
CITY OF KELOWNA

MEMORANDUM

Date: October 21, 2004
File No.: **DP04-0109**

To: City Manager

From: Planning & Corporate Services Department

Subject:

**DEVELOPMENT PERMIT
APPLICATION NO. DP04-0109**

OWNER: The International Centre for
Leadership Development
and Evangelism

AT: 2000 Rutland Road North

APPLICANT: The Leadership Centre
Willow Creek Canada

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT TO AUTHORIZE
CONSTRUCTION OF A BUILDING ADDITION TO AN EXISTING
COMMERCIAL BUILDING

EXISTING ZONE: C10 – SERVICE COMMERCIAL

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP04-0109 for Lot 2, Section 10, Township 20, ODYD Plan 11852, located on Rutland Road, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the building addition to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building addition to be constructed on the land be in general accordance with Schedule "B";

2.0 SUMMARY

The applicant is seeking a development permit for the construction of a two storey 371m² addition to an existing C10 – Service Commercial building measuring 390m² in size.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of October 12, 2004 it was resolved:

THAT the Advisory Planning Commission supports Development Permit Application No. DP04-0109, for 2000 Rutland Road N, Lot 6, Plan 57139, Sec 35, Twp 26, ODYD, by The Leadership Centre Willow Creek Canada (Roger Perron), to obtain a development permit for a 762m², two storey addition to an existing commercial building.

4.0 AGRICULTURAL ADVISORY COMMITTEE

The AAC, at their October 14 meeting, considered this development permit application as a referral. It was thought that while the proposal does meet the Level 5 minimum buffering requirement for developments adjacent to ALR lands, a more intensive buffer than already existing should be considered. This is because the adjacent farm use could change to a crop requiring higher levels of spraying. Also, it was noted that the windows on the south elevation on the proposed building should be unable to open, in an attempt to mitigate potential conflicts that may arise from the adjacent farm operation.

5.0 PROPOSAL

The subject property is located on the west side of Rutland Road North south of Commercial Drive. The addition will house a warehouse area at grade and will provide for future office space on the second storey (to be related to the storage). The exterior of the building will be finished to match the existing structure and windows will be provided on both north and south elevations. The parking provided on the site is being reconfigured to accommodate the building addition and will also be adequate to meet the Zoning Bylaw requirements. An existing fence and hedge serves to provide a buffer from the abutting A1 – Agriculture zoned land to the south which is included in the ALR and therefore requires such a buffer. The building setback for the proposed building addition will also maintain a 4.5m setback from the southern property boundary. The subject property shares an access from Rutland Road North with the abutting property to the north. The existing building is occupied by a life skills training centre (commercial school).

The proposal as compared to the C10 – Service Commercial zone requirements is as follows:

CRITERIA	PROPOSAL	C10 ZONE REQUIREMENTS
Site Area (m ²)	1921m ²	1000m ²
Site Width (m)	40.0m	30m
Site Depth (m)	48.0m	30m
Site Coverage Existing (%)	20%	60%
Site Coverage (%)	39.6%	60%
Total Floor Area (m ²)	767m ²	
F.A.R.	0.40	0.65
Storeys (#)	2	3 storeys
Setbacks (Existing Building)		
- Front	3.04m	2.0m
- Rear	28.8m	0.0m
- North Side	10.05m	0.0m
- South Side	3.04m (existing legal non-conformity)	4.5m

Setbacks (Proposed Addition)		
- Front	3.04m	2.0m
- Rear	0.0m	0.0m
- North Side	28.27m	0.0m
- South Side	4.5m	4.5m
Parking Stalls (#)	18	17
Loading Stalls (#)	1	1

