

City of Kelowna
Regular Council Meeting
AGENDA



Tuesday, January 18, 2022
6:20 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. **Call to Order**
2. **Reaffirmation of Oath of Office**

The Oath of Office will be read by Councillor Donn.
3. **Confirmation of Minutes** 1 - 10

Public Hearing - November 30, 2021
Regular Tuesday Meeting - November 30, 2021
4. **Development Permit and Development Variance Permit Reports**

Mayor to invite anyone participating online or in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

 - 4.1. **START TIME 6:20 PM - Pandosy St 1727 1737 - DP19-0050 DVP19-0051 - Brian Pattie, Christopher Pattie and Millcreek Lane Properties Inc**

ITEM WITHDRAWN BY THE APPLICANT
 - 4.2. **START TIME 6:50 PM - Bay Ave 437 - DP21-0135 DVP21-0138 - Carbon Capture Mini-Storage (Kelowna) GP Ltd., Inc. No. BC1070157** 11 - 86

To consider the form and character of a five storey self-storage building and to consider variances to reduce the minimum required parking and loading stalls.
 - 4.3. **START TIME 6:50 PM - Hilltown Dr 3155 - DVP21-0221 - Kinnikinnik Developments Inc., Inc. No. BC0622664** 87 - 104

To vary the minimum setback from the CD Zone boundary for the subject property.
 - 4.4. **START TIME 6:50 PM - Northern Flicker Ct 1960 - DVP21-0222 - Forest Hills McKinley Beach Developments Inc., Inc. No. BC1135274** 105 - 122

To vary the minimum setback from the CD Zone boundary for the subject property.

4.5. START TIME 6:50 PM - Pandosy St 2251-2312 - DVP21-0239 - Interior Health Authority

123 - 139

To vary the maximum sign area and maximum height of a permanent banner sign on the subject property.

5. Reminders

6. Termination



**City of Kelowna
Public Hearing
Minutes**

Date: Tuesday, November 30, 2021
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh, Luke Stack and Loyal Wooldridge

Members participating remotely Councillor Charlie Hodge

Staff Present City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Legislative Technician, Rebecca Van Huizen; Divisional Director Planning & Development Services, Ryan Smith; Urban Planning Manager, Jocelyn Black, Planner Specialist, Lydia Korolchuk

Staff participating remotely Legislative Coordinator (Confidential), Clint McKenzie

(* partial attendance)

1. **Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items**
2. **Call to Order the Public Hearing - START TIME 6:00 PM - KLO Rd 860 - 1000 - TA21-0015 (BL12306) - Okanagan College**

Mayor Basran called the Hearing to order at 6:05 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

3. **Individual Bylaw Submissions**
 - 3.1 **START TIME 6:00 PM - KLO Rd 860 - 1000 - TA21-0015 (BL12306) - Okanagan College**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Paul Reyes Faction Projects ,Applicant

-Spoke to the application and the importance of the project in supporting student housing.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the gallery indicated they wished to speak.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:11 p.m.

5. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:11 p.m.

6. Bylaws Considered at Public Hearing

6.1 START TIME 6:00 PM - KLO Rd 860 - 1000 - BL12306 (TA21-0015) - Okanagan College

Moved By Councillor Singh/Seconded By Councillor Wooldridge

R1091/21/11/30 THAT Bylaw No. 12306 be read a second and third time and be adopted.

Carried

7. Termination

The Hearing was declared terminated at 6:12 p.m.

8. Call to Order the Public Hearing - START TIME 6:00 PM - Devonshire Ave 1264, 1274, 1284 and Belaire Ave 1281, 1289-1291, 1299 - Z21-0080 (BL12307) - Multiple Owners

Mayor Basran called the Hearing to order at 6:12 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

9. Individual Bylaw Submissions

9.1 START TIME 6:00 PM - Devonshire Ave 1264, 1274, 1284 and Belaire Ave 1281, 1289-1291, 1299 - Z21-0080 (BL12307) - Multiple Owners

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Davin Shillong, Aplin Martin and Ryan Tamblyn, Millennial Developments, Applicants

- Displayed a PowerPoint presentation summarizing the application.

- Spoke to the development objectives and increasing the supply of attainable housing.

- Commented on transportation options in the area.

- Commented on microsuite units and DCCs.

- Spoke to neighbourhood consultation efforts.

- Responded to questions from Council.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the gallery indicated they wished to speak.

There were no further comments.

10. Termination

The Hearing was declared terminated at 6:24 p.m.

11. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:24 p.m.

12. Bylaws Considered at Public Hearing

12.1 START TIME 6:00 PM - Devonshire Ave 1264, 1274, 1284 and Belaire Ave 1281, 1289-1291, 1299 - BL12307 (Z21-0080) - Multiple Owners

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R1092/21/11/30 THAT Bylaw No. 12307 be read a second and third time.

Carried

13. Termination

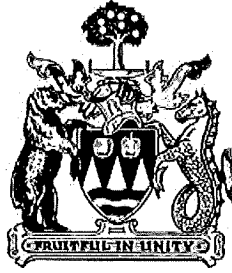
The meeting was declared terminated at 6:27 p.m.

Mayor Basran

/cm



Deputy City Clerk



**City of Kelowna
Regular Meeting
Minutes**

Date: Tuesday, November 30, 2021
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh, Luke Stack and Loyal Wooldridge

Members participating remotely Councillor Charlie Hodge

Staff Present City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Legislative Technician, Rebecca Van Huizen; Divisional Director Planning & Development Services, Ryan Smith; Urban Planning Manager, Jocelyn Black, Planner Specialist, Alex Kondor

Staff participating remotely Legislative Coordinator (Confidential), Clint McKenzie

(* partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 6:41 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor DeHart.

3. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R1093/21/11/30 THAT the Minutes of the Public Hearing and Regular Meeting of November 16, 2021 be confirmed as circulated.

Carried

4. Development Permit and Development Variance Permit Reports

4.1 START TIME 6:40 PM - Abbott St 1842 - HAP20-0006 - Jo-Anne Elizabeth Kubas and Lonny Allan Kubas

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

The applicant was not present.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Wooldridge

R1094/21/11/30 THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP20-006 for Lot 2 District Lot 14 ODYD Plan EPP85648, located at 1842 Abbott Street, Kelowna, BC subject to the following:

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

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 9.5b.1(k): Carriage House Regulations, Development Regulations in Residential, Health District and Comprehensive Development Zones

To vary the required minimum distance to a principal dwelling from 3.0m permitted to 2.0m proposed.

AND THAT Council's consideration of the Heritage Alteration Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated November 30, 2021;

AND FURTHER THAT this Heritage Alteration Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

4.2 START TIME 6:40 PM - Abbott St 3031 - BL12106 (OCP20-0004) - 3031 and 3041 Abbott Street GP Ltd., Inc. No. BC1176909

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R1095/21/11/30 THAT Bylaw No. 12106 be amended at third reading by deleting the legal description that reads:

- "Lots 7 and 8, Block 2, District Lot 14, ODYD, Plan 4743"
- And replacing it with:
- Lot 1, Block 2, District Lot 14, ODYD, Plan EPP114842

And by deleting "and 3041" from the title.

Carried

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R1096/21/11/30 THAT Bylaw No. 12106, as amended, be adopted.

Carried

4.3 START TIME 6:40 PM - Abbott St 3031 - BL12107 (Z20-0007) - 3031 and 3041 Abbott Street GP Ltd., Inc. No. BC1176909

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R1097/21/11/30 THAT Bylaw No. 12107 be amended at third reading by deleting the legal description that reads:

- "Lots 7 and 8, Block 2, District Lot 14, ODYD, Plan 4743"
And replacing it with:
- Lot 1, Block 2, District Lot 14, ODYD, Plan EPP114842
And by deleting "and 3041" from the title.

Carried

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R1098/21/11/30 THAT Bylaw No. 12107, as amended, be adopted.

Carried

4.4 START TIME 6:40 PM - DP21-0041 DVP21-0042 Abbott St 3031 - 3031 and 3041 Abbott Street GP Ltd., Inc. No. BC1176909

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Mark Aquion, BlueGreen Architecture, Applicant

- Spoke to building height and materials relative to Abbott House.
- Displayed a PowerPoint presentation summarizing the application.
- Commented on area changes and policies in OCP 2040.
- Spoke to the unit and use breakdown and live/work units.
- Commented on the form and character.
- Spoke to the parkade being above grade.
- Displayed elevation renderings.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Donn

R1099/21/11/30 THAT Official Community Plan Map Amending Bylaw No. 12106 and Rezoning Bylaw No. 12107 be amended at third reading to revise the legal description of the subject property from Lots 7 & 8, Block 2, District Lot 14, ODYD, Plan 4743 to Lot 1 Block 2 District Lot 14 ODYD Plan EPP114842;

AND THAT final adoption of Official Community Plan Map Amending Bylaw No. 12106 and Rezoning Bylaw No. 12107 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP20-0041 for Lot 1 Block 2 District Lot 14 ODYD Plan EPP114842, located at 3031 Abbott Street, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT a land use restriction covenant be registered on title to protect the provision of a food primary establishment use within the commercial space;

AND THAT a land use restriction covenant be registered on title to ensure the longevity of live/work units along the Newsom Avenue frontage;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0042 for Lot 1 Block 2 District Lot 14 ODYD Plan EPP114842, located at 3031 Abbott Street, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 14.4.5(c): C4 – Urban Centre Commercial Development Regulations

To vary the required maximum height from 15.0 m or 4 storeys permitted to 15.75 m and 4 1/2 storeys proposed,

Section 14.4.5(f): C4 – Urban Centre Commercial Development Regulations

To vary the required minimum rear yard from 6.0 m permitted to 0.0 m proposed.

Table 8.2.7(a): Section 8 - Parking and Loading, Off-Street Parking Regulations, Dimensions of Parking Spaces and Drive Aisles

To vary the required minimum Van-Accessible Parking Space height clearance from 2.3 m permitted to 2.0 m proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

The meeting recessed at 7:10 p.m.

The meeting reconvened at 7:41 p.m.

4.5 START TIME 7:40 PM - Francis Ave 410 - BL12146 (Z20-0037) - 1256484 B.C. Ltd., Inc.No. BC1256484

Moved By Councillor Singh/Seconded By Councillor Wooldridge

R1100/21/11/30 THAT Bylaw No. 12146 be adopted.

Carried

4.6 START TIME 7:40 PM - Francis Ave 410 - DVP20-0110 - 1256484 BC Ltd., Inc. No. BC1256484

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Andrew Gaucher, Paley Rd, Applicant

-Was available to answer questions.

-Responded to questions from Council.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R1101/21/11/30 THAT final adoption of Rezoning Bylaw No. 12146 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0110 for Lot 19 District Lot 14 ODYD, Plan 7336, located at 410 Francis Avenue, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.6.6(f): RU6 – Two Dwelling Housing Development Regulations

To vary the minimum front yard setback from 4.5 m required to 4.0 m proposed.

Section 13.6.6(g): RU6 – Two Dwelling Housing Development Regulations

To vary the minimum flanking side yard setback from 4.5 m required to 3.5 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

4.7 START TIME 7:40 PM - Cara Glen Crt 1402 - DP21-0159 DVP21-0204 - Prime Clifton Homes Inc., Inc. No. A0116073

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Leonard Kerkhoff, Kerkhoff Construction, Applicant's Agent

- Displayed a PowerPoint presentation summarizing the application.
- Commented on the master plan and other developments underway.
- Spoke to the community park space.
- Responded to questions from Council.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

R1102/21/11/30 THAT Council authorizes the issuance of Development Permit No. DP21-0159 for Lot 1, Section 31, Township 26, ODYD, Plan EPP100150, located at 1402 Cara Glen Court, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0204 for Lot 1, Section 31, Township 26, ODYD, Plan EPP100150, located at 1402 Cara Glen Court, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.10.6(d): RM4 – Transitional Low Density Housing Development Regulations

To vary the required front yard setback from 6.0m permitted to 4.2m proposed,

Section 13.10.7(b) : RM4 – Transitional Low Density Housing Other Regulations

To vary the maximum continuous building frontage from 40.0m permitted to 58.3m proposed

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

5. **Reminders**


The Mayor remind Council that the budget books are ready.

6. **Termination**

The meeting was declared terminated at 7:58 p.m.

Mayor Basran

/cm



Deputy City Clerk

DRAFT

REPORT TO COUNCIL



Date: January 18, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0135 DVP21-0138 **Owner:** Carbon Capture Mini-Storage (Kelowna) GP Ltd., Inc. No. BC1070157

Address: 437 Bay Avenue **Applicant:** Bench Site Design Inc.

Subject: Development Permit and Development Variance Permit Application

Existing OCP Designation: IND - Industrial

Existing Zone: I₄ – Central Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP21-0135 and Development Variance Permit No. DVP21-0138 for Lot 2 District Lot 139 Osoyoos Division Yale District Plan KAP68693, located at 437 Bay Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Table 8.3.4: Section 8 – Parking and Loading, Table 8.3 - Required Off-Street Parking Requirements, Industrial

To vary the required minimum number of parking stalls from 102 stalls to 12 stalls.

Table 8.4: Section 8 – Parking and Loading, Off-Street Loading, Minimum Loading Required

To vary the required minimum number of loading stalls from 6 stalls to 3 stalls.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of a five storey self-storage building and to consider variances to reduce the minimum required parking and loading stalls.

3.0 Development Planning

Staff recommend support for the Development Permit and Development Variance Permit applications. The project excels in its design, sustainability and environmental features for an industrial building and exceeds Kelowna's Official Community Plan (OCP) design guideline expectations. The project is a new *net-zero carbon* pilot project in cooperation with the Canadian Green Building Council and aspires to achieve Petal-level Living Building Challenge (LBC) certification.

The property is a corner site, with all vehicular access from the north. The Ellis Street frontage has been given design consideration to engage the pedestrian realm. Upper building levels incorporate vertical bands of full height glass and incorporate a colour palette that has taken inspiration from the biodiversity of the Okanagan. Overall, the building has a contemporary design, and consideration is also given to drought-tolerant native landscaping.

The application requires two variances, to minimum required parking and minimum required loading stalls. There are no specific requirements within Kelowna's Zoning Bylaw for a commercial storage facility. The consequence of this is that the parking requirements attributed to this building are those of Warehousing and Storage and Accessory Activities, which calls for 0.5 stalls per 100 m² of Gross Floor Area, and 2.5 stalls per 100 m² GFA. Planning Staff recognize this is an overestimate of the number of parking stalls required for the proposed use. When a previous Development Permit was considered in 2017, Staff encouraged the applicant to engage a traffic consultant to analyze what an appropriate parking rate would be. The applicant engaged Bunt & Associates to perform an analysis of the commercial storage building. The report indicates the anticipated use and demand for parking for the proposal aligns with the proposed parking and loading in the design (which has slightly changed since 2017). The full report is included as Attachment C, and an additional Professional Opinion Letter from December 2021 was also obtained and attached.

4.0 Proposal**4.1 Background**

Council approved a Development Permit and Development Variance Permit for a very similar proposal on this property on December 5, 2017. A key difference between the proposals was this 2017 application had incorporated a co-working space, which was removed from this current application. Construction never commenced, and as Development and Development Variance Permits are only valid for two years, they were required to reapply.

4.2 Project Description

The proposal is for a five-storey, 10,440 m² commercial storage facility. The design of the building is contemporary with a two-story storefront which activates the side along Ellis Street. The building strives to meet the highest environmental standards by planning for net-zero energy along with additional environmentally sustainable measures being implemented. The project seeks to achieve Petal-level Living Building Challenge (LBC) certification (exceeds LEED) and has applied to the Canada Green Building Council Zero Carbon Pilot Program.

The five-story project uses a compact form and makes the most of its corner site, the design provides an active, two-story storefront along Ellis Street to activate the pedestrian realm, with vehicular access, loading and parking to the north. The two-story storefront along Ellis Street accommodates lobby spaces, office and sales, along with educational components that describe the green features of the building. Also on the Ellis Street façade, display windows are provided to support local artists. These spaces intend to create a vibrant, active storefront along the majority of Ellis Street to enhance Kelowna's downtown and create a new model for similar facilities that raise the bar aesthetically and functionally.

Along the north side of the building, off-street parking and loading spaces, along with a screened trash enclosure create an orderly back of house area. The three loading areas are protected from the elements by the building above. All areas are designed with no concealed spaces for urban pedestrian safety. The facility office area has direct views along the north facade and east facing lobby helping to create 'eyes on the street' which will help make the neighborhood safer.

The south and west facades being boxed in by future buildings are simple and plain, close to the property line, and fenced against unauthorized entry. The site landscaping approach incorporates drought tolerant native landscaping, storm water diversion bio-swales, grey water irrigation, permeable pavers and a 35 m² urban agriculture component – a Living Building Challenge requirement. This project will focus on fruits for human consumption that also support pollinators and migratory birds.

The design of the building is contemporary, with a two-story lobby on the north-half facing Ellis Street. Like a museum or theater that does not require windows programmatically, the project uses glazing and windows, where they do occur, for maximum benefit and design effect. Above the lobby, and on the upper levels along the north façade, internal corridors are expressed with full height glass. These vertical bands of glazing provide orientation and a sense of safety to users of the facility. Each floor will use color for wayfinding. This color, expressed through the windows, is a primary design element for the building. Utilizing the clean flat nature of the interlocking carbon sequestering blocks, the façade is a series of modern simple plaster finished surfaces between the windows creating an effect of sculptural blocks stacked up as a building.

In the spirit of showcasing all of the integrated sustainable building systems and materials, additional ornamentation has been kept to a minimum, instead expressing and celebrating the building as an inspirational example of the Living Building Challenge and ecologically responsible design. Projected canopies protect tall glass surfaces along Ellis Street, with the south facing photovoltaic array on the high roof expressed along the parapet line. The building is designed according to universal design principles. A ramp is provided from the parking area to the lobby.

4.3 Site Context

The subject property is located at the corner of Bay Avenue and Ellis Street in the Central City OCP Sector. The Walk Score is 65, indicating some errands can be accomplished on foot.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.28 Focus industrial development to areas suitable for industrial use.

Chapter 14: Urban Design Guidelines

Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region’s natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?			✓
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?			✓
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?	✓		
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
Site Access			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?		✓	
Is parking located behind or inside buildings, or below grade?		✓	
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?			✓
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?	✓		
Are green building strategies incorporated into the design?	✓		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?			✓
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?			✓
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	✓		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	✓		
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	✓		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 			✓
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	✓		
<ul style="list-style-type: none"> Define distinct private outdoor space for all ground-level dwellings? 			✓
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	✓		
Do parking lots have one shade tree per four parking stalls?		✓	
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	✓		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?		✓	
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?	✓		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	Unknown		
Are building materials vandalism resistant?	Unknown		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	✓		
Are the site layout, services and amenities easy to understand and navigate?	✓		
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
Signs			
Do signs contribute to the overall quality and character of the development?			✓
Is signage design consistent with the appearance and scale of the building?			✓
Are signs located and scaled to be easily read by pedestrians?			✓
For culturally significant buildings, is the signage inspired by historical influences?			✓
Lighting			
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	Unknown		

6.0 Technical Comments

6.1 Development Engineering Department

See Attachment A: City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Accepted: June 3, 2021

Date Public Consultation Completed: October 29, 2021

Report prepared by: Kimberly Brunet, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: City of Kelowna Memorandum

Attachment B: Applicant's Letter of Rationale

Attachment C: Parking and Loading Rationale

Attachment D: Draft Development Permit No. DP21-0135 DVP21-0138

Schedule A: Site Plan

Schedule B: Floorplans, Elevations, Sections, Materials and Colour board

Schedule C: Landscape Plan

CITY OF KELOWNA

MEMORANDUM

Date: June 23, 2021
File No.: DP21-0135
To: Suburban and Rural Planning (KB)
From: Development Engineering Manager (RO)
Subject: 437 Bay Ave Form and Character

The Development Engineering Branch has the following requirements related to this Development Permit application for the Form & Character of a new commercial storage facility which will be applicable at time of Building Permit.

1. General

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

2. Domestic Water and Fire Protection

- a. The subject lot is located within the City of Kelowna water supply area. The existing lot is currently serviced with a 200-mm diameter water service. Only one service will be permitted.
- b. The Developer's Consulting Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for industrial lots is 225 L/s. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- c. A Water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The Developer or Building Contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department and prepare the meter setter at their cost.

2. Sanitary Sewer System

- a. Our records indicate that this property is currently serviced with a 200-mm diameter sanitary sewer service off Ellis St.
- b. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for each legal lot. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.
- c. Industrial lots require an inspection manhole within the subject lot and is to be installed as close to property line as practical to allow for access by the City as per section 2.16 of Schedule 4 of the Subdivision, Development & Servicing Bylaw No. 7900.

3. Storm Drainage

- a. Our records indicate that the subject lots is currently serviced with a 250-mm diameter storm sewer service off Ellis St. Only one service is permitted for each legal lot.
- b. A flow control manhole is to be installed within 3 metres of the property line, and downstream of any water quality enhancement system. The manhole will include provision for isolating runoff into the City Storm system and an SROW is required to allow for access by the City.
- c. The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- d. Provide the following drawings:
 - i. A detailed Stormwater Management Plan for this development that is based off the original grading plan of the subdivision; and,
 - ii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- e. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 Detention Storage.
- f. As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- g. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.

- h. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

4. Road Improvements

- a. Bay Ave frontage upgrades required include landscaped and irrigated boulevard, LED streetlights, removal and placement of deteriorated sidewalk curb and gutter as needed, pavement removal and replacement, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading.
- b. Ellis St frontage upgrades required include landscaped and irrigated boulevard, LED streetlights, burial of overhead wires, removal and placement of deteriorated sidewalk curb and gutter as needed, pavement removal and replacement, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading.
- c. Existing crosswalk ramp at the Bay Ave and Ellis St intersection is to be replaced with a new crosswalk ramp is to be designed as per the BC Active Transportation Guidelines and must include a tactile strip.
- d. Care must be taken to avoid asphalt scaring. Replacement of damaged works and restoration will be at the developer's expense. The extent of the restoration works will be determined by the City Engineer once construction is completed.
- e. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- f. Streetlights must be installed on all public roads. All streetlighting designs require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

5. Electric Power and Telecommunication Services

- a. The electrical and telecommunication services to this building/property must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone, and cable transmission companies to arrange for these services, which would be at the applicant's cost.

9. Geotechnical Report

- a. Provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**
- b. The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

- ii. Site suitability for development.
 - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities, and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.
- c. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

“Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.”

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia’s Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC’s Documented Independent Review of Structural Designs).

6. Site – Related Issues

- a. Only one driveway access with a maximum driveway width of 11 m, design as per SS-C7 for non-residential use, will be permitted and must be from Bay Ave. Access is required to be a minimum of 15 m from the property line of the adjoining road.
- b. Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- c. If applicable an oil interceptor must be installed to remove oil prior to leaving this property and entering the COK sanitary and/or drainage system

7. Design and Construction

- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City’s “Engineering Drawing Submission Requirements” Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (Part 5 and Schedule 3).

DP21-0135 Bay Ave 437

Page 5 of 5

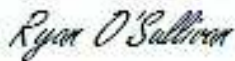
- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

8. Servicing Agreements for Works and Services

- a. A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.
- c. A Servicing Agreement had been executed for the offsite works associated with a previous Development Application for this property, DP17-0073. As DP17-0073 has been closed a new Servicing Agreement will be required for the current Application, DP21-0135. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and up to date estimates for the required works.

10. Charges and Fees

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Street Marking/Traffic Sign Fees: at cost (to be determined after detailed design completed).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii. Engineering and Inspection Fee: 3.5% of offsite construction value (plus GST).



Ryan O'Sullivan
Development Engineering Manager

SK

EcoLock Design Rationale Statement

EcoLock is a five story, 10,440 m² personal-storage facility proposed for Kelowna, British Columbia, Canada that uses a new model to support responsible urban living. The building provides remote storage for individuals and businesses in an environment designed to the highest environmental standard for buildings and communities, while enhancing neighborhood character with cutting edge architecture and material use. The structure is planned for net-zero energy, along with other achievements that provide a model for a low carbon construction, high performance, waste diversion, healthy materials, support for local culture and the arts, biodiversity enhancement, and best practices for low impact development (LID) at the site level. The project aspires to achieve Petal-level Living Building Challenge (LBC) certification (the world’s most stringent green building program that exceeds LEED), and has applied to the Canada Green Building Council Zero Carbon Pilot Program.



Figure 1 Ellis Street Elevation

The following describes the project in more detail:

Urban Design

The five-story project uses a compact form and is rational in plan. The design makes the most of its corner site, with vehicular access, loading, and parking to the north and providing an active, two-story storefront along Ellis Street to engage the pedestrian realm. The two-story storefront along Ellis accommodates lobby spaces, office and sales, along with educational components that describe the green features of the building. These spaces intend to create a vibrant, active storefront along the majority of Ellis Street to enhance Kelowna’s downtown and create a new model for similar facilities that raise the bar aesthetically and functionally.

