

Memo



Date: October 14/09
To: City Manager
From: Community Sustainability Division
File No: DP09-0090 **Applicant:** Meiklejohn Architects
At: 200 Rutland Road South **Owner:** The Governing Council of the Salvation Army in Canada
Purpose: TO OBTAIN A DEVELOPMENT PERMIT TO APPROVE THE FORM AND CHARACTER OF THE PROPOSED EXTERIOR RENOVATION
Existing Zone: C4 - Urban Centre Commercial
C4LP - Urban Centre Commercial with Liquor Primary
C2 - Neighbourhood Commercial
Report Prepared by: Luke Turri

1.0 RECOMMENDATION:

THAT Council authorize the issuance of Development Permit No. DP09-0090 for Lots 11 and 12, Section 23, Township 26, ODYD, Plan 12078; Lot 22, Section 23, Township 26 ODYD, Plan 12830; Lot 1, Section 23, Township 26, ODYD, Plan 13886; located at 200 Rutland Rd Road, Kelowna, BC subject to the following:

1. THAT the dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. THAT the exterior design and finish of the building to be constructed on the land, be in general accordance with Schedule "B";
3. AND THAT registration of the lot consolidation be completed prior to issuance of final occupancy permit.

2.0 SUMMARY:

This proposal seeks approval for the form & character of the proposed exterior façade changes.

3.0 ADVISORY PLANNING COMMISSION:

The above noted application was reviewed by the Advisory Planning Commission at the meeting on September 15, 2009 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP09-0090, for 200 Rutland Road S; Lots 11 and 12, Section 23, Township 26, ODYD, Plan 12078; Lot 22, Section 23, Township 26 ODYD, Plan 12830; Lot 1, Section 23, Township 26, ODYD, Plan 13886; to approve leasehold and facade improvements & renovations to convert the existing bowling alley/lounge into a thrift shop (retail) & Family Services offices.

A handwritten signature in black ink, appearing to be the name of the author, Luke Turri.

4.0 BACKGROUND:

The existing building was formerly used as a bowling alley and lounge for a number of years. The building was recently purchased by the Salvation Army with the intention of using the space as a Thrift Store and Family Services Centre. Tenant improvements have already begun for the interior space.

4.1 Proposal

The existing building currently straddles four individual properties, and a lot consolidation would be a requirement of final occupancy permit. The four properties include three different zoning classifications: C4 - Urban Centre Commercial, C4LP - Urban Centre Commercial with Liquor Primary and C2 - Neighbourhood Commercial (see Subject Property Map). This split zoning classification is existing non-conforming, and will be consolidated into the C4 - Urban Centre Commercial zone through a future application done by the City. However, the proposed changes are permitted under the existing zoning designations.

The changes contemplated include the following:

- Existing concrete block walls to be painted “Anchor Gray” (formerly white).
- Red accent colour added to east, north and south elevations.
- New stucco finishing on east and south elevations in “Anchor Gray”.
- Several new windows, entry doors, overhead loading doors, and double aluminum entrances doors (separate entrances for both the thrift shop and family life centre).
- A new firewall between former bowling alley and lounge spaces, which extends into the Rutland Rd. elevation, creating a entry feature above the Family Life Centre entrance.

The existing parking layout would be revised to remove non-conforming parking stalls (within road right-of-way) and streamline vehicular access. The property is currently accessed from all three fronting roads (Rutland Rd South, Robson Rd West and Gray Rd). Access from Robson Road West is to be closed, with a vehicular traffic plan to include an entrance-only access at Rutland Road, and two-way access on Gray Road.

The applicant has proposed pre-cast concrete planters to close off the Rutland Road frontage to vehicular traffic, while providing a sizable pedestrian space along this main building elevation and providing some planting to help soften the building face.

