



The proposed administrative building is modest in size and, in terms of a life-cycle analysis, is anticipated to cost the same or less than a conventional alternative. For the same cost (or less) as a conventional building, this structure includes innovative sustainable technologies, such as composting toilets and heating generated from bio-methane from the landfill, that serve to reduce its overall environmental impact.

In terms of form and character, the building complies with the design objectives of the OCP, providing a modern statement set against a principally rural/industrial backdrop. The site design features strong pedestrian linkages, low water use landscaping, and sustainable stormwater management technology in the form of bioswales.

Overall, this building represents an innovative design response that balances all the major objectives of the OCP, including financial, environmental and social. The result is a building that sets a new standard for City infrastructure projects.

## 4.0 Proposal

### 4.1 Background

On February 6, 2012, Council gave final adoption to the Official Community Plan (OCP) and Zoning Bylaw amendments that were necessary in order to permit the relocation the entrance and associated facilities for the Glenmore Landfill. At that time, Council resolved to waive the requirement to consider the Development Permit for the administration building as a condition of zoning in recognition that the design process for the building had not yet concluded. Subsequently, the design for the administration building has been completed.

### 4.2 Project Description

As a component of the new entrance and associated facilities for the Glenmore Landfill, the City is seeking to construct a new staff support building. This new building will replace the existing modular structures, which offer insufficient space and have reached the end of their functional lifespan. The floor area of the proposed two-storey building is approximately 615m<sup>2</sup>, which includes space for administration and support staff, including offices and training rooms, and space for outdoor staff, including first aid, and male and female showers and change facilities.

The City has followed the OCP's direction for Sustainable Municipal Infrastructure by designing the building using a multiple-bottom-line approach. Where possible, this approach uses environmentally sustainable design ideas, construction methods and resources. The result of this design process is a structure that showcases the City's commitment to sustainable infrastructure, while also providing a long-term cost-effective solution that is equal to or less costly than standard construction methods.

The proposed building includes the following sustainable features:

- composting toilets (saving over \$1 million in domestic sanitary service);
- grey water recycling (for landfill leachate recirculation system to accelerate landfill gas generation);
- bio-methane for heat, harvested from the Landfill gas collection system;
- energy efficient materials (windows, roofing, siding, louvre shading & insulation);
- building orientation for optimal day lighting;
- solar-ready infrastructure;
- earth sheltering of the ground floor for energy conservation.

4.3 Site Context

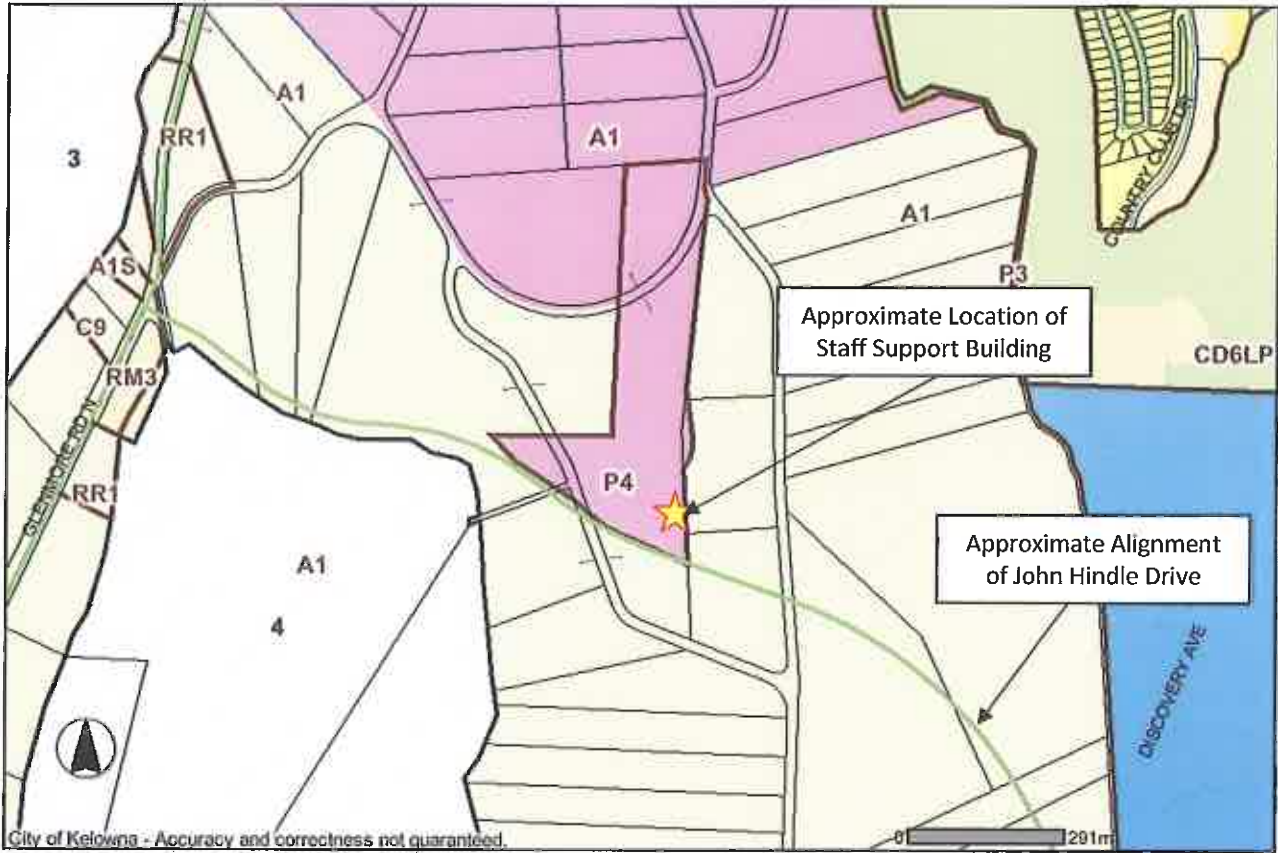
The proposed staff support building is situated alongside the new landfill entrance on the south side of the existing landfill, adjacent to the proposed weigh scales. The principal access for the site is from the first phase of John Hindle Drive, which is slated for construction later this year.

Presently, the Glenmore Landfill is composed of several contiguous parcels, each owned by the City. As a condition of development, the City will be consolidating these parcels into two separate lots.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture 1 / P4 - Utilities	Glenmore landfill
East	A1 - Agriculture 1	Agriculture
South	A1 - Agriculture 1	Agriculture
West	P4 - Utilities	Glenmore landfill

Subject Property Map: 1595 Glenmore Rd N



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	P4 ZONE REQUIREMENTS	PROPOSAL
	Development Regulations	
Floor Area	n/a	615 m <sup>2</sup>
Height	10 m	8.3 m

Front Yard	6 m	exceeds
Side Yard (east)	4.5 m	exceeds
Side Yard (west)	4.5 m	exceeds
Rear Yard	4.5 m	exceeds
<b>Other Regulations</b>		
Minimum Parking Requirements	30.75 (Government Services)	40
Bicycle Parking	1 per 25 employees = 1	10

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

Infrastructure Policies:

**Sustainable Infrastructure Planning<sup>1</sup>.** Apply sustainable decision-making approaches in infrastructure planning and procurement.

**Multiple Bottom Line<sup>2</sup>.** Ensure a multiple bottom line approach is applied to all infrastructure planning projects.

Solid Waste Policies:

**Glenmore Landfill<sup>3</sup>.** Continue to use the Glenmore Landfill facility for the disposal of waste in accord with the Regional Solid Waste Management Plan and the Comprehensive Site Development Plan (July 2008).

Comprehensive Development Permit Objectives<sup>4</sup>:

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Incorporate architectural features and detailing of buildings and landscapes that define an area’s character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).

**6.0 Technical Comments**

Addressed as part of the associated rezoning application (Z11-0037).

**7.0 Application Chronology**

Date of Application Received: May 10, 2011

**Report prepared by:**

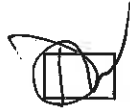
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<sup>1</sup> City of Kelowna Official Community Plan, Objective No.7.1, Chapter 7  
<sup>2</sup> City of Kelowna Official Community Plan, Policy No.7.1.4, Chapter 7  
<sup>3</sup> City of Kelowna Official Community Plan, Policy No.7.25.2, Chapter 7  
<sup>4</sup> City of Kelowna Official Community Plan, Comprehensive Development Permit “Objectives”, Chapter 14, p. 14.2.



James Moore, Environment & Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

Approved for Inclusion:



Shelley Gambacort, Director of Land Use Management

**Attachments:**

Subject Property Map

Site Plan

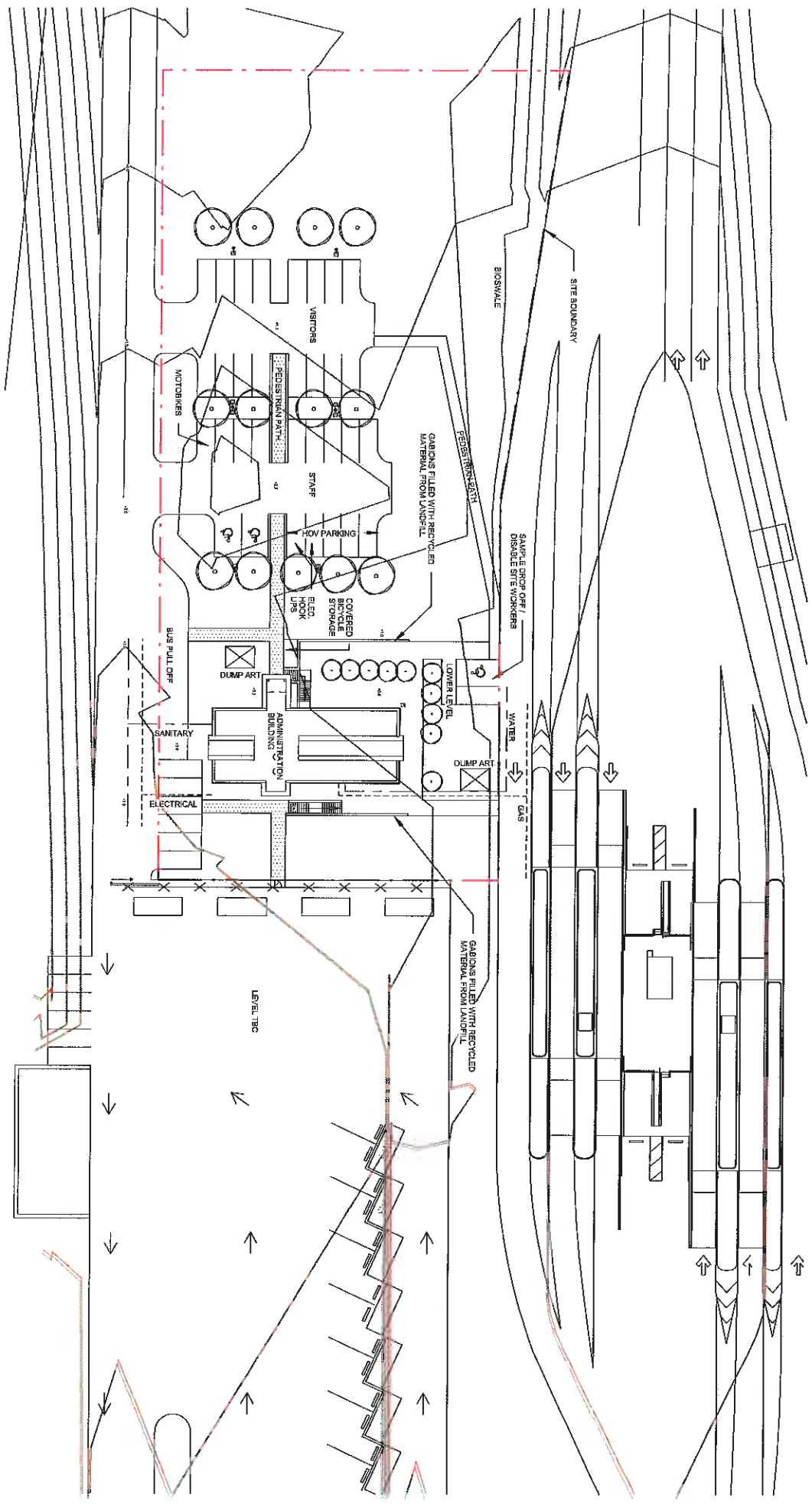
Conceptual Elevations

Conceptual Perspective Views

Landscape Concept Plan







Project number 2010-030 Date FEBRUARY 13, 2012  
 GLENMORE LANDFILL ADMINISTRATION BUILDING  
 KELOWNA, BRITISH COLUMBIA

ASK-0 SITE PLAN

Scale 1 : 500

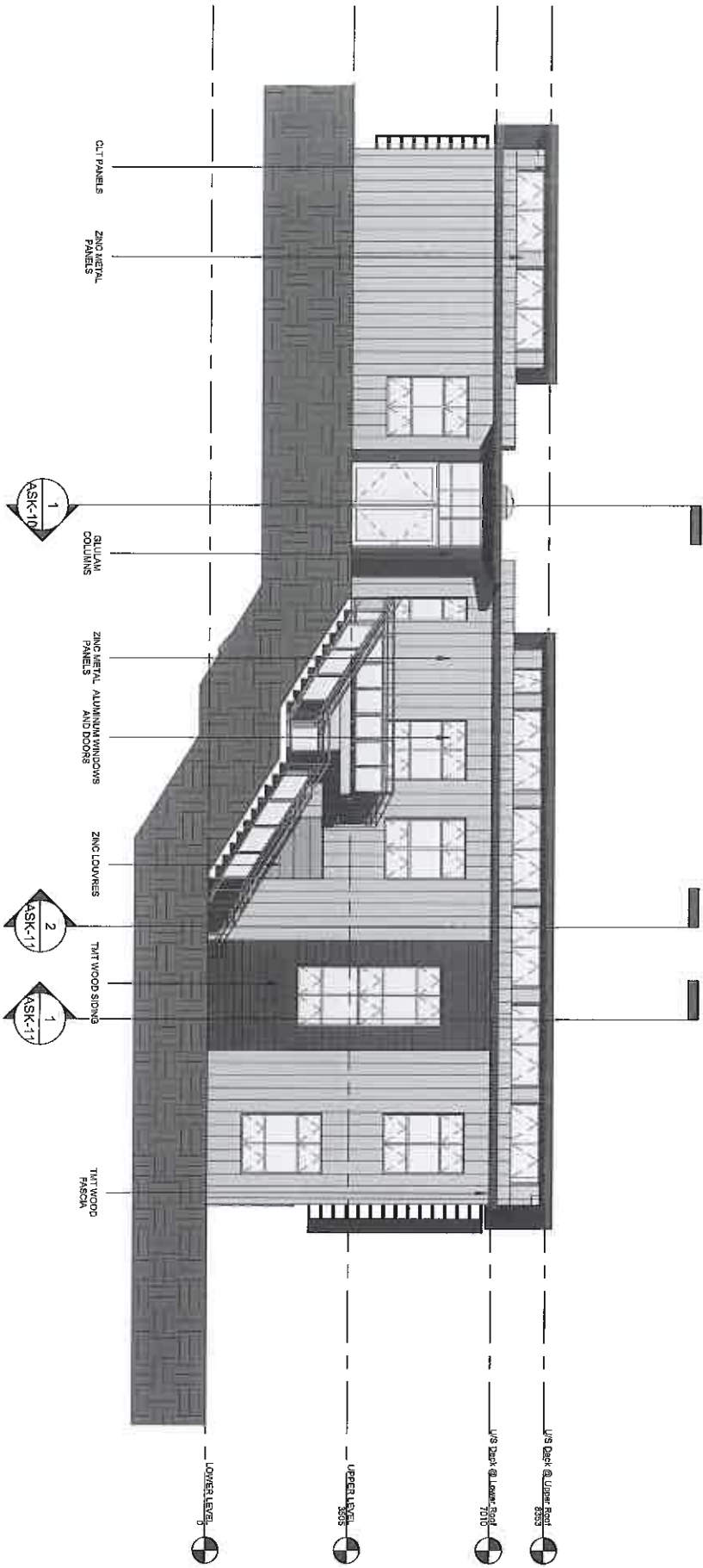


1 SITE PLAN  
 1 : 500  
 NORTH

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 GLENMORE LANDFILL ADMINISTRATION BUILDING  
 KELOWNA, BRITISH COLUMBIA

ASK-5 NORTH ELEVATION

Scale 1 : 100



① North  
 1 : 100



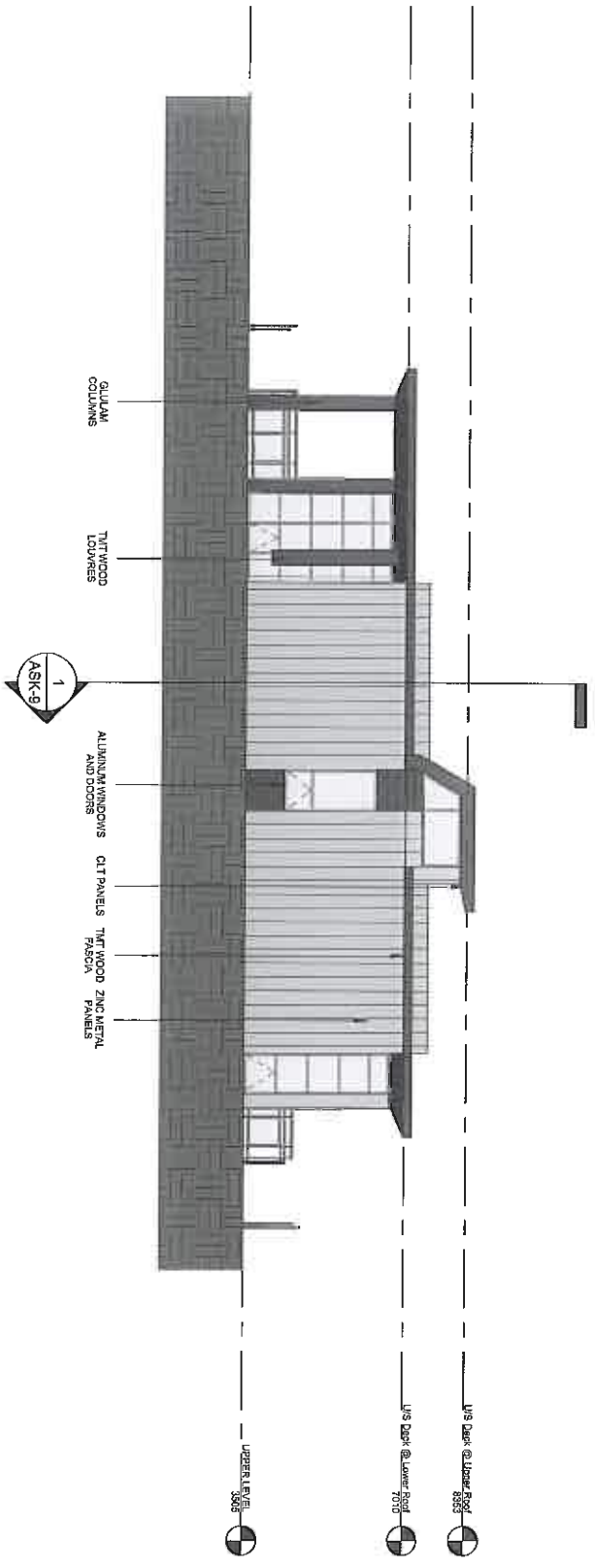


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ASK-6

EAST ELEVATION

Scale 1 : 100



UPPER LEVEL 3565

1/8" Deck @ Lower Roof 3570

1/8" Deck @ Upper Roof 3575

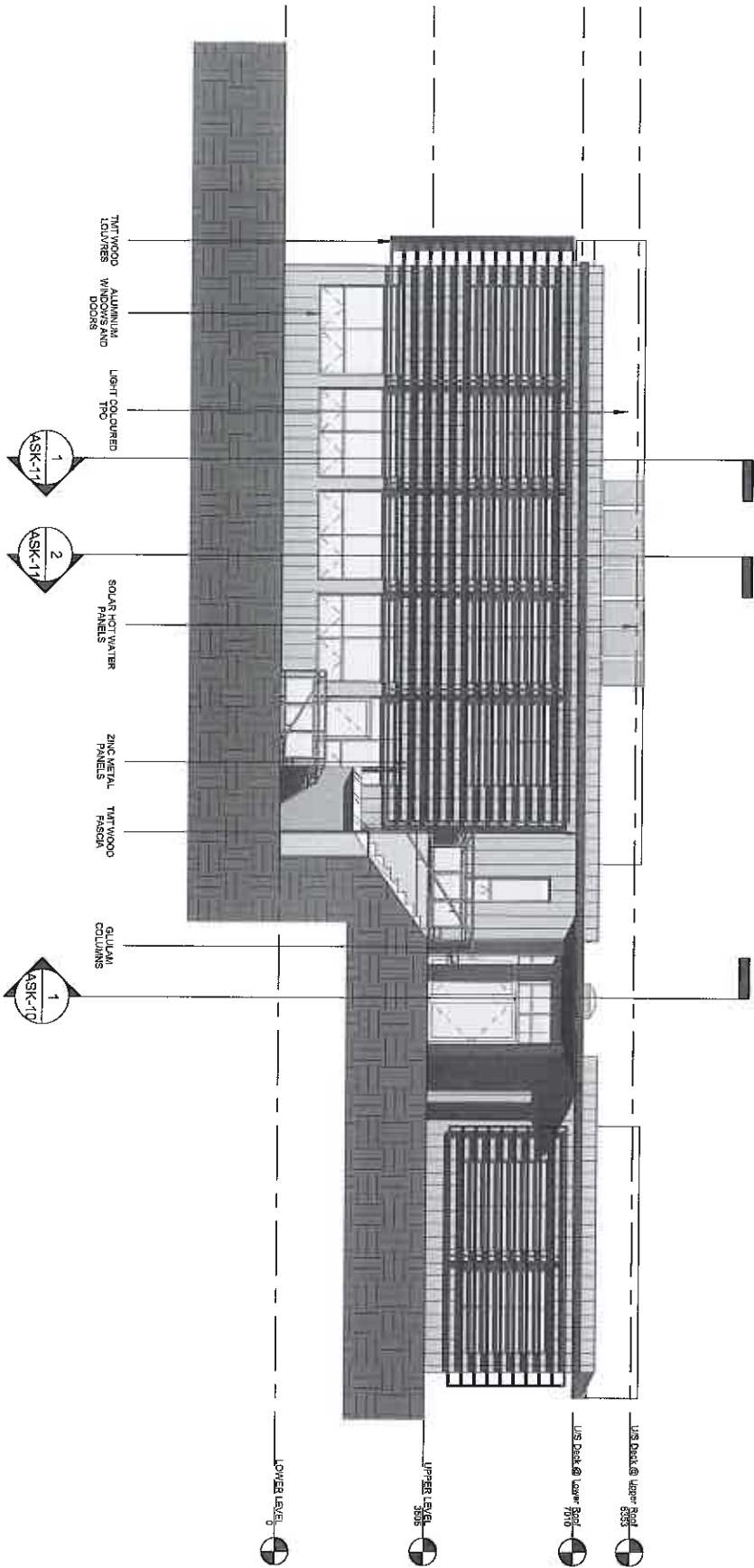
1 East  
1 : 100