On the Ellis Street façade, display windows are provided to support local artists - an ethos that is important to the Ecolock brand. On the northeast corner of the site, the lobby extends beyond the building, forming a prow-like building element which provides a human-scaled feature at the most visible corner of the site.

Along the north side of the building, off-street parking and loading spaces and a screened trash enclosure, create an orderly back of house area. The loading areas are protected from the elements by the building above. All areas are designed with no concealed spaces, for urban pedestrian safety. The facility office area has direct views along the north facade and east facing lobby helping to create 'eyes on the street' which will help make the neighborhood safer. The south and west facades are boxed in by future buildings, which are simple and plain, close to the property line, and fenced against unauthorized entry.

The site landscaping approach incorporates drought tolerant native landscaping, storm water diversion bio-swales, grey water irrigation, permeable pavers and a 35m² urban agriculture component - a Living Building Challenge requirement. This project will focus on fruits for human consumption that also support pollinators and migratory birds.

Design and Construction

The design of the building is contemporary, with a two-story lobby on the north-half facing Ellis Street. Like a museum or theater, both of which do not require windows programmatically, the project uses glazing and windows, where they do occur, for maximum benefit and design effect. Above the lobby, and on the upper levels along the north façade, internal corridors are expressed with full height glass. These vertical bands of glazing provide orientation and a sense of safety to users of the facility. Each floor will use color for wayfinding. This color, expressed through the windows, is a primary design element for the building. In the spirit of showcasing all of the integrated sustainable building systems and materials, additional ornamentation has been kept to a minimum, instead expressing and celebrating the building as an inspirational example of the Living Building Challenge and ecologically responsible design. Projected canopies protect tall glass surfaces along Ellis street, with the south facing photovoltaic array on the high roof expressed along the parapet line. The building is designed according to universal design principles. A ramp is provided from the parking area to the lobby. The second-floor toilets are accessed via elevator.



Figure 2 Ecolock Sustainability Diagram

Energy, Conservation and Materials

The project is being designed to exceed its own annual net energy demand through a net metered photovoltaic array, making the building 'net positive' and carbon free in its operations. It will be a combustion free and smoke free facility with exemplary air quality. The building enclosure will be high performance, low carbon, and free of toxic materials.

Windows are also Declare labeled, high performance, pultruded fiberglass, insulated units, that open for natural ventilation. Metal surfaces feature high performance coatings on the building, and weathered steel when in contact with the ground.

The mechanical systems will consume considerably less energy than comparable facilities due to the high-performance envelope. Energy Recovery Ventilation (ERV) units will use exhaust ventilation to temper incoming air. Electrical lighting will use occupancy sensing LED sources. Water, a precious resource, will be used wisely. The acoustically private toilet rooms are designed for individual use. The toilets are positioned on level two to facilitate a low flow toilet system for maximum water conservation.

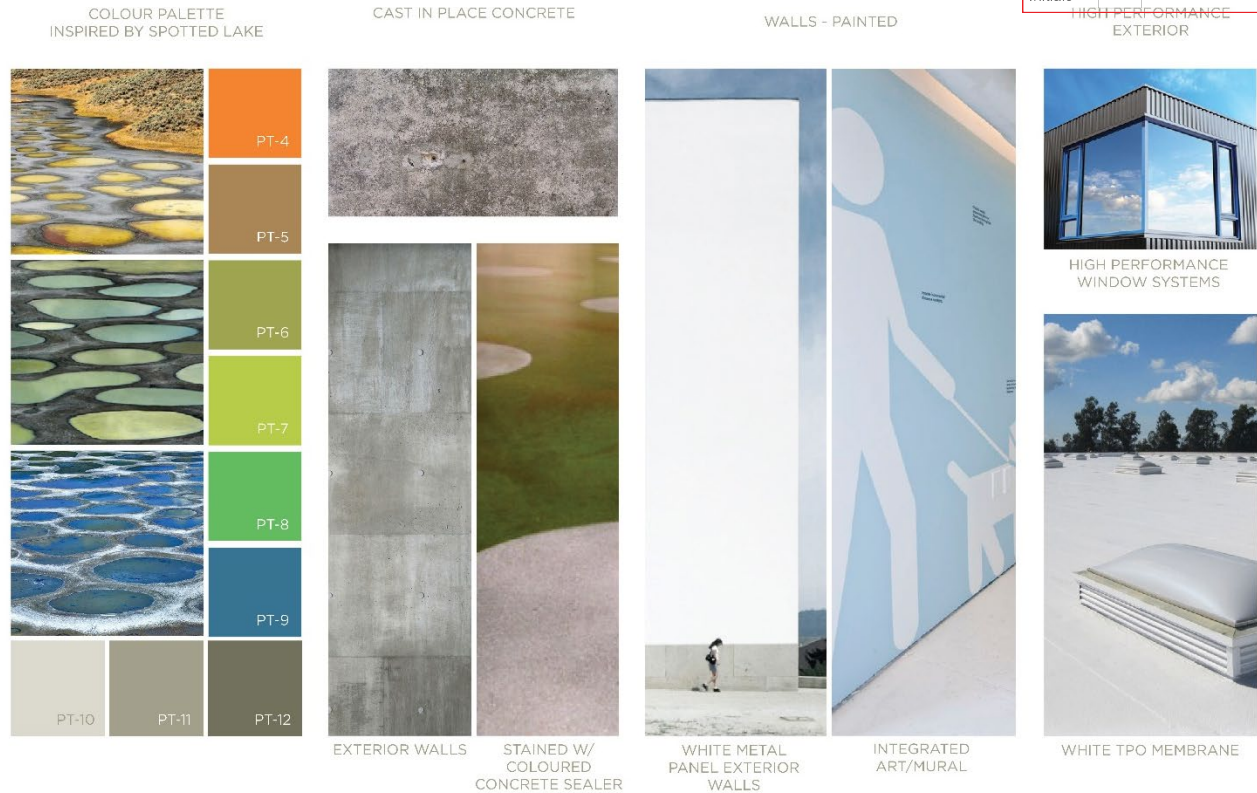


Figure 3 Colors inspired by the Spotted Lakes

Arts and Place

The Okanagan Valley has a rich history of abundance in minerals and fertile soils. The internal and exterior color scheme is inspired by the Spotted Lake, 131 Km south of Kelowna. The lake is unique in how local weather patterns and the deposition of minerals has resulted in a vivid color palette and a refuge for migratory birds. First Nations people called the lakes Kliluk.

Education about the Living Building Challenge, inviting the public to learn and encourage others to adopt similar environmentally responsible strategies for the built environment. The local arts will be celebrated through the display windows. The initial program's focus will be theme-based, such as the artistry of heirlooms, or how everyday objects, when displayed artfully, can be transformative. Building ownership intends to work with local arts coalitions to offer space to emerging artists, as well as established ones and thus help cultivate an even stronger community of local art than currently exists.



December 2, 2021
04-21-0512

Rich Brzezowski
Carbon Capture Mini-Storage (Kelowna) LP
Suite 202, 8440 Main Street
Vancouver, BC
V5X 3M3

VIA E-MAIL: brzz@me.com

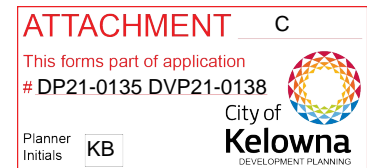
Dear Rick:

**Re: EcoLock Kelowna Self-Storage Facility – 437 Bay Avenue
Parking Assessment – Professional Opinion Letter**

As requested by you, I have reviewed the current Development Permit (DP) drawings for the self-storage facility you have proposed for development at 437 Bay Avenue in Kelowna, BC. I have also reviewed the parking assessment report dated September 28, 2017, that Bunt & Associates Engineering Ltd. (Bunt) had prepared for the previous development plan for this site that featured a 5-storey self-storage facility similar to what is proposed now, plus a “co-work” workplace component with 145 square metres of floor area.

Based on our parking database information available at that time, Bunt concluded that the 16 parking/loading spaces proposed for the previous would be sufficient to accommodate the parking/loading demand for the project other than for peak “month-end” conditions during the mid-day period at which time the self-storage and co-work components combined could potentially generate demand for 20+ vehicles and require some use of nearby street parking. It is important to note that about one-third of that peak parking demand estimate was associated with the “co-work” component of the project.

The current (December 2021) development plan in for the project features a 5-storey self-storage facility with 9,911 square metres with 990 storage lockers. There is no “co-work” space component with the new plan. A total of fifteen (15) parking/loading spaces are planned, including two (2) accessible stalls, ten (10) regular parking stalls, and three (3) truck/van loading bays.



For this new development scenario, Bunt is of the opinion that the proposed fifteen parking/loading spaces, including will be sufficient to accommodate the anticipated peak demand condition for the facility. This conclusion is based on review of the analysis conducted with the 2017 study and more recent parking/loading data collected by Bunt in 2018 for self-storage facilities in the City of Vancouver.

I trust that our input here will be of assistance. Please do not hesitate to contact me should you have any questions.

Yours truly,
Bunt & Associates

Peter Joyce, P.Eng.
Principal



ATTACHMENT		C
This forms part of application		
# DP21-0135 DVP21-0138		
Planner Initials		
KB		City of Kelowna DEVELOPMENT PLANNING

Ecolock Self Storage and Coworking Development, Kelowna, BC Parking and Loading Rationale

Final Report

Prepared for
Carbon Capture Mini Storage LP

Date
September 28, 2017

Project No.
6226.01

September 28, 2017
04-17-6226-01

Don Redden
Carbon Capture Mini Storage LP
206 - 15388 24 Avenue
Surrey, BC
V4E 2J2

Dear Don:

**Re: Ecolock Self Storage, Kelowna, BC
Parking & Loading Rationale**

Dear Don:

**Re: Ecolock Self Storage
Parking & Loading Rationale**

As requested, Bunt & Associates Ltd. (Bunt) has carried out a Parking & Loading Rationale for the Development Permit Text Amendment as part of the proposed redevelopment of 437 Bay Avenue in Kelowna, BC. The attached report provides a summary of our findings.

We trust that the information provided in this report will be of assistance to you. Thank you for engaging Bunt in this work and please get in touch should you have any questions.

Yours truly,
Bunt & Associates



Peter Joyce, P.Eng.
Principal

CORPORATE AUTHORIZATION

Prepared By:	Bethany Dobson, MScP, EIT	Bunt & Associates Engineering Ltd. 1550-1050 West Pender Street Vancouver, BC V6E 3S7 Canada
Reviewed By:	Peter Joyce, P.Eng. Principal	Telephone: +1 604 685 6427 Facsimile: +1 604 685 6579
Approved By:	Peter Joyce, P,Eng. Principal	Date: 2017-09-28 Project No. 6226.01 Status: Final Report

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TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1	Background	1
1.2	Proposed Development	1
1.3	Purpose of Study	1
2.	EXISTING CONDITIONS	2
2.1	Transit	2
2.2	City of Kelowna Mode Splits	2
3.	PARKING REVIEW	6
3.1	Preamble	6
3.2	Self Storage	6
3.2.1	Bylaw Requirements	6
3.2.2	Bunt Parking Database.....	7
3.2.3	Proposed Base Requirement	8
3.3	Coworking Office Space	8
3.3.1	Bylaw Requirements	8
3.3.2	Parking Demand	9
3.3.3	Proposed Base Requirement	9
3.4	Shared Parking Review	9
3.5	Proposed Parking Supply.....	10
3.6	Transportation Demand Management	11
3.6.1	Cycling Facilities.....	11
4.	CONCLUSIONS.....	12

EXHIBITS

Exhibit 1.1: Site Location	3
Exhibit 1.2: Site Plan.....	4
Figure 2.1: Kelowna Mode Split	5

TABLES

Table 1.1: Proposed Land Uses	1
Table 2.1: Existing Transit Service Frequency	2
Table 3.1: Self Storage Facilities - Municipal Bylaw Comparisons	7
Table 3.2: Bunt Survey Data – Self Storage Parking and Loading Supply and Utilization	7
Table 3.3: Proposed Self Storage Facility - Locker Mix	8
Table 3.4: Self Storage Midday Parking Demand.....	8
Table 3.5: Proposed Facility - Shared Parking Analysis – Parking and Loading Spaces Required	10
Table 3.6: Proposed Parking Supply	10
Table 3.7: Bicycle Parking Bylaw Requirement	11

1. INTRODUCTION

1.1 Background

Carbon Capture Mini Storage LP (Carbon Capture) is proposing to develop the site located at 437 Bay Avenue in Kelowna, shown in **Exhibit 1.1**. The 5-storey mixed use building will feature a self storage facility and also include an area for ‘coworking’ office space. Currently, the site is being used for industrial equipment and vehicle storage.

With the increasing amount of condominium/apartment residential development occurring in this area of Kelowna, both the self storage and coworking space will provide a convenient location for nearby residents seeking either or both the services of these two types of use. The near proximity of the proposed development to this higher density residential use and area employment uses as well is expected to moderate the amount of vehicle traffic and parking activity generated by the two uses, which is consistent with the sustainable objectives of the City of Kelowna and will serve as an example for other sustainable developments to follow.

As part of the Development Permit Text Amendment requirement, Bunt & Associates Ltd. (Bunt) is providing a Parking & Loading Rationale to explore the foreseeable needs of the development. Site generated vehicle traffic volumes are expected to be relatively low and the City of Kelowna is not requiring a traffic impact analysis for the development.

1.2 Proposed Development

The site plan is shown in **Exhibit 1.2** and **Table 1.1** summarizes the proposed land uses for the development used for this report. The coworking space includes individual working ‘touchdown’ desks and meeting rooms.

Table 1.1: Proposed Land Uses

LAND USE	FLOOR AREA
Self Storage space	6,624 m ² (895 lockers)
Coworking Office space	145 m ²

1.3 Purpose of Study

The purpose of this report is outlined as follows:

1. To review the anticipated parking and loading demand of the proposed self-storage facility;
2. To review the anticipated parking demand of the coworking component of the development; and
3. To review the parking supply of the proposed development and assess this supply against the anticipated parking demand during typical operations and peak times.

2. EXISTING CONDITIONS

The site is located at the north end of Kelowna's downtown area. Although this area has historically been primarily industrial, it is changing to include a number of higher density residential and commercial developments.

2.1 Transit

The area is serviced by the "No. 2 North End Shuttle" which travels northbound along Ellis Street. Ellis Street fronts the site and there is a bus stop less than 100m away. The route service information is summarized in **Table 2.1**.

Table 2.1: Existing Transit Service Frequency

ROUTE		WEEKDAY SERVICE SPAN		HEADWAY (MIN.)				
#	DIRECTION	START	END	AM	MID-DAY	PM	EVENING	WEEKEND
2	North End Shuttle	7:38 AM	10:09 PM	30 min	30 min	30 min	60 min	30 min

The future 2030 Transit Plan Map from Kelowna's *Official Community Plan* identifies Richter Street and Wendell Place to be part of the Primary Transit Network, which will have service every 15 minutes for 15 hours/day every day of the week. The corner of Richter Street & Wendell Place is about 400m (approximately 5 minutes walking distance) from the site.

2.2 City of Kelowna Mode Splits

The *2013 Okanagan Travel Survey Findings & Comparison to 2007 Baseline* summarizes travel patterns for the Okanagan region, including Kelowna as a sub-region. As shown in **Figure 2.1**, the survey found that the proportion of automobile (driver + passenger) trips have decreased to approximately 82% down from 87% in 2007 while sustainable modes (bus, walk, bike) have increased from 11% up to 17%. The driver mode split was determined to be 66% in 2013.

S:\PROJECTS\BLD\6226-01 Kelowna Self Storage\5.0 Deliverables\Graphics



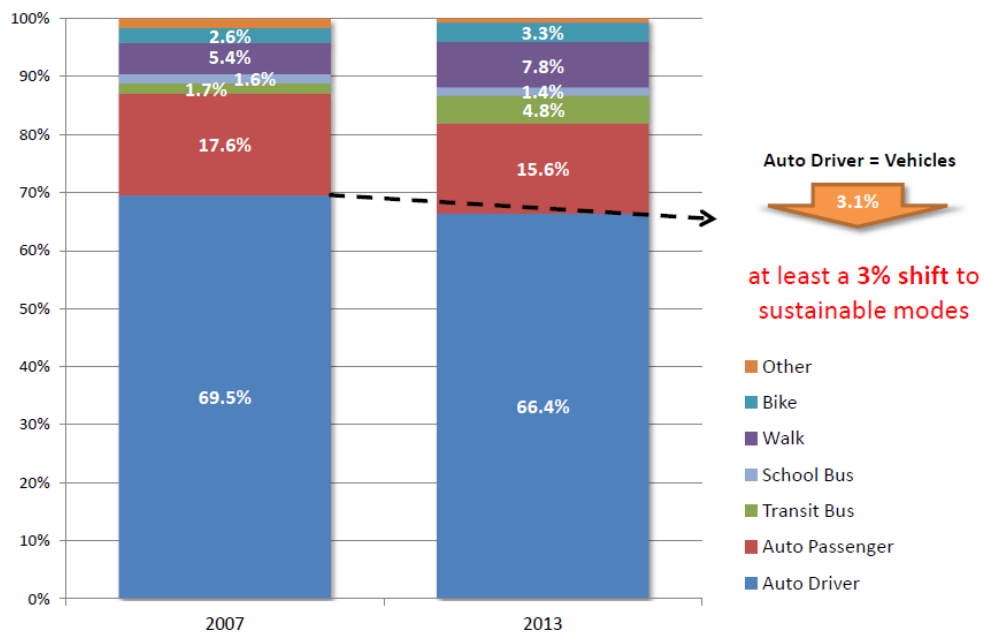
Exhibit 1.1 Peak Site Location

EcoLock Self Storage Parking & Loading Rationale
6226.01
September 2017



Figure 2.1: Kelowna Mode Split¹

Trip Mode Trend (24hr, Kelowna trip origins)



¹ 2013 Okanagan Travel Survey Findings & Comparison to 2007 Baseline
<<https://www.smarttrips.ca/sites/files/6/docs/related/2013-okanagantravelsurvey.pdf>>

3. PARKING REVIEW

3.1 Preamble

Self-storage as a use is not explicitly addressed within the Kelowna Zoning Bylaw. The self-storage parking and loading demand will be estimated using Bunt database information including observations of parking and loading activity at similar personal-storage facilities within Metro Vancouver.

“Coworking” offices typically provide office space and meeting rooms for tenants to rent for periods of time, ranging from a short one-time use to an ongoing lease. Because of its unique operation, the parking demand is not expected to align with the general “office” use set out in the Kelowna Zoning Bylaw. Instead, this report will estimate the parking demand using a first principles methodology based on the anticipated usage and occupancy, as well as tenant travel patterns and mode split.

The following sections outline the ‘off street’ minimum parking supply requirements of the City of Kelowna’s Zoning Bylaw as they apply to the proposed development, and also provides an analysis of the anticipated parking demand for the self storage and coworking office space components of the project.

3.2 Self Storage

3.2.1 Bylaw Requirements

The off-street parking requirements set out in the City of Kelowna’s Zoning Bylaw do not include a rate for self storage land use; the closest use is ‘warehousing and storage’ in the industrial section. A review of Metro Vancouver municipalities yielded various bylaw rates for ‘mini-warehouses,’ ‘commercial storage,’ and ‘self-storage.’ These are summarized in **Table 3.1** along with the number of parking stalls that each would require from the proposed development.

The table above shows a wide variance in parking requirements for storage units ranging from eight to nearly 90 parking spaces/loading bays. The City of Abbotsford is the only municipality that includes a bylaw rate specifically for self storage, which would require eight parking stalls for the proposed development. Because of this broad variation, we believe using actual parking data is more useful for determining the appropriate amount of parking to be provided.

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Table 3.1: Self Storage Facilities - Municipal Bylaw Comparisons

MUNICIPALITY	BYLAW USE	RATE	PARKING STALLS
City of Abbotsford	Self-storage	1 space per 800 m ² of GFA	8
District of North Vancouver	Mini-warehousing	1 per 535 m ² of GFA	12
City of Richmond	Commercial storage	0.5 space per 100 m ² of Gross Leasable Floor Area up to 2,000 m ² , plus 0.2 per additional 100 m ²	19
City of Kelowna	Industrial – warehousing & storage	0.5 spaces per 100 m ² GFA, minimum 5	33
City of Coquitlam	Mini-warehouses	A space per 100 m ² of GFA	66
City of Burnaby	Mini-warehouses	1 space for each 10 storage units, or one for each 186 m ² of GFA, whichever is greater	89
City of Vancouver	Mini-storage warehouse	For visitors, a minimum of 2 spaces, situated in proximity to the office, at least one of which is a Class B loading space; for office use, a minimum of 1 space for each 100 m ² of GFA up to 300 m ² and an additional space for each additional 50 m ² of GFA; and, for each caretaker who resides on the premises, 1 additional space	3 including 1 Class B truck
		Class A loading spaces (car parking): 1 per 620m ² GFA Class B loading spaces (single unit truck): 1 per 1,860m ² GFA	11 Class A 4 Class B

3.2.2 Bunt Parking Database

In 2013, Bunt surveyed six self-storage locations to identify their parking and loading demand characteristics. Four of the units were in Metro Vancouver and two were in Calgary. They ranged in size from 812 to 1,462 storage units. The statistics and parking provisions are outlined in **Table 3.2**.

Table 3.2: Bunt Survey Data – Self Storage Parking and Loading Supply and Utilization

LOCATION	M ² (NET)	# OF UNITS	TRUCK LOADING BAYS	CAR/VAN LOADING	PARKING (STAFF & CUSTOMER)		PEAK UTILIZATION
North Vancouver	8,816	1,032	5	4	7		n/a
West Vancouver	6,711	812	3	4	8		98%
Coquitlam	9,171	973	3	4	16		85%
Vancouver	11,948	1,372	5	2	5		86%
Calgary	13,307	1,462	4	0	5		81%
Calgary	12,410	1,443	4	2	9		
Averages	10,394	1,182	4.0	2.7	9.5	2.0	-
PROPOSED FACILITY	6,624	895	3.0 SPACES	2.1	5.7	1.5	-
				9.3 SPACES			

For the six facilities surveyed, the average facility size was 10,394 square metres with an average storage locker count of 1,182 units. For this 'typical facility' the number of truck loading bays was 4 and the number of automobile parking spaces provided was approximately 12 stalls for use by customers and employees.

3.2.3 Proposed Base Requirement

The proposed development will have 6,624m² (71,295 sq ft) of leasable storage space and 895 storage lockers as set out in **Table 3.3** and is about 25% smaller than the 'typical' facility described in the previous section.

Table 3.3: Proposed Self Storage Facility - Locker Mix

TYPE [FT]	LOCKER MIX	AREA [M ²]	AREA [SQ FT]	LOCKERS
5x5	20%	416	4,474	179
5x10	25%	1039	11,184	224
10x10	30%	2494	26,843	268
10x15	25%	2675	28,794	224
		71,309	6,625	895

Applying this 25% downward adjustment to the loading and parking provisions of the larger, typical facility identified in Section 3.2.2, yields a supply provision recommended for the proposed Kelowna facility of 3 truck and light truck/van loading bays and 9-10 car parking spaces for the combined use of customers enquiring at the storage facility office and/or accessing their storage lockers, and facility staff. This condition would be anticipated toward end of month when self storage activity is more pronounced. Outside of this end of month peak condition, the usage levels are anticipated to be more typically up to 2 truck and light truck/van loading bays in use and 5-6 cars parked during the midday period.

The recommended allocation of this loading/parking supply is summarized in **Table 3.4**.

Table 3.4: Self Storage Midday Parking Demand

	PEAK (END OF MONTH)	OTHER TIMES
Truck and van loading bays	3	2
Customer parking spaces	7-8	3-4
Staff parking spaces	2	2
	12-13 SPACES	7-8 SPACES

3.3 Coworking Office Space

3.3.1 Bylaw Requirements

Coworking office space is a relatively new office type use and not yet included in any BC municipality's zoning/parking bylaws. It is not directly comparable to traditional office space because users come and go more frequently and stay for shorter periods of time. As such, no bylaw comparison is provided in our report.

3.3.2 Parking Demand

To better understand the parking characteristics of coworking facilities, Bunt reached out to a successful coworking space called the 'Hive' in the Gastown area of downtown Vancouver. Anecdotally, the Director of Operations told us that the space tends to peak at approximately 75% of its total user base between 10 AM and 3 PM on weekdays.

As outlined previously, in 2013 the mode split for Kelowna was 66% automobile drivers. The proposed development is providing ample bicycle parking and facilities to encourage cycling with the aim of achieving a 50% automobile driver mode split. More information on the proposed bicycle facilities with the new development is included in Section 4.