The existing building footprint remains unchanged. Compliance to the parking and loading requirements outlined in Zoning Bylaw No. 8000 is specified below:

Criteria	Proposal	C4 Zone Requirements
Parking Spaces	47 spaces	1.75 /100m ² GFA = 30 spaces
Bicycle Parking	Class I: 4 stalls Class II: 11 stalls	Class I: 0.2/100 m ² = 4 stalls Class II: 0.6/100 m ² = 11 stalls
Loading Spaces	2 spaces	1 space /1900m ² GFA = 1 space

4.2 Site Context

The subject property is located in the Rutland Town Centre, south of the Highway 33/Rutland Road intersection. The surrounding area is a transitional space from commercial to residential uses.

Specifically, the adjacent zones and uses are:

North C4 - Urban Centre Commercial (General Commercial)

East C4 - Urban Centre Commercial (Health Care, Credit Union)

South RU1 - Large Lot Housing

West P1 - Major Institutional (Health Centre)

C2 - Neighbourhood Commercial (Doctor's Office)

4.3 Site Location Map

Subject property: 200 Rutland Road South



5.0 DEVELOPMENT POTENTIAL/CURRENT POLICY:

5.1 Official Community Plan

Objectives for Development Within Urban Centres (Section 6.2)

- 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 contribute to the creation of pedestrian-oriented streets and public spaces (connections, social interaction).
- 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).

5.2 Rutland Town Centre Improvements

As part of this strategy improvements are intended to enhance the enjoyment and aesthetic appeal of the area. They are also intended to thematically unify the area and enhance its identity by drawing on the qualities that make Rutland a distinct community.

6.0 TECHNICAL COMMENTS:

6.1 Development Engineering Branch

See attached.

7.0 LAND USE MANAGEMENT DEPARTMENT:

The Land Use Management Department is supportive of this proposal. While the proposed building design is not completely congruent with Development Permit Guidelines for Urban Centre Development, the applicant is working with a dated building form, which would see a great deal of improvement with the changes being proposed. Given the budget of the Salvation Army as a non-governmental social service provider, it is difficult to make significant investments in the building at this time. Any long-term redevelopment of the site would require significant funding, which is not currently being contemplated.

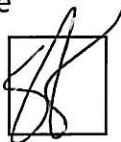
The modest improvements to the building façade currently proposed are not perceived to have any impact on future redevelopment potential of the site, and would enhance the visibility of this site within the Rutland Urban Centre. The closure of the Robson Road vehicular access will help to streamline traffic flow and limit turning movements to only the Rutland and Gray Road frontages. In addition, the site plan enhances the existing pedestrian experience by closing the majority of the Rutland Road frontage to vehicular traffic, which should be an important consideration within Urban Centres.

Submitted by:



