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**CITY OF KELOWNA**

**MEMORANDUM**

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**DATE:** April 22, 2008

**TO:** City Manager

**FROM:** Planning and Development Services Department

**APPLICATION NO.** DP08-0052 **OWNER:** Interior Savings Credit Union

**AT:** 185 Rutland Road South **APPLICANT:** Meiklejohn Architects Inc.

**PURPOSE:** TO OBTAIN A DEVELOPMENT PERMIT FOR THE FORM AND CHARACTER OF THE PROPOSED ADDITION TO THE EXISTING COMMERCIAL BUILDING

**EXISTING ZONE:** C4 – Urban Centre Commercial

**REPORT PREPARED BY:** Alec Warrender

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**1.0** RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP08-0052 Lot A, Sec. 23, Twp. 26, ODYD, Plan 32024, located at 185 Rutland Road South, Kelowna, BC subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- c) Landscaping to be provided on the land be in general accordance with Schedule "C";
- c) That any additional signage conforms to the City of Kelowna's Sign Bylaw.

**2.0** THE PROPOSAL

The applicant has applied for a development permit for the form and character of the proposed addition to the existing commercial building. A two storey addition (approx 279m<sup>2</sup>) will be attached to the front of the existing building facing Rutland Road. A small (10m<sup>2</sup>) single storey addition will be built at the rear of the existing building in order to house a Drive-through ATM machine.

### 3.0 ADVISORY PLANNING COMMISSION

At a meeting held on April 8, 2007, the APC passed the following motions:

THAT the Advisory Planning Commission support Development Permit Application No. DP08-0052, for 185 Rutland Road S, Lot A, Plan 32024, Sec. 23, Twp. 25, ODYD by Meiklejohn Arch. Inc. (Interior Savings Credit Union), to obtain a Development Permit for the form and character of the proposed addition to the existing commercial building.

### 4.0 SUMMARY

The exterior of the proposed addition will be coordinated with the existing commercial building. Brick veneer will be the primary material, while a concrete base and an acrylic stucco finish through the mid section of the Rutland Road frontage will add texture to the development. The proposal compares to the C4 – Urban Centre Commercial Zoning requirements as follows:

CRITERIA	PROPOSAL	C4 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	4,123 m <sup>2</sup>	1300 m <sup>2</sup>
Lot Width	51.65 m	13.0 m
Lot Depth	72 m	30.0 m
Development Regulations		
Floor Area Ratio	1.76	1.0
Site Coverage	19.3%	75%
Height	21.5m	15m / 4 storeys
Front Yard (west)	0.0 m	0.0 m
Side Yard (south)	+ 2.0 m	2.0 m
Side Yard (north)	0.0m	0.0 m
Rear Yard (east)	6.0 m	6.0 m
Other Regulations		
Minimum Parking Requirements	33 stalls <sup>1</sup>	<b>22 stalls</b> permitted (1.75 * 9.49 = <b>17 stalls</b> ) (125% * 17 = <b>22 Stalls</b> )
Bicycle Parking	Class I: 2 Class II: 6	Class I: 2 Class II: 6
Loading	1 space (to be shown on revised plan)	1 spaces

<sup>1</sup>Existing Legal non-conforming parking scheme.

4.1 Site Location

185 Rutland Road South


4.2 Site Context

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	C4LR – Urban Centre Commercial	Commercial
East	RM3 – Low Density Multiple Housing	Residential
South	C4 – Urban Centre Commercial	Commercial
West	C4LP - Urban Centre Commercial	Commercial

5.0 PLANNING COMMENTS

The Planning and Development Services Department supports the proposed development permit to add additional commercial space to the existing development. The proposed addition will bring the building closer to Rutland Rd., helping to give the building more of a presence along the street. The proposed changes are consistent with the form and character of the existing building. Staff have been working with the applicant to improve the overall design of the

project. The applicant has agreed to add pedestrian oriented lights and landscaping to the Rutland Road frontage.

