

Development Permit DP19-0081



This permit relates to land in the City of Kelowna municipally known as 445 & 451 Glenmore Rd

and legally known as Lot C Section 32 Township 26 ODYD Plan KAP62410

and permits the land to be used for the following development: Upgrades to the exterior of the existing office building and the development of a new office building with a new wash bay.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision June 17, 2019

Decision By: COUNCIL

Development Permit Area: Comprehensive

This permit will not be valid if development has not commenced by June 17, 2020.

Existing Zone: P4 - Utilities

Future Land Use Designation: COMM - Commercial

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Dawn Williams (Administrator)

Applicant: Garry Tomporowski

Dean Strachan
Suburban & Rural Planning Manager
Development Planning Department

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) 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.

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of \$14,531.25
- b) A certified cheque in the amount of \$14,531.25

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

5. INDEMNIFICATION

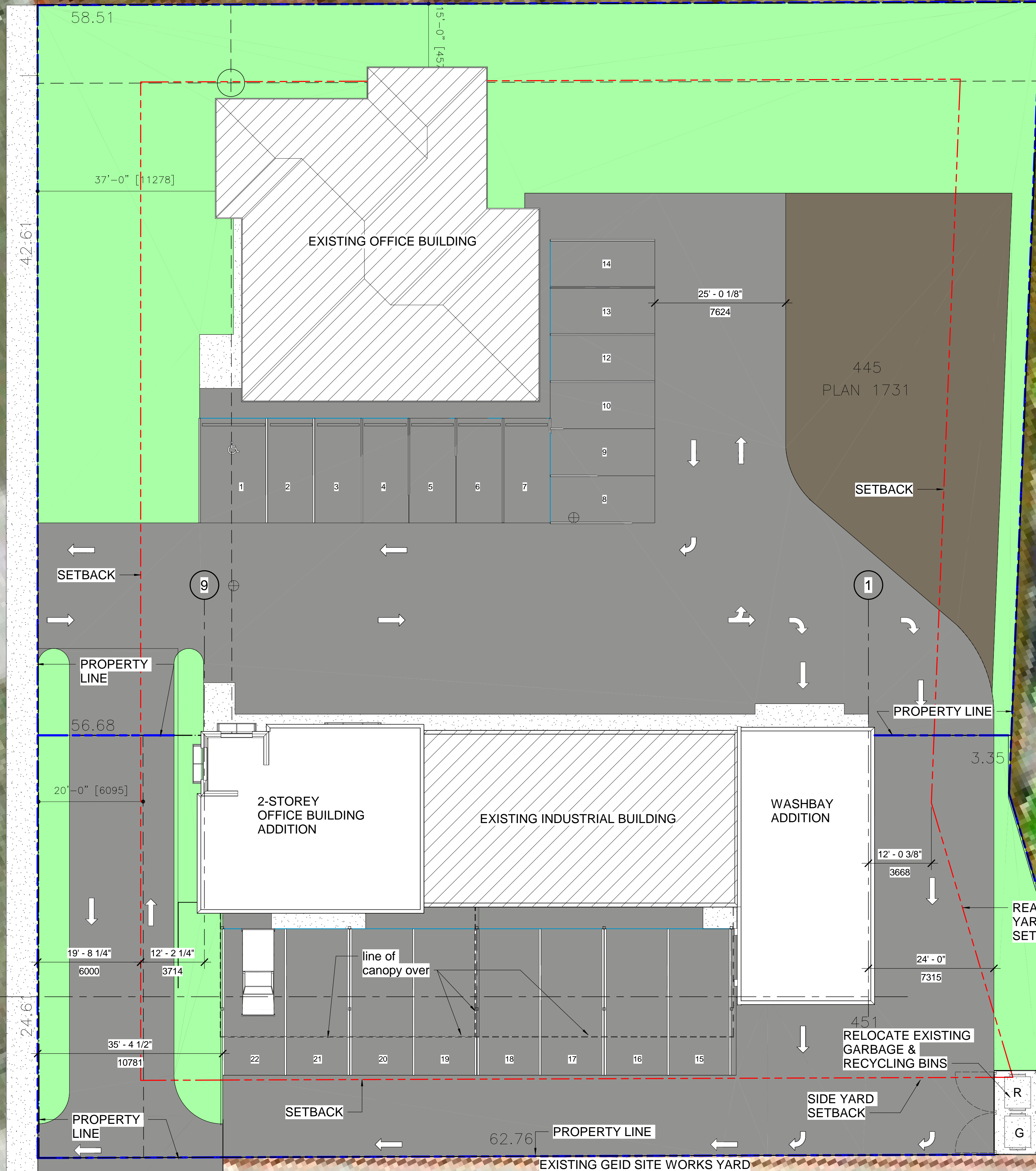
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

GLENMORE RD



Notes:
- THIS DRAWING MUST NOT BE SCALED.
- VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
- VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
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ISSUED FOR
DEVELOPMENT
PERMIT

