
CITY OF KELOWNA

MEMORANDUM

Date: February 28, 2001
File No.: DP01-10,006

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. DP01-10, 006 OWNER: PUBLIC WORKS AND
GOVERNMENT SERVICES,
GOVERNMENT OF CANADA

AT: 471 QUEENSWAY APPLICANT: DOUG LANE, WATER STREET
ARCHITECTURE

PURPOSE: TO IMPROVE THE FAÇADE OF THE BUILDING

EXISTING ZONE: P1 – MAJOR INSTITUTIONAL

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT Municipal Council authorize the issuance of Development Permit No. DP01-10,006; for Lots 7 to 12, Block 16, D.L. 139, O.D.Y.D., Plan 462, located on Queensway, Kelowna, B.C., subject to the following:

1. The changes of the exterior design, finish and signage of the building be in general accordance with Schedule "A".

2.0 SUMMARY

The applicant proposes to improve the ground floor façade of the building by adding canopies, exterior lighting and a slate tile finish. Furthermore, some changes to the existing lobby at the northeast corner of the building are proposed.

The site is zoned institutional and therefore does not require a Development Permit. However, the applicant voluntarily applied for a permit to ensure that the City of Kelowna agrees with the proposed façade improvements.

3.0 BACKGROUND

The four-storey building was constructed in 1969/70. The building can generally be considered a Modernist building, characterized by its square shape, horizontal bands of windows and the absence of details, such as mouldings or ornaments. The façade consists of the original concrete.

The building fronts onto Queensway and, due to its size, dominates the streetscape of the transit station and the plaza. The proposed changes will both improve the visual appearance of

the building, and bring functional improvements by providing additional shelter from rain and snow, as well as improved lighting.

The proposed changes to the façade include canopies, exterior lighting and the addition of slate tiles at the columns and corners of the ground floor façade. A total of six canopies will be added to the building, with three canopies located over the windows and doors at the eastern end of the north elevation, two canopies at the east elevation, and one on the Pandosy Street elevation. The canopies are approximately six metres in length, with the exception of the one on Pandosy Street, which will be approximately twelve metres long. The flat canopies consist of structural glass and metal frames and brackets. All metal parts are to have a brushed aluminum finish, a feature which can be found in other parts of downtown, such as at the trellis of the walkway behind the law courts.

The columns at the north elevation of the building and the concrete wall at the western portion of the north façade will be finished with sage-coloured (grey-green) slate tiles. The tiles are approximately 30 cm by 30 cm in size. Similar tiles have been used on facades of other downtown buildings, such as the Kelowna Art Gallery. Ten wall luminaires will be installed on the columns between the ground floor windows and on the corners of the north façade. The elongated luminaires are designed for fluorescent lamps, which will substantially improve the level of lighting of the building, therefore contributing to the safety on the plaza. An additional new light fixture will be located on top of the newly finished western portion of the north façade.

Other proposed changes include the removal of the doors to the Human Resources Centre and their replacement with aluminum windows identical to the existing windows of the building. The HR Centre will be accessed through the lobby at the northeast corner of the building. The existing Code of Arms will be moved from the northeast corner of the building to the newly finished western portion of the north façade, and the existing building number signs at the north and west elevations will be replaced with brushed aluminum signs. The black Human Resources Centre sign, located at the current entrance to the office, will be moved inside the lobby. The large Government of Canada sign over the main entry will be removed completely. The entire building will be powerwashed and sealed.

The left half of the east elevation is reserved for a future mural. The mural is not part of this Development Permit, since it will be handled in a separate process involving the Public Art Committee.

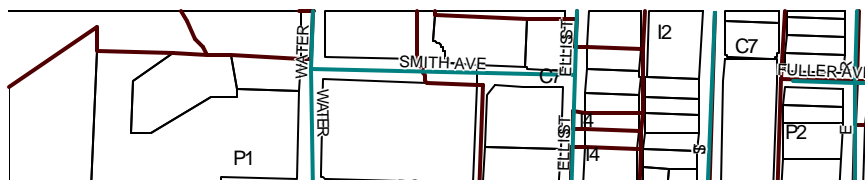
3.3 Site Context

The property is located on Queensway, between Pandosy and Ellis Streets. The building faces the Queensway Bus Terminal.

Adjacent zones and uses are, to the:

- North - P1 - Major Institutional – bus terminal, museum and City Hall
- East - C7 - Central Business Commercial – office building
- South - C7 - Central Business Commercial – bank, retail and office space
- West - C7 - Central Business Commercial – retail and office space

Site Map



3.5 Current Development Policy

3.5.1 Kelowna Official Community Plan

The property is located in the Downtown Urban Town Centre. However, since the use of the property is institutional, a Development Permit is not required. Nonetheless, the proposed façade improvements are consistent with the Urban Town Centre Development Permit Objectives, which promote “high quality urban design which complements the positive attributes of current facilities in the Urban Town Centre Areas” (Section 13.5.2). The applicant incorporated features and materials in the façade improvements that can be found on other buildings and structures in the downtown, and the proposal therefore meets this guideline.

By providing exterior lighting, the proposal also meets the OCP guideline to enhance the safety of persons after dark (Section 13.6.3).

3.5.2 Kelowna Downtown Plan (1999)

The subject property lies within the boundaries of the Kelowna Downtown Plan. The proposed façade improvements meet several guiding principles of the plan. The plan encourages weather protection along sidewalks, which will be provided by adding canopies to the north façade of the building. The plan furthermore encourages creating a strong building base through changes in material, colours, texture and massing. Whereas the proposal does not address changes in the massing of the building, it definitely enhances the appearance of the base with the help of slate tiles and light fixtures. The detail at the ground floor of the building is therefore greater than that of the remaining storeys, which is another guiding principle of the Downtown Plan.

3.5.3. Kelowna Downtown Façade Guidelines (1995)

The subject property lies within the area identified as the “civic institutional area” in the Downtown Façade Guidelines. The document envisions a “well treed campus building containing high quality public buildings”. The plan suggests low intensity earth tones and earth tone complements to reflect the nature of this campus setting. The proposed sage-coloured slate tiles are consistent with this guideline.

4. TECHNICAL COMMENTS

The proposal was circulated to the Works & Utilities and Inspection Departments. Neither department had any concerns regarding the façade improvements. However, the Works & Utilities Department would like the owner of the building to inspect the sidewalk that runs on the property along Pandosy Street. The existing trees have begun to lift the sidewalk, creating an uneven and potentially dangerous surface. The applicant agreed to inform the owners of this concern. Any changes required to the sidewalk are outside of the scope of this development permit.

5.0 PLANNING COMMENTS

The Planning and Development Services Department has no concerns with the proposed façade improvements. The proposed canopies, lights and slate finish will substantially enhance the appearance of the ground floor of the building. The proposal meets the objectives of the Official Community Plan and the guiding principles for architecture and build form stated in the Kelowna Downtown Plan.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

KGB
Attach.

FACT SHEET

1. APPLICATION NO.: DP01-10,006
2. APPLICATION TYPE: Development Permit
3. OWNER: Federal Government of Canada
Public Works and Government Services
 - ADDRESS
 - CITY
 - POSTAL CODE
4. APPLICANT/CONTACT PERSON: Water Street Architecture / Doug Lane
 - ADDRESS 1485 Water Street
 - CITY Kelowna, BC
 - POSTAL CODE V1Y 1J6
 - TELEPHONE/FAX NO.: 762-2235 / 762-4584
5. APPLICATION PROGRESS:
 - Date of Application: February 5, 2001
 - Date Application Complete: February 5, 2001
 - Servicing Agreement Forwarded to Applicant: N/A
 - Servicing Agreement Concluded: N/A
 - Staff Report to Council: February 28, 2001
6. LEGAL DESCRIPTION: Lots 7-12, Block 16, D.L. 139, ODYD, Plan 462
7. SITE LOCATION: Located in Downtown Kelowna on Queensway, between Ellis Street and Pandosy Street
8. CIVIC ADDRESS: 471 Queensway
9. AREA OF SUBJECT PROPERTY: 0.334 ha
10. EXISTING ZONE CATEGORY: P1 – Major Institutional
11. TYPE OF DEVELOPMENT PERMIT AREA: N/A; Voluntary DP
12. PURPOSE OF THE APPLICATION: To improve the façade of the building
13. MIN. OF TRANS./HIGHWAYS FILES NO.: N/A; Voluntary DP
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY
14. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS N/A

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Schedule A: Proposed façade improvements and signage changes