3.3.3 Proposed Base Requirement

For conventional office space a 145 sq.m. floor area would typically accommodate up to 7-8 persons at 200 square feet per person. For the less structured coworking office format with its touchdown space for individual users and the two meeting rooms, it is not unreasonable to anticipate a more efficient usage of space and potentially up to 20 persons as a peak midday condition including staff. While direct application of BC Building Code maximum occupancy loads would suggest potentially up to approximately 50 person loads in the building, this level of activity would not be practical except on rare occasions.

Multiplying this 20 person 'practical capacity' with an assumed 75% typical daytime occupancy rate and 50% automobile driver mode split yields a midday parking demand estimate of approximately 7-8 vehicles between 10 AM and 3 PM on weekdays. Outside of this weekday, midday period and on weekends, the coworking use parking demand is anticipated to be typically in the range of 3-4 vehicles.

3.4 Shared Parking Review

Self storage and coworking have different parking demand profiles in regards to when each use needs the most parking during. The goal of shared parking is for a single parking space to serve more than one individual use at different, non-conflicting times of the day. By providing sufficient parking from a demand perspective through this sharing of spaces, the negative aspects of land and other resources dedicated to parking can be minimized.

As indicated previously, self storage use typically peak at the end of the month primarily on weekends and evenings, while typically coworking peaks from 10 AM – 3 PM on weekdays.

The anticipated parking demand for each use is summarized in **Table 3.5** below for the different time periods under consideration.

Table 3.5: Proposed Facility - Shared Parking Analysis – Parking and Loading Spaces Required

USE	END OF MONTH		TRUCK LOADING DEMAND	
	Weekday Midday	Evenings & Weekends	Weekday Midday	Evenings & Weekends
Self Storage	12-13	12-13	7-8	7-8
Coworking	7-8	3-4	7-8	3-4
TOTALS	19-25 SPACES	15-17 SPACES	14-16 SPACES	10-12 SPACES

As indicated, other than for the end of month peak activity period for self storage facilities, the weekday and weekend parking demand for the self storage facility and coworking office spaces is anticipated to be in the range of 10-16 spaces for car parking and loading. For the end of the month period, the peak demand for vehicle parking and truck and light truck/van loading spaces is estimated to be in the range of 19-25 spaces during the midday period, and 15-17 spaces during the early evening and on weekends.

3.5 Proposed Parking Supply

The proposed number of parking stalls is provided below in **Table 3.6**.

Table 3.6: Proposed Parking Supply

TYPE	STALLS
Accessible	1
Full Size	12
Truck Loading Bay (Full Size)	1
Car Loading Bay (Medium Size)	2
	16

With the 16 on-site parking/loading spaces proposed (13 parking spaces and 3 truck/van loading bays), the 'end of month' high activity period 19-25 parking spaces/loading bays required could potentially rely on up to 9 on-street parking spaces during the midday period. By evening time and on weekends, however, the reliance on street parking would be minimal if at all.

Outside of the peak 'end of month' activity period for the self storage facility, the weekday midday and evening/weekend parking/loading demand is anticipated to be in the range of 10-16 vehicles and able to be fully accommodated on site with no reliance on street parking.

3.6 Transportation Demand Management

Transportation Demand Management (TDM) is defined as the “application of strategies and policies to reduce travel demand (specifically that of single-occupancy private vehicles), or to redistribute this demand in space or in time”². A successful TDM program can influence travel behaviour away from Single Occupant Vehicle (SOV) travel during peak periods towards more sustainable modes such as High Occupancy Vehicle (HOV) travel, transit, cycling or walking. The responsibility for implementation of TDM measures can range across many groups, including regional and municipal governments, transit agencies, private developers, residents/resident associations or employers.

3.6.1 Cycling Facilities

Well managed, secure, accessible and covered bicycle parking will be provided as part of the development plan. Class I bicycle parking is intended to be long term and secure, including bicycle lockers or rooms equipped for bicycle storage. Class II is intended for short term visitors and includes racks or easily accessible lockers. The bylaw requirements are summarized in **Table 3.7**.

Table 3.1: Bicycle Parking Bylaw Requirement

LAND USE	DENSITY [M ²]	CLASS I RATE	CLASS II RATE	CLASS I	CLASS II
GENERAL INDUSTRIAL USES	10,270	-	0.30 PER 100M ² GLA	-	31

Based on the provisions of the City of Kelowna Zoning Bylaw, the development requires zero Class I and 31 Class II bicycle parking spaces, which are not reflective of the users’ needs. Instead, the developer proposes to go above-and-beyond the City’s bicycle requirement by providing 36 Class I spaces and 8 Class II spaces.

Furthermore, to demonstrate leadership in promoting bike usage, the bicycle room will be designed to encourage cycling through ease of use and location on Level 1. It will include both horizontal and vertical bike stalls as well as overhead gear lockers. Shower facilities will be provided on Level 2.

² FHWA Travel Demand Management <<http://ops.fhwa.dot.gov/tdm/index.htm>>

4. CONCLUSIONS

- The City of Kelowna Zoning Bylaw does not specifically provide an off-street minimum parking supply requirement for the two component uses proposed for the development, namely self storage facility and coworking office space.
- Based on Bunt parking database information, the typical parking demand for the proposed development (self storage and coworking space combined) is predicted to be in the range of 14-16 spaces for vehicle parking and truck/van loading during the weekday daytime, and between 10-12 spaces in the evening and the weekend daytime period.
- For the few days at the end of each month when activity at self storage facilities is typically busiest, the predicted parking demand for the development is predicted to increase to between 19-25 spaces during the weekday daytime, and between 15-17 spaces during the early evening and on weekends.
- The development plan provides a total of 16 spaces on-site include 3 truck and light truck/van loading bays plus 13 car parking spaces all located on the site with a single driveway access to Bay Avenue.
- The proposed 16 loading/parking spaces for the development are anticipated to be sufficient to accommodate the weekday daytime, evening and weekend demand associated with the planned development for most of the time. The exception would be for the few weekdays at the end of each month where the midday loading/parking demand of 19-25 vehicles will potentially require use of a limited amount of street parking (fewer than 10 spaces).
- To promote bicycle usage and reduce vehicle parking demand, the project is proposing to provide additional bike parking well beyond the 31 Class II space requirement of the Zoning Bylaw. The proposed 36 Class I (covered and secured) spaces and 8 Class II spaces, together with end of trip change room, lockers and shower facilities, should be quite effective in encouraging bike trips to the building, particularly for the coworking component of the project.

* * * * *



Development Permit & Development Variance Permit DP21-0135 DVP21-0138

This permit relates to land in the City of Kelowna municipally known as

437 Bay Avenue

and legally known as

Lot 2 District Lot 139 Osoyoos Division Yale District Plan KAP68693

and permits the land to be used for the following development:

Commercial Storage

with variances to the following Sections of Zoning Bylaw No. 8000

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision January 18, 2022
Decision By: COUNCIL
Development Permit Area: Comprehensive Development Permit Area (Arterial – Ellis Street)
Existing Zone: I4 – Central Industrial
Future Land Use Designation: IND - Industrial

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Carbon Capture Mini-Storage (Kelowna) GP Ltd., Inc.No. BC1070157
Applicant: Bench Site Design Inc.
Planner: K.Brunet

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
 - b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
 - c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
 - d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.
- AND THAT Variances to the following section of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Table 8.3.4: Section 8 – Parking and Loading, Table 8.3 - Required Off-Street Parking Requirements, Industrial:

To vary the required minimum number of parking stalls from 102 stalls to 12 stalls.

Table 8.4: Section 8 - Parking and Loading, Off-Street Loading, Minimum Loading Required:

To vary the required minimum number of loading stalls from 6 stalls to 3 stalls.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$55,562.50**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

5. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
 Security shall ONLY be returned to the signatory of the
 Landscape Agreement or their designates.**

Issue	Date
DEVELOPMENT PERMIT APPLICATION	26 APR 2021

Revision No.	Description	Date
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Consultant Seal

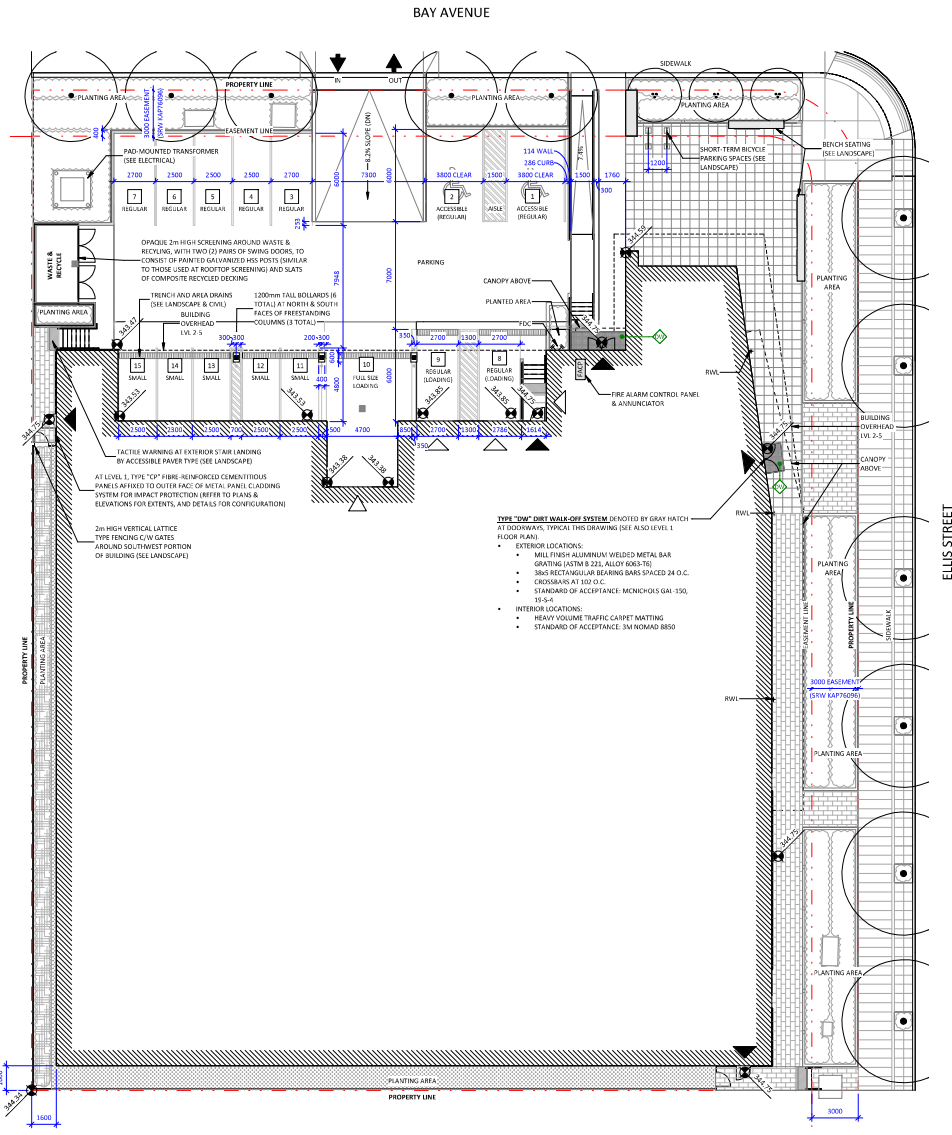


EcoLock Self-Storage
 437 Bay Avenue, Kelowna BC V1Y 7S3

SITE PLAN

Date	2021-04-26 9:42:58 AM
Drawn by	TK
Checked by	CL
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A101



1 SITE PLAN
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ELLIS AT BAY INTERSECTION -VIEW TO EAST



ELLIS AT BAY INTERSECTION -NORTHWEST CORNER



ELLIS AT BAY INTERSECTION -NORTH PANORAMA

SCHEDULE A
 This forms part of application
 # DP21-0135 DVP21-0138
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials KB

Christine Lintott Architects Inc.
 Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250.384.1969
 www.lintottarchitect.ca

Issue	Date
DEVELOPMENT PERMIT APPLICATION	26 APR 2021



ELLIS AT BAY INTERSECTION -SOUTHWEST CORNER (SUBJECT SITE)



ELLIS STREET -VIEW TO WSW (SUBJECT SITE FRONTAGE)



ELLIS STREET -VIEW TO NORTHWEST (SUBJECT SITE FRONTAGE)



ELLIS STREET -VIEW TO NORTH (SUBJECT SITE FRONTAGE)

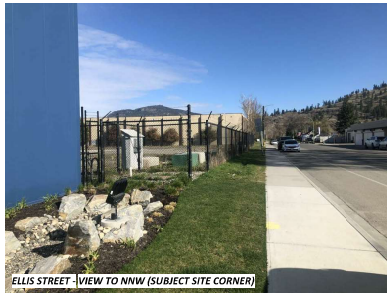
Revision		
No.	Description	Date



BAY STREET -VIEW TO EAST (SUBJECT SITE FRONTAGE)



ELLIS STREET -VIEW TO SOUTH (SUBJECT SITE FRONTAGE)



ELLIS STREET -VIEW TO NNW (SUBJECT SITE CORNER)



ELLIS STREET - VIEW TO NORTH (FROM NEIGHBOURING PROPERTY)

Consultant Seal



ELLIS STREET -VIEW TO NORTH (SUBJECT SITE AT LEFT)



ELLIS STREET -APPROACH FROM SOUTH



ELLIS AT RECREATION INTERSECTION & BIKE TRAIL -PANORAMA TO NORTH

EcoLock Self-Storage
 437 Bay Avenue, Kelowna BC V1Y 7S3

CONTEXT PHOTOS

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Checked by	CL

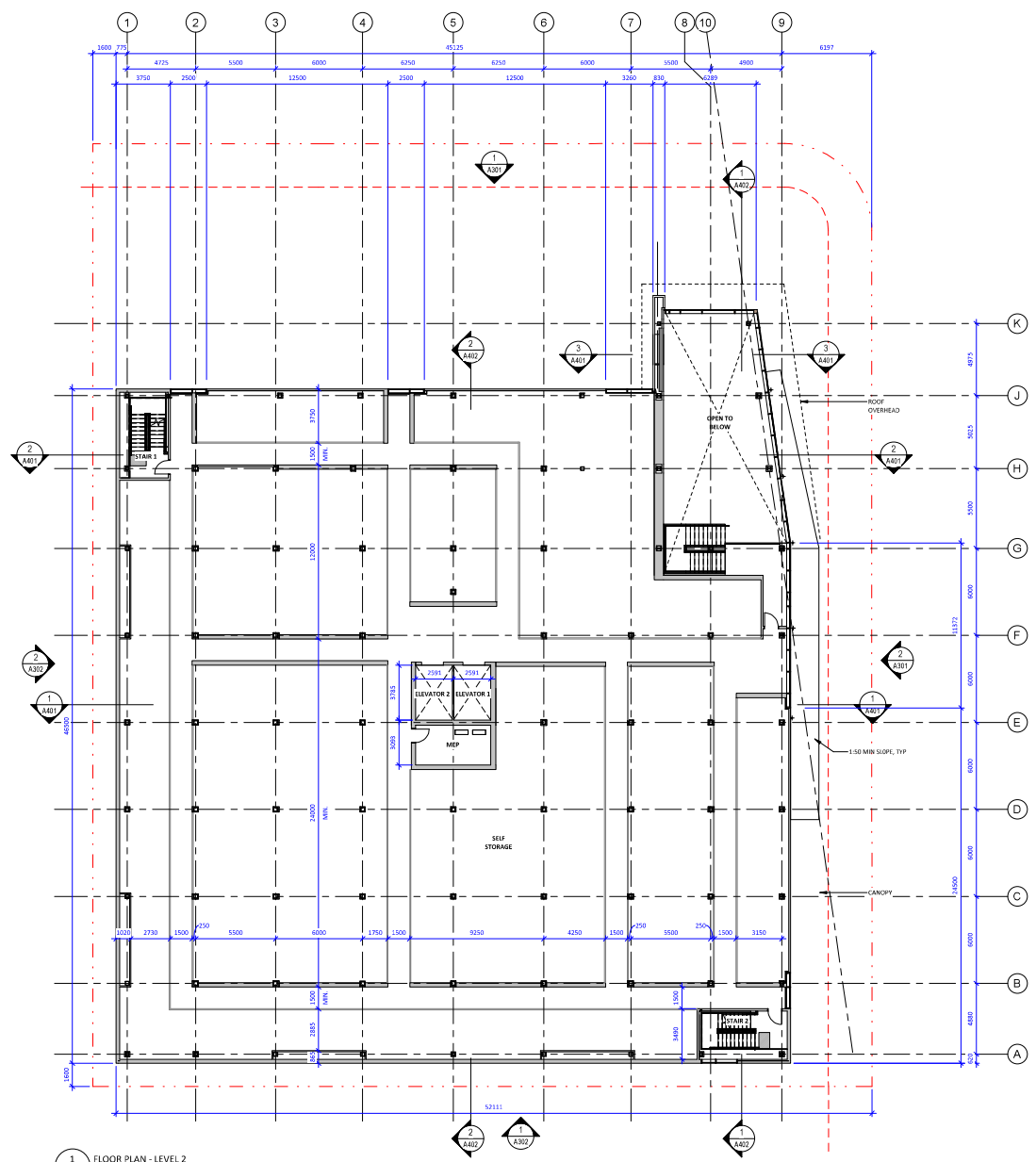
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SCHEDULE B
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 # DP21-0135 DVP21-0138
 Planner Initials **KB**
 City of Kelowna
 DEVELOPMENT PLANNING

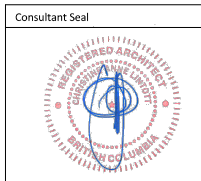
Christine Lintott Architects Inc.
 Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250-384-1969
 www.lintottarchitect.ca



1 FLOOR PLAN - LEVEL 2
 1:150

Issue	Date
DEVELOPMENT PERMIT APPLICATION DP REVISION	26 APR 2021 13 OCT 2021

Revision		
No.	Description	Date
1	DP/DVP REVISION	2021 10 13



EcoLock Self-Storage
 437 Bay Avenue, Kelowna BC V1Y 7S3

FLOOR PLAN - LEVEL 2

Date	2021-10-29 11:25:29 AM
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SCHEDULE B
 This forms part of application
 # DP21-0135 DVP21-0138

Planner Initials **KB**



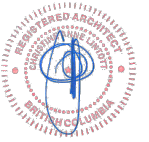
City of
Kelowna
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Issue	Date
DEVELOPMENT PERMIT APPLICATION	26 APR 2021

Revision No.	Description	Date
1	Tender Addendum #1	2018-12-10

Consultant Seal



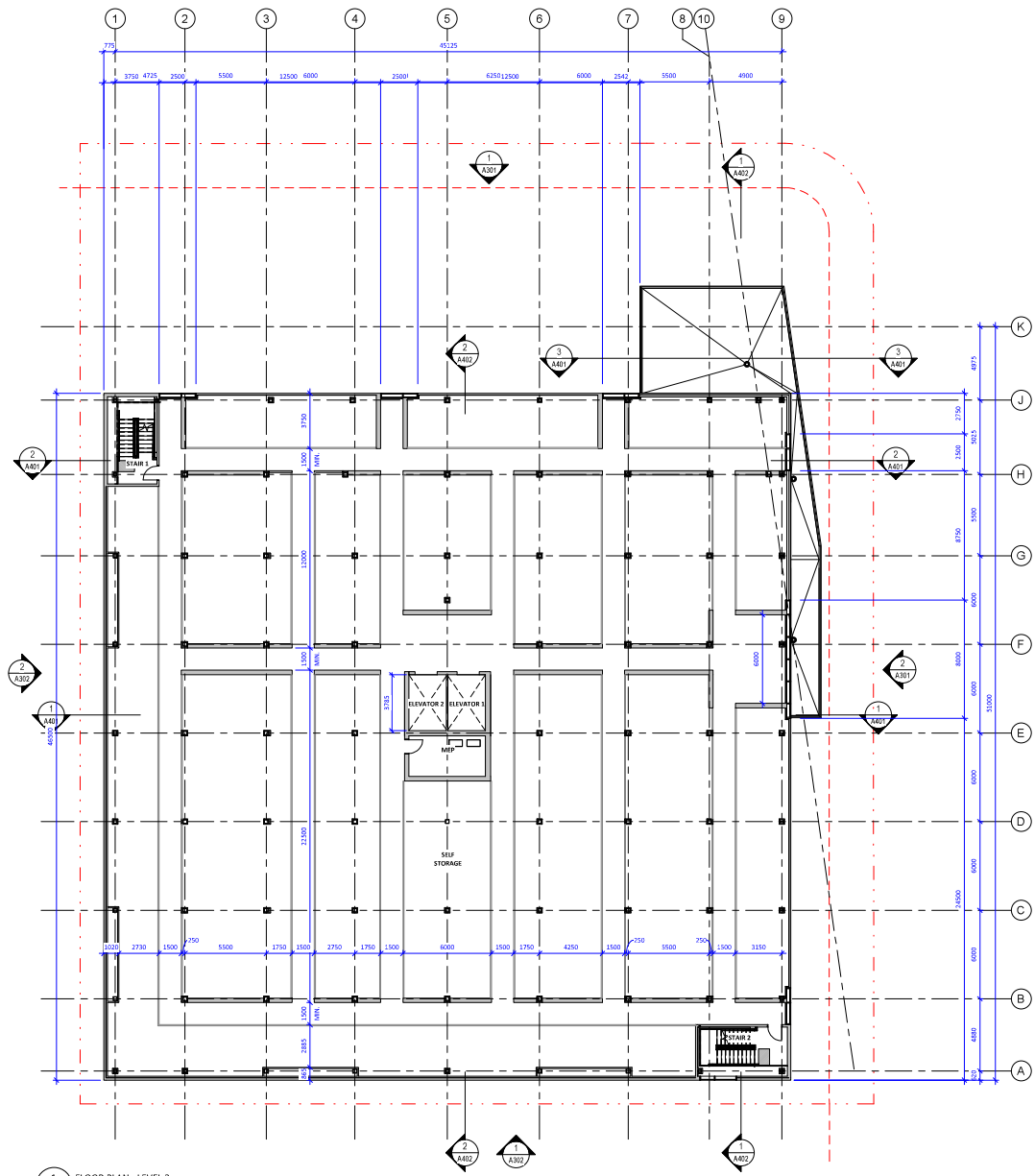
EcoLock Self-Storage
 437 Bay Avenue, Kelowna BC V1Y 7S3

FLOOR PLAN - LEVEL 3

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1 FLOOR PLAN - LEVEL 3
 1:150

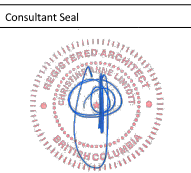
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SCHEDULE B
 This forms part of application
 # DP21-0135 DVP21-0138
 Planner Initials **KB**
 City of Kelowna
 DEVELOPMENT PLANNING

Christine Lintott Architects Inc.
 Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250-384-1969
 www.lintottarchitect.ca

Issue	Date
DEVELOPMENT PERMIT APPLICATION	26 APR 2021

Revision		
No.	Description	Date
1	Tender Addendum #1	2018-12-10



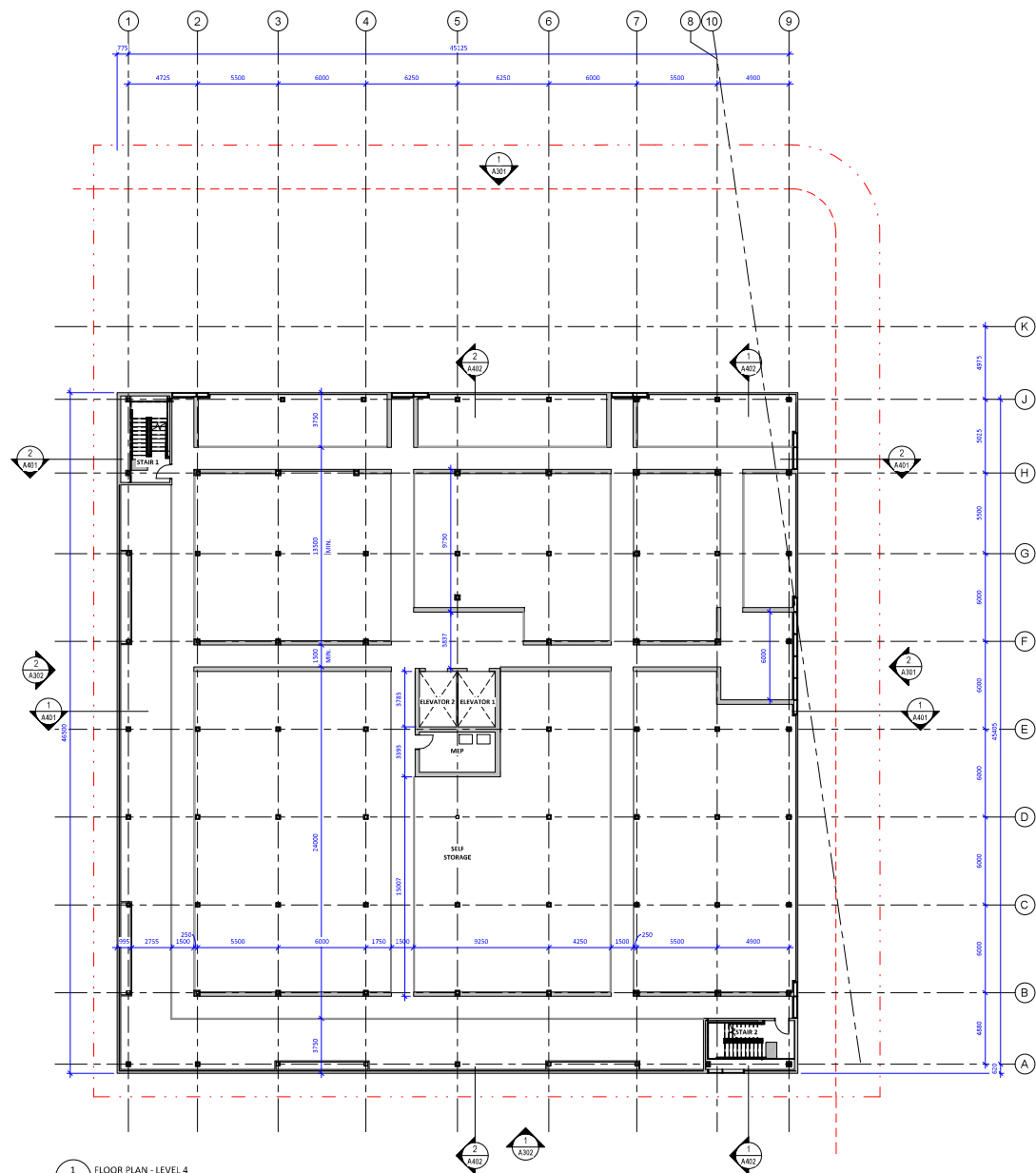
EcoLock Self-Storage
 437 Bay Avenue, Kelowna BC V1Y 7S3