NO.	DATE	BY	DESCRIPTION
1	26/03/2019	AW	DEVELOPMENT PERMIT

SEAL

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GTA ARCHITECTURE LTD.
243 1889 SPRINGFIELD ROAD
Kelowna, British Columbia
V1Y 6V5
TELEPHONE: (250) 979-1668
www.gtarch.ca

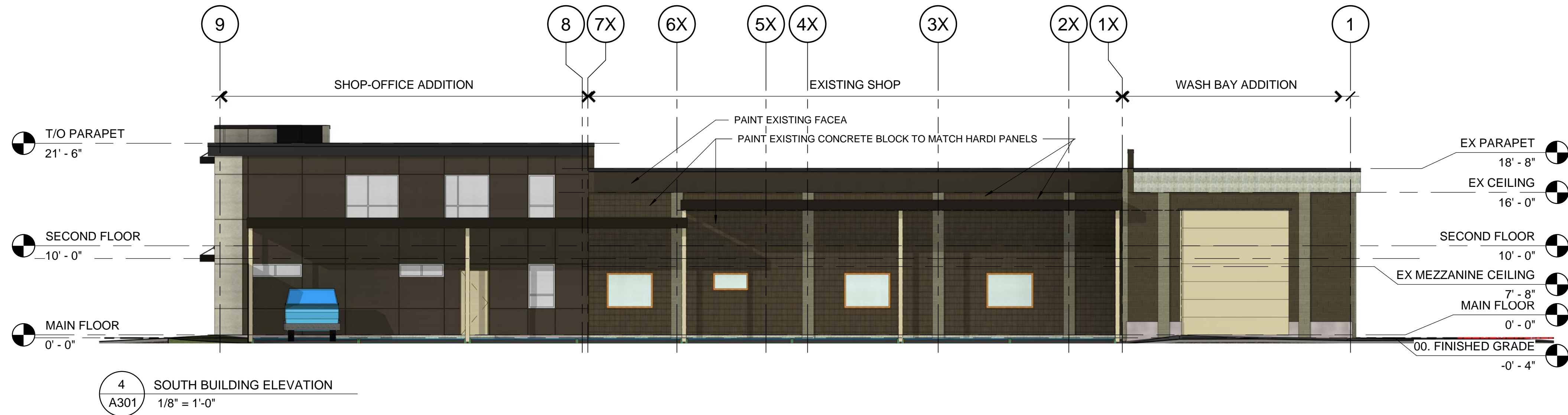
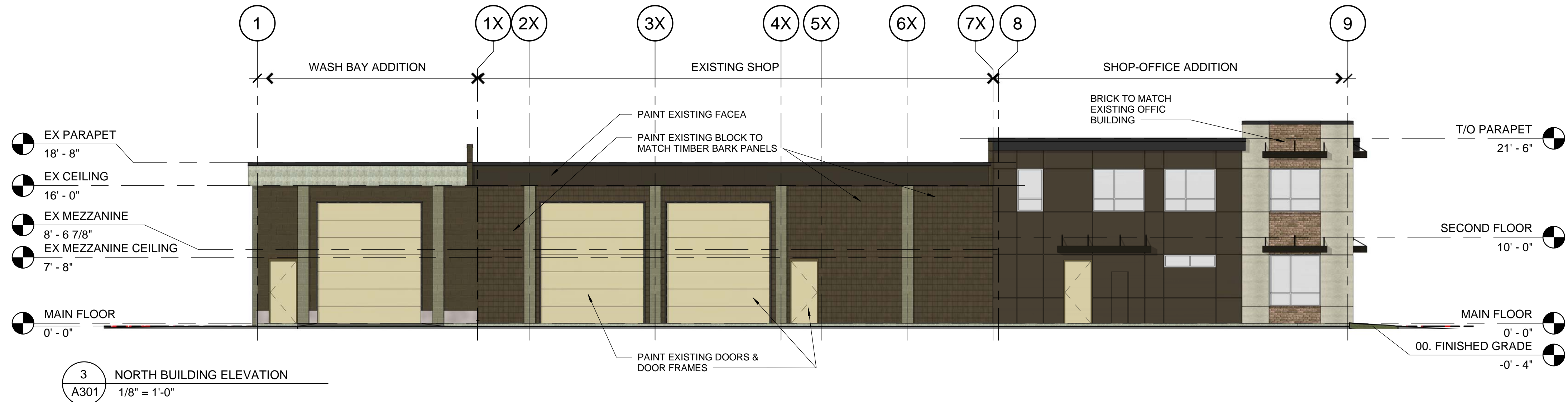
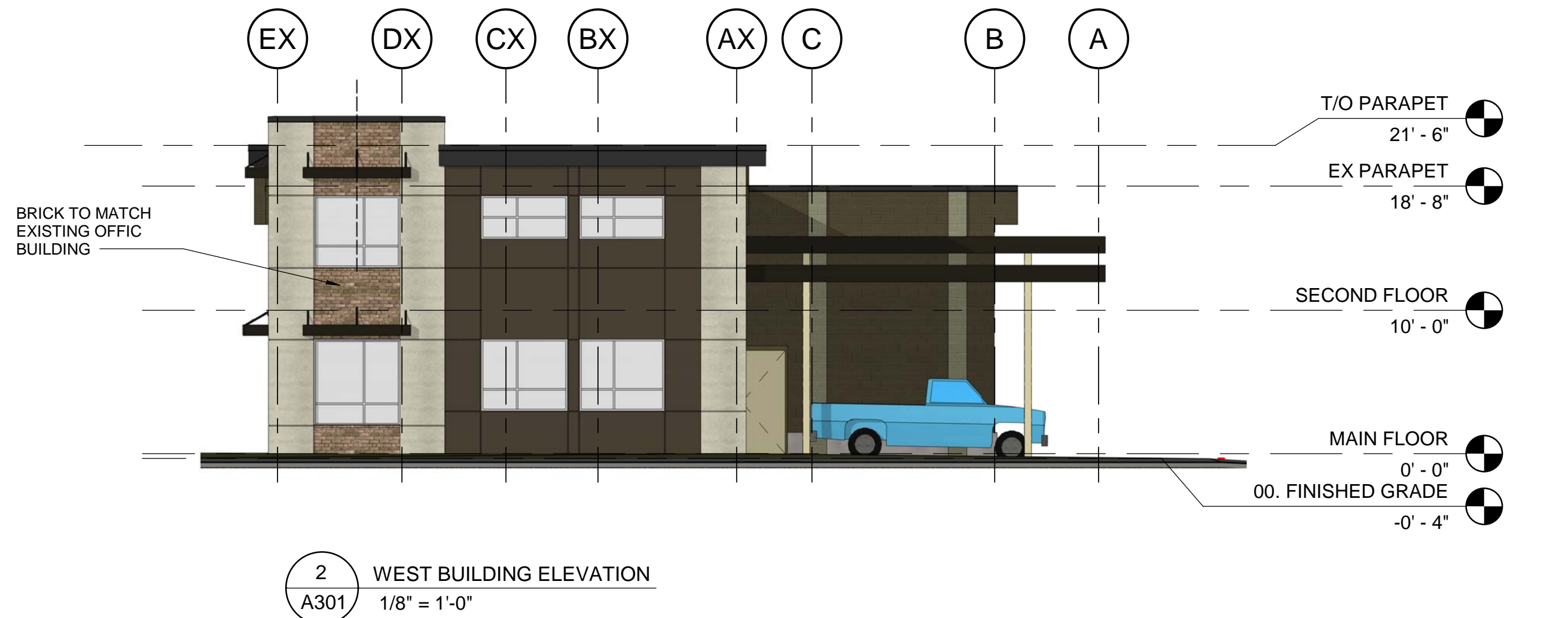
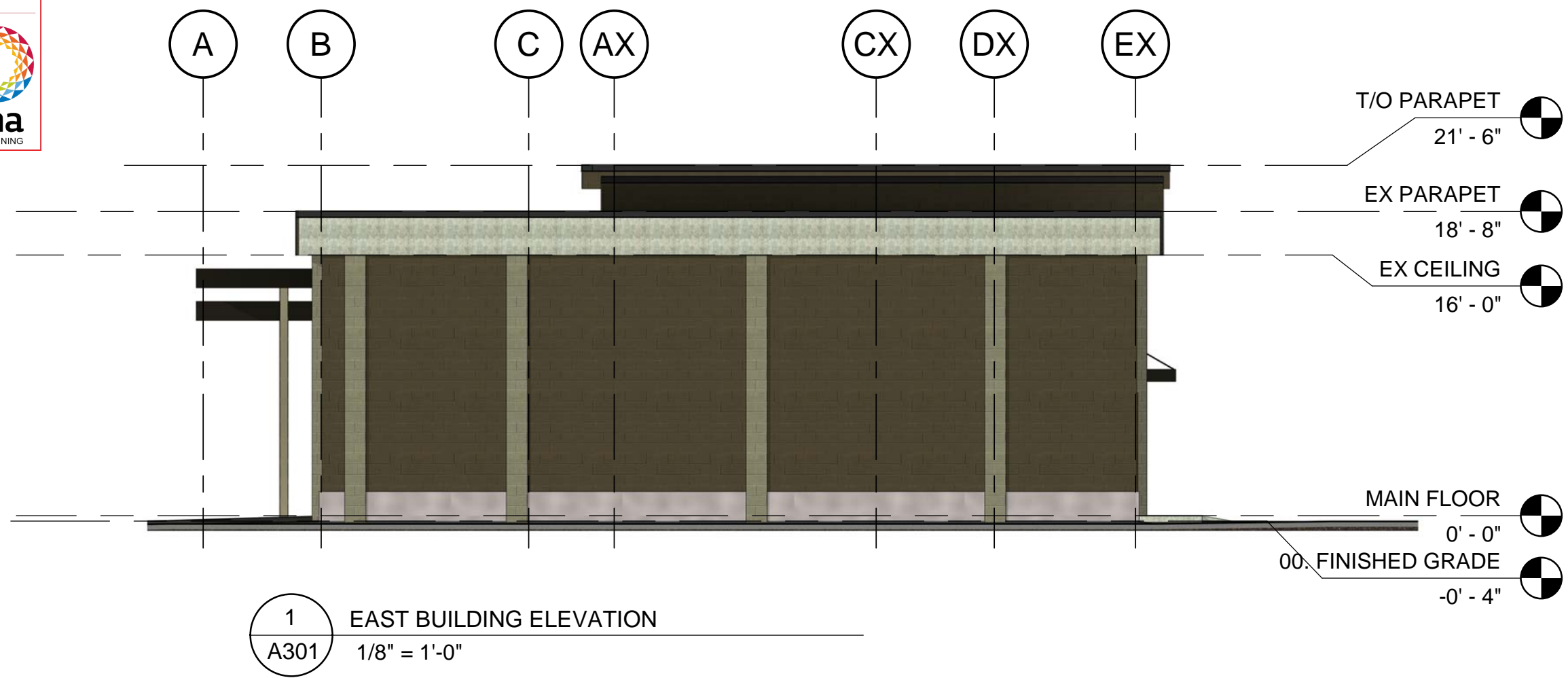
DEVELOPED BY:

PROJECT
ADDITION to GLENMORE ELLISON
IMPROVEMENT DISTRICT SHOP
BUILDING
445 & 441 Glenmore Road

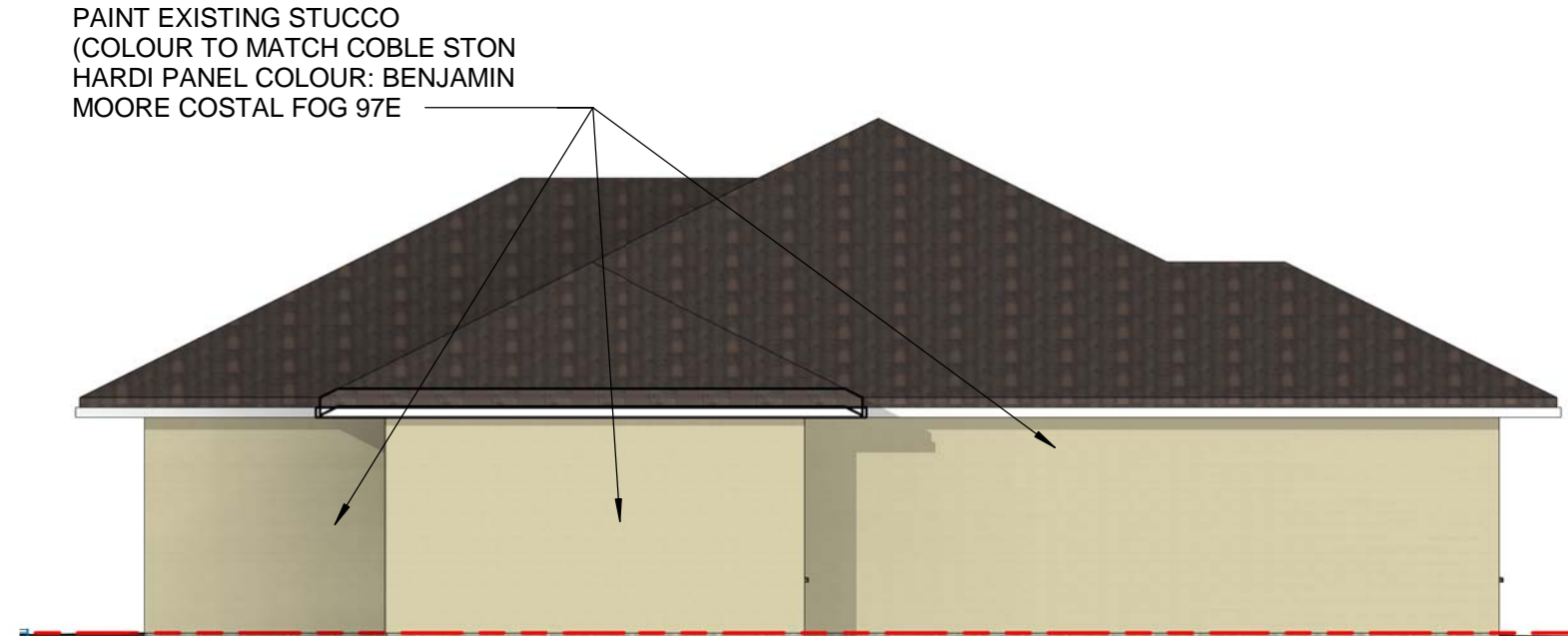
SHEET TITLE

SITE PLAN

DRAWN BY:	Author	DRAWING NO.	A101
DESIGNED BY:	Designer	SCALE:	3/32" = 1'-0"
DATE:	04/03/19	FILE:	A18-54