Danielle Noble
Manager, Urban Land Use

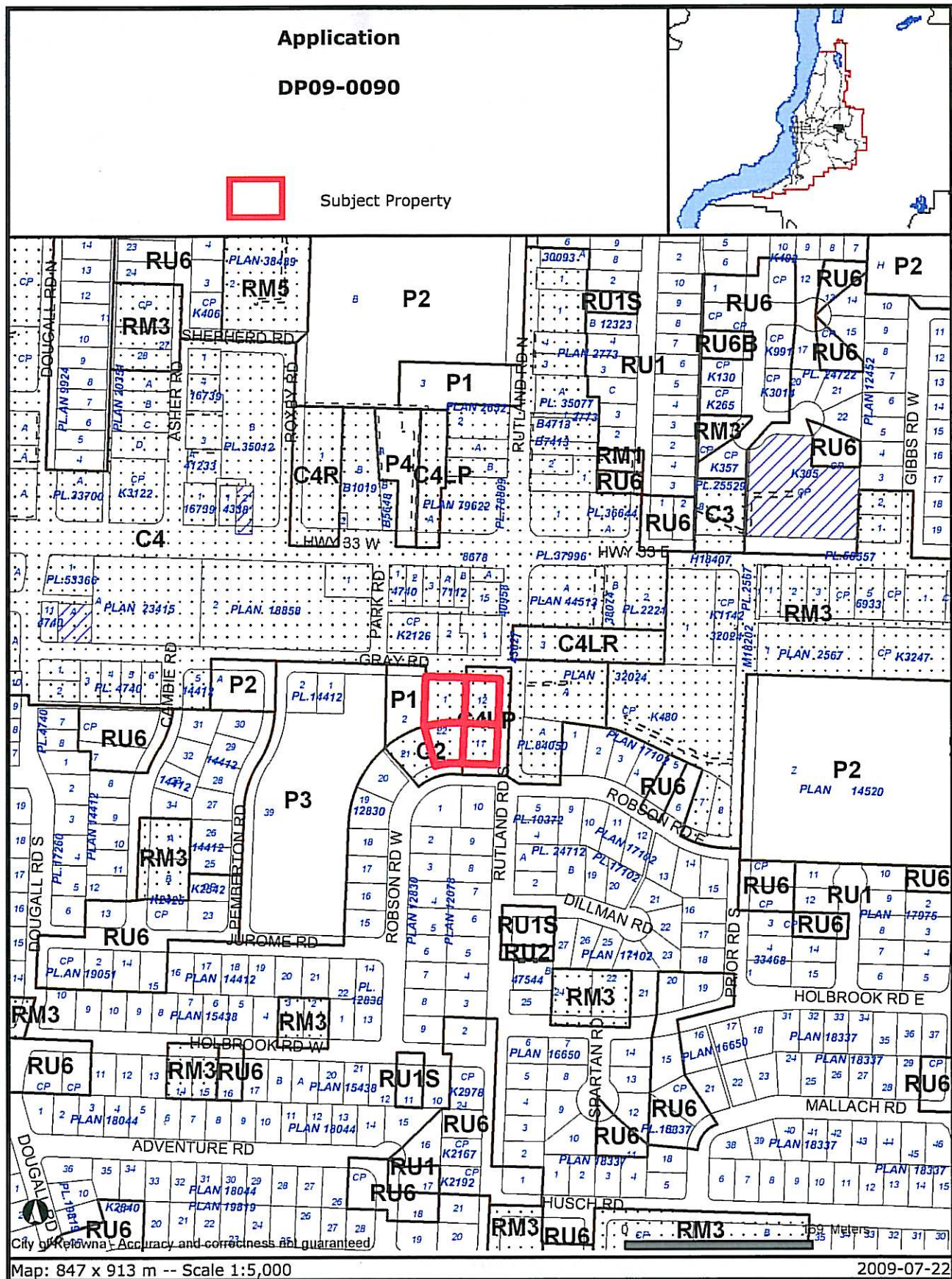
Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

Attachments:

Subject Property Map
Schedule "A" - Site Plan
Schedule "B" (1 of 3) - Prospective Renderings
Schedule "B" (2 of 3) - Elevations
Schedule "B" (3 of 3) - Colour/Materials Board
Development Engineering Branch Comments



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.

400 N. W. 12TH STREET
 AUSTIN, TEXAS 78701
 TEL: 512.451.1113
 FAX: 512.451.1114
 WWW.M+M.COM
 2218 TAMM DRIVE
 SUITE 100
 FORT WORTH, TEXAS 76104
 TEL: 817.742.2222
 FAX: 817.742.2223



issued for
 CONSTRUCTION
 SEPT. 14 2009

SEE SHEET
 A1-01 FOR
 ALL KEY
 NOTES:



Project Name
 KEOLOWNA SALVATION
 ARMY THRIFT STORE &
 FAMILY SERVICES
 OPERATION (RENOVS.)
 220 Ballard Road South, ARLINGTON TEXAS
 Permit #

A2.01
 OF

SITE PLAN

DATE	2009.09.14
BY	MEKLON ARCHITECTS INC.
CHECKED	MEKLON ARCHITECTS INC.
SCALE	AS SHOWN
PROJECT	220 BALLARD ROAD SOUTH, ARLINGTON, TEXAS
SHEET	A2.01
TOTAL SHEETS	12

SALVATION ARMY THRIFT SHOP RENO ZONING SUMMARY

ADDRESS	220 BALLARD ROAD SOUTH, ARLINGTON, TEXAS 76104
LOCAL EXEMPTION	LOT A, PLAN 12078 SECTION 23 THIRTIETH 20 CODE
DEVELOPMENT	RENOVATION OF EXISTING BUILDING AND ADDITION OF NEW CONSTRUCTION
EXISTING USE	RETAIL
PROPOSED USE	RETAIL
OWNER	SALVATION ARMY
DESIGNED BY	MEKLON ARCHITECTS INC.
DATE	SEPTEMBER 14, 2009

