

# REPORT TO COUNCIL DEVELOPMENT PERMIT



**Date:** July 8, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 2080 Rutland Rd N  
**File No.:** DP24-0018  
**Zone:** I2 – General Industrial

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0018 Lot 3 Section 35 Township 26 ODYD Plan EPP110033, located at 2080 Rutland Rd N, 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 amount of 125% of the estimated value of the Landscape Plan, 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 permit to be issued;

AND THAT issuance of the Development Permit be considered subsequent to approval of the Ministry of Transportation and Infrastructure;

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 issue a Development Permit for the form and character of three new industrial buildings.

## 3.0 Development Planning

Staff support the proposed Development Permit for the form and character of three multi-tenant industrial buildings. The proposal conforms with Official Community Plan (OCP) policies for The Gateway District by supporting the development of industrial lands, providing low-impact industrial when adjacent to rural

residential and agriculture lands, and adding employment. It is also in substantial compliance with the OCP Form and Character Guidelines for Industrial and Service Commercial Development.

Key design guidelines that are met for the project include:

- Use of integrated, consistent range of materials and colours, with use of accent colours;
- Use of glazing as major component of street facing facades;
- Pedestrian pathways provide clear sight lines and connect parking areas to the building entrances, and main building entrances to public sidewalks;
- Building entries are visibly located and directly accessible from public street; and,
- Distribute trees and landscaping throughout the site in order to: soften property edges facing the street; define internal roads, pedestrian routes, and open spaces; create pleasant pedestrian conditions; and screen parking, loading, service, and utility areas.

The proposed three new industrial buildings are oriented east-west on the property. The principal industrial vehicular entrances are from Rutland Ct and passenger vehicular access is from Rutland Rd. N. "No Trucks" signage will be installed at the entrance of Rutland Rd. N. Refuse and Recycling trucks would enter the site from Sexsmith Rd., travel south along an access easement on the west side of the property and then exit onto Rutland Ct. To accommodate the large vehicular traffic through the northern half of the property, the central parking area between the buildings has an oversized 8.0m drive aisle width.

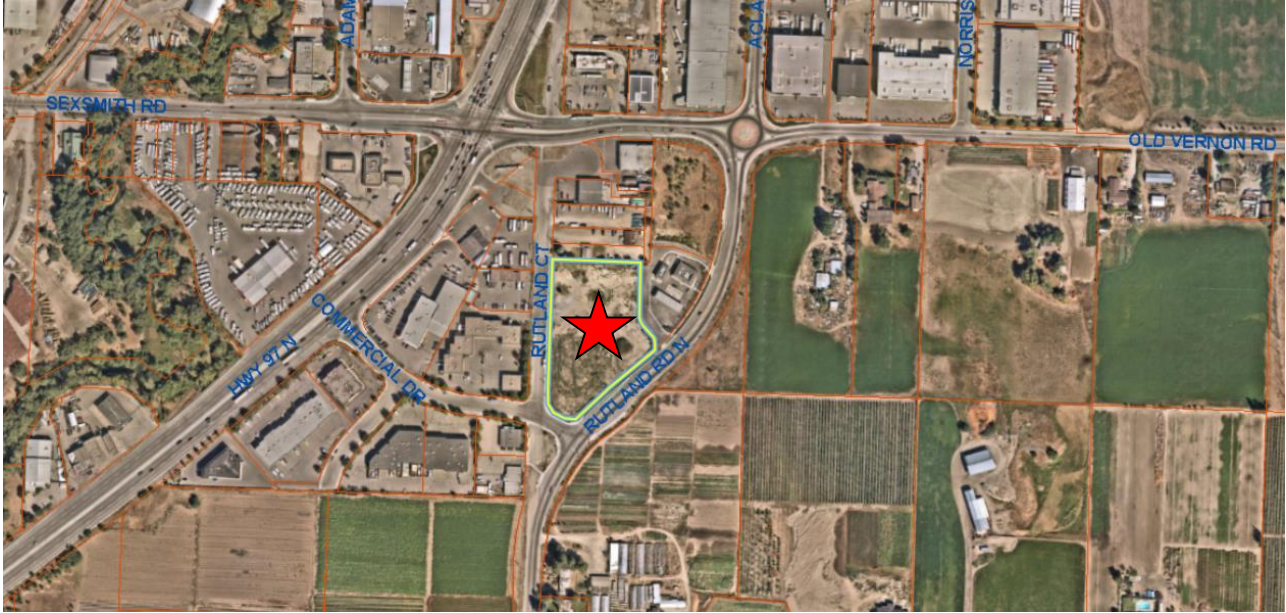
Proposed materials include concrete tilt-up walls that are painted gray and accented with horizontal metal cladding with woodgrain texture at each building, and generous energy-efficient glazing throughout, creating a clean and modern design. Articulation and colour changes on the concrete walls of each building help eliminate long blank walls on the street facing facades. In terms of Crime Prevention Through Environmental Design (CPTED), the proposed parking area will be well lit with clearly defined pedestrian entrances to the buildings, which will also have security lighting along all sides to allow for maximum visibility.

