
CITY OF KELOWNA

MEMORANDUM

Date: July 22, 2009
To: City Manager
From: Community Sustainability Division

APPLICATION NO. DP09-0046
AT: 215 Froelich Road

OWNER: Class One Orthodontic Lab Ltd
APPLICANT: KDK Contracting (K. Kover)

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT TO APPROVE THE FORM AND CHARACTER OF AN ADDITION TO THE EXISTING BUILDING TO FACILITATE THE MINOR EXPANSION OF THE EXISTING COMMERCIAL SPACE

EXISTING ZONE: C4 – Urban Centre Commercial

REPORT PREPARED BY: Luke Turri

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP09-0046 for Lot 4, Section 26, Township 26, ODYD, Plan 4677, located at 215 Froelich Road, Kelowna, BC 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";

2.0 SUMMARY

This proposal seeks approval for the form & character of the proposed building addition.

3.0 BACKGROUND

The applicant is seeking to add a 20m² (217 ft²) addition to the north side of the existing 92m² (985 ft²) building. The addition would be congruent with the existing structure, including the matching of current finishing materials: white stucco, brown fascia trim, and brown asphalt shingles.

The building is currently used by Class One Orthodontics, manufacturing custom orthodontic appliances. Ample off-street parking is provided, accessed via the rear lane.



The application complies with the requirements of Zoning Bylaw No. 8000 as follows:

Criteria	Proposal	C4 Zone Requirements
Subdivision Regulations		
Lot Area	823 m ²	460 m ²
Lot Width*	18.96 m	13.0 m
Lot Depth	43.10 m	30.0 m
Development Regulations		
Floor Area Ratio	0.13	1.0
Site Coverage	13%	75%
Height	3.05 m / 1 storey	15.0 m / 4 storeys
Front Yard (Rutland Rd)	11.55 m	0.0 m
Side Yard (North)	0.53 m	0.0 m
Side Yard (South)	3.79 m	0.0 m
Rear Yard (East)	20.51 m	0.0 m
Other Regulations		
Parking Stalls	4 spaces	1.75 per 100m ² GFA = 4 spaces

3.2 Site Context

The subject property is located on Froelich Road between Highway 33 and McIntosh Road, within the Rutland Urban Centre. Specifically, adjacent zones and uses are:

North	C4 – Urban Centre Commercial (various commercial uses)
East	C4 – Urban Centre Commercial (mixed-use buildings)
South	C4 – Urban Centre Commercial (various commercial uses)
West	C4 – Urban Centre Commercial (vacant lot, future civic park) C10 – Service Commercial (Mara Lumber)

Site Location Map

Subject property: 215 Froelich Road



4.0 DEVELOPMENT POLICIES

4.1 Official Community Plan, Section 9.2 - Objectives for Commercial Development:

- 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.
- All development should provide visual interest and human scale.
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).

5.0 TECHNICAL COMMENTS

5.1 Building & Permitting Branch

Proposed building addition is shown to be built of combustible construction. North elevation wall face is required to be .06 metres from property line to meet requirements of BCBC 9.10.14.5(2b). Building permit required for addition and change of occupancy use from residential to commercial. Off street parking to meet requirements of zoning bylaw.

5.2 Development Engineering Branch

This development permit application for a small addition does not trigger any offsite upgrades. There are no requirements associated with this application.

5.3 Fire Department

Both building and addition to meet BCBC 2006 for type of occupancy. Driveway widths as per City of Kelowna Subdivision Bylaw 7900.

5.4 Rutland Water Works

The existing service is adequate in size.

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department recognizes the modest addition of the commercial space and acknowledges that significant site and building improvements are not feasible relative to the scale of the operation. While the current structure is not in-keeping with Development Permit guidelines for Urban Centre development, the investment currently contemplated for the structure is not perceived to have any impact on future redevelopment potential. The addition proposed is congruent with the existing structure, and would allow for a more favourable work space for the existing orthodontic appliance business until this property and others within the area re-develop to a more comprehensive commercial area.



Danielle Noble
Manager, Urban Land Use

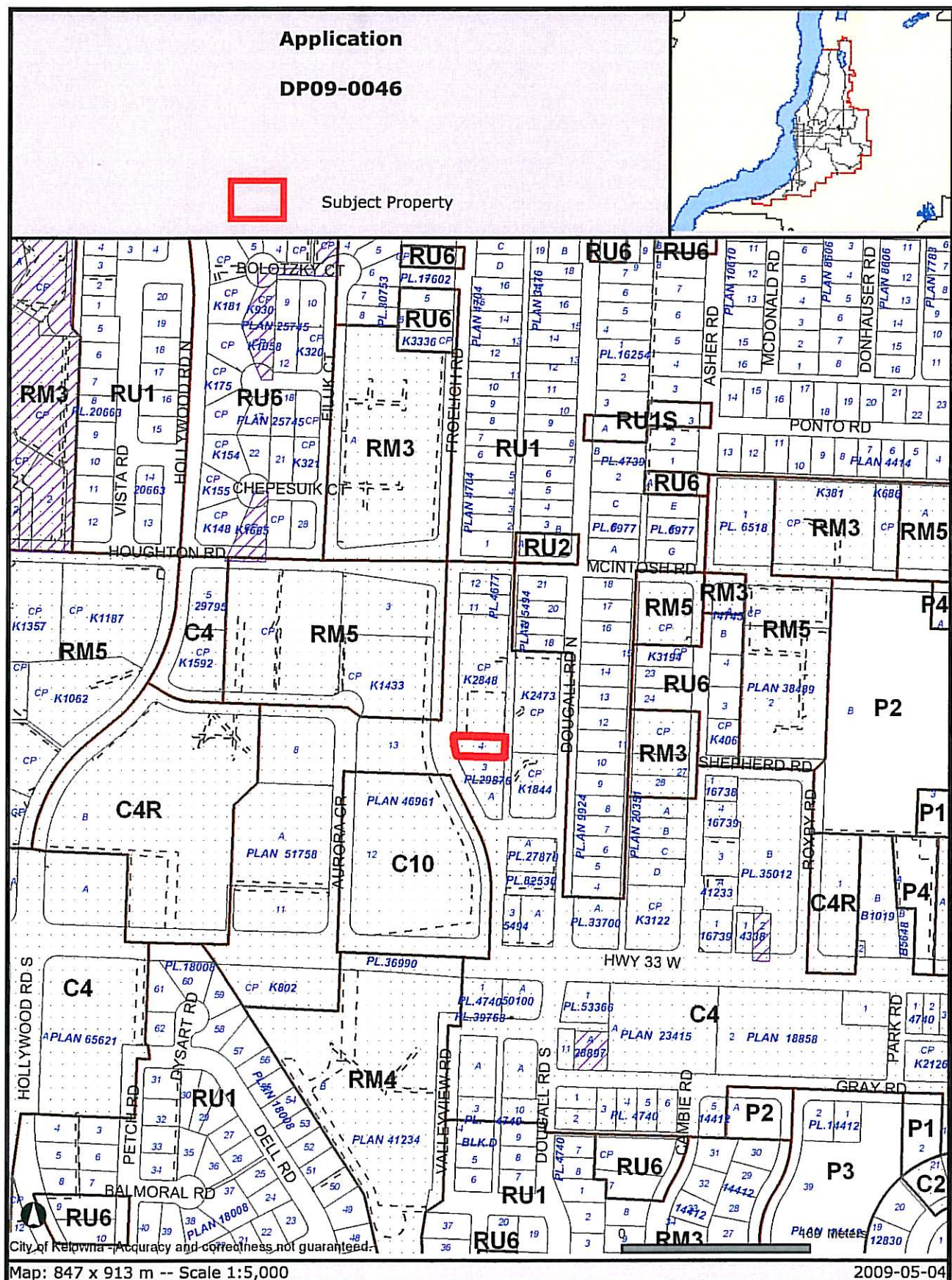
Approved for inclusion



for
Shelley Gambacort
Director, Land Use Management

ATTACHMENTS

Location Map
Site Plan
Elevations
Conceptual Photo
East Elevation/Material Details



