pavement, trucks and bins. A new landscaped area in front of the administration building will provide the green space that is lacking on this property and street.

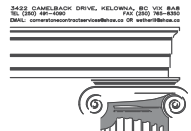
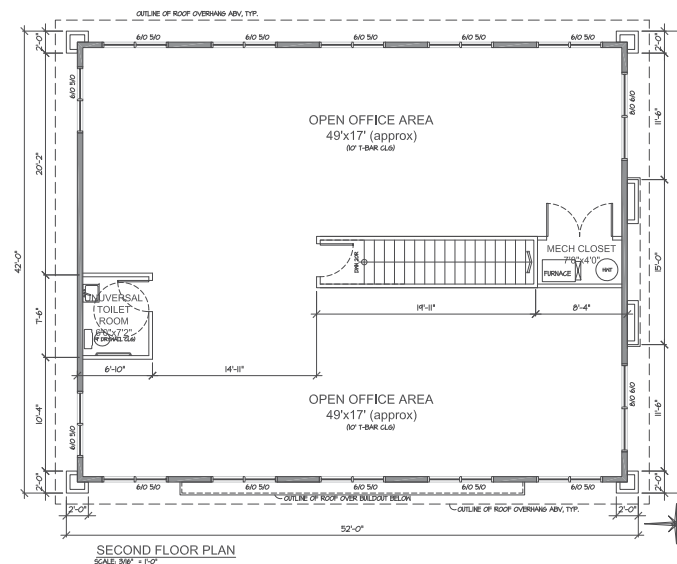
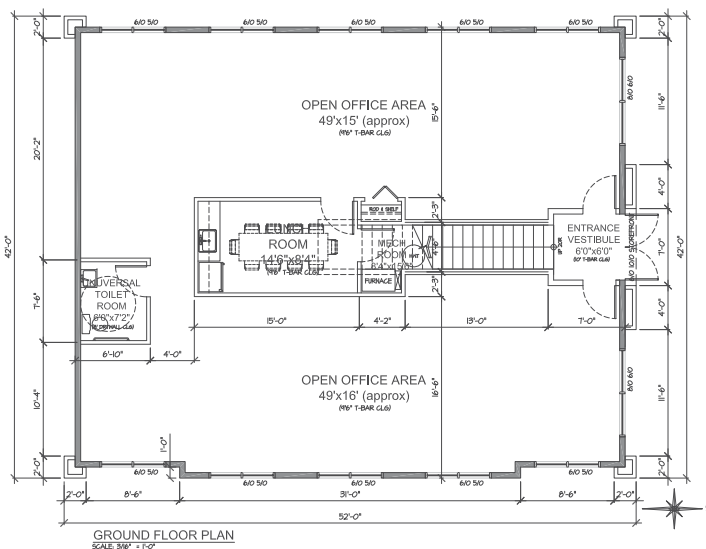
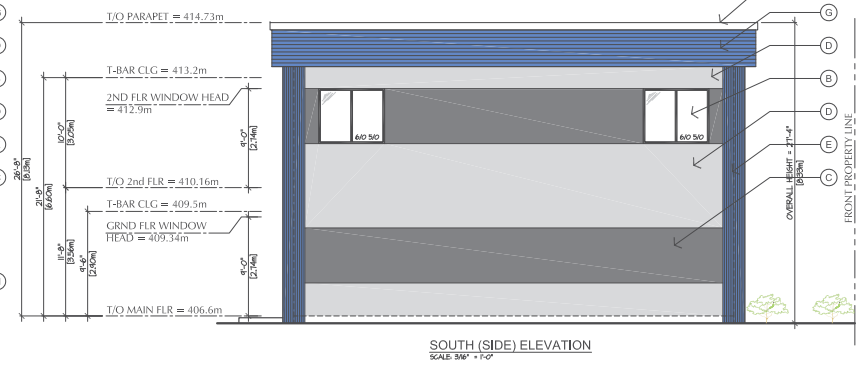
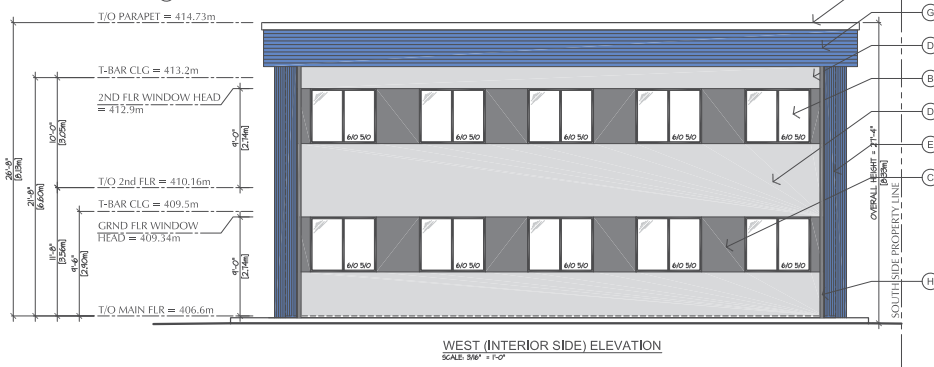
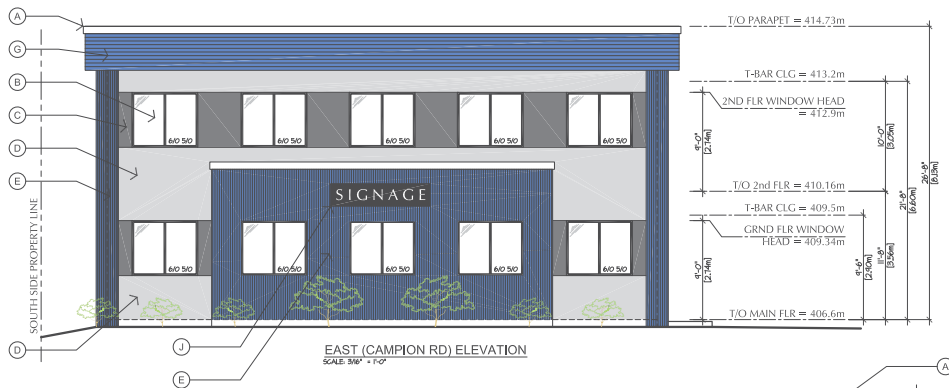
Garbage trucks will no longer be able to park in front and would be parked between the existing buildings well away from the street view.