Finally, the proposed landscaping along Rutland Rd. N and Rutland Ct. are well distributed with a combination of large, medium and small trees. Due to the location and unique shape of the property, as well as conflicts with existing and proposed offsite tree canopy, the applicant is proposing to locate as many of the required twenty-eight trees along Rutland Rd. N. and Rutland Ct. Majority of the remaining trees will be placed at the southern corner, where a cluster of large deciduous trees, shrubs, perennials and ornamental grass plantings will screen the buildings from the adjacent sidewalk and create a focal point.

Based on the Development Permit guidelines, Staff believe the buildings will fit well into the immediate area and the surrounding neighbourhood.

4.0 Subject Property & Background

4.1 Subject Property Map: 2080 Rutland Rd. N.



The subject property is a corner lot located at Rutland Rd. N. and Rutland Ct., within an industrial and commercial area of The Gateway District with many industrial and commercial services and is in close proximity to Highway 97 N. The OCP designates the subject property as IND – Industrial, which supports the continued development of industrial lands under this designation. The development pattern in the surrounding area varies between industrial, commercial to the west and north, and agriculture (ALR) to the east and south.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	11,700m <sup>2</sup>
<b>Total Number of Units</b>	<b>26</b>
Building 1	7
Building 2	13
Building 3	6
Net Commercial Floor Area	1,964m <sup>2</sup>
Net Industrial Floor Area	3,191m <sup>2</sup>
Net Other Uses Floor Area (Office)	1,718m <sup>2</sup>

DEVELOPMENT REGULATIONS		
CRITERIA	I <sub>2</sub> ZONE	PROPOSAL
<b>Total Maximum Floor Area Ratio</b>	<b>1.5</b>	<b>0.6</b>
Max. Site Coverage (buildings)	60%	43.5%
Max. Site Coverage (buildings, parking, driveways)	90%	80.5%

Max. Height	16.0m	10.1m / 2 storeys
<b>Setbacks</b>		
Min. Front Yard (South – Rutland Rd. N.)	2.0m	2.0m
Min. Side Yard (West – Rutland Ct)	2.0m	2.0m
Min. Side Yard (East)	0m	0.6m
Min. Rear Yard (North)	0m	10.8m
<b>Landscaping</b>		
Min. Number of Trees	28 trees	28 trees
Min. Large Trees	14 trees	14 trees

<b>PARKING REGULATIONS</b>		
<b>CRITERIA</b>	<b>I2 ZONE REQUIREMENTS</b>	<b>PROPOSAL</b>
<b>Total Required Vehicle Parking</b>	<b>95</b>	<b>96</b>
General Industrial	52	52
Accessory Offices (25%)	43	44
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	70% Regular 30% Small
Min. Loading Stalls	4 stalls	26 stalls
Bicycle Stalls Short-Term	Not required	N/A
Bicycle Stalls Long-Term	3 stalls	3 stalls

**6.o Application Chronology**

Application Accepted: December 21, 2023  
 Public Information Session: N/A  
 Neighbour Notification Received: N/A

**Report prepared by:** Barbara B. Crawford, Planner II  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

**Attachments:**

Attachment A: Draft Development Permit DP24-0018  
 Schedule A: Site Plan  
 Schedule B: Floor Plans, Elevations, Sections & Colour Board  
 Schedule C: Landscape Plan  
 Attachment B: OCP Form and Character Development Permit Guidelines  
 Attachment C: Applicant’s letter of rationale

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).