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

SITE PLAN

Legal description

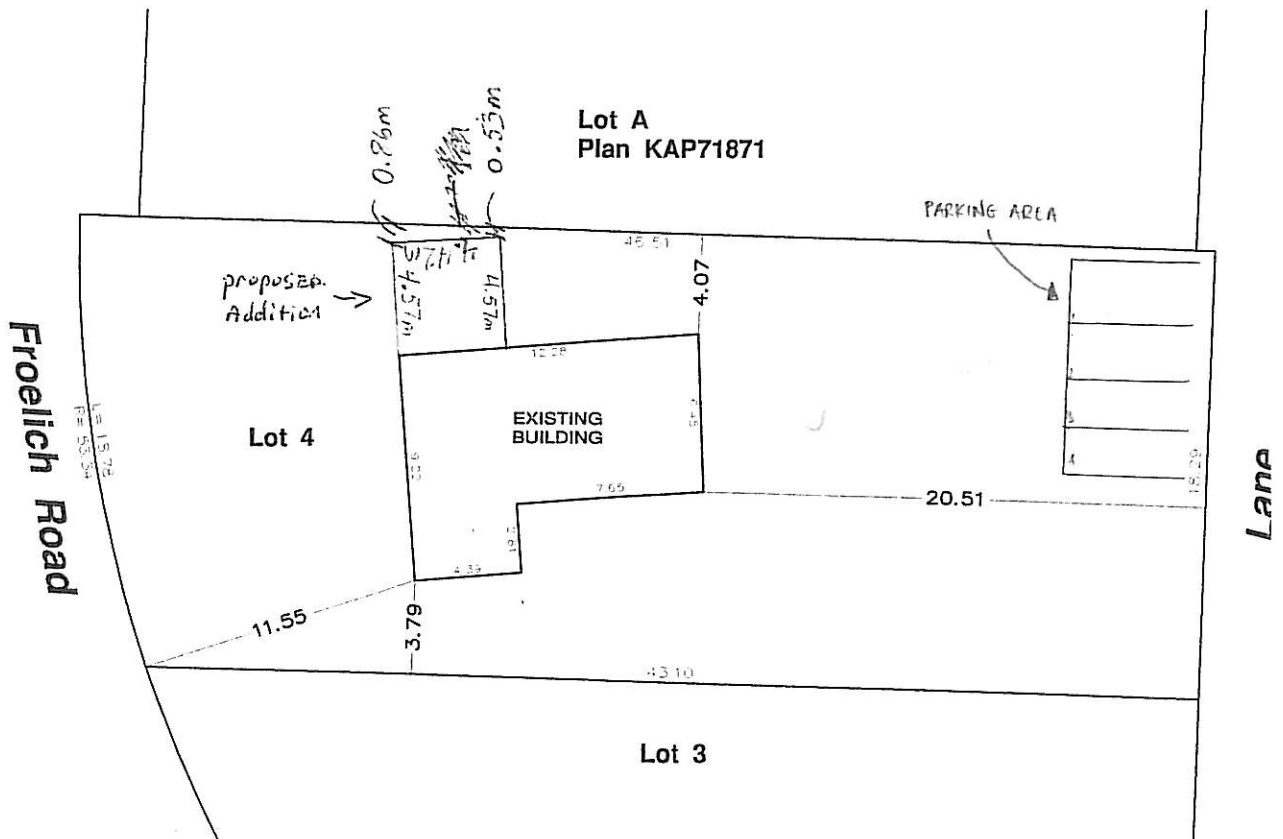
Lot 4, Section 26, Township 26, O.D.Y.D., Plan 4677

Civic Address

215 - Froelich Road, Kelowna, BC

Distances shown are in meters and decimals thereof.

Scale 1:300 Metric



ADVANCED SURVEYING LTD.

3396 SEXSMITH ROAD, KELOWNA
250.765.4600

April 22, 2009 09-137.dwg R1



ADDITION RENDERING

- **The new addition is drawn for visual conception.**
- **For a scaled elevation drawing see page 10**
- **For a scaled floor plan drawing see page 12**

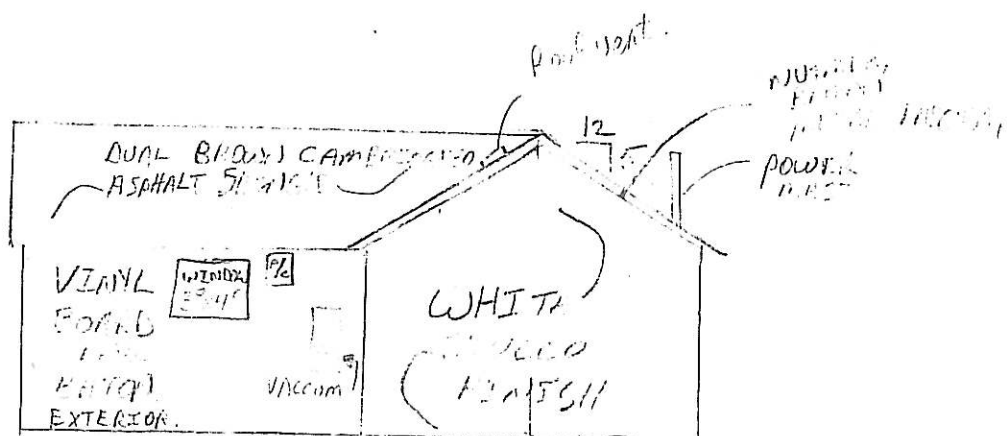
11

A hand-drawn sketch of a long, narrow building. In the top left corner, the text "POWELL, LYNN" is written. The building has three rectangular windows of increasing size from left to right. To the right of the windows is a door with a small triangular pediment above it. A chimney is visible on the roof to the right of the door. The drawing is done in a simple, sketchy style with black lines on a white background.

EXISTING HOUSE
30'3" 40'3 1/2"

SCALE
1/4" = 2'

1



PROPOSED ADDITION

$$1/2'' = 2'$$



EAST ELEVATION

- **Photo shows existing house used as business location for Class One Orthodontics located at 215 Froelich Road (Rutland).**
- **Proposed 15' X 14'6" attached addition to be located on the north side of the property. (Left hand side of the house in the photo)**
- **Adjacent business shown on southeast side is Rutland Automotive.**
- **Property to the north shows overflow and RV parking for condominium.**
- **Finished grade materials to be mixture of 1" Oyama shale and Crawford crush decorative gravel.**
- **West wall to have a 4' X 3' window facing Froelich Road**
- **Roof covering to be a Dual Brown Cambridge 30 asphalt shingle**
- **Ridge line to match existing roof line**
- **Exterior finish to be white sand finish stucco to match existing finish**