An attractive new building would hide the plain looking east façade of the maintenance building from the street view. The new administration building would house the majority of the staff on this site and locating them close to the street provides an increased level of safety should they ever need to evacuate the property in the event of a fire. In general, the goal of this new building is to eliminate the “industrial mess” that is currently front and centre on this property and maximize the safety of the staff and visitors by not forcing them to walk through a high traffic area to the rear of the property. This building will also use a combination of metal wall cladding and stucco finishes to blend in with the colours and materials of the surrounding development that consists of pre-engineered steel buildings and wood framed structures.

I trust this letter and the drawings provide enough information to allow the planning department to realize this proposed addition to the property would only enhance the site and the neighbourhood.

Best regards,

Scott Wetherill, AScT
Cornerstone Contract Services
3422 Camelback Drive, Kelowna, BC
Office: 250-491-4090 Mobile: 250-878-0455



PROJECT NAME:
PROPOSED OFFICE BUILDING
170-180 CAMPION ST.
KELownA, BC

DRAWING TITLE:
EXTERIOR ELEVATIONS & FLOOR PLANS

DRAWING NUMBER:
DP-2

DESIGNER	DATE
PROJECT	DATE

PROJECT NO. - 2017-000

BY CONTRACTOR: THIS PLAN AND SPECIFICATIONS ARE TO BE USED FOR THE PROPOSED DEVELOPMENT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE FEDERAL GOVERNMENT.

