

REPORT TO COUNCIL



Date: June 17, 2019

RIM No. 0940-00

To: City Manager

From: Development Planning Department (LKC)

Application: DP19-0081

Owner: Glenmore – Ellison Irrigation District

Address: 445 & 451 Glenmore Rd

Applicant: Garry Tomporowski

Subject: Development Permit Application

Existing OCP Designation: COMM – Commercial

Existing Zone: P4 – Utilities

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0081 for Lot C Section 32 Township 26 ODYD Plan KAP62410, located at 451 Glenmore Rd, Kelowna, BC, and for Lot A Section 32 Township 26 ODYD Plan 1731 Except Plans B4443, 5241 and KAP62410, located at 445 Glenmore Rd, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in 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 Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of proposed renovations and expansions to the GEID's facility.

3.0 Community Planning

Community Planning staff support the proposed development on 451 and 445 Glenmore Rd as it is consistent with the Official Community Plan's future land use designation, and zoning bylaw regulations. The property is located within the Permanent Growth Boundary, and has access to services and existing infrastructure. The applicant has noted that the owner, the Glenmore Ellison Irrigation District (GEID), has taken on more work and is constrained by the size of their existing office space and truck garages. The proposed development reflects the GEID's desire to accommodate for the increased workload while also improving the character of the existing building.

4.0 Proposal

4.1 Background

The subject property is currently owned by the Glenmore Ellison Irrigation District and has an existing office building located on the north side of 445 Glenmore Rd with an existing maintenance building with two (2) garages located to the south on a separate property known as 451 Glenmore Rd. An upgrade to the facility has not occurred for a number of years leaving the irrigation district with an outdated work environment in context to technology, office size, and building design.

4.2 Project Description

The proposed development is divided into four (4) parts. The first involves repainting the stucco of the existing office building. The desire is to match the colour of the hardie panels of the new proposed building, and complement its brick.

The second part of the proposed development is for a new two (2) storey office wing located on the west end of the existing maintenance building on 451 Glenmore Rd. The total area of the main floor addition is 1,312 sq. ft. with an additional 1,312 sq. ft. located on the second floor. The exterior of the proposed office building uses a combination of different coloured hardie panels including Timber bark and Coble Stone. Accents of brick colour will be located on the portion of the new building fronting Glenmore Rd offering consistency of design for the facility as a whole. In addition, an assortment of windows, and landscaping fronting Glenmore Rd will provide a visual connection between the public street and private building.

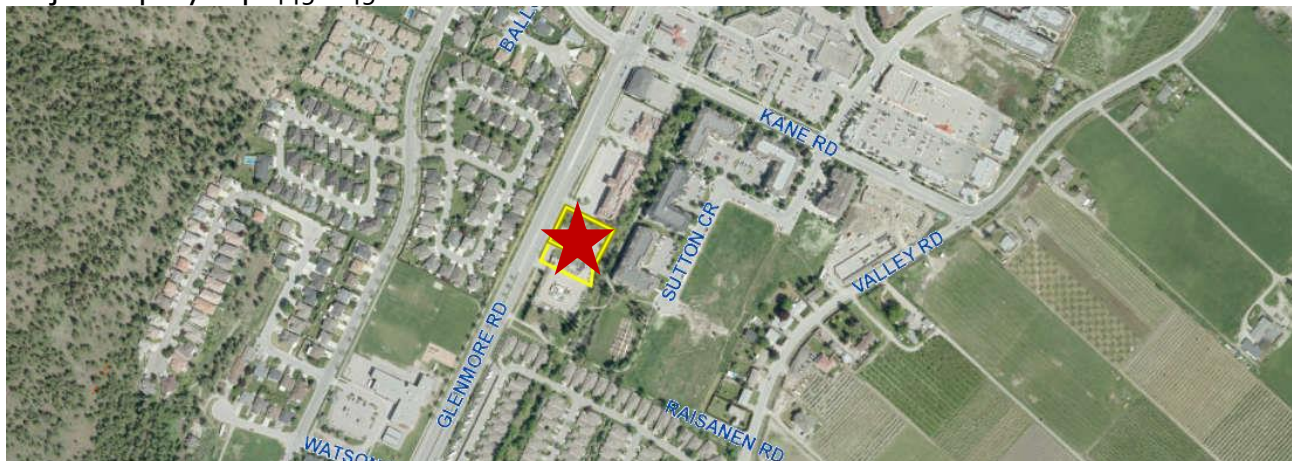
The third part of the proposed development includes the addition of a truck bay located on the east end of the current maintenance building on 451 Glenmore Rd. This is meant to accommodate large trucks used by the GEID. The materials used for this part of the building match what is proposed for the two (2) storey office wing.

The final part of this application involves the addition of eight (8) partially covered parking stalls located on the south side of the maintenance building on 451 Glenmore Rd. These will be open air structures that provide weather protection for trucks.

4.3 Site Context

The subject property is located within the Glenmore – Clifton – Dilworth sector of the City. The area of the city is characterized by residential and commercial uses.

Subject Property Map: 445 & 451 Glenmore Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Urban Design Objectives

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;

6.0 Technical Comments

6.1 Development Engineering Department

- No concerns.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: March 28, 2019

Report prepared by: Levan King Cranston, Planner I

Reviewd by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Draft Development Permit

Schedule A: Site Plan

Schedule B: Elevations & Renders

Schedule C: Landscape Plan