COMMENTS

EXIST. UNIMPROVED	EXIST. UNIMPROVED
EXIST. UNIMPROVED	EXIST. UNIMPROVED
EXIST. UNIMPROVED	EXIST. UNIMPROVED
EXIST. UNIMPROVED	EXIST. UNIMPROVED
EXIST. UNIMPROVED	EXIST. UNIMPROVED

PROPOSED

RETAIL	RETAIL
RETAIL	RETAIL
RETAIL	RETAIL
RETAIL	RETAIL
RETAIL	RETAIL

PARKING CALCULATION

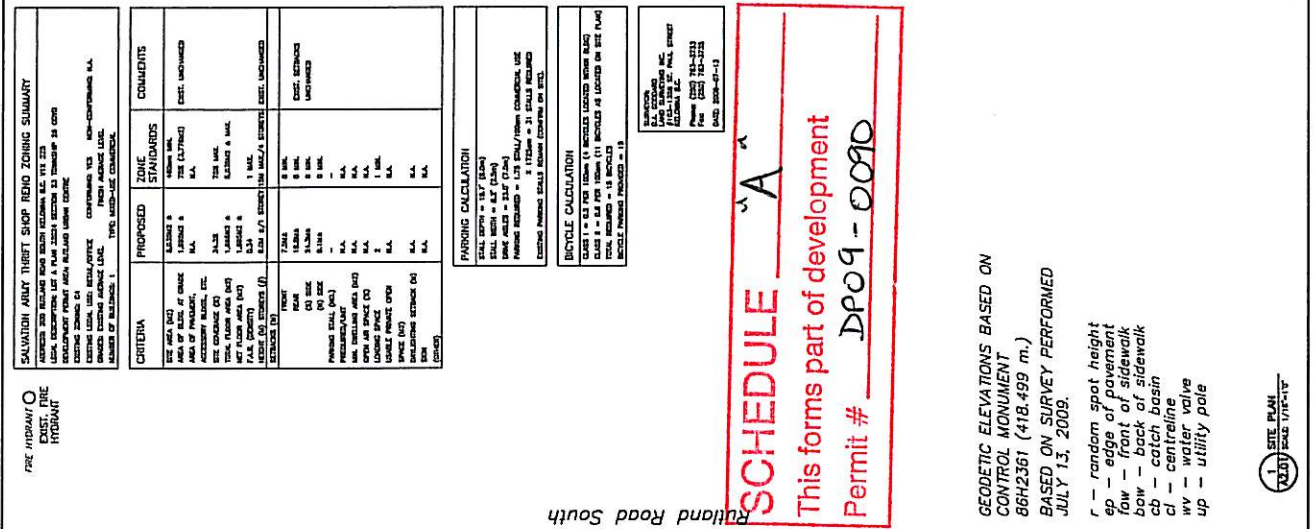
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RETAIL	100
RETAIL	100
RETAIL	100
RETAIL	100

BICYCLE CALCULATION

RETAIL	100
RETAIL	100
RETAIL	100
RETAIL	100
RETAIL	100

REQUIRED FIRE SEPARATIONS

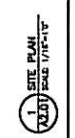
GROUP 1	1.0
GROUP 2	1.0
GROUP 3	1.0
GROUP 4	1.0
GROUP 5	1.0