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ASK-7 SOUTH ELEVATION

Scale 1 : 100



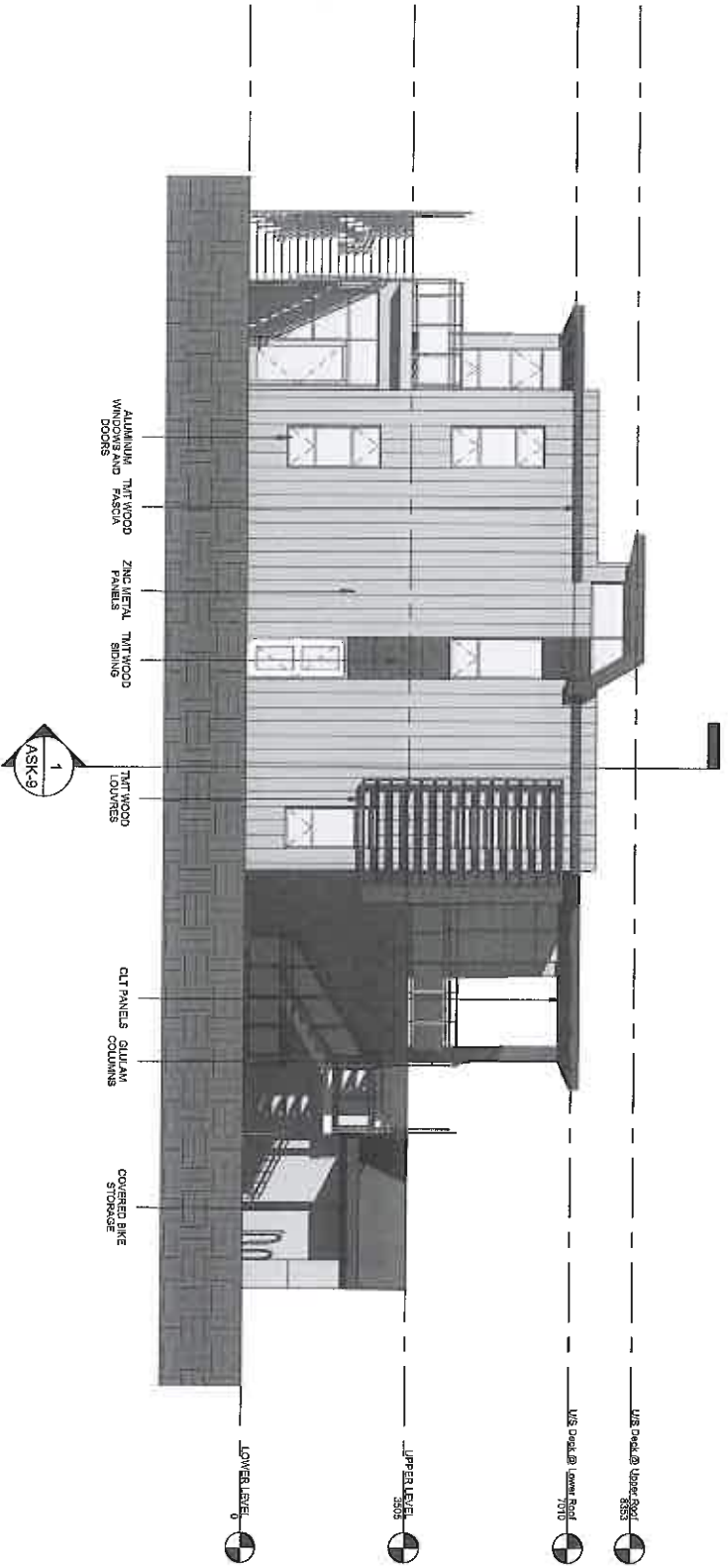
① South  
1 : 100

Project number 2010-030 Date FEBRUARY 13, 2012  
GLENMORE LANDFILL ADMINISTRATION BUILDING  
KELOWNA, BRITISH COLUMBIA

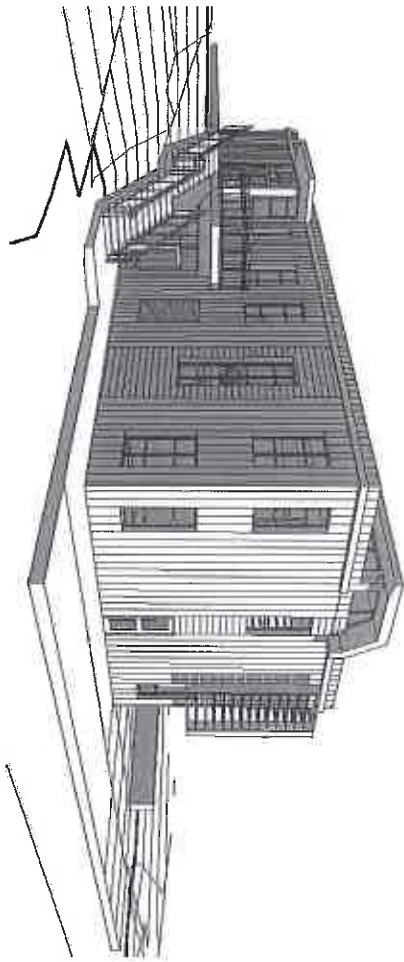
ASK-8

WEST ELEVATION

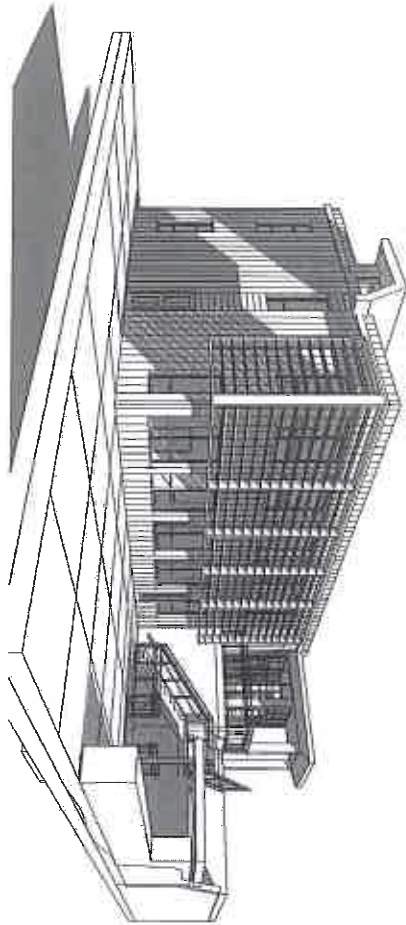