FLOOR PLAN - LEVEL 4

Date	2021-04-26 9:44:29 AM
Drawn by	TK
Checked by	CL

A204

Scale 1:150

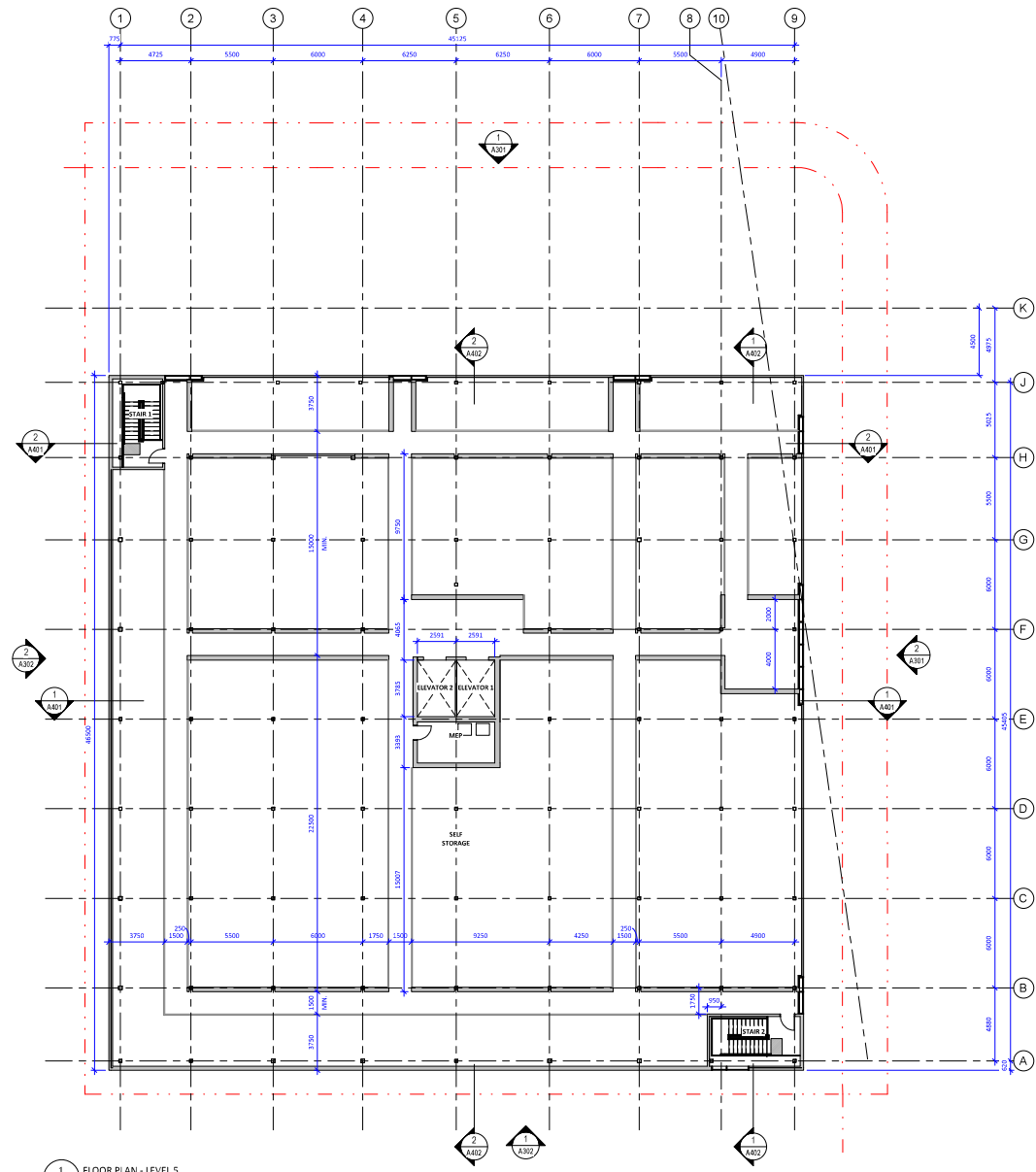


1 FLOOR PLAN - LEVEL 4
 1:150

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 Planner Initials **KB**
 City of Kelowna
 DEVELOPMENT PLANNING

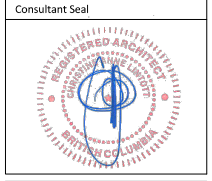
Christine Lintott Architects Inc.
 Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250-384-1969
 www.lintottarchitect.ca



1 FLOOR PLAN - LEVEL 5
 1 : 150

Issue	Date
DEVELOPMENT PERMIT APPLICATION	26 APR 2021

Revision		
No.	Description	Date
1	Tender Addendum #1	2018-12-10

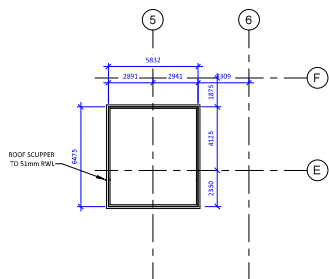


EcoLock Self-Storage
 437 Bay Avenue, Kelowna BC V1Y 7S3

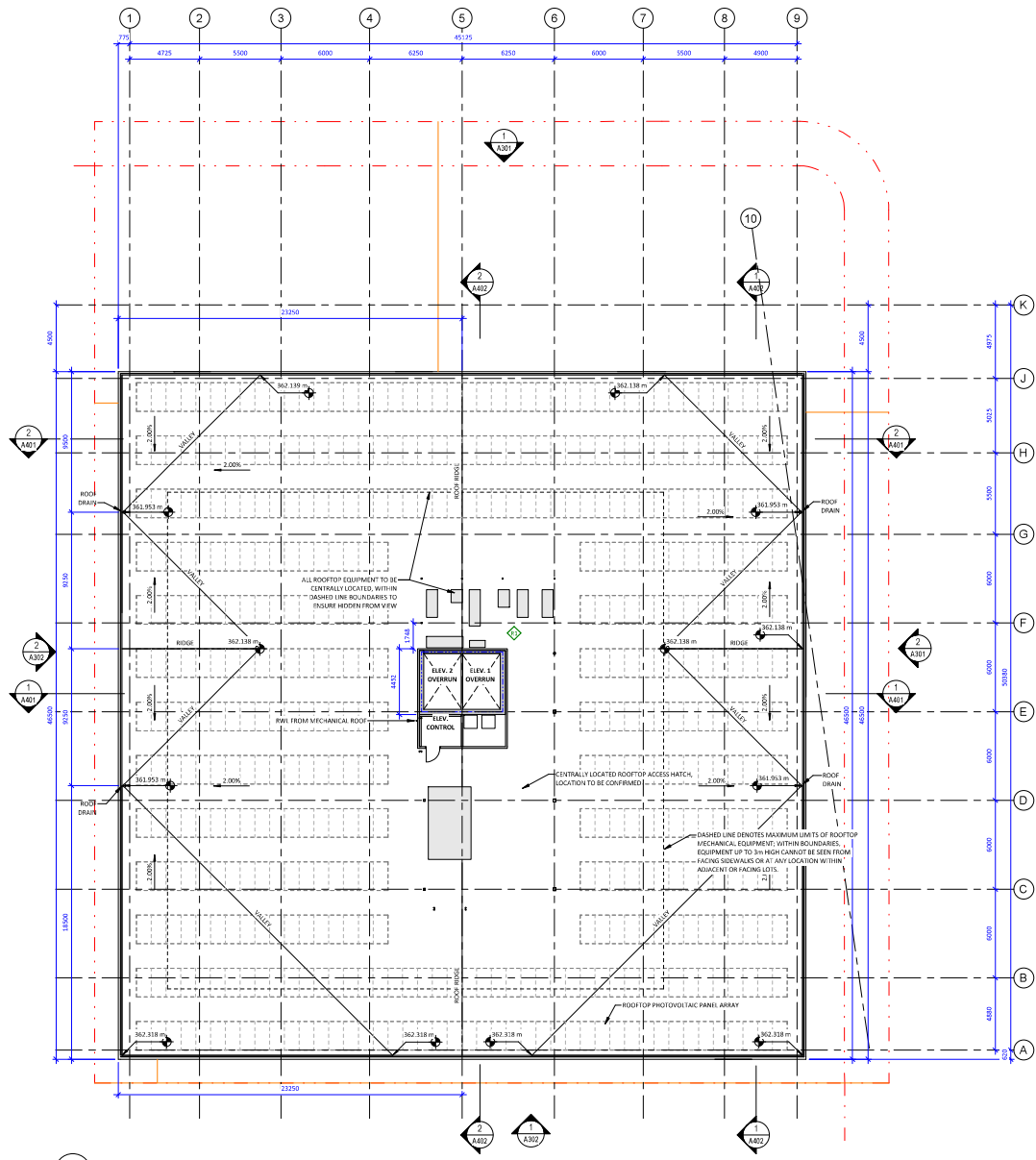
FLOOR PLAN - LEVEL 5

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Drawn by	TK
Checked by	CL
A205	
Scale	1 : 150

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2 ROOF PLAN - MECH. ROOF
1:150



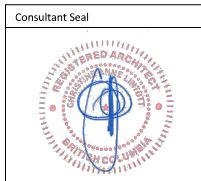
1 ROOF PLAN
A/006 1:150

SCHEDULE B
This forms part of application # DP21-0135 DVP21-0138
Planner Initials KB
City of Kelowna DEVELOPMENT PLANNING

Christine Lintott Architects Inc.
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1569
www.lintottarchitect.ca

Issue	Date
DEVELOPMENT PERMIT APPLICATION	26 APR 2021

Revision No.	Description	Date
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EcoLock Self-Storage
437 Bay Avenue, Kelowna BC V1Y 7S3

ROOF PLAN

Date	2021-04-26 9:44:42 AM
Drawn by	TK
Checked by	CL
A206	
Scale	1:150

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Christine Lintott Architects Inc.



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250-384-1169
www.lintottarchitect.ca

Issue Date

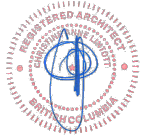
DEVELOPMENT PERMIT APPLICATION 25 APR 2021

Revision

No.	Description	Date

SCHEDULE B
This forms part of application
DP21-0135 DVP21-0138
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials KB

Consultant Seal



EcoLock Self-Storage

437 Bay Avenue, Kelowna BC V1Y 7S3

EXTERIOR ELEVATIONS

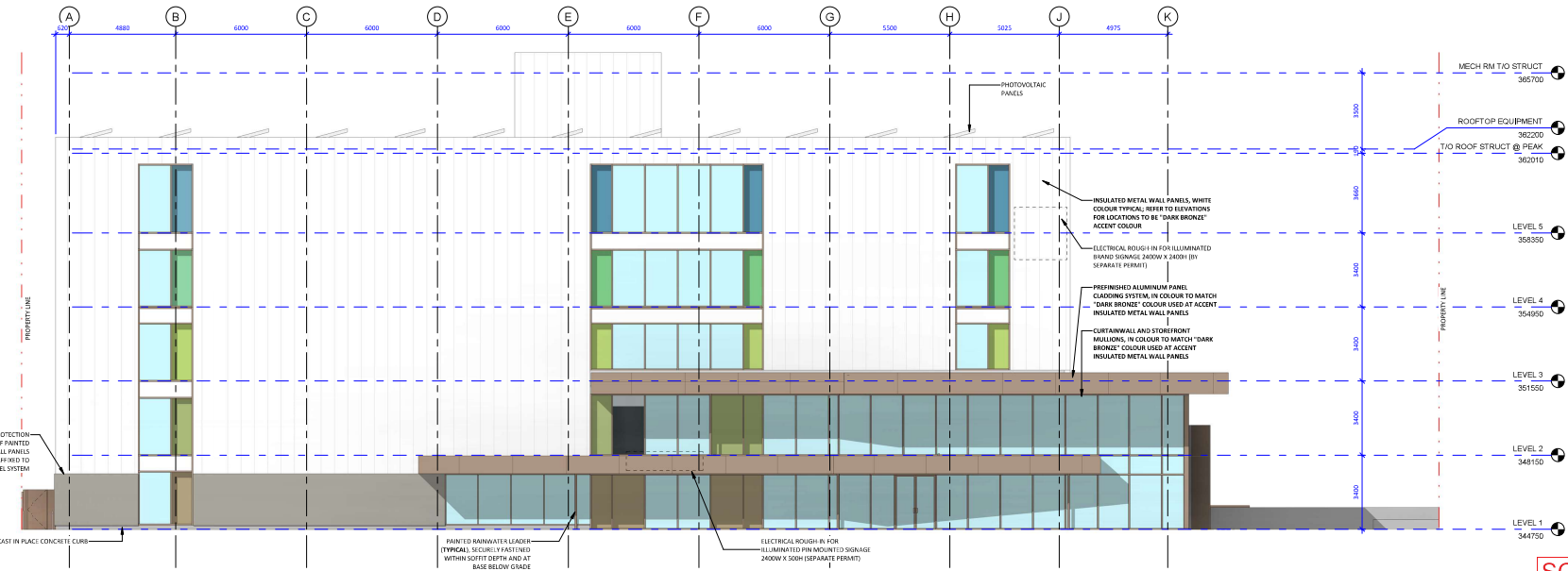
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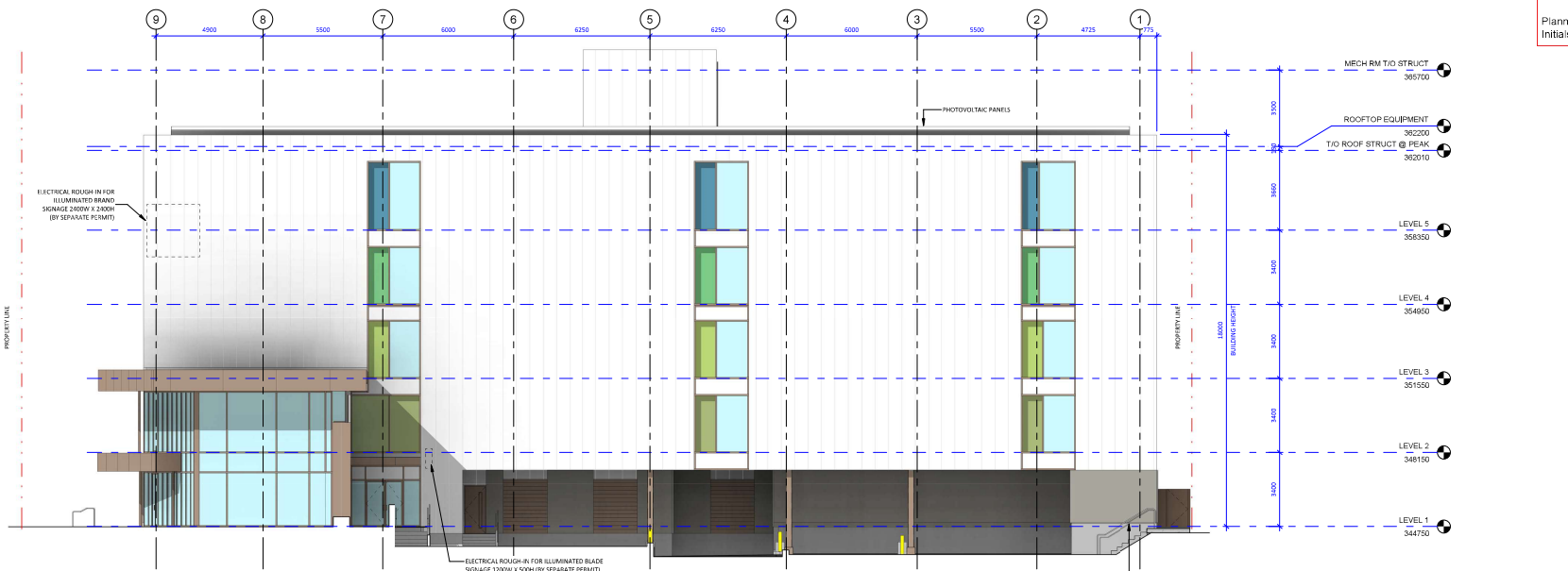
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A301

Scale 1:100



2 ELEVATION - EAST
A201 1:100

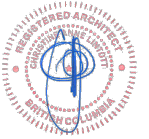


1 ELEVATION - NORTH
A201 1:100

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SCHEDULE B
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DP21-0135 DVP21-0138
City of Kelowna
Planner Initials KB

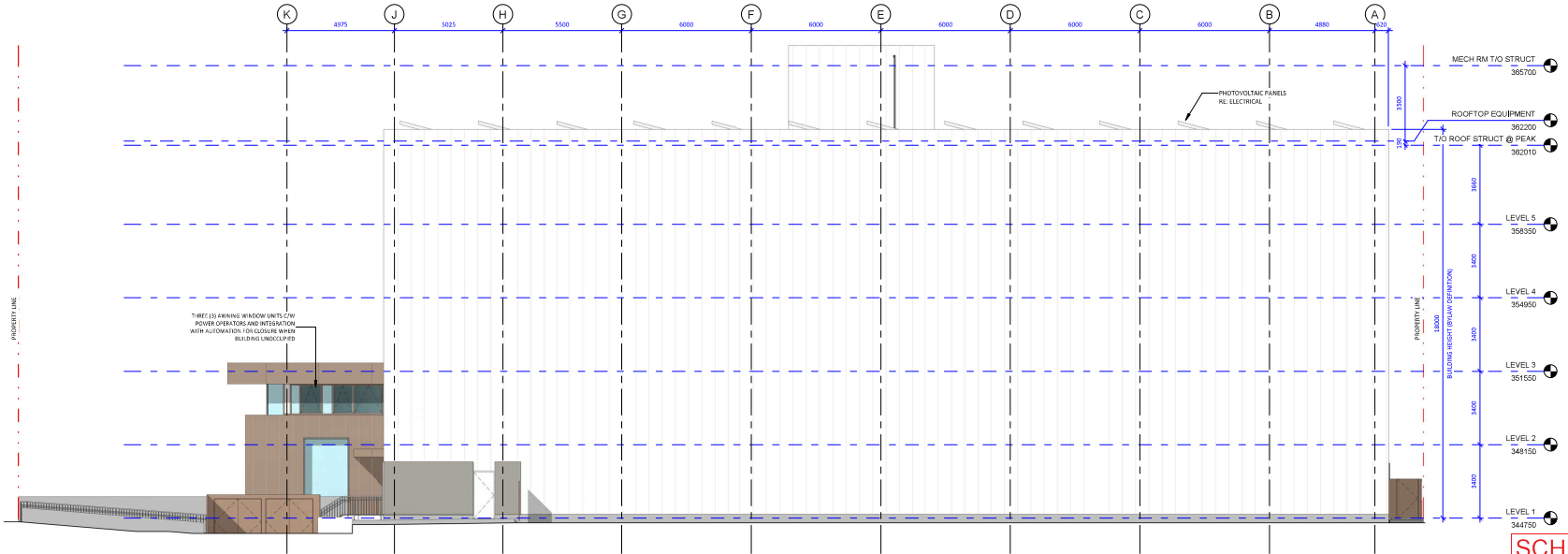


EcoLock Self-Storage

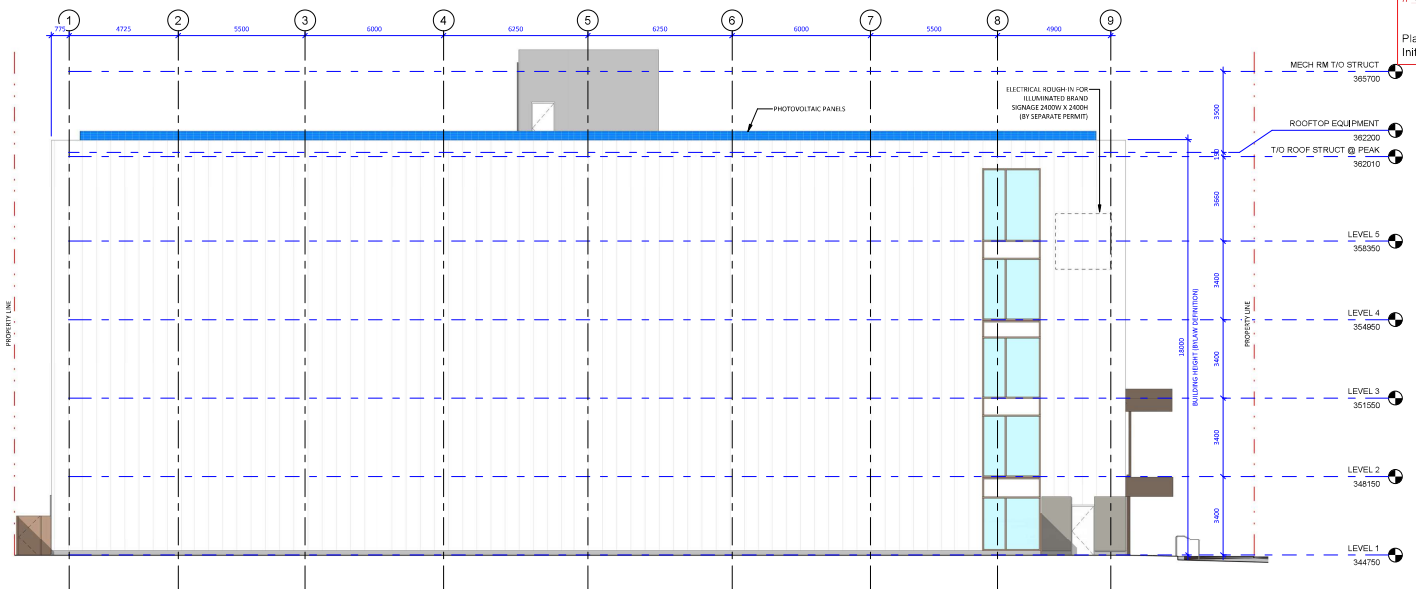
437 Bay Avenue, Kelowna BC V1Y 7S3

EXTERIOR ELEVATIONS

A302



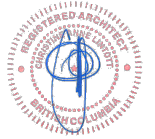
2 ELEVATION - WEST
A201 1 : 100



1 ELEVATION - SOUTH
A201 1 : 100



SCHEDULE B
This forms part of application
DP21-0135 DVP21-0138
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials KB

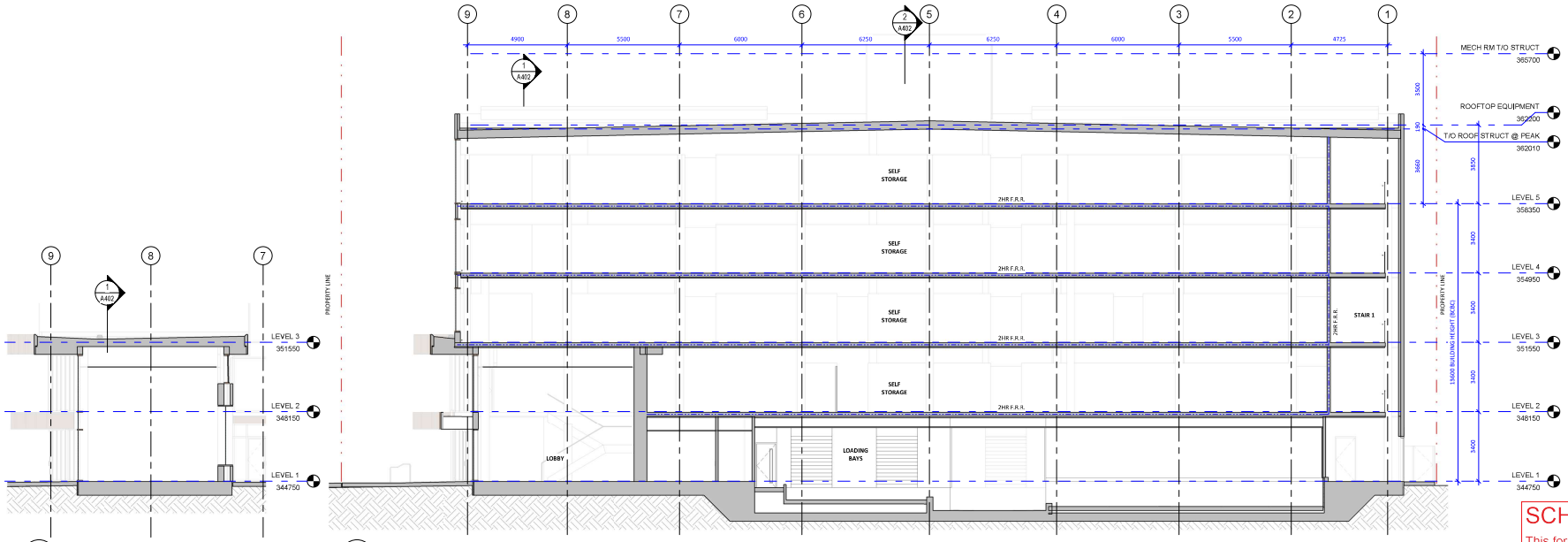


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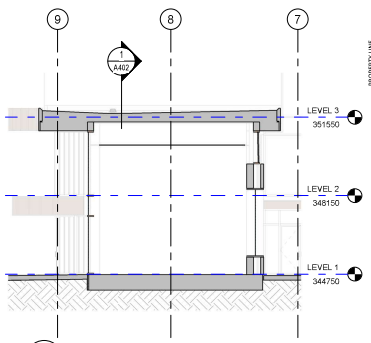
437 Bay Avenue, Kelowna BC V1Y 7S3

BUILDING SECTIONS

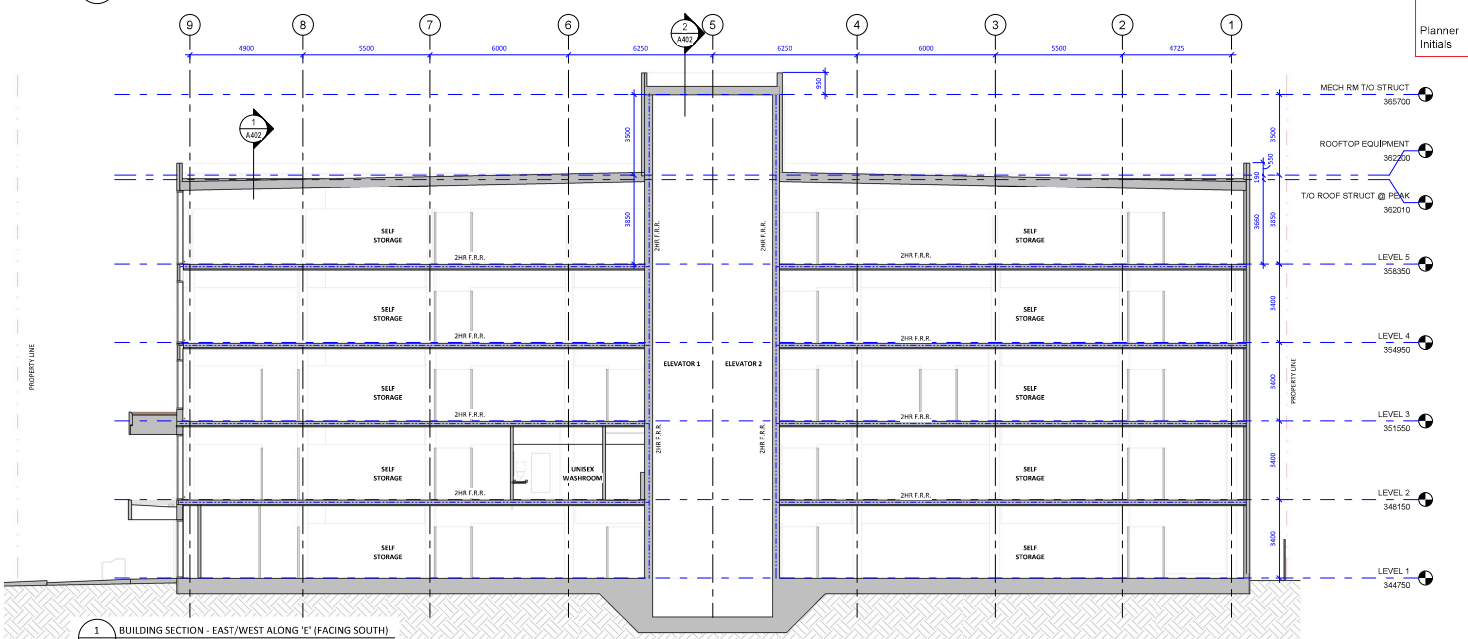
A401



2 BUILDING SECTION - EAST/WEST ALONG 'H' (FACING SOUTH)
A201 1 : 100



3 BUILDING SECTION - EAST/WEST AT LOBBY (FACING SOUTH)
A201 1 : 100



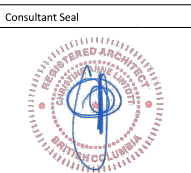
1 BUILDING SECTION - EAST/WEST ALONG 'E' (FACING SOUTH)
A201 1 : 100

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DEVELOPMENT PERMIT APPLICATION	26 APR 2021

Revision No.	Description	Date

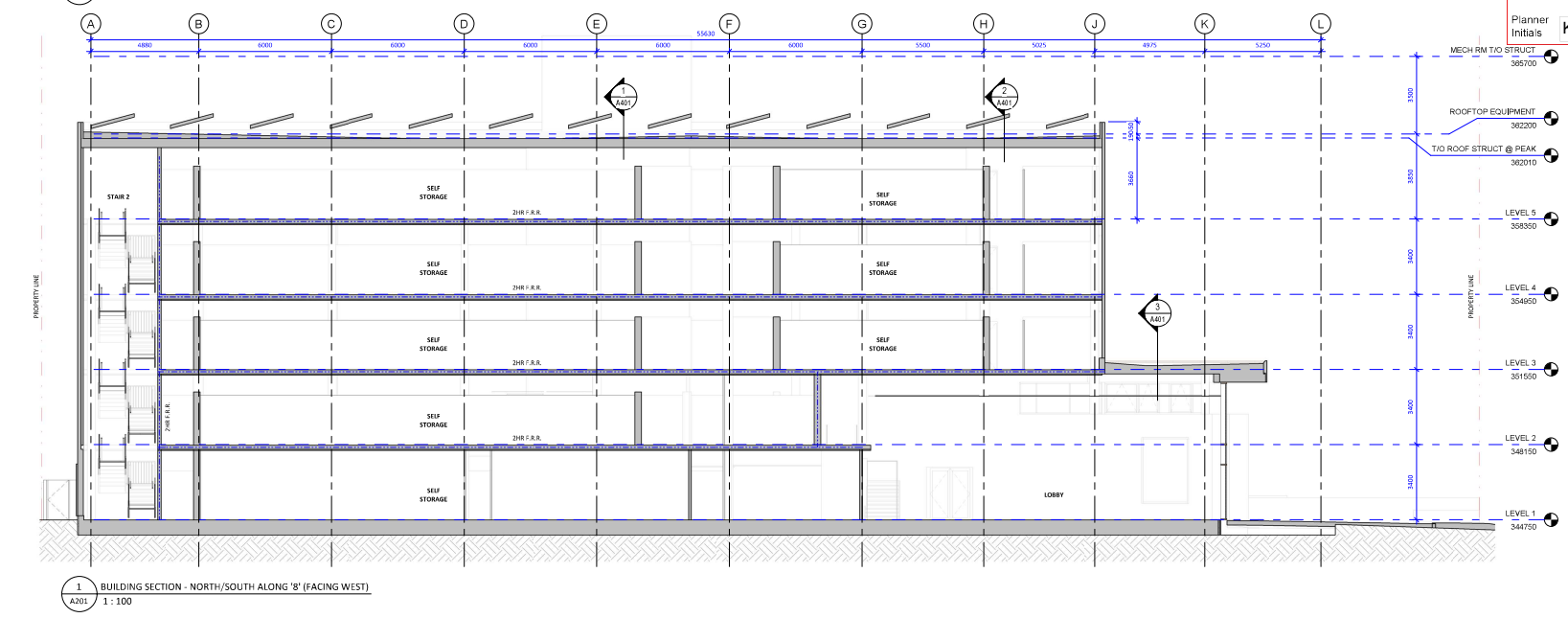
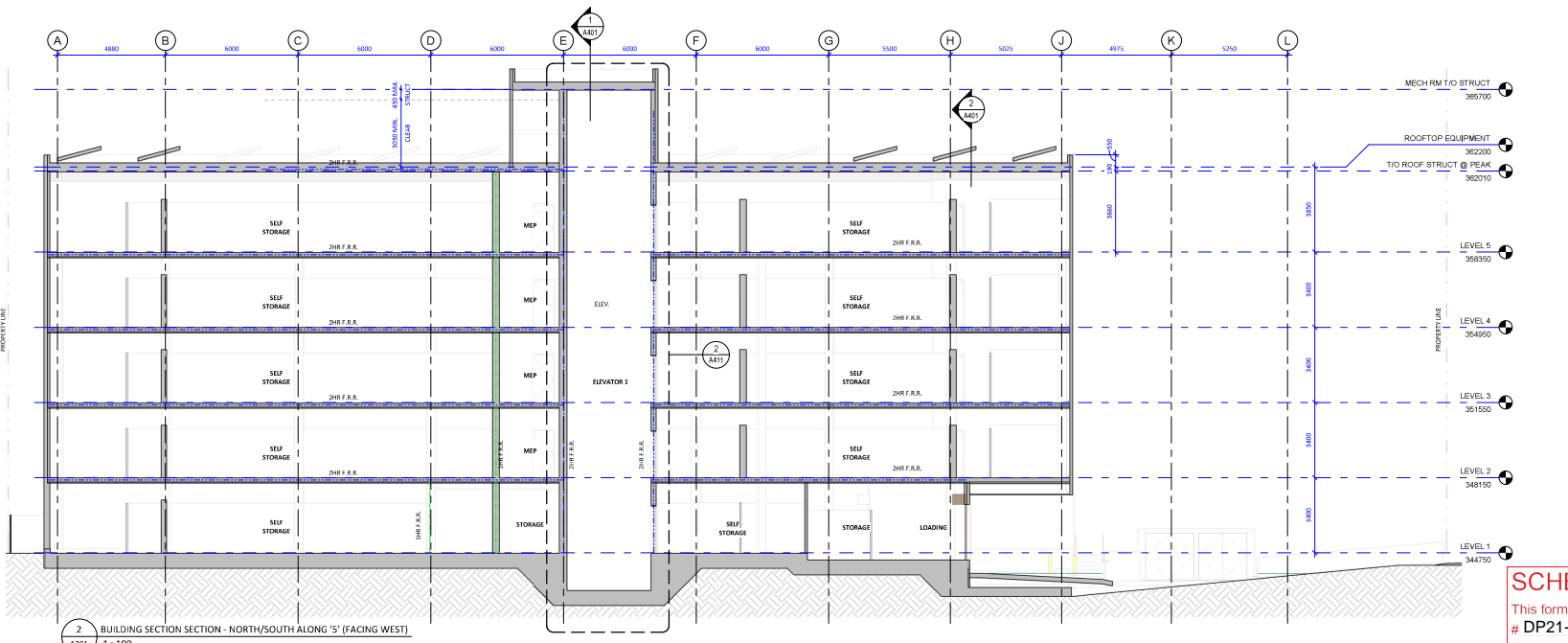
SCHEDULE B
 This forms part of application
 # DP21-0135 DVP21-0138
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials: KB



EcoLock Self-Storage
 437 Bay Avenue, Kelowna BC V1Y 7S3

BUILDING SECTIONS

Date	2021-04-26 9:46:06 AM
Drawn by	TK
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A402	
Scale	1 : 100



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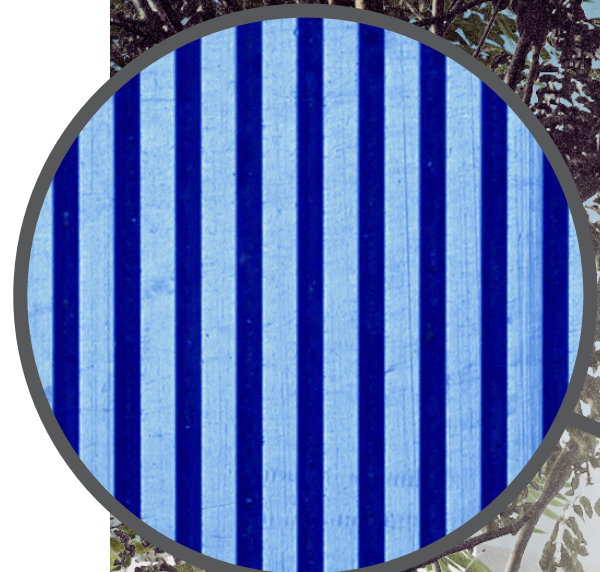
SLATE GRAY SPANDREL

WHITE METAL PANELS

WARM WHITE METAL COLUMN

CAST IN PLACE CONCRETE

WEATHERED STEEL PLANTERS



PAINTED CORRUGATED METAL

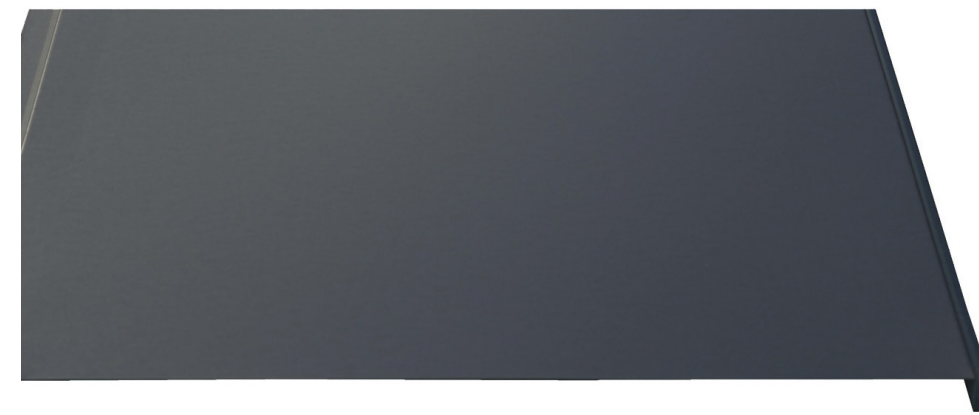
RECLAIMED DOUGLAS FIR



WHITE METAL PANELS



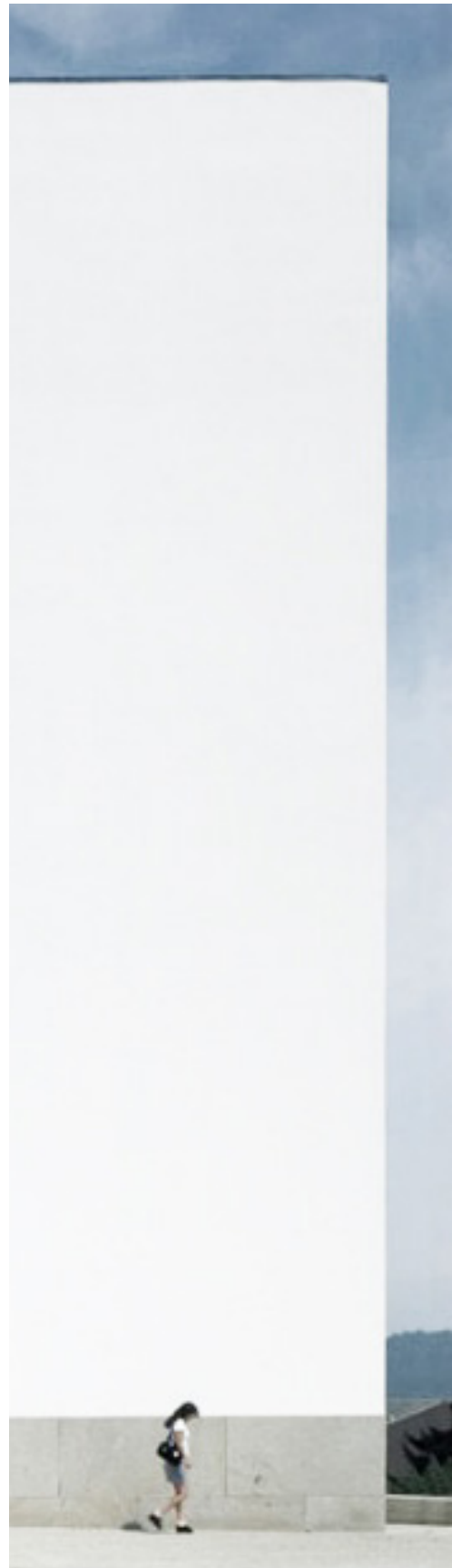
METAL PANELS



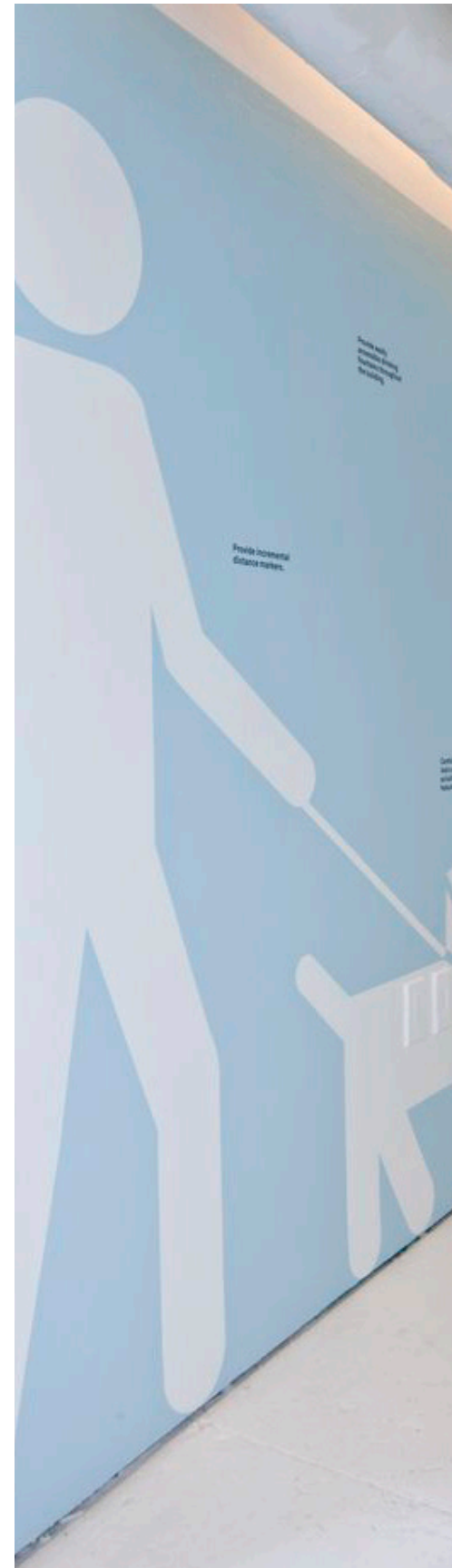
WEATHERED STEEL



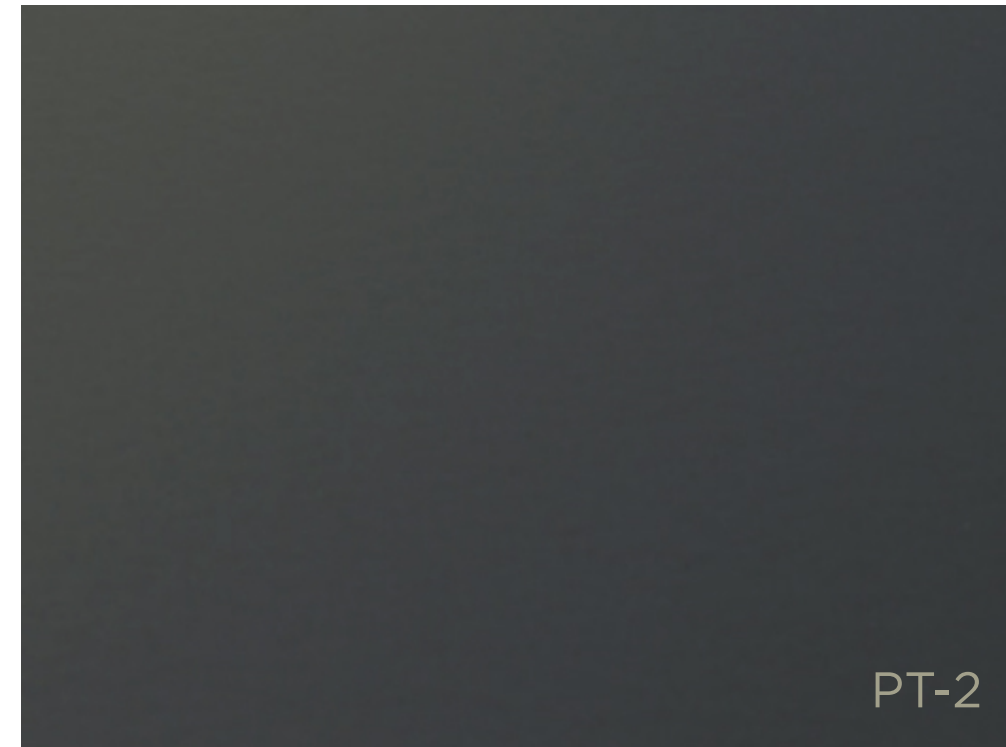
WOOD SLATTED CEILINGS



WHITE METAL
PANELED
EXTERIOR WALLS



INTEGRATED
ART/MURAL



SLATE GRAY FASCIA

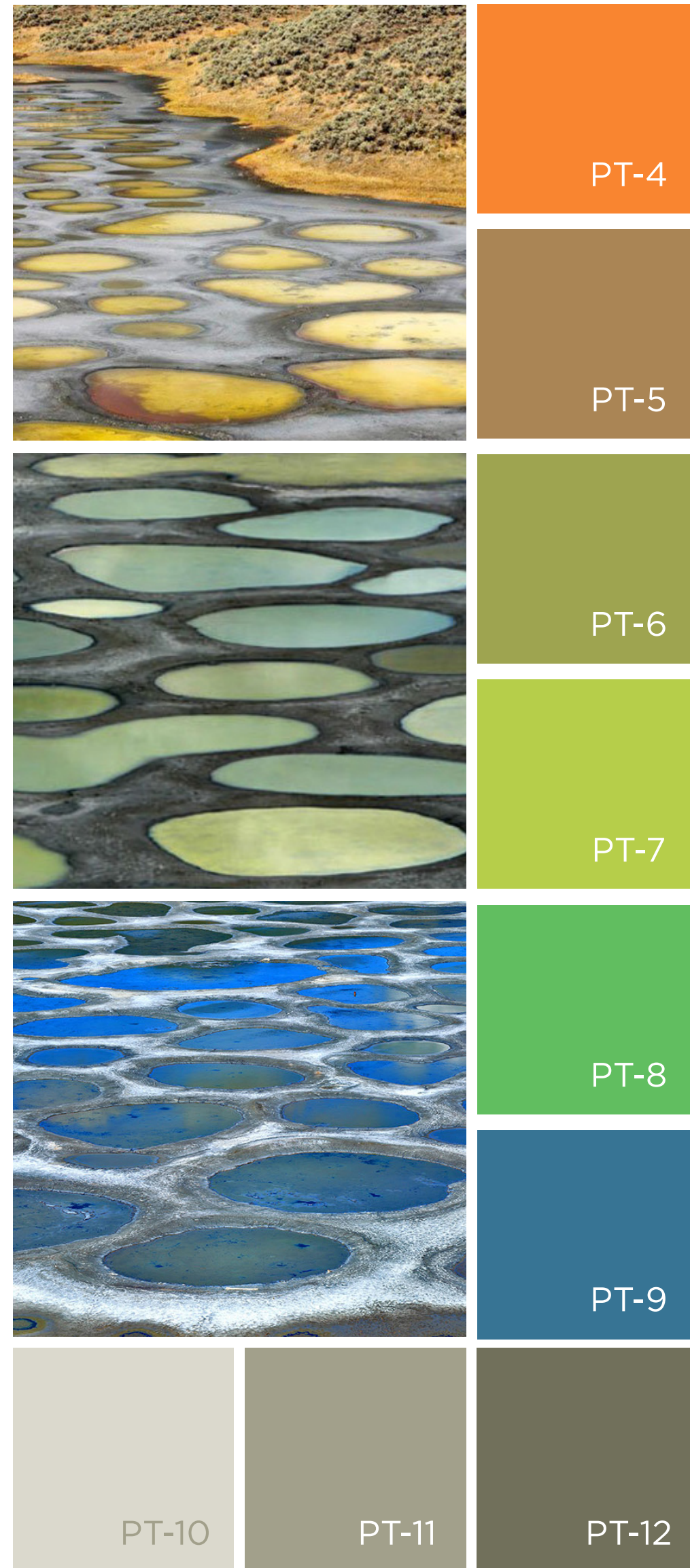


WARM WHITE COLUMN



CORTEN PLANTERS

COLOUR PALETTE
INSPIRED BY SPOTTED LAKE

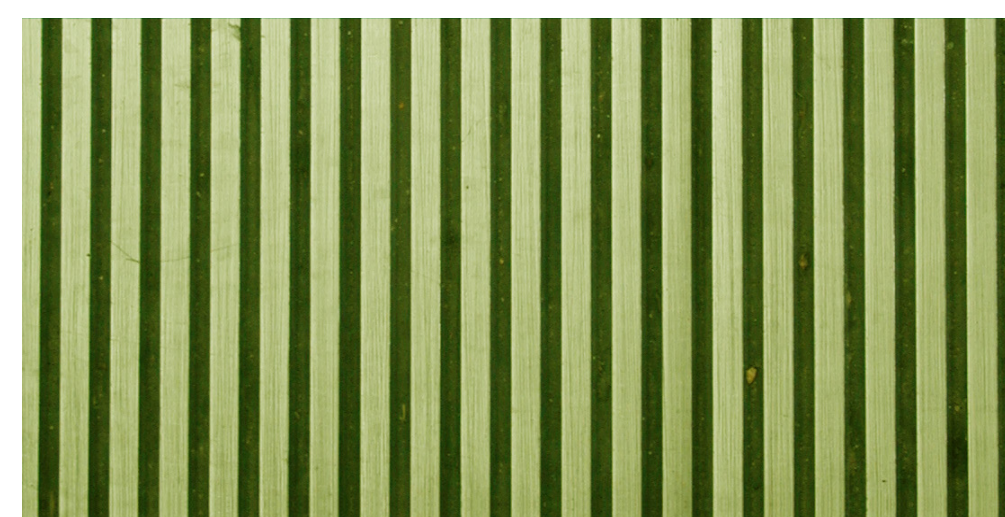
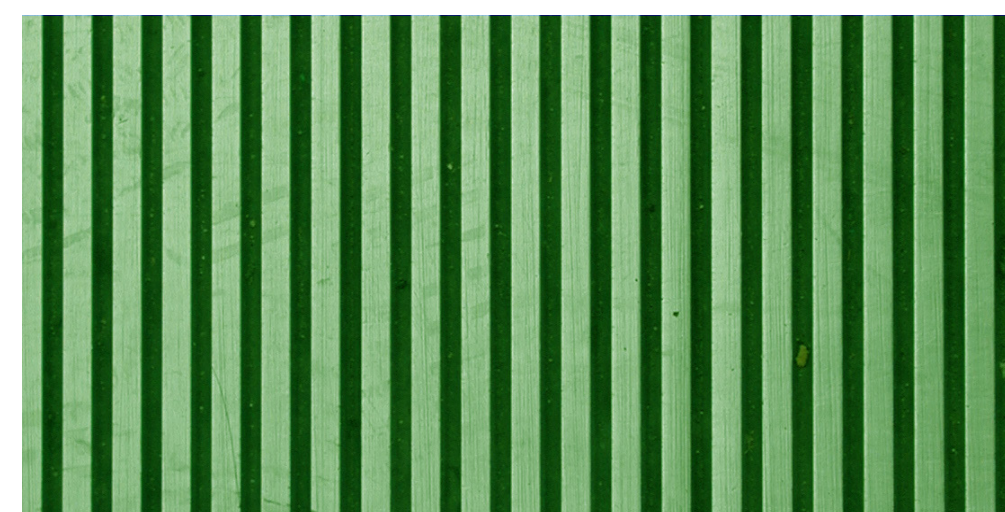
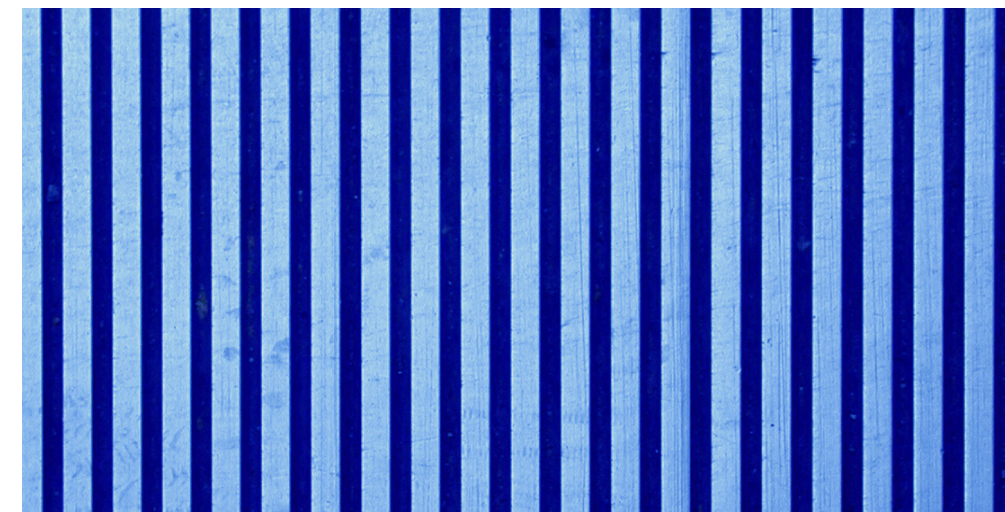
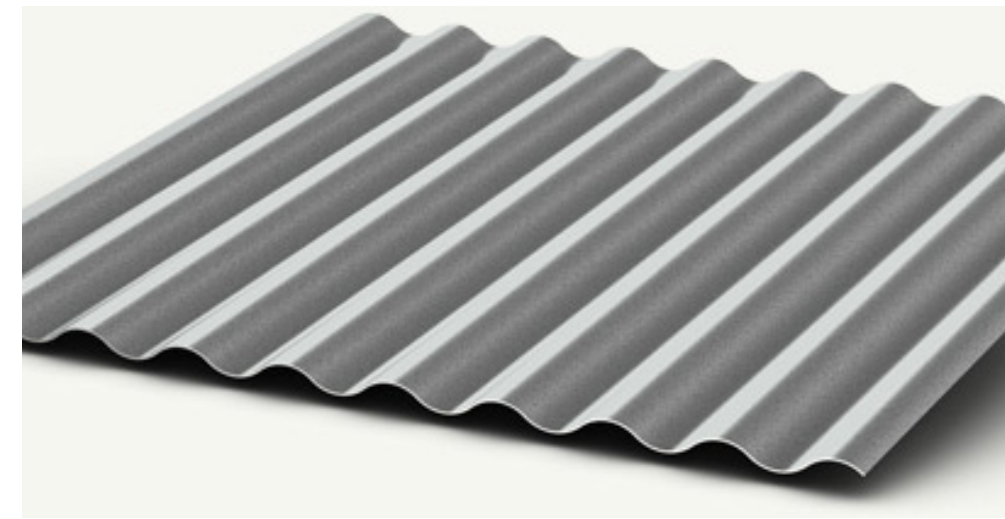


CAST IN PLACE CONCRETE



EXTERIOR WALLS STAINED W/
COLOURED
CONCRETE SEALER

CORRUGATED METAL



CORRUGATED METAL INTERIOR
WALLS - PAINTED

HIGH PERFORMANCE EXTERIOR



HIGH PERFORMANCE
WINDOW SYSTEMS



WHITE TPO MEMBRANE



DP 21-0135 DVP 21-0138 437 Bay Avenue

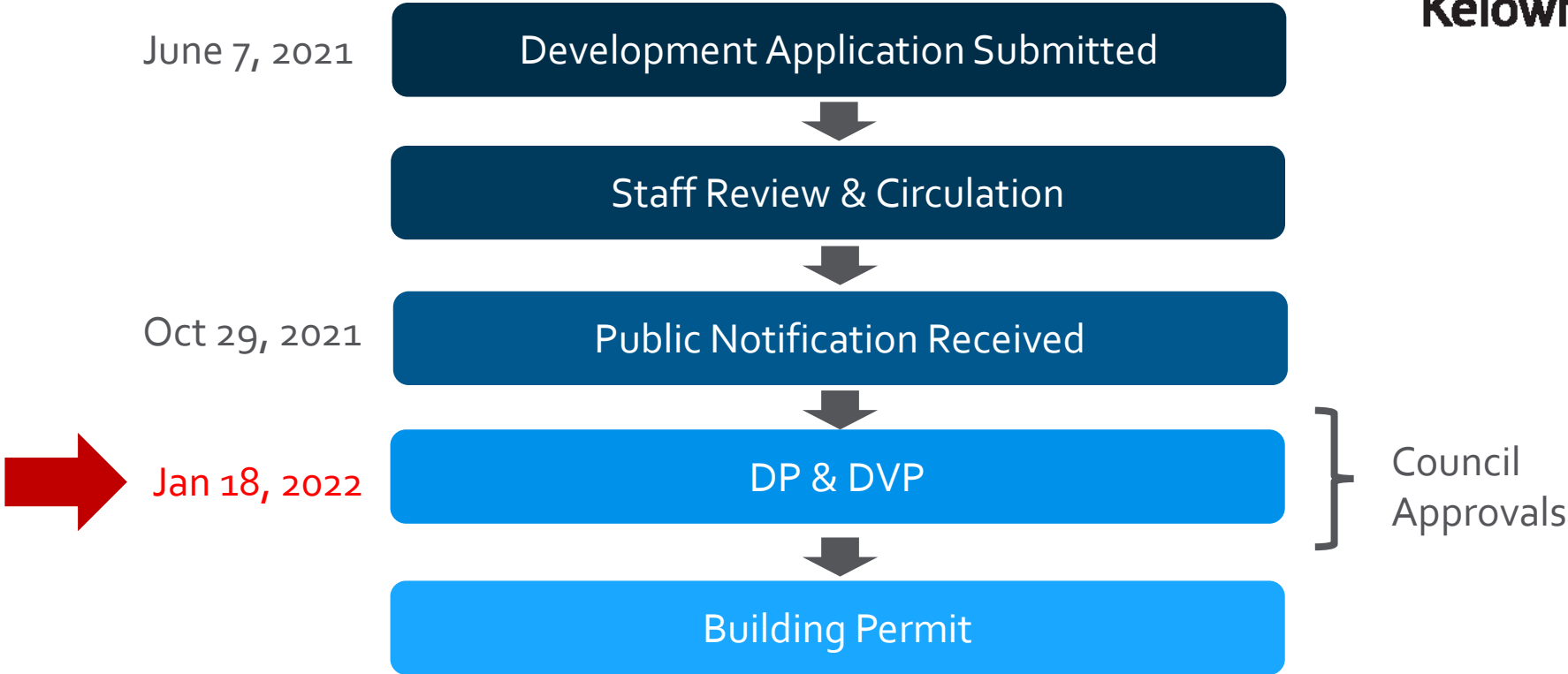
Development Permit and Development Variance Permit
Application



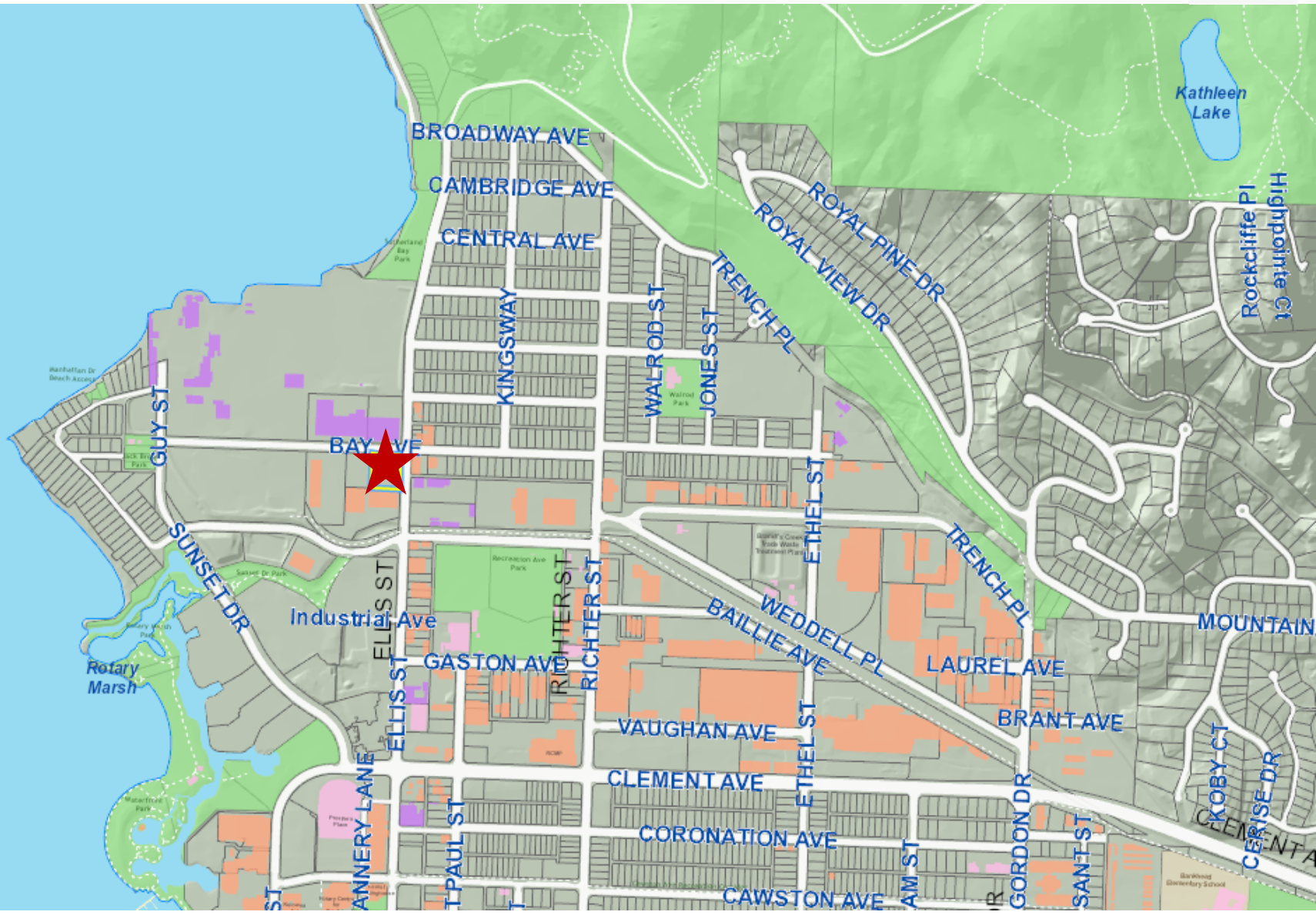
Proposal

- ▶ To consider the form and character of a five storey self-storage building and to consider variances to reduce the minimum required parking and loading stalls.

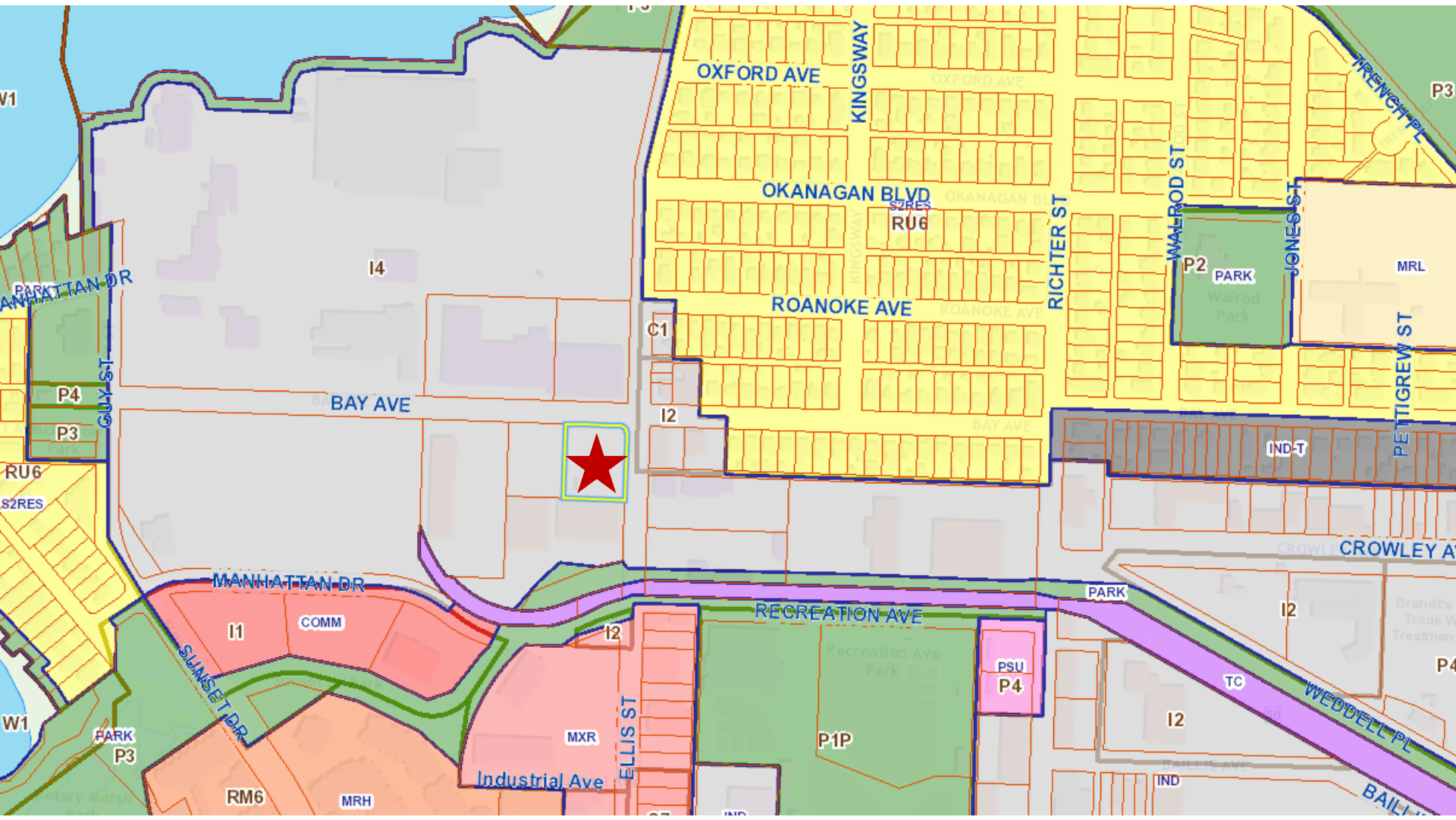
Development Process



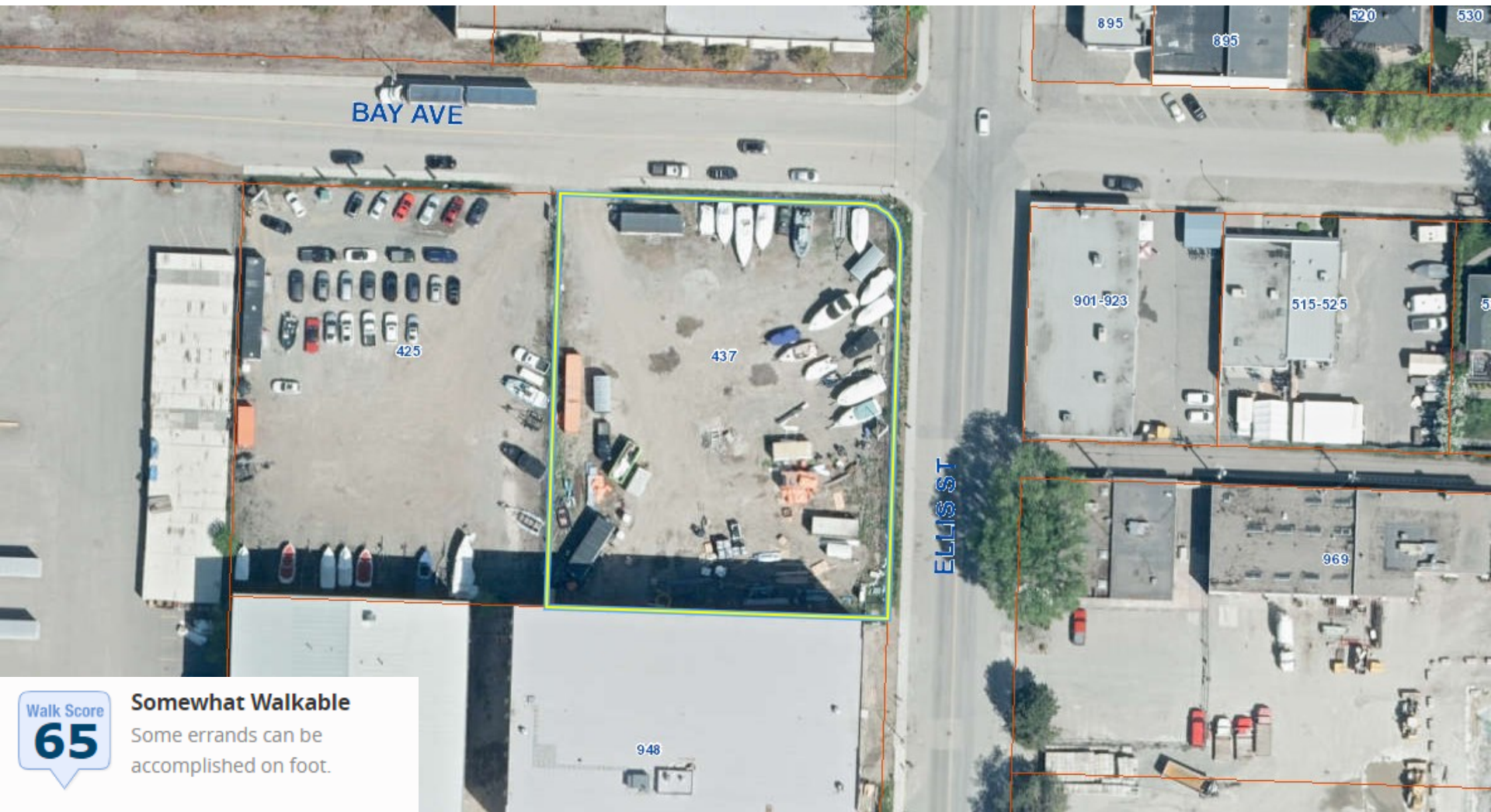
Context Map



OCP Future Land Use / Zoning



Subject Property Map



Walk Score
65
Somewhat Walkable
Some errands can be accomplished on foot.

Transit Score
31
Some Transit
A few nearby public transportation options.