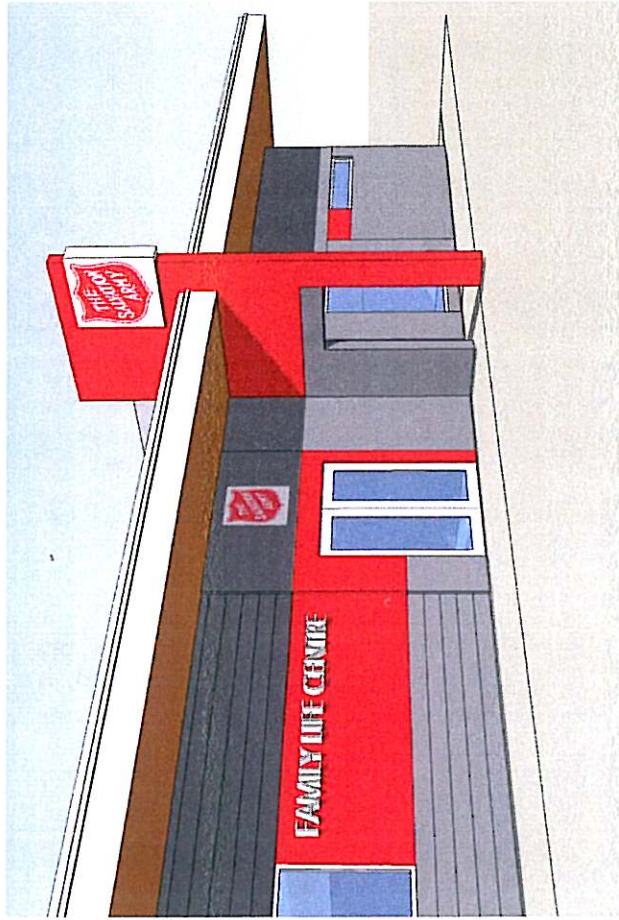
SCHEDULE A
 This forms part of development
 Permit # DPO9-0090

GEODETIC ELEVATIONS BASED ON
 CONTROL MONUMENT
 88H2361 (418.499 m.)
 BASED ON SURVEY PERFORMED
 JULY 13, 2009.

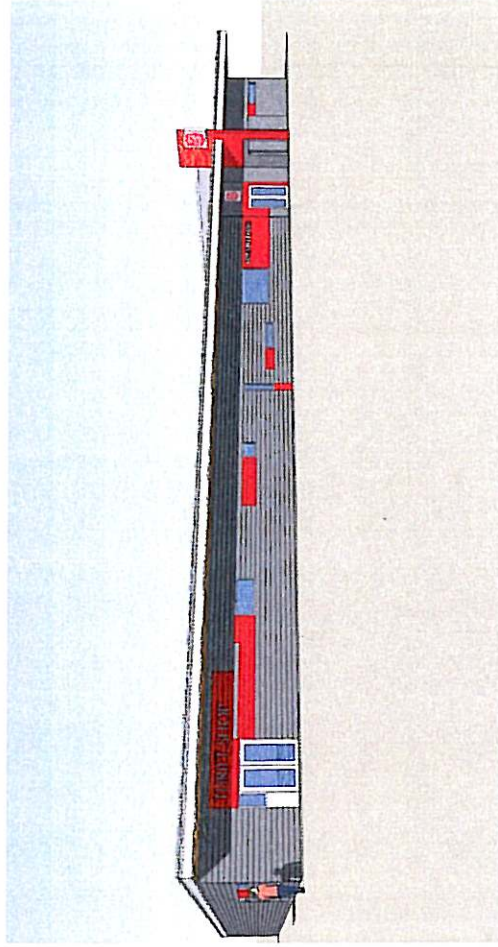
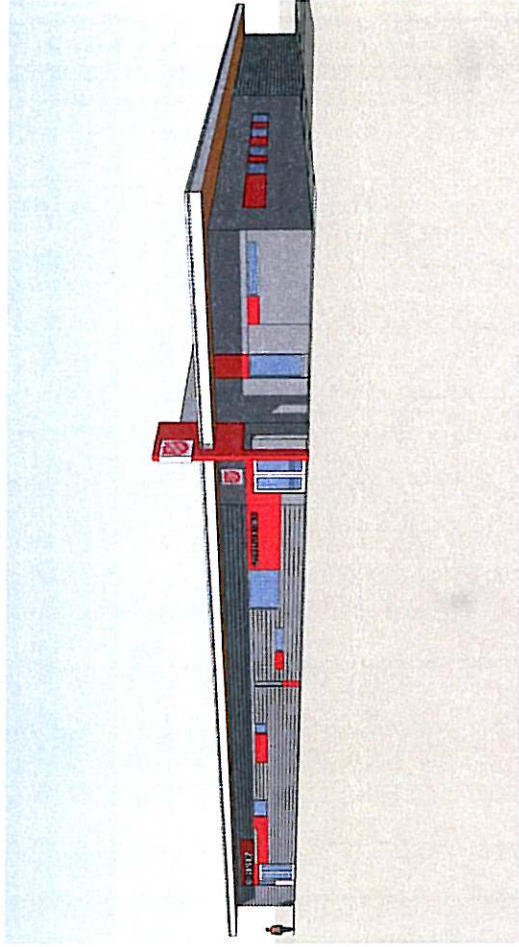
r - random spot height
 ep - edge of pavement
 fow - front of sidewalk
 bow - back of sidewalk
 cb - catch basin
 cl - centreline
 wv - water valve
 up - utility pole



1 SITE PLAN
 SCALE 1/8" = 1'-0"



SCHEDULE "B" (1 of 3)
 This forms part of development
 Permit # DP09-0090



MEIKLEJOHN ARCHITECTS

PERSPECTIVE

JULY 16, 2009

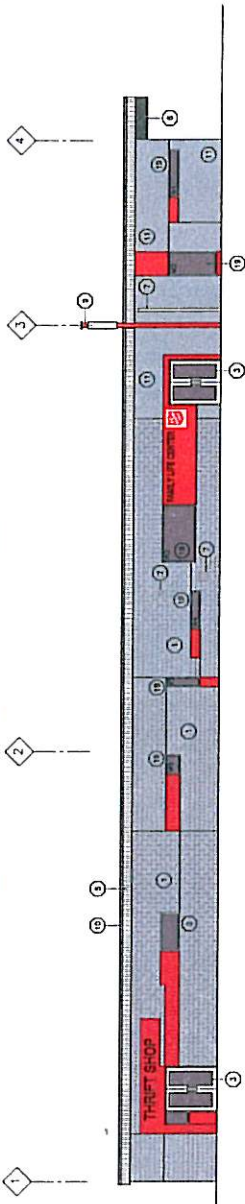
THE SALVATION ARMY, KELOWNA



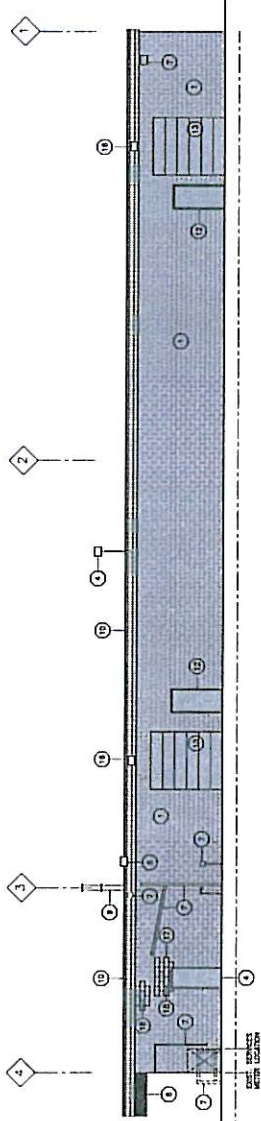
SCHEDULE "B" (2 of 3)
 This forms part of development
 Permit # **D09-0090**