5 EXISTING OFFICE BUILDING EAST ELEVATION
1/8" = 1'-0"



6 EXISTING OFFICE BUILDING NORTH ELEVATION
1/8" = 1'-0"



7 EXISTING OFFICE BUILDING SOUTH ELEVATION
1/8" = 1'-0"

COLOUR LEGEND

	HARDI PANEL COLOUR: COBBLE STONE
	PAINT EXISTING & NEW DOORS COLOUR: BENJAMIN MOORE COSTAL FOG 97E
	HARDI PANEL COLOUR: TIMBER BARK
	PAINT EXISTING & NEW DOORS EXISTING METAL FASCIAS COLOUR: BENJAMIN MOORE DURANGO 2137-30
	BRICK COLOUR TO MATCH EXISTING

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1	28/03/2019	AW	DEVELOPMENT PERMIT
NO.	DATE	BY	DESCRIPTION
			DESIGN CONSULTANT

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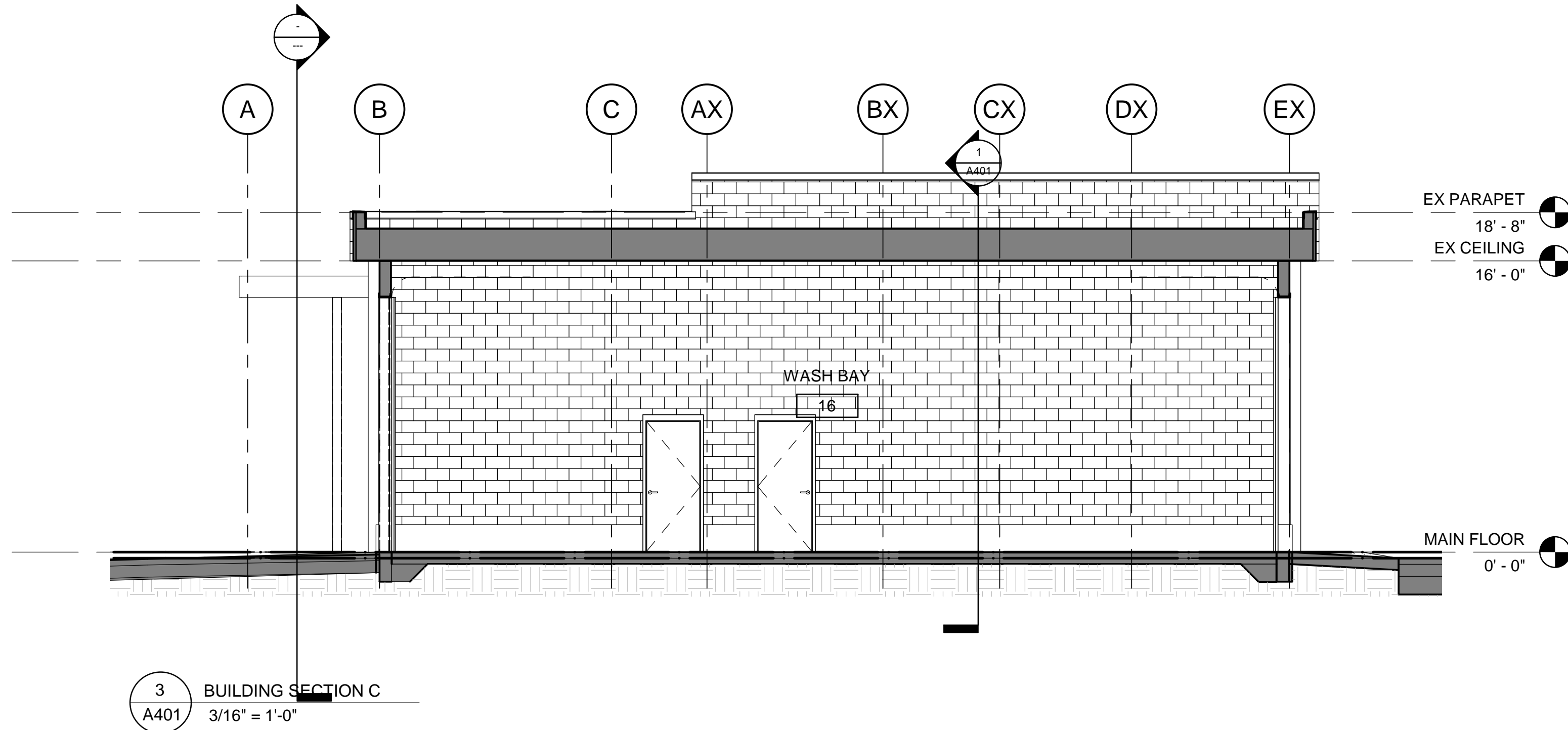
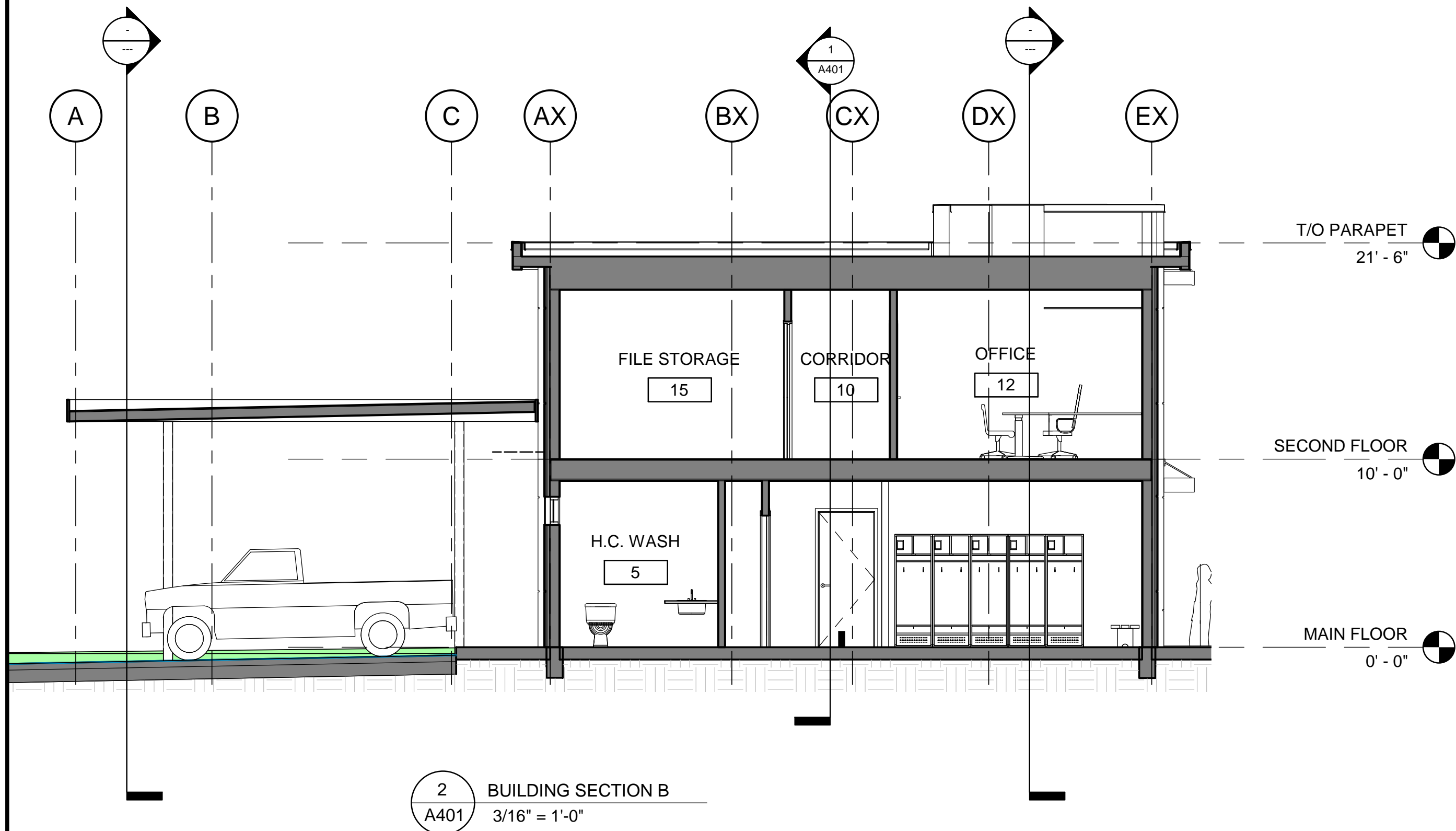
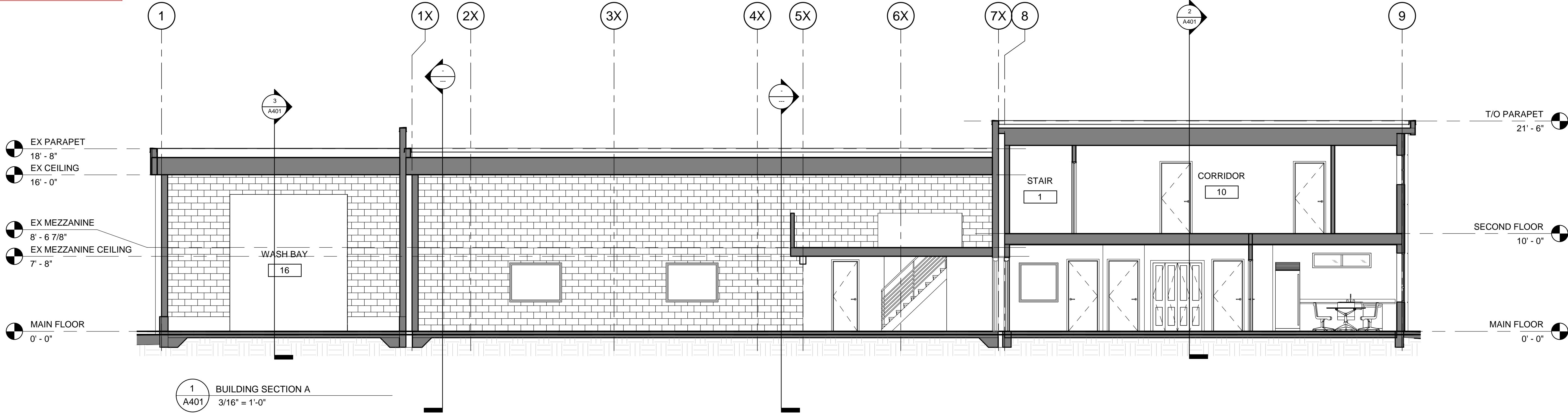
PROJECT
ADDITION to GLENMORE ELLISON
IMPROVEMENT DISTRICT SHOP
BUILDING

445 & 441 Glenmore Road

SHEET TITLE

BUILDING ELEVATION

DRAWN BY:	Author	DRAWING NO.	A301
DESIGNED BY:	Designer	SCALE:	As indicated
DATE:	04/03/19	FILE:	A18-54



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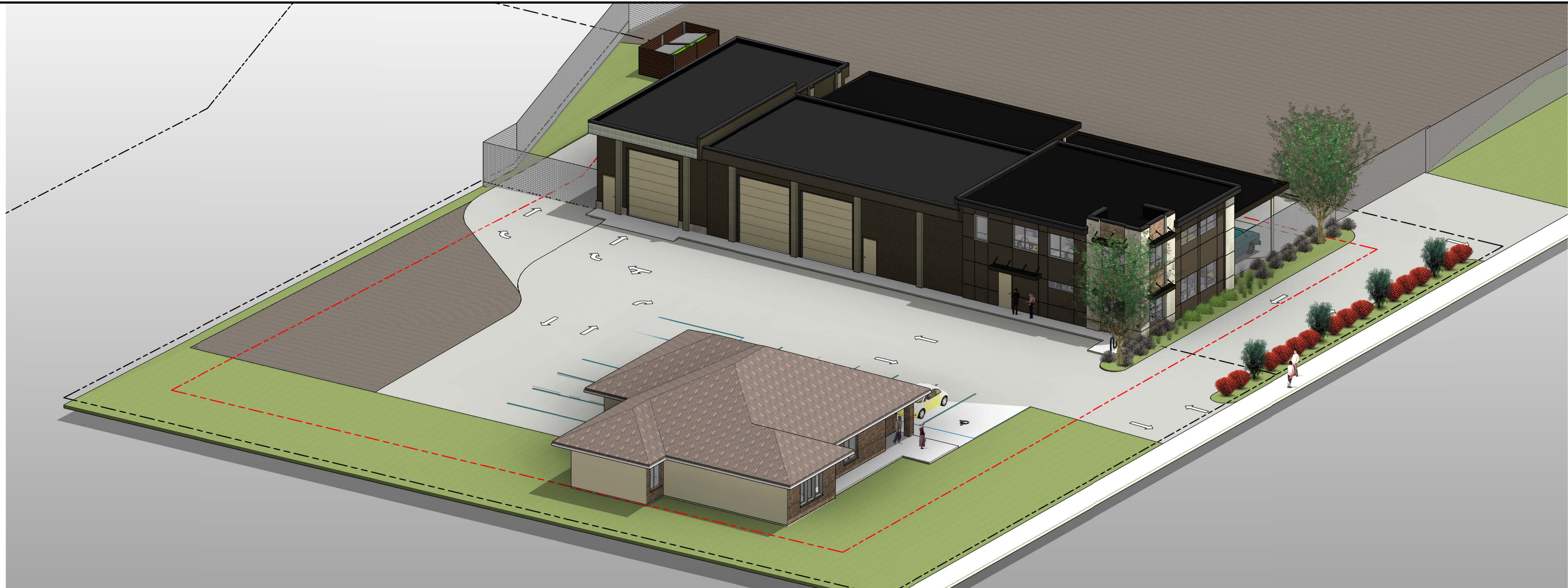
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IMPROVEMENT DISTRICT SHOP
BUILDING
445 & 441 Glenmore Road

SHEET TITLE

BUILDING SECTIONS

DRAWN BY:	Author	DRAWING NO.	A401
DESIGNED BY:	Designer	SCALE:	3/16" = 1'-0"
DATE:	04/03/19	FILE:	A18-54



1
A01 NORTH CORNER



2
A01 NORTH WEST CORNER

SCHEDULE B
This forms part of application
DP19-0081

Planner
Initials LKC

City of Kelowna
COMMUNITY PLANNING

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IMPROVEMENT DISTRICT SHOP
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SHEET TITLE

CONTEXT
COLOURED
ISOMETRICS

DRAWN BY:	Author	DRAWING NO.
DESIGNED BY:	Designer	A01
SCALE:		
DATE:	04/03/19	FILE: A18-54



1 NORTH CORNER FROM GLENMORE
A03



3 EXISTING OFFICE BUILDING SOUTHE ELEVATION
A03



2 SOUTH CORNER FROM GLENMOR ROAD
A03

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DESIGN CONSULTANT

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SHEET TITLE

COLOURED
RENDERING

DRAWN BY:	Author	DRAWING NO.
DESIGNED BY:	Designer	A03
SCALE:		
DATE:	03/25/19	FILE: A18-54