Neighbourhood View (Looking South)



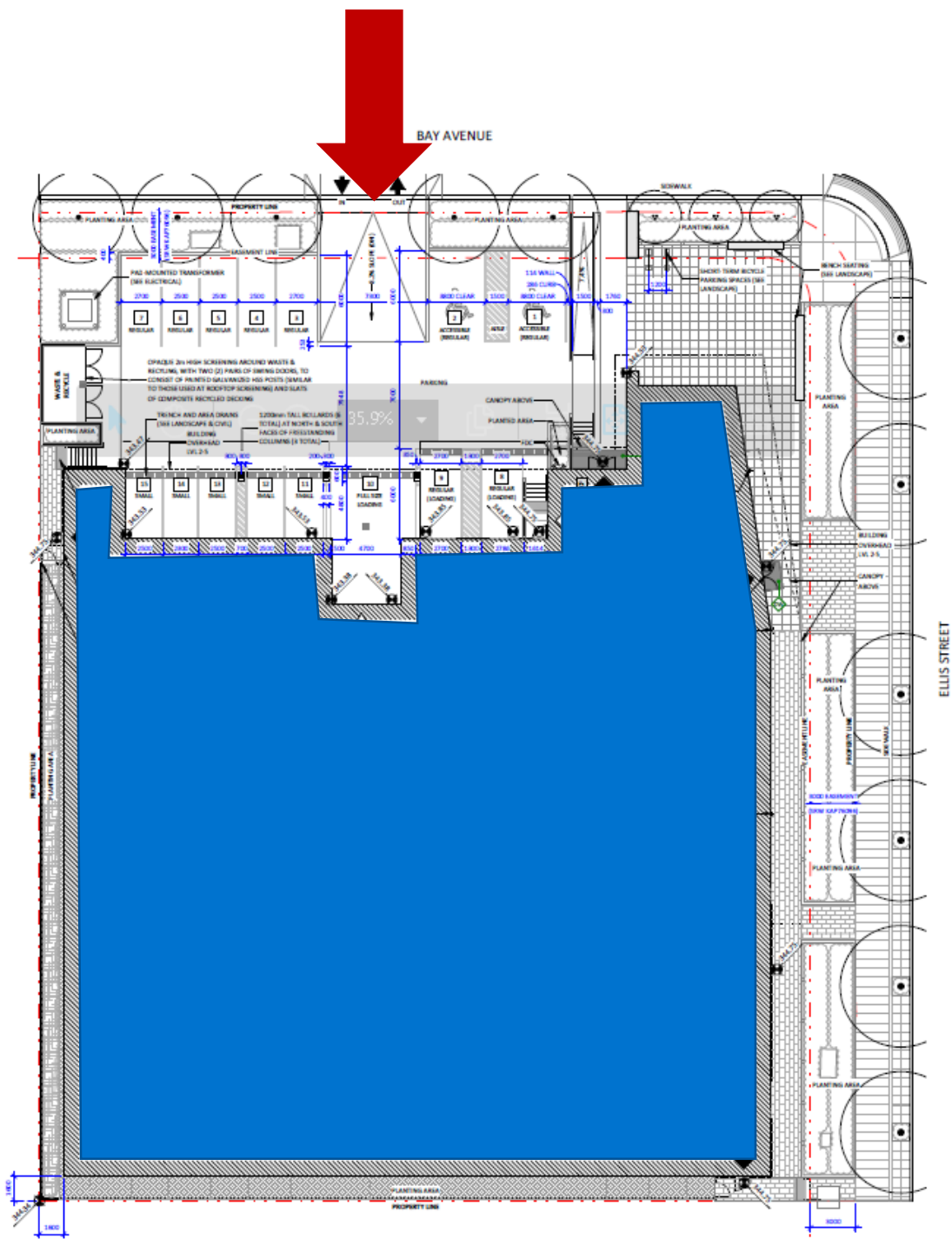
Technical details

- ▶ 5 storey, 10,440 m² commercial storage facility
- ▶ Contemporary Design
 - ▶ Active two-storey storefront on Ellis St
 - ▶ Drought-tolerant native landscaping
- ▶ Sustainable Features
 - ▶ Net Zero Carbon pilot project in cooperation with the Canadian Green Building Council
 - ▶ Seeks to sequester carbon and minimize its impact on the environment

Variations

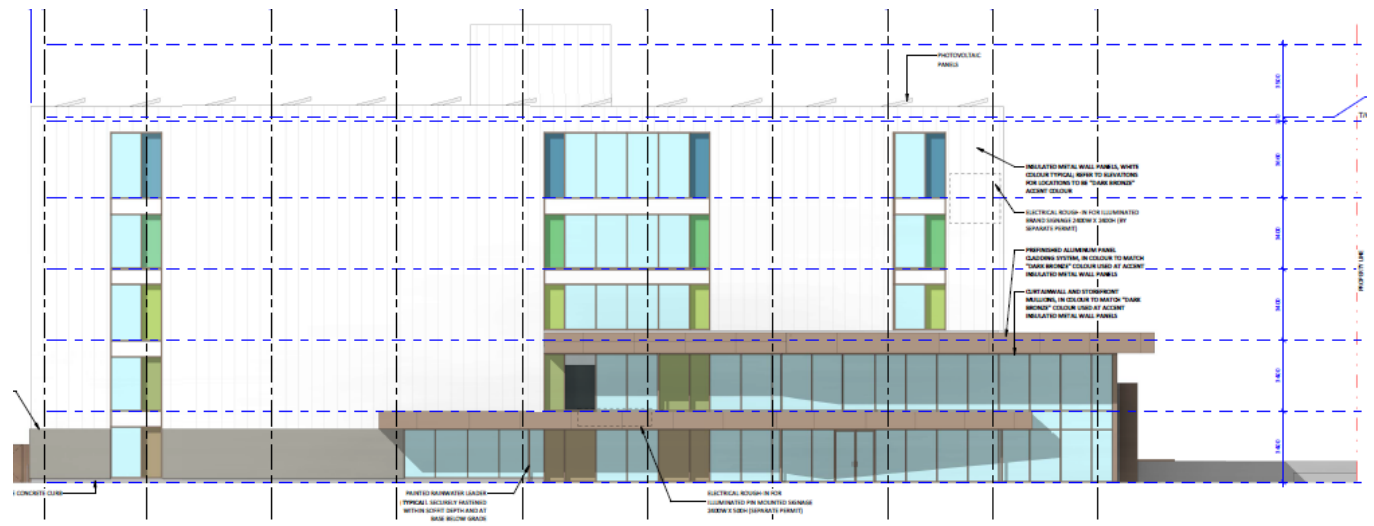
- ▶ Minimum required parking
 - ▶ 102 stalls required, 12 stalls proposed
- ▶ Minimum required loading
 - ▶ 6 stalls required, 3 stalls proposed
- ▶ No specific parking calculation for commercial storage
 - ▶ Calculated off standard industrial rates
- ▶ Requests supported by traffic study from Bundt & Associates
- ▶ Accessible parking and bicycle parking regulations are met

Site Plan

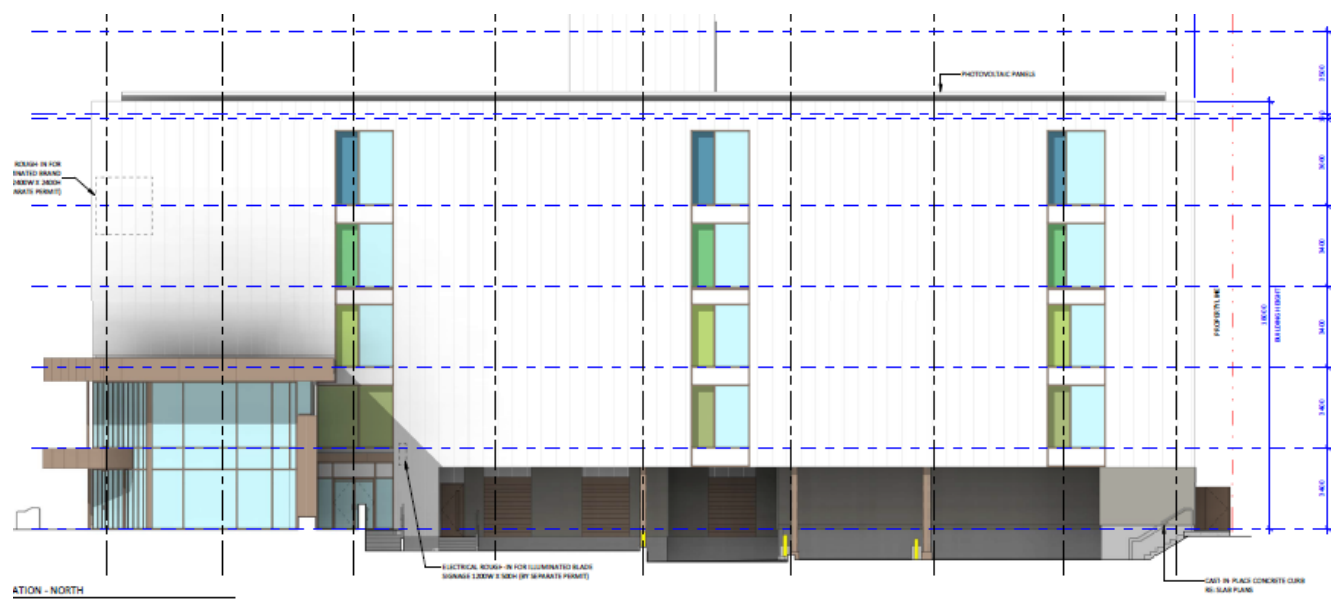


Elevations

East
Ellis St



North
Bay Ave



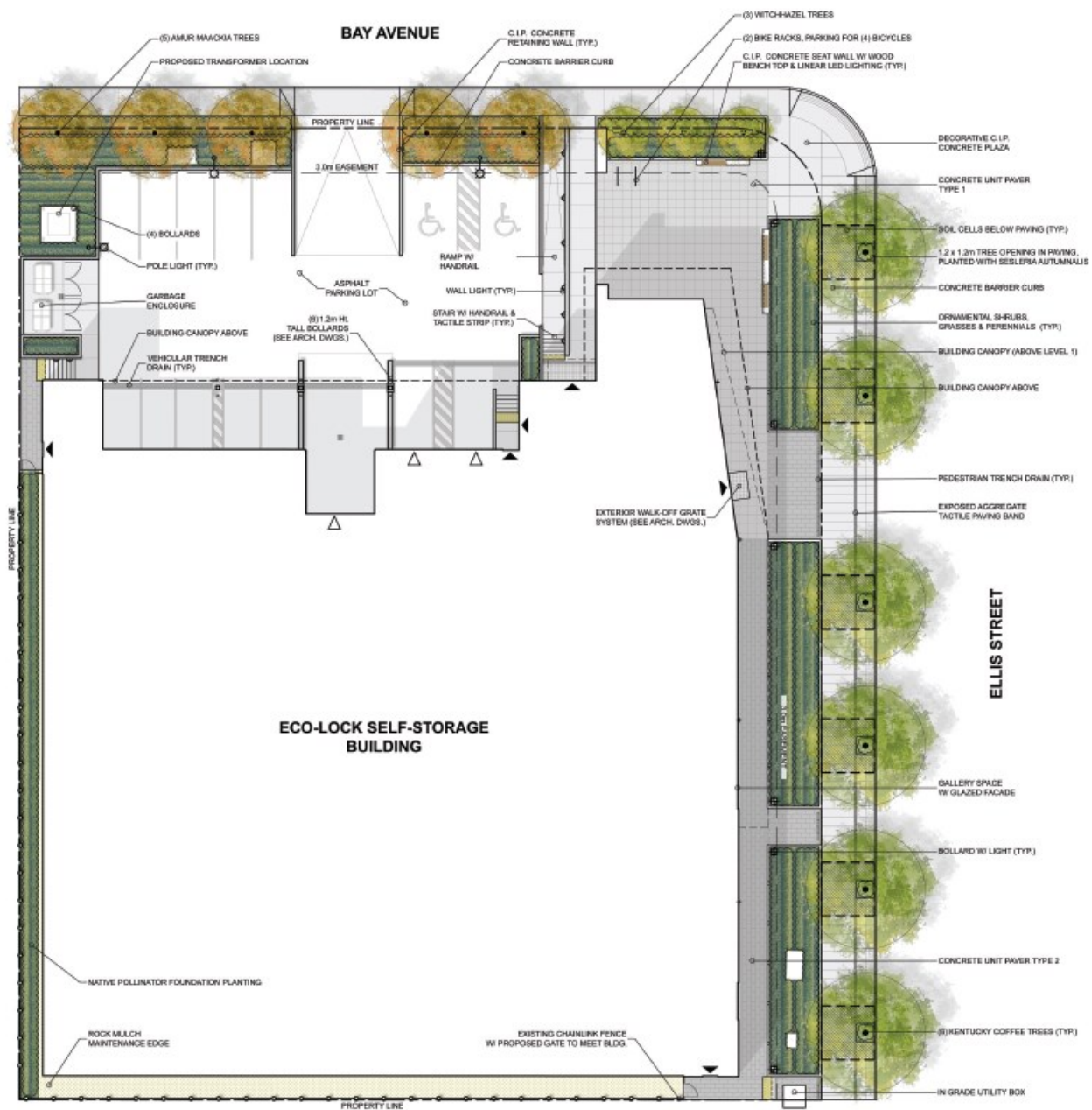
Rendering – Ellis Street



Finish Schedule



Landscape Plan



Development Policy

- ▶ Meets the intent of OCP design guidelines
 - ▶ High standards of environmental design
 - ▶ Visually prominent, accessible and recognizable entrances
 - ▶ Colour should not be used as the predominant feature of a building
 - ▶ Continue higher quality materials used on the principal façade around any building corner or edge which is visible to the public

Staff Recommendation

- ▶ Staff recommend support for the DP & DVP application
 - ▶ Architecturally distinct and environmentally friendly building
 - ▶ Parking study justifies requests for variance
 - ▶ Consistent with OCP Design Guidelines and FLU (IND)



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: January 18, 2022

To: Council

From: City Manager

Department: Development Planning Department

Application: DVP21-0221 **Owner:** Kinnikinnik Developments Inc.,
Inc. No. BCo622664

Address: 3155 Hilltown Drive **Applicant:** McKinley NA Limited
Partnership – Andrew Gaucher

Subject: Development Variance Permit

Existing OCP Designation: MXT – Mixed Use Tourism

Existing Zone: CD18 – McKinley Beach Comprehensive Resort Development

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0221 for Lot 10, Section 28, Township 23, ODYD, Plan EPP92233, located at 3155 Hilltown Drive, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 1.3.4.1: Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, Development Regulations, Setbacks

To vary the minimum setback from the CD Zone boundary for all uses from 10 m required to 2.3 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To vary the minimum setback from the CD Zone boundary for the subject property.

3.0 Development Planning

Staff support the application for a Development Variance Permit to vary the minimum setback from the Comprehensive Development (CD) zone boundary. The purpose of the setback from the CD zone boundary was to ensure that urban development within the CD18 zone was appropriately buffered from adjacent

rural areas. The proposed 2.3 m setback is consistent with the RR₃ - Rural Residential 3 zone, which is the standard for smaller lots in rural areas. The adjacent property outside of the CD18 zone boundary is not within the Agricultural Land Reserve and is vacant hillside which is not used for agricultural purposes.

4.0 Proposal

4.1 Project Description

The applicant is proposing a 4-lot subdivision of the subject property. In order to accommodate the building envelope on one of the proposed lots, the applicant seeks to reduce the required setback from the Comprehensive Development zone boundary from 10 m to 2.3 m.

4.2 Site Context

The subject property is within the McKinley OCP Sector and is located on Hilltown Drive at the intersection of Porcupine Point Crescent. The surrounding area is zoned CD18 – McKinley Beach Comprehensive Resort Development and A₁ – Agriculture 1. The surrounding Future Land Use is MXT – Mixed Use Tourism and REP – Resource Protection.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD18 – McKinley Beach Comprehensive Resort Development	Bareland Strata Housing
East	A ₁ – Agriculture 1	Vacant (hillside)
South	A ₁ – Agriculture 1	Vacant (hillside)
West	CD18 – McKinley Beach Comprehensive Resort Development	Single detached housing

Subject Property Map: 3155 Hilltown Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development.

Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Application Chronology

Date of Application Received: September 28, 2021

Date Public Consultation Completed: October 25, 2021

Report prepared by: Mark Tanner, Planner II

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Applicant's Letter of Rationale

Attachment B: Draft Development Variance Permit DVP21-0221

Schedule A: Site Plan

DEVELOPMENT VARIANCE PERMIT APPLICATION

LETTER OF RATIONALE

When composing the original zoning for McKinley Beach over a decade ago, a setback was established as follows: "The minimum setback from the CD Zone boundary for all uses shall be 10m (33ft) with the exception of the CD Zone boundary that fronts Okanagan Lake riparian management area or any park areas where the setback will be 1.5m."

The purpose of this setback was to manage a buffer zone between neighbouring properties.

The properties that abut and neighbour the lot which we are requesting this variance for are owned and controlled by our master development group/partnership.

By maintaining a 10m buffer, this sterilizes a number of lots which we intend to develop within the present zoned CD18 areas. We would request these areas be treated as we have in other regions developed to date. All other single unit lots have a 1.5m side yard setback.

Thank you for your consideration.

ATTACHMENT		A
This forms part of application # <u>DVP21-0221</u>		
Planner Initials	<input type="text" value="MT"/>	 City of Kelowna COMMUNITY PLANNING

Development Variance Permit DVP21-0221



This permit relates to land in the City of Kelowna municipally known as

3155 Hilltown Drive

and legally known as

Lot 10 Section 28 Township 23 ODYD Plan EPP92233

and permits the land to be used for the following development:

CD18 – McKinley Beach Comprehensive Resort Development

ATTACHMENT B

This forms part of application
DVP21-0222

Planner Initials MT



City of Kelowna
COMMUNITY PLANNING

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision January 18, 2022

Decision By: COUNCIL

Existing Zone: CD18 – McKinley Beach Comprehensive Resort Development

Future Land Use Designation: MXT – Mixed Use Tourism

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner’s authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Kinnikinnik Developments Inc., Inc. No. BCo622664

Applicant: McKinley NA Limited Partnership – Andrew Gaucher

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) That variances to the following sections of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Schedule 'B' – Comprehensive Development Zones (CD18 – McKinley Beach Comprehensive Resort Development);
Section 1.3.4.1: Setbacks

To vary the minimum setback from the CD Zone boundary for all uses from 10 m required to 2.3 m proposed.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

ATTACHMENT		B
This forms part of application		
# DVP21-0222		
Planner Initials	MT	 City of Kelowna <small>COMMUNITY PLANNING</small>

PLAN TO ACCOMPANY A VARIANCE APPLICATION
FOR LOT 10, SEC 28, TP 23, ODYD, PLAN EPP92233.

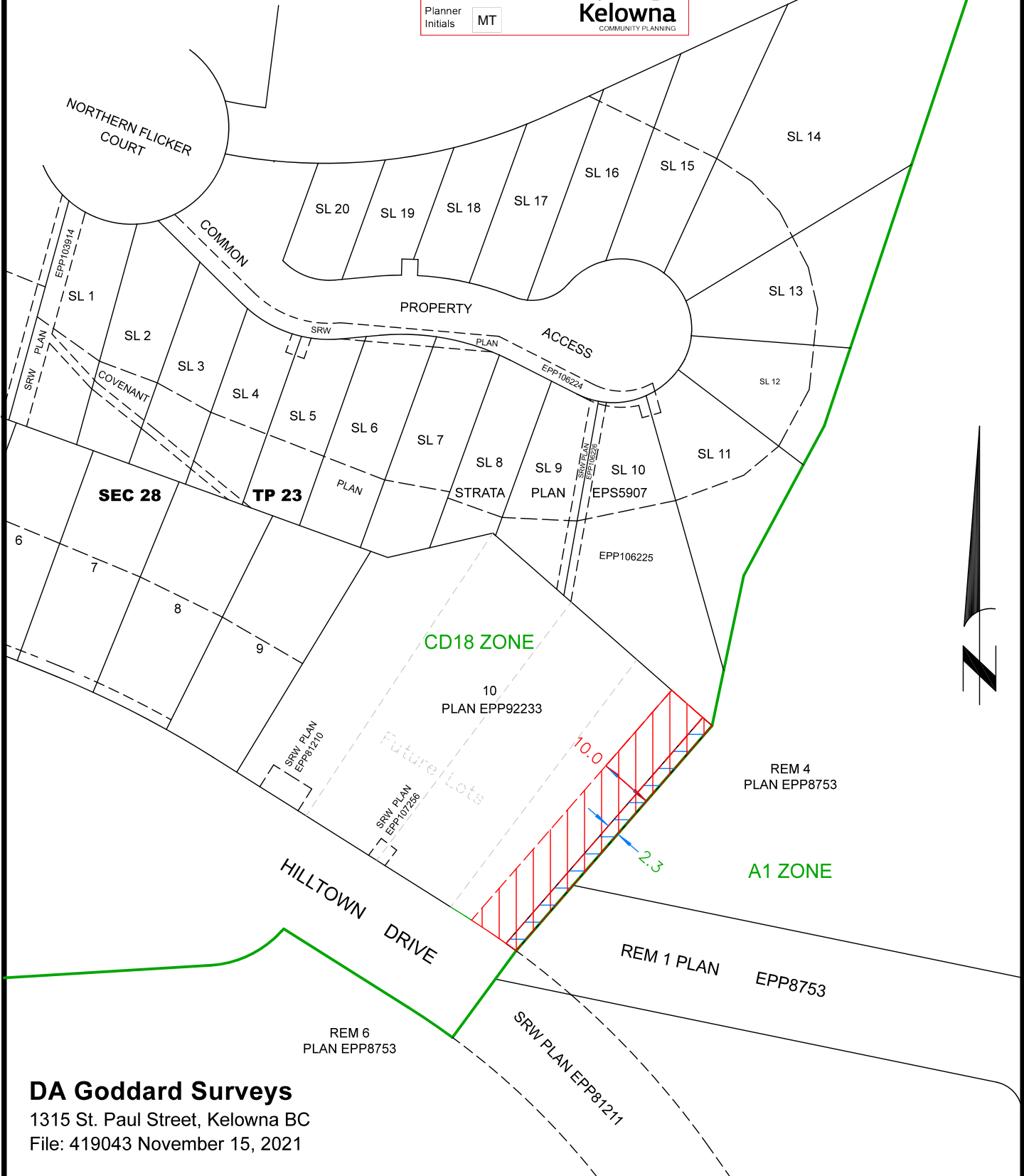


SCHEDULE A

This forms part of application
DVP21-0221

Planner Initials

City of Kelowna
COMMUNITY PLANNING



DA Goddard Surveys
1315 St. Paul Street, Kelowna BC
File: 419043 November 15, 2021



DVP 21-0021

3155 Hilltown Dr

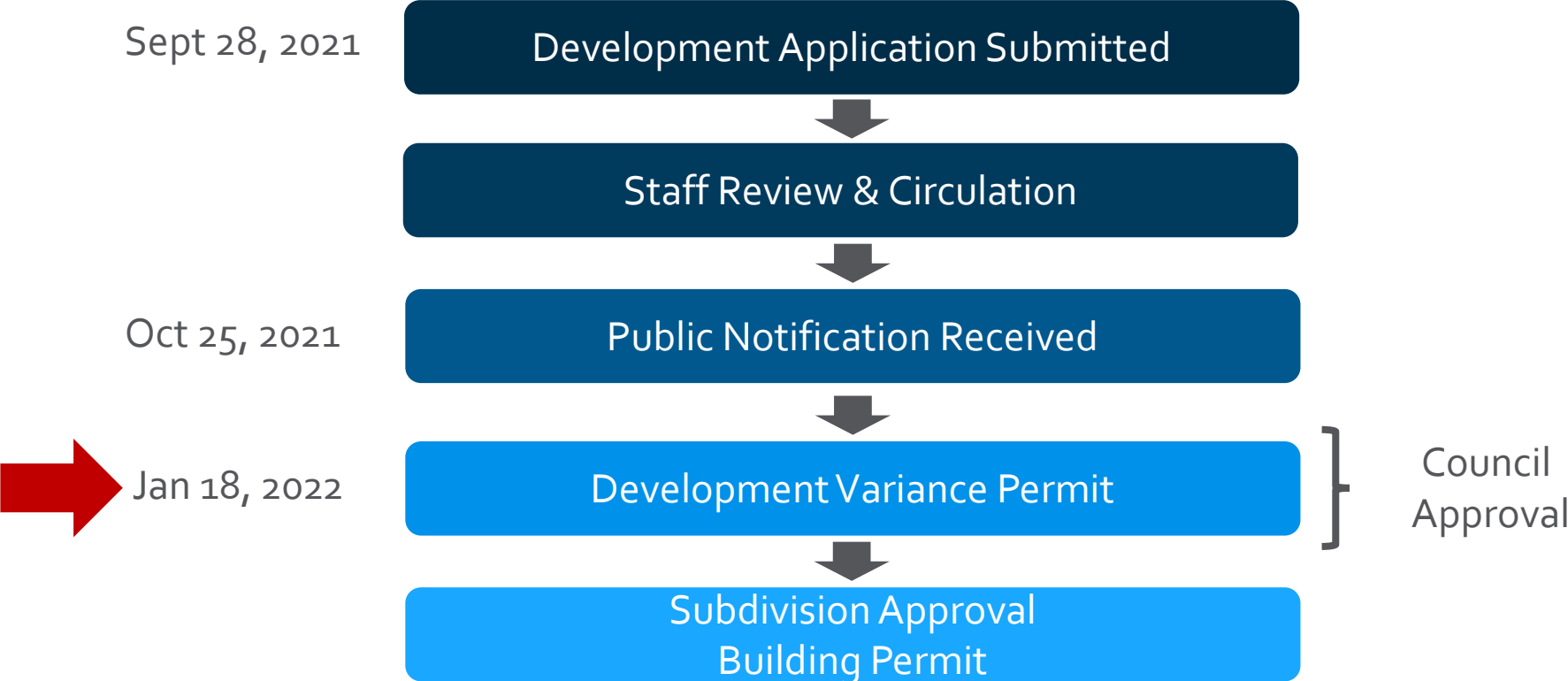
Development Variance Permit Application



Proposal

- ▶ To vary the minimum setback from the CD zone boundary for the subject property.