  
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Shelley Gambacort  
Current Planning Supervisor

SG/aw

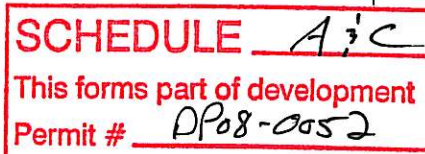
Attachments

- Location Map
- Site Plan & Elevations







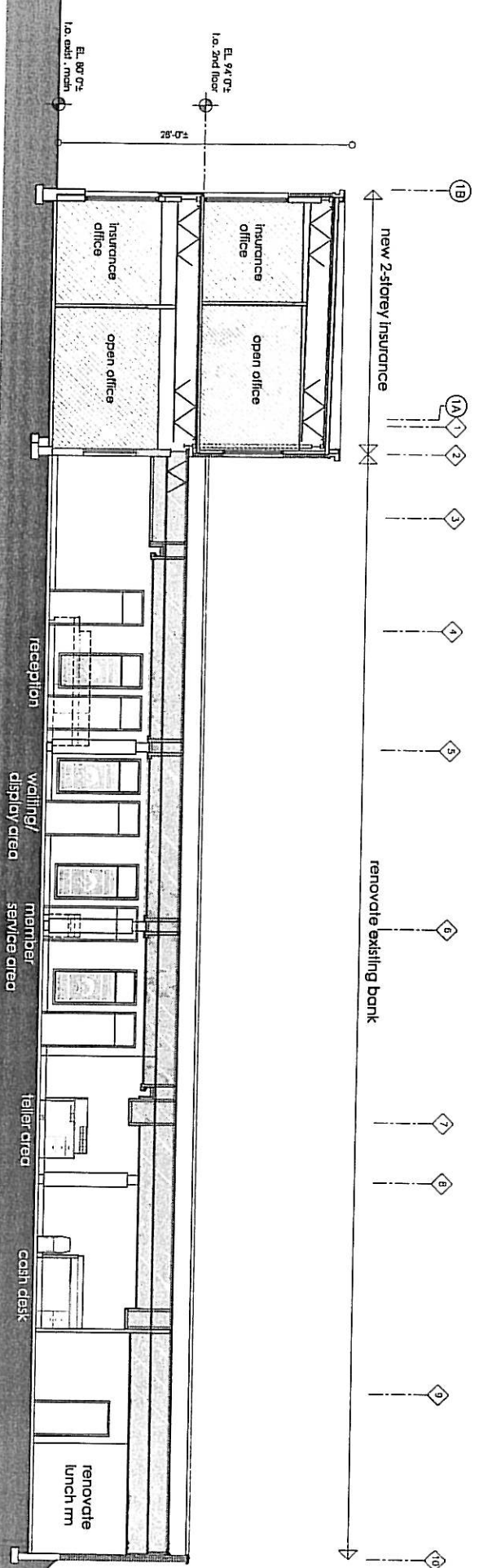












building section thru' existing/additions



Rev.	Date	By	Check	Notes
1				
2				
3				
4				
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8				
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10				

2-STOREY ADDITIONS & RENOVATIONS TO EXISTING BLDG-HOULAND  
3000 HOULAND ROAD, SUITE 100, HOULAND, CA 94631

BUILDING SECTION

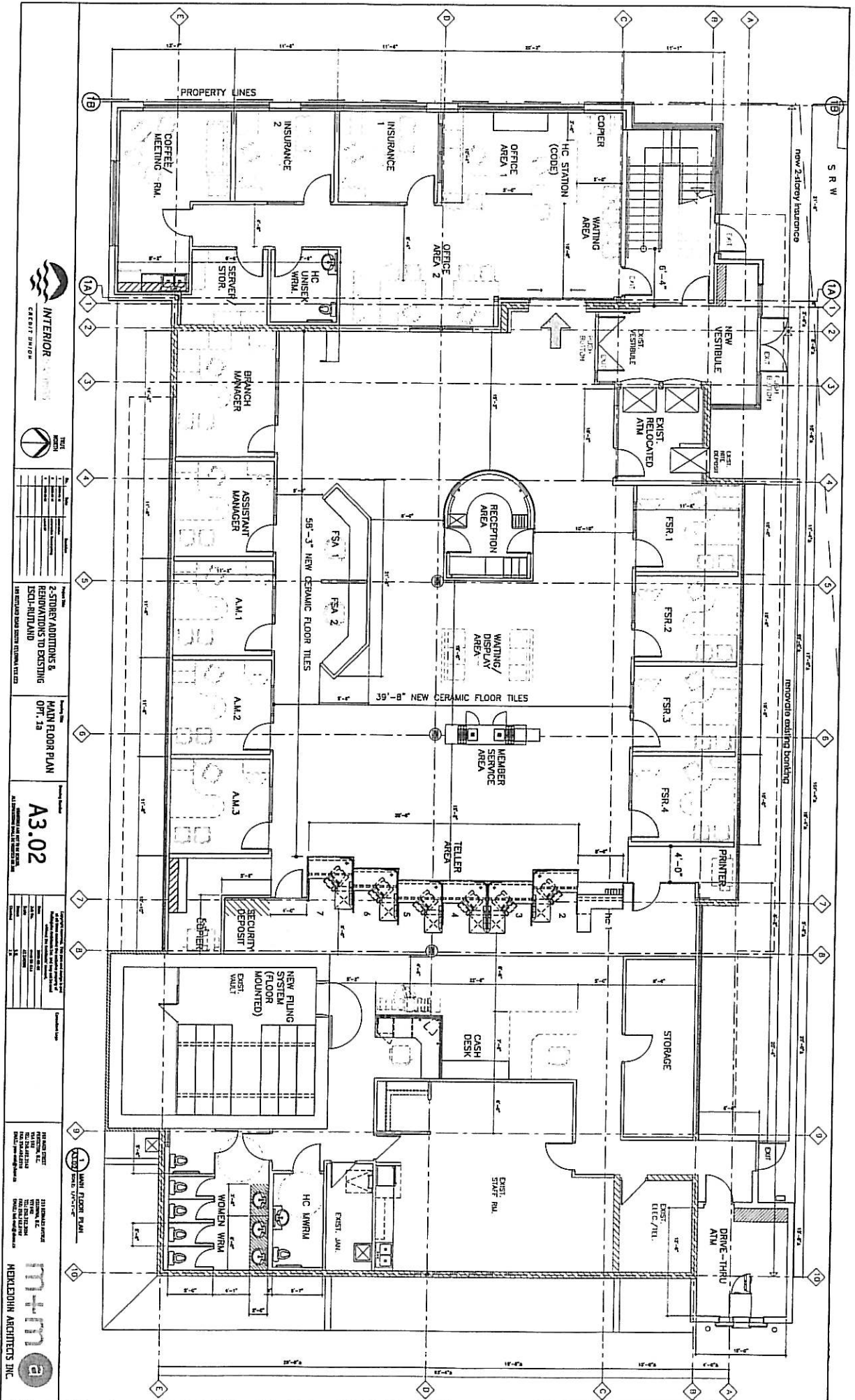
A5.01  
DATE: 01/11/2011  
BY: [signature]  
CHECKED: [signature]

NO.	DATE	DESCRIPTION	BY	CHECKED
1	01/11/2011	ISSUED FOR PERMIT	[signature]	[signature]
2	01/11/2011	ISSUED FOR CONSTRUCTION	[signature]	[signature]
3	01/11/2011	ISSUED FOR AS-BUILT	[signature]	[signature]

PROJECT NO. 11-001  
DATE: 01/11/2011  
BY: [signature]  
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11-001-001  
DATE: 01/11/2011  
BY: [signature]  
CHECKED: [signature]





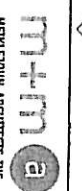
2-STORY ADDITIONS & RENOVATIONS TO EXISTING BLDG - BUILDING 100

MAIN FLOOR PLAN

A3.02

DATE: 10/10/00  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

2100 BROADVIEW AVENUE  
 SUITE 100  
 BOSTON, MA 02108  
 TEL: 617.552.1234  
 FAX: 617.552.1235  
 WWW.M+MARCHITECTS.COM

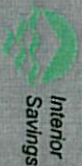




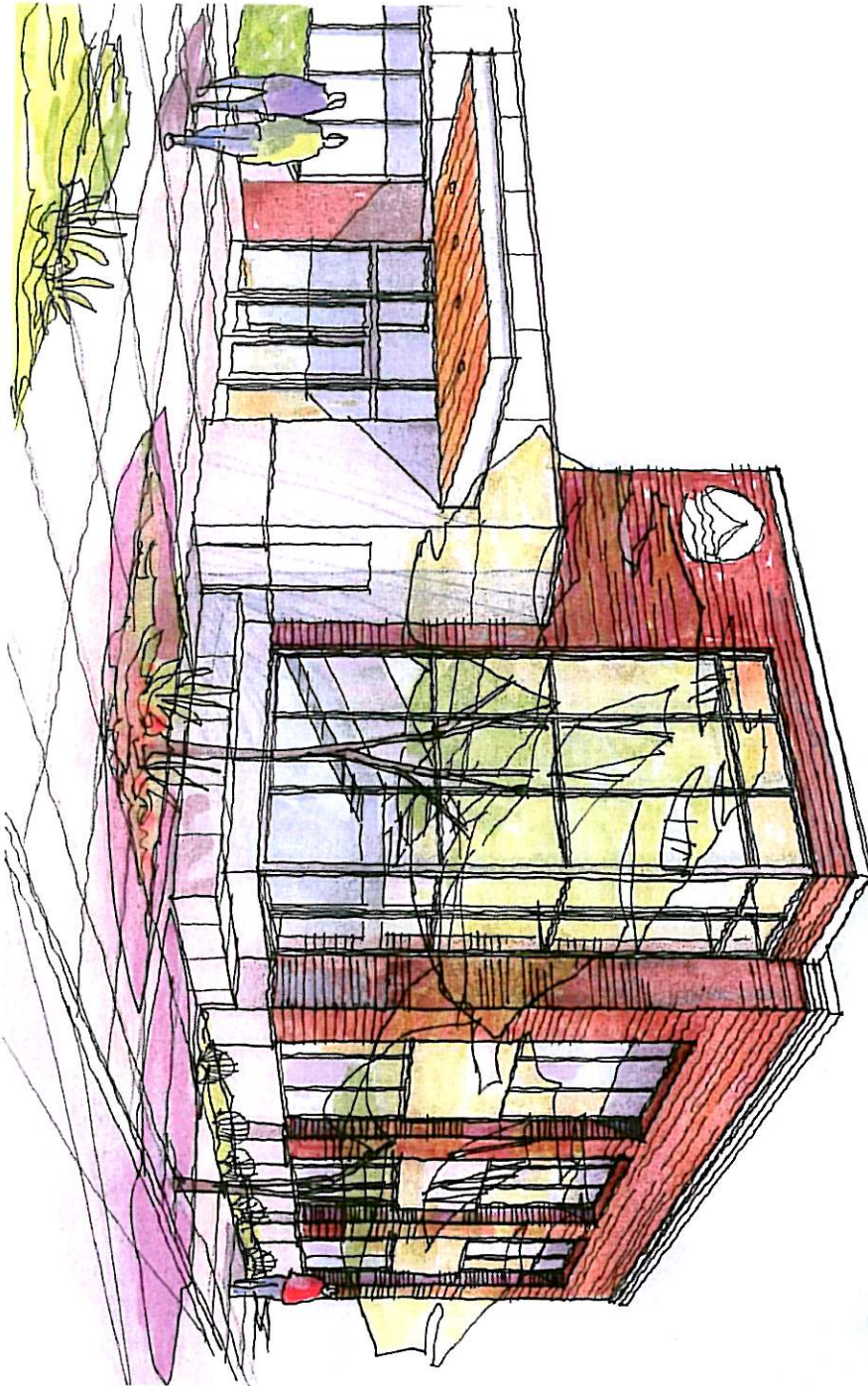




185 ruffland road south  
kelowna v1x 2z8



april 3, 2008

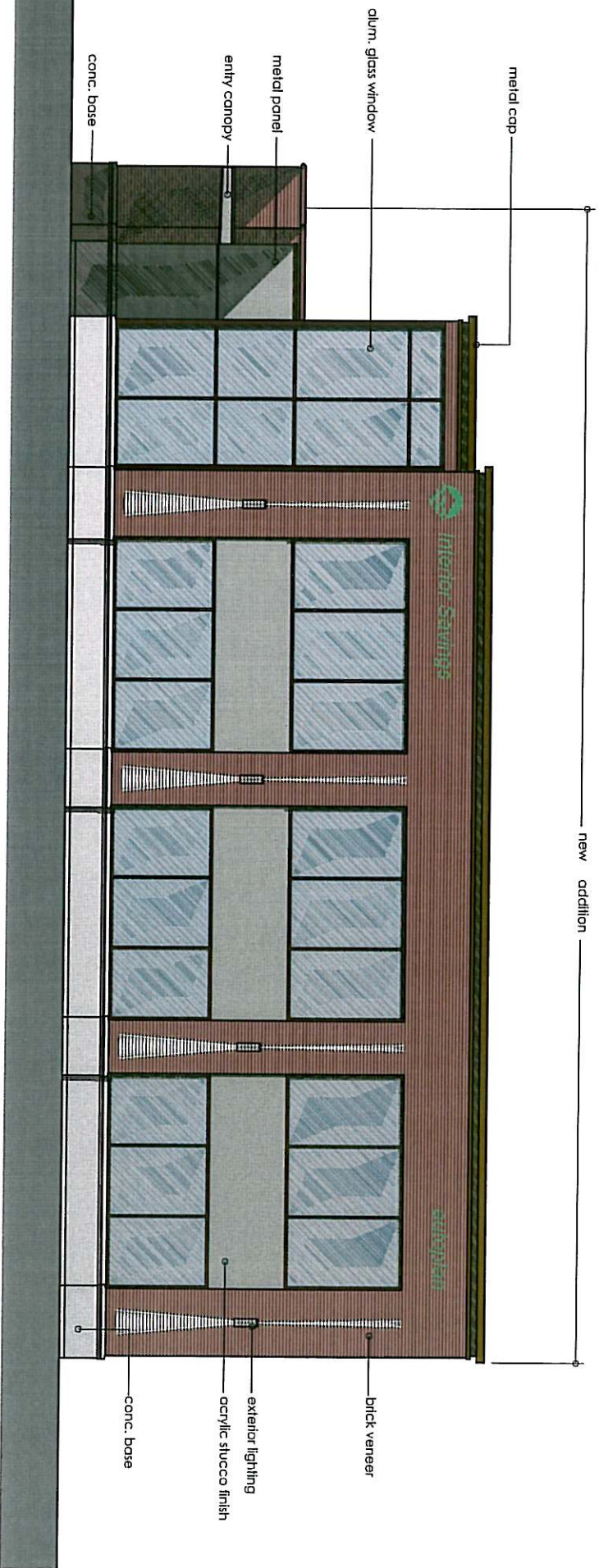


SCHEDULE B

This forms part of development

Permit # D08-0052





insurance elevation facing rutland road