BUILDING ELEVATION KEY NOTES:
 1. SEE PERMIT TO CHOOSE ALL COLORS FROM APPROVED PRODUCT LINE

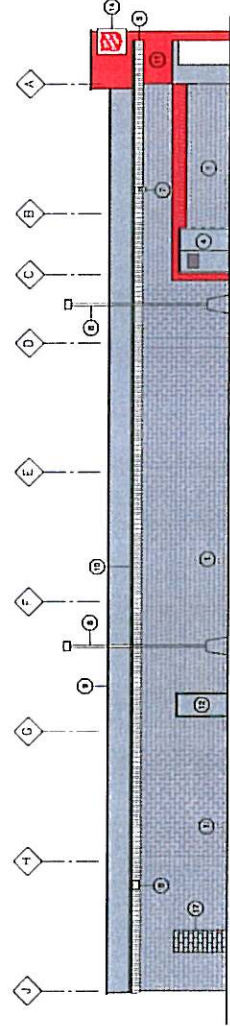
- EXIST. CONC. BLOCK NEW PAINT FINISH
- EXIST. WINDOWS
- NEW EXTERIOR DOORS
- EXIST. PAINTED STEEL DOORS NEW PAINT FINISH
- EXIST. MET. CLADDING
- EXIST. YELLOW PAINT
- EXIST. WOOD/PAINT METALWORKING FINS - SEE NOTES
- EXIST. LIGHT FIXTURE
- NEW CONC. BLOCK MATERIAL
- NEW METAL WOOD GRIP FLASHING
- NEW BRICKS FINISH
- NEW METAL DOOR
- NEW MET. GYM DOOR
- NEW SPACING
- EXIST. CONCRETE WALL/DOOR TO BE REFINISHED
- EXIST. CONCRETE TO BE BLOCKED IN TO MATCH EXIST. WALL
- EXIST. WOOD LAMIN. TO BE REFINISHED
- NEW WINDOW CUT INTO EXIST. BLOCK WALL



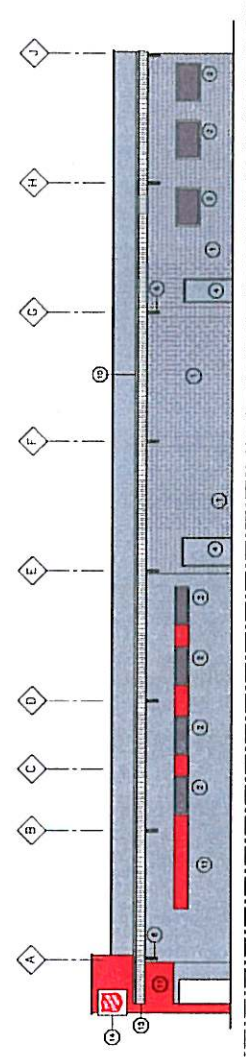
1 EAST EXIST. BLDG. ELEV.
 (X.X.00) SCALE 1/8"=1'-0"



2 WEST EXIST. BLDG. ELEV.
 (X.X.00) SCALE 1/8"=1'-0"



3 NORTH EXIST. BLDG. ELEV.
 (X.X.00) SCALE 1/8"=1'-0"



4 SOUTH EXIST. BLDG. ELEV.
 (X.X.00) SCALE 1/8"=1'-0"

FOR ALL PROJECTS
 IN FLORIDA
 TO BE USED
 FOR ALL PROJECTS
 IN FLORIDA
 FOR ALL PROJECTS
 IN FLORIDA



issued for BP
 July 17 2009

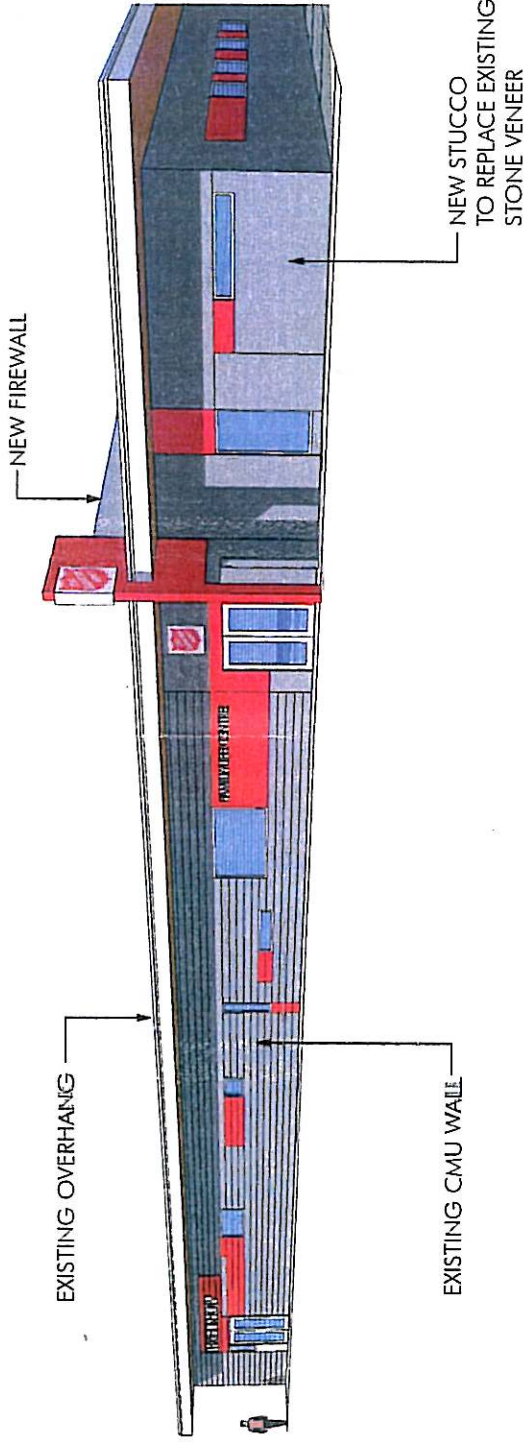
Project Name: _____
 Project No.: _____
 Date: _____
 Scale: _____
 Drawing No.: _____