NO.	DESCRIPTION	BY	DATE
1	DEVELOPMENT PERMIT		NOV 24/17

NOTES:

EXTERIOR FINISH SCHEDULE

1	PREFINISHED METAL CAP FLASHING, SILVER COLOUR
2	DOUBLE GLAZING IN PRESH ALUMINUM STOREFRONT FRAMES (BLACK ANODIZED FINISH)
3	ACRYLIC STUCCO FINISH, ELEGANT CHARCOAL
4	ACRYLIC STUCCO FINISH, CAPRICIOUS WHITE
5	CORROGATED PROFILE METAL HALL CLADDING, ROYAL BLUE
6	CORROGATED PROFILE METAL HALL CLADDING, GALVALUME (SILVER)
7	ELITE RIB PROFILE METAL HALL CLADDING, ROYAL BLUE
8	PREFINISHED METAL DOWNPOUT, RESIDENT GREY
9	HALL MOUNTED DECORATIVE EXTERIOR LIGHTS ABOVE ENTRANCE
10	12" x 18" TALL WHITE LETTERS ON BLACK BACKGROUND (REFER TO SIGN SUPPLIER'S SHOP DRAWING)

SCHEDULE B

This forms part of application
DVP17-0276

Planner Initials **BC**

City of Kelowna
COMMUNITY PLANNING

DATE: 11/20/2017 10:40:00 AM
FILE: S:\Projects\170-180 Campion St.\170-180 Campion St - 2017-000.dwg
DRAWN BY: J. S. S. / J. S. S.
CHECKED BY: J. S. S. / J. S. S.
DESIGNED BY: J. S. S. / J. S. S.

SCHEDULE C

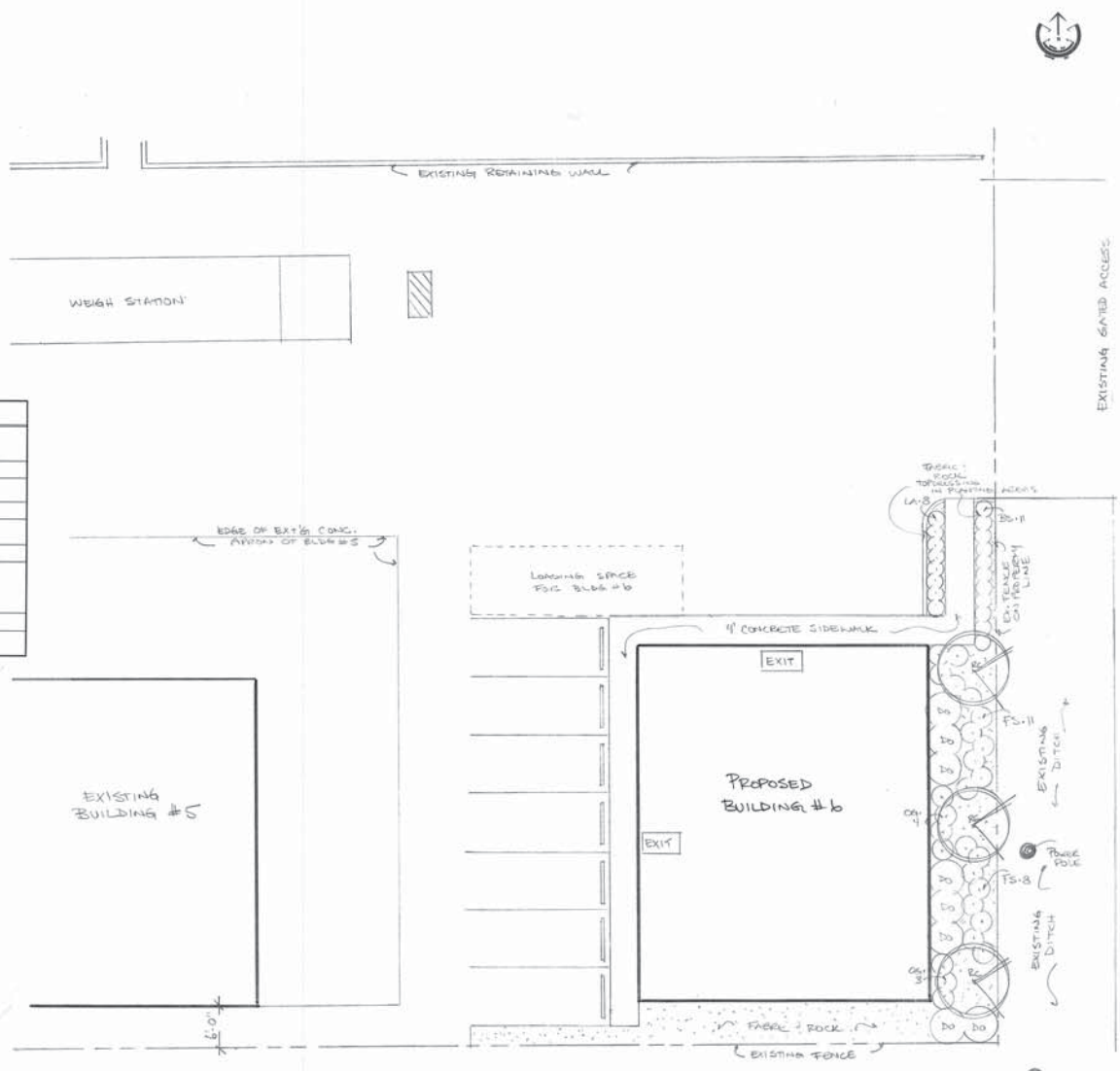
This forms part of application
DVP17-0276