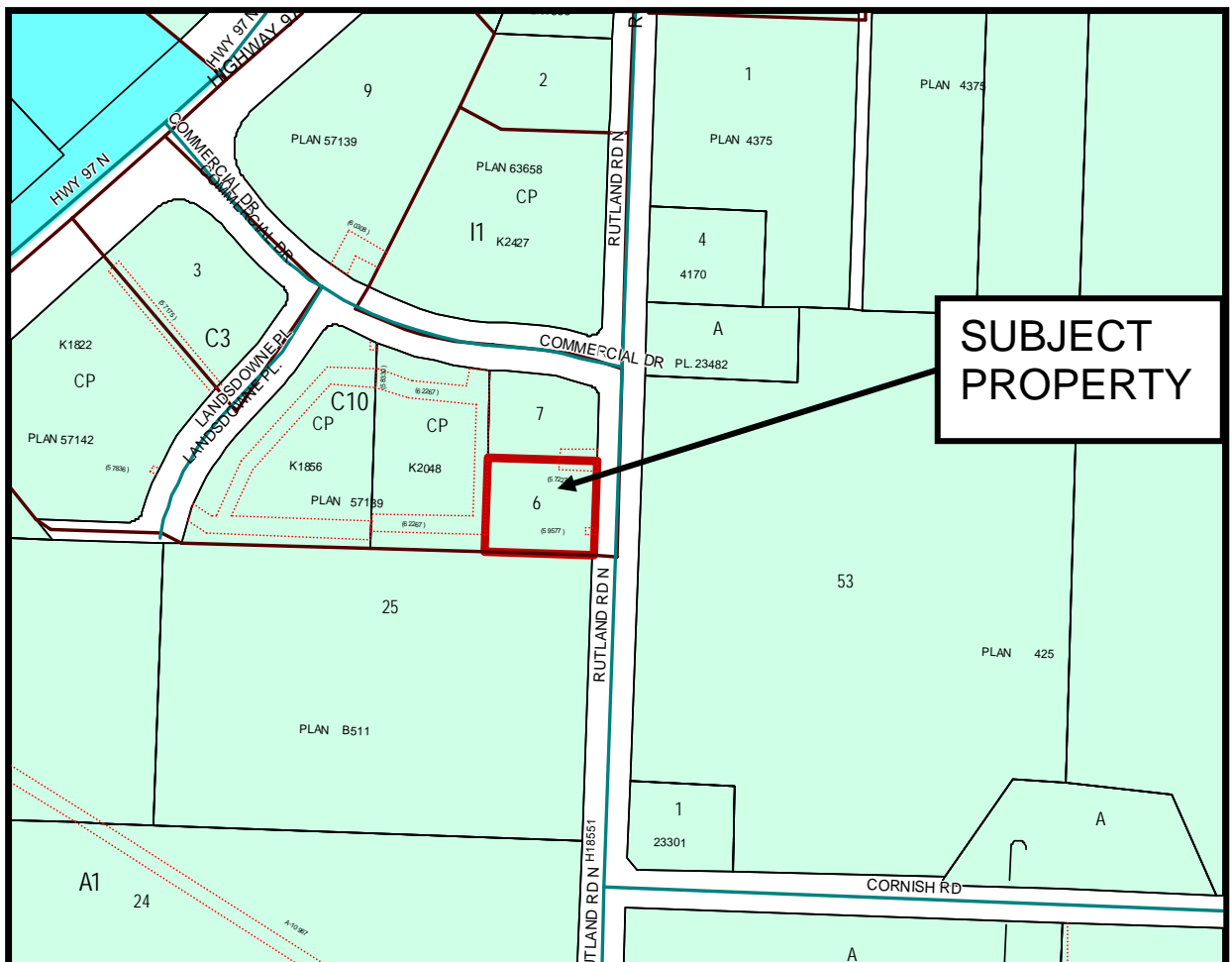
5.1 Site Context

Adjacent zones and uses are:

- North - C10 – Service Commercial – IWA Offices
- East - A1 – Agriculture 1 – Ogi's Greenhouse (ALR)
- South - A1 – Agriculture 1 – Farmland (ALR)
- West - C10 – Service Commercial – Construction/Warehouse and Service Commercial related uses

SUBJECT PROPERTY MAP

Subject Property: 2000 Rutland Road North



5.2 Current Development Policy

5.2.1 Kelowna Official Community Plan

All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.

5.2.2 City of Kelowna Strategic Plan (1992)

The City, in its future plans and policies will provide for the protection of productive agricultural land in the City.

The City will, in the preparation of its Official Community Plan, provide for the establishment of buffer areas between agricultural uses.

5.2.3 Crime Prevention Through Environmental Design

Natural Surveillance

- dumpsters should not create blind spots or hiding areas;
- lighting should be even to avoid casting shadows where people can hide; using numerous low wattage lights accomplishes this better than a few high wattage lights;
- loading areas should not create hiding places;
- all four facades of a building should have windows;
- the lower branches of existing trees should be kept at least ten feet (3 metres) off the ground;
- exterior of buildings should be well-lit;
- wherever it is appropriate, a mix of uses should be encouraged to increase natural surveillance at different times of the day; placement of residential uses above commercial is a good example of this;
- elevators and stairwells should be clearly visible from windows and doors;
- shrubbery should be no more than three feet (one metre) high for clear visibility;
- stairwells should be well-lit and open to view; not behind solid walls.