KELOWNA SALVATION
 ARMY THRIFT STORE &
 FAMILY SERVICES
 OPERATION (RENOVS.)
 220 BURNHAM ROAD SOUTH, KELLOWNA BC V1A 2S3

A4.01
 OF

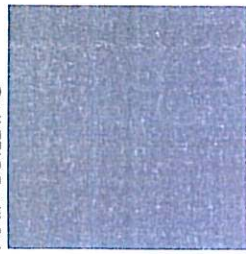
EXIST. BUILDING
 ELEVATIONS

DATE	DESCRIPTION
2009-07-17	ISSUED FOR PERMIT
2009-08-10	REVISED
2009-08-10	REVISED
2009-08-10	REVISED
2009-08-10	REVISED



SCHEDULE "B" (3 of 3)
 This forms part of development
 Permit # DP09-0090

MAIN BUILDING



ANCHOR GRAY
 Benjamin Moore 2126-30

ACCENT COLOR



SALVATION ARMY RED

FACIA

GRAY CLOUD
 Benjamin Moore 2126-60



MEIKLEJOHN ARCHITECTS

THE SALVATION ARMY, KELOWNA

MATERIAL BOARD

JULY 16, 2009

CITY OF KELOWNA
MEMORANDUM

Date: October 14, 2009 (revised)
File No.: DP09-0090
To: Planning and Development Officer (LT)
From: Development Engineering Manager (SM)
Subject: 200 Rutland Road S. – Salvation Army

The Development Engineering comments and requirements regarding this development variance permit application are as follows:

- a) This development permit application for leasehold and façade improvements does not trigger any offsite upgrades. There are no servicing requirements associated with this application.
- b) The Rutland Road right of way along the front of the property does not meet the ultimate right of way requirement as identified in the City of Kelowna 20 years servicing plan. This application does not trigger the dedication of the right of way widening under this application for building upgrades.
- c) Currently, the subject property has three accesses to the Municipal road network. The proposed driveway located on Rutland Road South meets the minimum separation requirements of 15.0 m. from Robson Road. The removal of the parking stalls along Rutland Road and the removal of the access onto Robson Road is as per the City's recommendations.
- d) The property is located within the Rutland Waterworks District (RWD) all the fees associated with the proposed expansion must be paid directly to RWD. The RWD is to confirm that the system is capable to provide fire flows in accordance with the Subdivision & Servicing Bylaw.
- e) The existing building is located on four different lots and two of the lots have a sanitary sewer service. Due to the current building layout both services can remain with the consolidation of the lots, however, should a major site redevelopment be contemplated in the future, one of the sanitary services will have to be removed at the owner's cost.
- f) The storm water management currently in place appears to operate satisfactorily. Any addition to the paved surface area will require a revised storm water management plan in accordance with the City of Kelowna policies.

Steve Muenz, P. Eng.
Development Engineering Manager

BB