City of
Kelowna
COMMUNITY PLANNING

Planner Initials **BC**

PLANT LIST				
QTY	SIZE	MATURE SIZE	BOTANICAL NAME	COMMON NAME
GRASSES				
BS	11	#1 potted	Andropogon gerardi	Big Bluestem
PERENNIALS				
LA	8	#1 potted	Lavendula angustifolia 'Munstead'	Lavender 'Munstead'
SHRUBS				
DO	8	#2 potted	2 m HT Forsythia ovata 'Northern Gold'	Forsythia 'Northern Gold'
OG	7	#2 potted	1.5 m HT Mahonia aquifolium	Oregon Grape
FS	19	#2 potted	1.25 m HT Rhus aromatica	Fragrant Sumac
DECIDUOUS TREES				
RC	3	5 cm caliper	6 m HT Acer tataricum 'Rugged Charm'	Rugged Charm Maple



- GENERAL NOTES:**
- Plant materials and construction methods shall conform to minimum standards established in the most recent edition of the BC Landscape Standards, published by the BCMA.
 - Plant quantities to be supplied as per drawings. Plant key quantities have been provided for reference only - contractor to verify.
 - No work shall be allowed for discrepancies between the drawings and the actual site conditions unless reported in writing prior to commencement of work.
 - No work from any holes open over night.
 - All planting beds to have approved mulch, landscape fabric, and edging as per specifications.
 - An automatic closed irrigation system shall be installed in all landscape areas as per specifications.
 - Handed berm grading shall be conceptual only - final configuration to be determined on site depending on availability of on site fill material. Final berm configuration will be as directed on site by Landscape Designer.
 - Trees to be installed - 2 caliper per deciduous tree, 3 gages per conifer tree - match all pavement with suitable flagging material. Stakes to remain for 2 years.
 - All cut areas to be stabilized for a minimum of 30 days. Provide adequate protection of undisturbed areas against damage until turf has been taken over by owner.
 - Irrigation system shall be designed with head to head coverage in lawn areas.
 - Irrigation system shall be micro irrigation in all lawn areas with a separate system designated for vegetable gardens or annual containers. Configure irrigation zones as per hydro zones within the landscape.
 - Soil areas to have a minimum of 1" screened topsoil base.
 - Planting bed areas to have an average of 2" screened and divided topsoil base (3" for defined groundcover areas and 1.5" for mass planted shrub areas).
 - Planting bed areas to be top dressed with approved amendments at a 2" depth (or 1.5" depth in defined groundcover areas).
 - Owner is responsible for calling BC First call who have utility located (800-678-6888). The contractor shall verify the location of all utilities prior to construction.
 - Contractor is responsible to report all errors or omissions in landscape drawings to landscape designer prior to installation.
 - Without drawn dimensions and written specifications conflict written are to be assumed correct.

Sheet No. **L1**

Customer Name and Address
150 CAMPION ST. KELOWNA

Scale: 1/8" = 1'-0"

Designed by: **BCMA**

Drawn By: **BCMA**

Date: **FEB 7, 2015**

Landscape Plan

This drawing, including design and concept is the property of Synergy Landscape Design Ltd. and may not be reproduced without permission.

Synergy
Landscape Design Ltd.
synergylandscape.com
250.842.4167

REVISIONS	DATE: