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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** July 29, 2003  
**File No.:** DP02-0109

**To:** City Manager

**From:** Planning & Corporate Services Department

**Subject:**

APPLICATION NO. DP02-0109      OWNER: Greenough, Sandra and Thomas

LOCATION: 199 Pinto Road      APPLICANT: Water Street Architecture

PURPOSE: TO CONSTRUCT A MULTI-TENANT INDUSTRIAL BUILDING

EXISTING ZONE: I2 – GENERAL INDUSTRIAL

REPORT PREPARED BY: RYAN SMITH

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**1.0 RECOMMENDATION**

THAT Council authorise the issuance of Development Permit No. DP02-0109 for Lot 19, Section 2, Township 23, ODYD, Plan 18861, located on Pinto Road, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general 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 professional landscaper;
5. The applicant be required to register a covenant in favour of the City of Kelowna agreeing that in the event of the closure of Appaloosa road, the access may be rescinded with no compensation to the owner of the property.

AND THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

## 2.0 SUMMARY

The applicant wishes to construct a 1056m<sup>2</sup> industrial office building as phase one of a proposed development on the site. This development permit includes the entire project; however, initially only the area identified as “phase 1” will be constructed.

## 3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of January 14, 2003 it was resolved:

That the Advisory Planning Commission supports Development Permit Application No. DP02-0109 - 199 Pinto Road, Lot 19, plan 18861, Sec 2, Twp. 23, ODYD, by Water Street Architecture (Doug Lane), to obtain a development permit for the development of a 1056 m<sup>2</sup> industrial office building (Phase 1).

The Advisory Planning Committee wishes to note consideration should be given to the exterior design of the building to bring cohesiveness of the new construction with the already existing homes. Concern was expressed about the overall appearance of the area. Additional design guidelines along Hollywood Road are required to improve overall appearance. Other concerns related to access, landscaping, cohesiveness/harmony in the area were noted.

## 4.0 BACKGROUND

### 4.1 The Proposal

The applicant wishes to construct a 1056m<sup>2</sup> industrial office building as phase one of proposed development on the site. The front elevation of the building will have a storefront type appearance with grey-glazed windows framed in black aluminium. Exposed aggregate concrete will constitute the remainder of the buildings façade. Proposed fascia signage will be located above each door on the front elevation. Fascia signage will also be located on the east and west elevations. Proposed signage bands will be located above each door on the front elevation. The rear elevation of the proposed building is lined with a series of overhead doors. The building will be eight metres or 2 storeys in height. The second storey will be used as a mezzanine area. The second phase of the development will be built to match phase 1.

The subject property will have vehicular access via both Pinto and Appaloosa Roads. This access will be subject to change due to the planned extension of Hollywood Road North.

Landscaping for the development will take the form of shrub and tree clusters in planting beds along the Pinto and Appaloosa frontages. The planting beds will also serve to screen the parking areas from the street Pinto and Appaloosa frontages.

The application meets the requirements of the I2 – General Industrial zone as follows:

CRITERIA	PROPOSAL	I2 ZONE REQUIREMENTS
Site Area (m <sup>2</sup> )	7365.8m <sup>2</sup>	4000m <sup>2</sup>
Lot Width	50.19m	40.0m
Lot Depth	95.56m	35.0m
Building Area		
- Phase 1	1056m <sup>2</sup>	4419m <sup>2</sup>
- Phase 2	1708m <sup>2</sup>	4419m <sup>2</sup>
Total Floor Area (Phases 1 and 2 with Mezzanine)	3870m <sup>2</sup>	11,048m <sup>2</sup>
F.A.R.	0.526	1.5 (Max)
Site Coverage (%)	37.5%	60%
Setbacks (m)		
- Front	16.5m	7.5m
- Rear	6.0m	6.0m
- Side Yard (N)	18.0m	6.0m
- Side Yard (S)	14.0m	4.5m
Height (m)	8m	14m
Landscaping Buffering	3.0m @ Frontage	3.0m
Parking Stalls (Phases 1 and 2)	78 (+2 Loading)	78
Bicycle Parking		
- Class 2	12	12

#### 4.2 Site Context

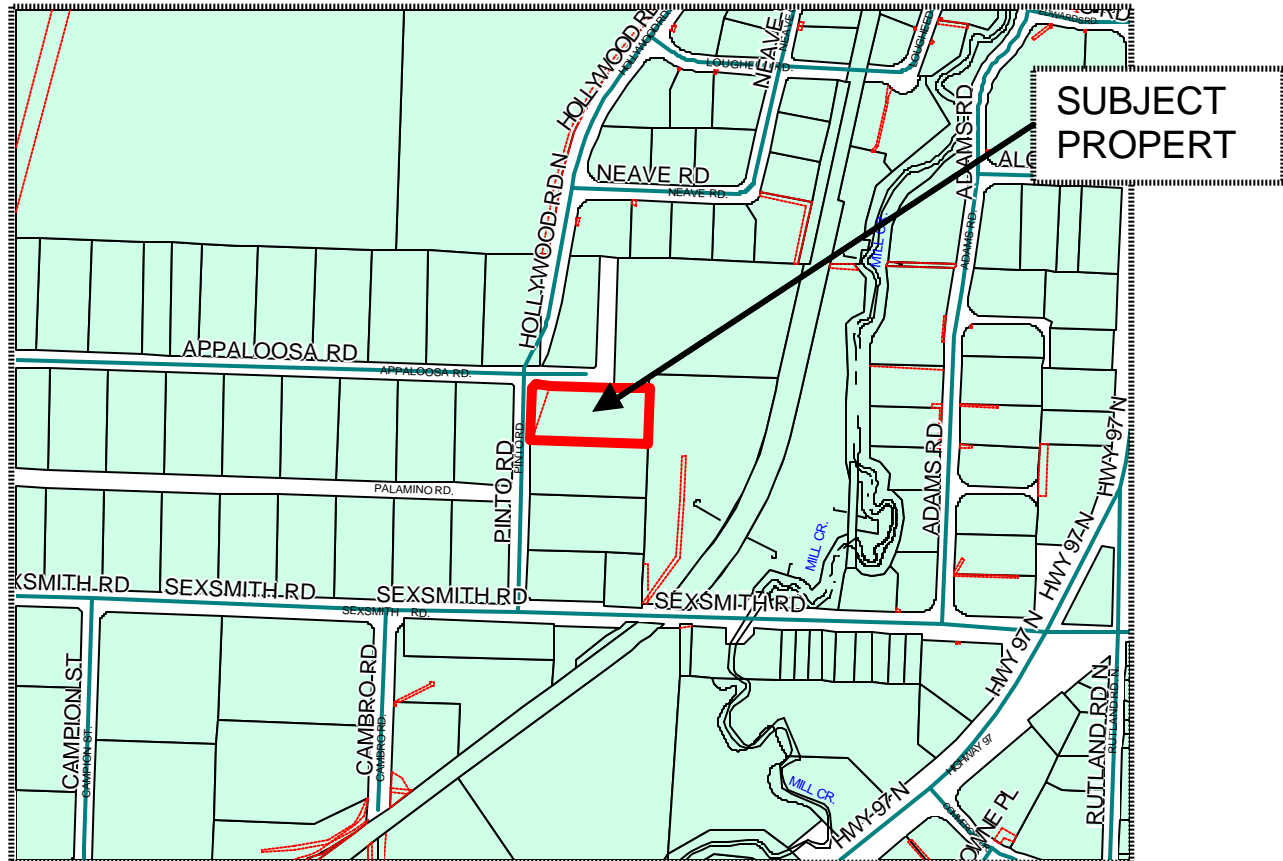
The subject property is located in the Highway 97 Sector on the north east corner of Pinto Road between Sexsmith and Appaloosa Roads. The future Hollywood Road extension will impact the western end of the property.

Adjacent zoning and existing land uses are to the:

- North - A1 – Agriculture 1 – Single Family Dwelling/Farm
- East - I2 – General Industrial – Industrial Related Use
- South - A1 – Agriculture 1 – Single Family Dwelling/Farm
- West - A1 – Agriculture 1 – Single Family Dwelling/Farm

## Site Map

Subject Property: 199 Pinto Road



### 4.3 Existing Development Potential

The property is zoned I2 – General Industrial, a zone intended to provide for general industrial uses. Commercial office space is not a permitted use in the I2 zone.

### 4.4 Current Development Policy

#### 4.4.1 Kelowna Official Community Plan

The OCP designates the future land use of the subject property as “Industrial”, and the proposed development is consistent with this designation.

## 5.0 TECHNICAL COMMENTS

The Works & Utilities Department have the following requirements associated with this development application. The requirements outlined in this report will be a condition of the issuance of a building permit or a subdivision approval, but are outlined in this report for information only

### 5.1 Domestic Water and Fire protection.

- a) The property is serviced by the Glenmore and Ellison Improvement District (GEID) and as such, all servicing arrangements are to be made with the District.
- b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation Bylaws. The developer or the building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.

### 5.2 Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application. The storm water must be detained on site by providing catch basins, drywells all interconnected by perforated pipes.

### 5.3 Sanitary Sewer.

The property is not currently serviced by the municipal wastewater collection system. This item is under the jurisdiction of the Public Health Officer

### 5.4 Roads.

#### Pinto Road.

- a) Pinto road will be reconfigured as a cul-de sac when Hollywood Road North is constructed in the future. The cul-de sac bulb will likely be constructed near the property to the south of the subject property, and will be designed to accommodate the proposed access at or near its location as shown on the drawings.
- b) In accordance with the Subdivision, Development and servicing Bylaw, this development is required to upgrade the frontage of Pinto Road to an urban standard. Since the Pinto frontage will ultimately become the Hollywood Road frontage, the City wishes to defer the frontage upgrading until Hollywood Road is constructed in the future, therefore, a cash in lieu is required for the Pinto Road upgrading. The cash in lieu is determined as follows:

Item	Cost
Fillet paving	\$ 2,500.00
Curb and Gutter	\$ 4,100.00

Sidewalk	\$ 6,200.00
Storm drainage	<u>\$ 8,500.00</u>
TOTAL	<u>\$21,300.00</u>

Appaloosa Road.

- a) It is anticipated that Appaloosa Road will be reconfigured as the development of the land to the north of the subject property occurs. The proposed Appaloosa access as shown on the drawing submitted in support of this application must be considered temporary and cannot be guaranteed to remain operational in the long term.
- b) A restrictive covenant in favour of the City of Kelowna, registrable under Section 219 of the Land Title Act, must be granted to the effect that the owner agrees that in the event of the closure of Appaloosa road, the access may be rescinded with no compensation to the owner of the property.

5.0 PLANNING COMMENTS

The Planning and Development Services Department has no concerns regarding the proposed industrial development. The applicant has acknowledged an understanding of the permitted uses in the I2 – General Industrial zone. The subject property lies at the corner of Pinto and Appaloosa Road. The future Hollywood Road extension will impact the western side of the property. The site plan takes this extension into account. The proposal is also consistent with the Official Community Plan future land use designation of “Industrial” and the proposed signage meets Signage Bylaw No.8235 standards.

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Andrew Bruce  
Development Services Manager

Approved for inclusion ☐

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

RM/AB/rs  
Attach.

**FACT SHEET**

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| 1. APPLICATION NO.:   | DP02-0109  |
| 2. APPLICATION TYPE:  | Development Permit   |
| 3. OWNER:   | Thomas and Sandra Greenough  |
| . ADDRESS   | 1955 Brentwood Rd.   |
| . CITY  | Kelowna, BC  |
| . POSTAL CODE   | V1P 1H2  |
| 4. APPLICANT/CONTACT PERSON:                                      | Doug Lane  |
| . ADDRESS   | Water Street Architecture  |
| . CITY  | Kelowna, BC  |
| . POSTAL CODE   | V1Y 1J7  |
| . TELEPHONE/FAX NO.:  | 762-2235   |
| 5. APPLICATION PROGRESS:  |  |
| Date of Application:  | November 29, 2002  |
| Date Application Complete:  | November 29, 2002  |
| Servicing Agreement Forwarded to Applicant:                       | N/A  |
| Servicing Agreement Concluded:                                    | N/A  |
| Staff Report to APC:  | January 14, 2003   |
| Staff Report to Council:  |  |
| 6. LEGAL DESCRIPTION:   | Lot 19, Section 2, Township 23,<br>ODYD, Plan 18861  |
| 7. SITE LOCATION:   | The subject property is located in the<br>Highway 97 Sector on the north east<br>corner of Pinto Road between Sexsmith<br>and Appaloosa Roads. |
| 8. CIVIC ADDRESS:   | 1992 Dilworth Drive  |
| 9. AREA OF SUBJECT PROPERTY:                                      | 7365.8m <sup>2</sup>   |
| 10. EXISTING ZONE CATEGORY:                                       | I2 – General Industrial  |
| 11. TYPE OF DEVELOPMENT PERMIT AREA:                              | General Industrial   |
| 13. PURPOSE OF THE APPLICATION:                                   | Construction of new industrial<br>development  |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.:                            |  |
| NOTE: IF LANDS ARE WITHIN 800 m OF A<br>CONTROLLED ACCESS HIGHWAY |  |
| 15. DEVELOPMENT PERMIT MAP 13.2<br>IMPLICATIONS                   | N/A  |

**ATTACHMENTS**

**(not attached to the electronic version of the report)**

- Location of subject property
- Site Plan
- Elevations
- Sample Colour Board