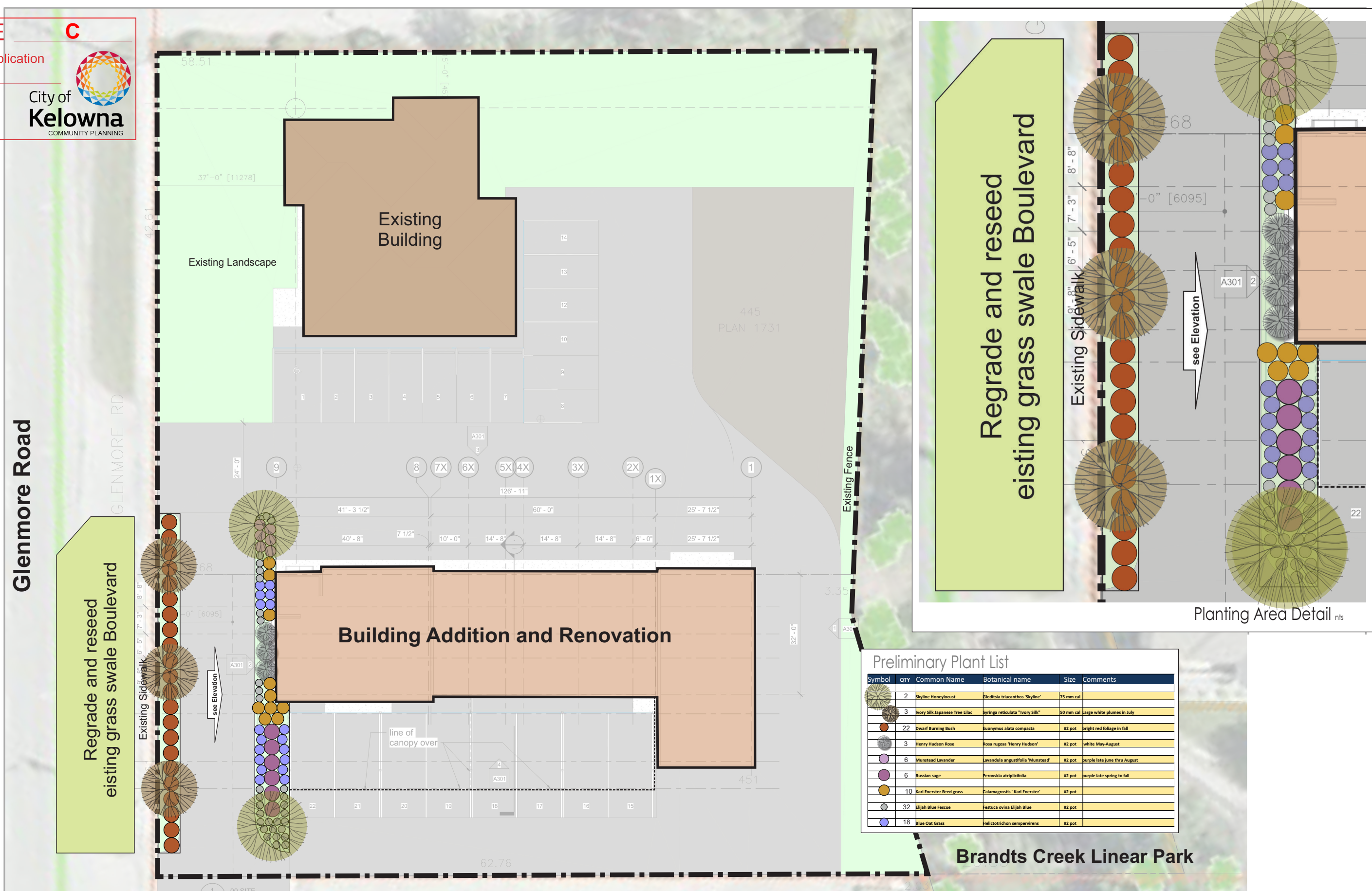
SCHEDULE

This forms part of application
DP19-0081

Planner Initials
LKC

C

City of
Kelowna
COMMUNITY PLANNING





Schematic West Elevation nts



Notes

- The illustrated landscape plan is conceptual only..not for construction.
- All plants, material and planting practices to conform to the Canadian Landscape Standard - Current Edition
- Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Plants and materials that fail before end of the warranty period shall be replaced by the contractor.
- All planting areas to receive 300mm of topsoil.
- Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
- Plant material selections are conceptual only. Final planting selections may vary depending on availability. No plant species substitution will be accepted without the written consent of the consultant.
- All planting beds to receive 50 mm depth of Ogo - Grow mulch or approved equivalent..
- An automatic timed irrigation system to be installed in all landscape areas.

SCHEDULE

This forms part of application

DP19-0081

Planner Initials LKC

C



City of Kelowna
COMMUNITY PLANNING



Glenmore Road Frontage



Fence along Brandts Creek Park

CONTEXT



Existing West Elevation



SUBJECT PROPERTY