Territorial Reinforcement

- property boundaries, where possible, should be marked with hedges, low fences or gates;
- private and semi-private areas should be easily distinguishable from public areas;
- all public and semi-private areas should be well-maintained to convey pride and ownership, which discourage negative activity;

Natural Access Control

- Public paths should be clearly marked;
- signs should direct patrons to parking and entrances;
- there should be no easy access to the roof;

- entrances to dwellings within a commercial building should be separate from the commercial entrance to enable distinction of residential visitors from those frequenting businesses;
- rear access to shops should be provided from rear parking lots.

6.0 TECHNICAL COMMENTS

This application was circulated to various internal departments and technical agencies and the following comments were received:

6.1 Inspection Services

The following comments must be addressed at building permit stage:

- a) Is new building an additional use to existing one storey or will it be separated by firewall?
- b) Main floor areas to be fully accessible. Review latch clearances and clearances to doors. Provide proper clearances at exterior doors.
- c) Connecting corridor does not meet code for landings and accessibility between main floors. Is existing building fully accessible? Ensure 2 hour fire rated wall built with non-combustible materials/finishes is used.

6.2 Ministry of Transportation

MOT have no objections to the Development Permit for a warehouse/future offices on the above-noted property.

6.3 RCMP

No comment.

6.4 Telus

TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.

6.5 Terasen Utility Services

No comment.

6.6 Fire Department

No comment.

6.7 Fortis BC

No comment.

6.8 Works and Utilities Department

- a) In principle this application does not compromise Works and Utilities servicing requirements. The property is fully serviced and the original access is to remain without modification.
- b) The on-site circulation is very tight.

3.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The Planning and Corporate Services Department has no concerns relating to this development permit application for a 371m² commercial building addition. The subject property is designated Commercial in the OCP and as such the proposed use would be consistent and could be supported. This proposal is to add a two storey building addition to the site for warehouse and offices on the 2nd floor. It should be noted that general office use is not permitted in the C10 zone. The only office uses permitted would be related to the warehouse operation. In this case both are related.

It is also noted that there is no landscaping plan attached to this circulation. A landscape buffer including fencing and a hedge already serve to separate the subject property from the abutting ALR land and pictures are provided with this report in addition to the site plan.

Andrew Bruce
Manager of Development Services

Approved for inclusion ☐

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

RM/AB/rs

FACT SHEET

- | | |
|---|---|
| 1. APPLICATION NO.: | DP04-0109 |
| 2. APPLICATION TYPE: | Development Permit |
| 3. OWNER: | The Leadership Centre Willow Creek
Canada |
| <ul style="list-style-type: none">• ADDRESS• CITY/POSTAL CODE | 2000 Rutland Road N
Kelowna, BC, V1X 4Z6 |
| 4. APPLICANT/CONTACT PERSON: | Roger Peron |
| <ul style="list-style-type: none">• ADDRESS• CITY/POSTAL CODE• TELEPHONE/FAX NO.: | 2000 Rutland Road N
Kelowna, BC, V1X 4Z6
491-2432 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | August 25, 2004 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to APC: | September 23, 2004 |
| 6. LEGAL DESCRIPTION: | Lot 2, Section 10, Township 20,
ODYD Plan 11852 |
| 7. SITE LOCATION: | The subject property is located on the
west side of Rutland Road North, just
south of Commercial Drive. |
| 8. CIVIC ADDRESS: | 2000 Rutland Road North |
| 9. AREA OF SUBJECT PROPERTY: | 1921m ² |
| 10. TYPE OF DEVELOPMENT PERMIT AREA: | Commercial |
| 11. EXISTING ZONE CATEGORY: | C10-Service Commercial |
| 12. PURPOSE OF THE APPLICATION: | TO OBTAIN A DEVELOPMENT PERMIT TO
AUTHORIZE CONSTRUCTION OF A
BUILDING ADDITION TO AN EXISTING
COMMERCIAL BUILDING |
| 13. DEVELOPMENT VARIANCE PERMIT
VARIANCES: | N/A |
| 14. VARIANCE UNDER DEVELOPMENT
PERMIT: | N/A |
| 15. DEVELOPMENT PERMIT MAP 6.2
IMPLICATIONS | N/A |

Attachments

- Subject Property Map
- Schedule A, B & C (pages)
- pages of site elevations / diagrams
- Photos Showing existing building and landscape buffer