Scale 1 : 100



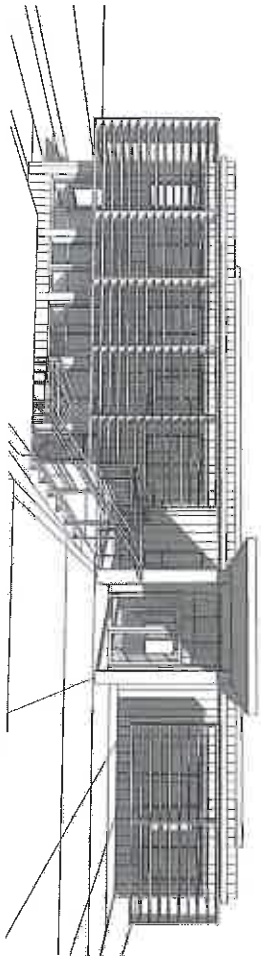
1 West  
1 : 100



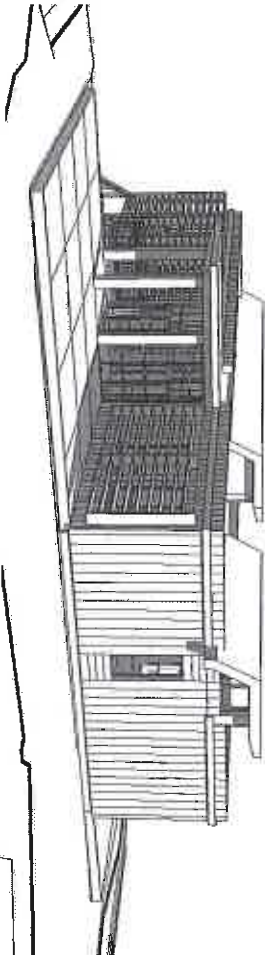
① North West Perspective View BW  
1 : 1



② South West Perspective View BW  
1 : 1



③ South Perspective View BW  
1 : 1



④ South East Perspective View BW  
1 : 1

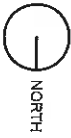
Project number 2010-030 Date FEBRUARY 13, 2012  
GLENMORE LANDFILL ADMINISTRATION BUILDING  
KELOWNA, BRITISH COLUMBIA

ASK-12

PERSPECTIVE VIEWS

Scale 1 : 1

**CEI** Architecture



Project number 5109003-001 Date MARCH 14, 2011  
**GLENMORE LANDFILL ADMINISTRATION BUILDING**  
 KELOWNA, BRITISH COLUMBIA

**LANDSCAPE CONCEPT**  
 Scale NTS