Development Process



Context Map



Subject Property Map



Project details

- ▶ A 4-lot subdivision of the subject property is proposed.
- ▶ The applicant seeks to reduce the minimum setback from the Comprehensive Development zone boundary from 10 m to 2.3 m
- ▶ The reduced setback will facilitate a building envelope on one of the proposed lots

Site Plan



Development Planning

- ▶ Proposed 2.3 m setback is consistent with the setback requirement of the RR3 – Rural Residential 3 zone.
- ▶ The adjacent property is not within the ALR and is vacant hillside which is not used for agricultural purposes.

Staff Recommendation

- ▶ Staff recommend **support** for the development variance permit to reduce the setback to the CD zone boundary
 - ▶ Consistent with the standard for small residential lots within rural areas
 - ▶ Unlikely to impact the use of the adjacent lot



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: January 18, 2022

To: Council

From: City Manager

Department: Development Planning Department

Application: DVP21-0222

Owner: Forest Hills McKinley Beach Developments Inc., Inc. No. BC1135274

Address: 1960 Northern Flicker Court

Applicant: Forest Hills McKinley Beach Developments Inc. – Andrew Gaucher

Subject: Development Variance Permit

Existing OCP Designation: MXT – Mixed Use Tourism

Existing Zone: CD18 – McKinley Beach Comprehensive Resort Development

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0222 for Lot 14, Section 28, Township 23, ODYD, Plan EPP92221, located at 1960 Northern Flicker Court, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 1.3.4.1: Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, Development Regulations, Setbacks:

To vary the minimum setback from the CD Zone boundary for all uses from 10 m required to 2.3 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To vary the minimum setback from the CD Zone boundary for the subject property.

3.0 Development Planning

Staff support the application for a Development Variance Permit to vary the minimum setback from the Comprehensive Development (CD) zone boundary. The purpose of the setback from the CD zone boundary was to ensure that urban development within the CD18 zone was appropriately buffered from adjacent

rural areas. The proposed 2.3 m setback is consistent with the RR₃ – Rural Residential 3 zone, which is the standard for smaller lots in rural areas. The adjacent property outside of the CD18 zone boundary is not within the Agricultural Land Reserve and is vacant hillside which is not used for agricultural purposes.

4.0 Proposal

4.1 Project Description

The applicant is proposing 25 lot subdivision of the subject property. In order to accommodate the building envelope on one of the proposed lots, the applicant seeks to reduce the required setback from the Comprehensive Development zone boundary from 10 m to 2.3 m.

4.2 Site Context

The subject property is within the McKinley OCP Sector and is located on Northern Flicker Court. The surrounding area is zoned CD18 – McKinley Beach Comprehensive Resort Development and A₁ – Agriculture 1. The surrounding Future Land Use is MXT – Mixed Use Tourism and REP - Resource Protection.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD18 – McKinley Beach Comprehensive Resort Development	Vacant – future sports field and amenity building
East	A ₁ – Agriculture 1	Vacant (hillside)
South	CD18 – McKinley Beach Comprehensive Resort Development	Bareland Strata Housing
West	CD18 – McKinley Beach Comprehensive Resort Development	Single detached housing

Subject Property Map: 1960 Northern Flicker Court



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development.

Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Application Chronology

Date of Application Received: September 28, 2021

Date Public Consultation Completed: October 25, 2021

Report prepared by: Mark Tanner, Planner II

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Applicant's Letter of Rationale

Attachment B: Draft Development Variance Permit DVP21-0222

Schedule A: Site Plan

DEVELOPMENT VARIANCE PERMIT APPLICATION

LETTER OF RATIONALE

When composing the original zoning for McKinley Beach over a decade ago, a setback was established as follows: "The minimum setback from the CD Zone boundary for all uses shall be 10m (33ft) with the exception of the CD Zone boundary that fronts Okanagan Lake riparian management area or any park areas where the setback will be 1.5m."

The purpose of this setback was to manage a buffer zone between neighbouring properties.

The properties that abut and neighbour the lot which we are requesting this variance for are owned and controlled by our master development group/partnership.

By maintaining a 10m buffer, this sterilizes a number of lots which we intend to develop within the present zoned CD18 areas. We would request these areas be treated as we have in other regions developed to date. All other single unit lots have a 1.5m side yard setback.

Thank you for your consideration.

ATTACHMENT		A
This forms part of application		
# <u>DVP21-0222</u>		
Planner Initials	MT	 City of Kelowna COMMUNITY PLANNING

Development Variance Permit DVP21-0222



This permit relates to land in the City of Kelowna municipally known as

1960 Northern Flicker Court

and legally known as

Lot 14 Section 28 Township 23 ODYD Plan EPP92221

and permits the land to be used for the following development:

CD18 – McKinley Beach Comprehensive Resort Development

ATTACHMENT B

This forms part of application
DVP21-0222

Planner Initials MT



City of Kelowna
COMMUNITY PLANNING

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision January 18, 2022

Decision By: COUNCIL

Existing Zone: CD18 – McKinley Beach Comprehensive Resort Development

Future Land Use Designation: MXT – Mixed Use Tourism

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner’s authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Forest Hills McKinley Beach Developments Inc., Inc. No. BC1135274

Applicant: Forest Hills McKinley Beach Developments Inc. – Andrew Gaucher

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) That variances to the following sections of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":
Section 1.3.4.1: Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, Setbacks:

To vary the minimum setback from the CD Zone boundary for all uses from 10 m required to 2.3 m proposed.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

ATTACHMENT		B
This forms part of application		
# <u>DVP21-0222</u>		
Planner Initials	<input type="text" value="MT"/>	 City of Kelowna <small>COMMUNITY PLANNING</small>

PLAN TO ACCOMPANY A VARIANCE APPLICATION
FOR LOT 14, SEC 28, TP 23, ODYD, PLAN EPP92221.



COVENANT
PLAN EPP81257

1
PLAN
EPP76020

1
PLAN
EPP76020

SRW PLAN EPP81214

LOT 14 PLAN EPP92221

Future Lots

CD18 ZONE

10.0

2.3

REM 4
PLAN
EPP8753

A1 ZONE

SRW PLANS EPP81211 & EPP81214

4
5
PLAN

6

7

8

EPP92221

NORTHERN FLICKER COURT

DA Goddard Surveys
1315 St. Paul Street, Kelowna BC
File: 418183 November 15, 2021

SL 20 SL 19 SL 18 SL 17 STRATA PLAN EPS5907

SL 16

SL 15

SL 14

SCHEDULE A
This forms part of application
DVP21-0222
Planner Initials **MT**
City of Kelowna
COMMUNITY PLANNING





DVP 21-0222

1960 Northern Flicker Ct

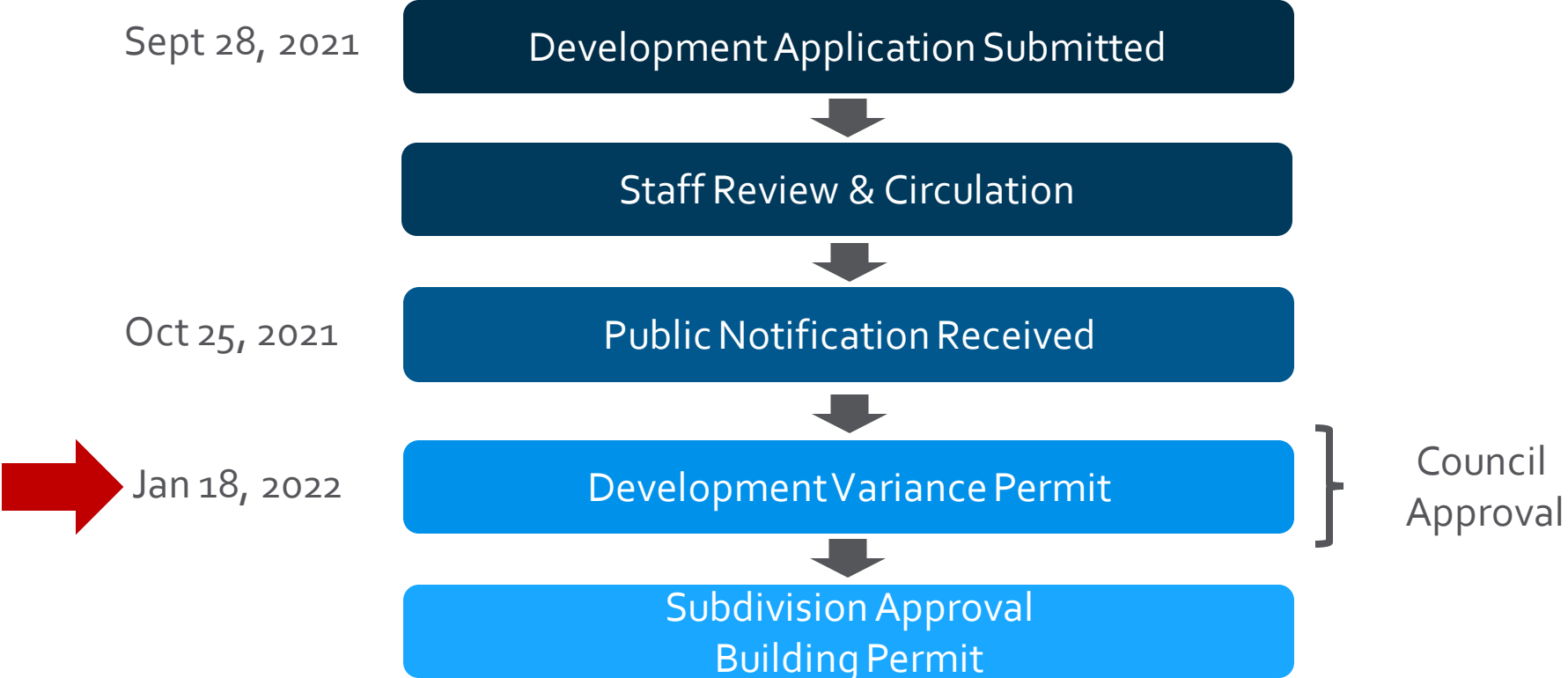
Development Variance Permit Application



Proposal

- ▶ To vary the minimum setback from the CD zone boundary for the subject property.

Development Process



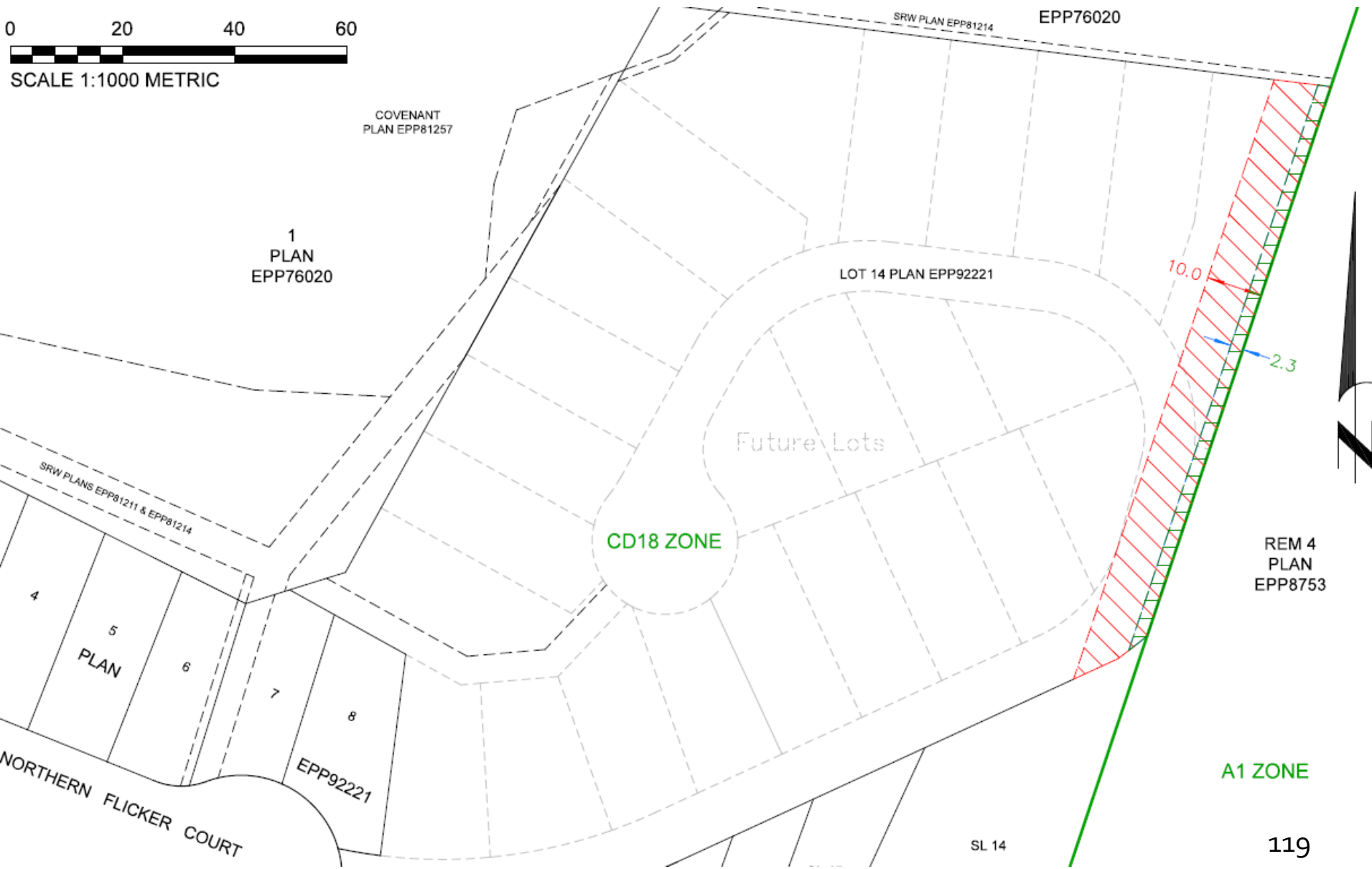
Subject Property Map



Project details

- ▶ A 25-lot subdivision of the subject property is proposed.
- ▶ The applicant seeks to reduce the minimum setback from the Comprehensive Development zone boundary from 10 m to 2.3 m
- ▶ The reduced setback will facilitate a building envelope on one of the proposed lots

Site Plan



Development Planning

- ▶ Proposed 2.3 m setback is consistent with the setback requirement of the RR3 – Rural Residential 3 zone.
- ▶ The adjacent property is not within the ALR and is vacant hillside which is not used for agricultural purposes.

Staff Recommendation

- ▶ Staff recommend **support** for the development variance permit to reduce the setback to the CD zone boundary
 - ▶ Consistent with the standard for small residential lots within rural areas
 - ▶ Unlikely to impact the use of the adjacent lot



Conclusion of Staff Remarks

Staff recommend support for the Development Variance Permit to vary the sign area and height for a Permanent Banner Sign at Kelowna General Hospital. The proposed sign is considered to be a banner sign as per Sign Bylaw No. 11530. A typical banner sign refers to smaller banners for commercial units as unique architectural feature beyond fascia signage. Staff are viewing this proposal as a unique situation as it falls outside of the scope of what the Sign Bylaw intended.

The proposed signage promotes messages that benefit the community as whole and not a private business for marketing and financial purposes, including the promotion of charitable campaigns and, more broadly, Kelowna General Hospital.

This sign size is a large percentage of the building's south elevation. Because of the large scale of the sign Staff evaluate the visual impact. The sign does express a variety of imagery, colour and material types which create visual interest from the street.

4.0 Proposal

4.1 Background

In Spring of 2021 the KGH Foundation reached out to Development Planning seeking to install a temporary banner sign of the south side of the Walter Anderson Building at Kelowna General Hospital. The intent of the banner was to promote the upcoming fundraising effort event *Every Moment Matters*. The Sign Bylaw does allow for temporary banner signs to be placed for a short time and removed at a later date. The campaign was a success and the KGH foundation reached out to Staff about making the sign permanent for future fundraising events or hospital related messages. As a result of the transition a Development Variance Permit was required.

4.2 Project Description

The applicant proposes to construct a banner sign on the South elevation of the of the three storey Dr Walter Anderson Building at Kelowna General Hospital. The sign is proposed to be 46.5m² and 9.5m in height and promote special events for the hospital.

4.3 Site Context

The subject property is in the Central City OCP Sector and is located on Pandosy St, between the intersections of Rose Ave to the South and Royal Ave to the North. The surrounding residential area is primarily zoned RU6 – Two Dwelling Housing and has a Future Land Use of Health District (HLTH). The subject property is hooked lot with the main hospital building. Additionally, on the subject property there is surface parking and across the abutting lane, also hooked to the subject property, is additional surface parking.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	HD ₂ – Hospital and Health Supportive Services	Vacant
East	HD ₁ – Kelowna General Hospital	Hospital
South	RU6 – Two Dwelling Housing	Single Family Home
West	RU6 – Two Dwelling Housing	Single Family Home

Subject Property Map: 2251 Pandosy St



5.0 Application Chronology

Date of Application Accepted: November 3, 2021

Date Public Consultation Completed: December 2, 2021

Report prepared by: Jason Issler, Planner I

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Sign Details

Attachment A: Development Variance Permit

Attachment B: Letter of Rational

Development Permit & Development Variance Permit DVP21-0239



This permit relates to land in the City of Kelowna municipally known as

2251 Pandosy St

and legally known as

LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP87656

and permits the land to be used for the following development:

HD1 – Kelowna General Hospital

ATTACHMENT A

This forms part of application
DVP21-0239

Planner Initials JI



City of Kelowna
DEVELOPMENT PLANNING

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision January 18, 2021
Decision By: COUNCIL
Development Permit Area: Comprehensive DPA
Existing Zone: HD1 – Kelowna General Hospital
Future Land Use Designation: EDINST - Educational/Major Institutional

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner’s authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Interior Health Authority
Applicant: Sadie Lain (Manchester SPG)
Planner: Jason Issler

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the Sign to be constructed on the land be in accordance with Schedule "A";

Section 3.2.2(a): SIGNS NOT REQUIRING A PERMIT, Banner Sign – Permanent, Regulations:

To vary the maximum sign area from 2.0 m² permitted to 46.8 m² proposed.

Section 3.2.2(b): SIGNS NOT REQUIRING A PERMIT, Banner Sign – Permanent, Regulations:

To vary the maximum height from 3.0 m permitted to 9.5 m proposed.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

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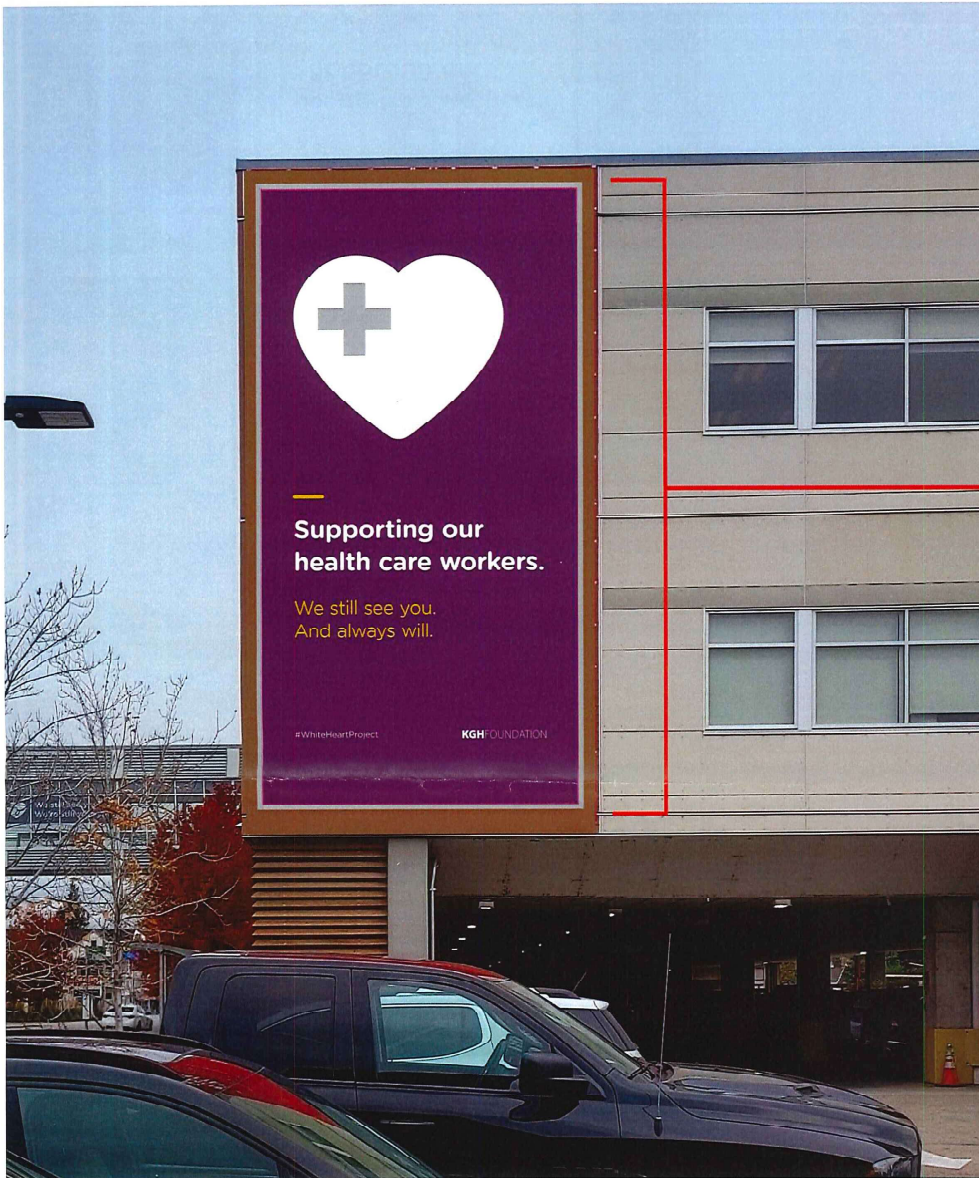
ATTACHMENT		A
This forms part of application		
# DVP21-0239		
Planner Initials	Jl	 City of Kelowna DEVELOPMENT PLANNING



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manchesterspg.com

5 - 1718 Byland Road
West Kelowna, BC V1Z 1A9
p 250.769.0156
f 250.769.0157
tf 877.769.0156

**ARTWORK
PRESENTATION**
**PLEASE DOUBLE CHECK
SPELLING, PLACEMENT & CO**



SCHEDULE **A**

This forms part of application
DVP21-0239

Planner Initials



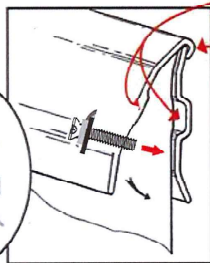
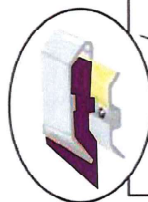
City of
Kelowna
DEVELOPMENT PLANNING

**Frame: Silver, 3" w all around
(to hold replaceable banner)
Total Outside Size: 194" w x 362" h
(4.93m wide x 9.50m high)**

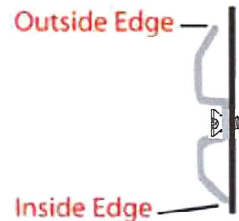
Installed onto existing 3/4" wooden siding with #8 or #10 Robertson screw 1" Long

**Banner
Visual Size: 188" w x 362" h
(4.78m wide x 9.20m high)
Material: 13oz Scrim with Wind Slits**

Banner is installed onto glue strip in channel
The frame snaps around the banner
A screw is then placed into the frame to hold the banner tightly in place



Frame Permanently Mounted to Wood Siding



We provide proofs to our clients to ensure that no mistakes are made in final production of your products. Once your proof has been approved and Manchester Signs Printing & Graphics Ltd. will accept this as being ready to proceed. Should you overlook any errors such as spelling, sizes, or replacement products will be provided at full price to the customer. Please proof read thoroughly.

Works depicted herein are the property of Manchester Signs, Printing & Graphics Ltd. of West Kelowna BC and may not be copied in whole or in part without the consent of Manchester Signs, Printing & Graphics Ltd. at which time an agreed upon fee must be paid.

Customer Approved by: _____ Signature _____ Name (Please Print)

October 20, 2021

Dear Mr. Bayat:



To support community awareness and advance fundraising efforts for the *Every Moment Matters* campaign in spring of 2021, the KGH Foundation worked with its partners and the City of Kelowna to have a large, temporary sign installed on the south-facing side of the Dr. Walter Anderson Building (2251 Pandosy St, Kelowna, BC). The sign is eye-catching and highly visible to all who pass it and provided strong messaging to support the campaign and, more broadly, Kelowna General Hospital, one of our city's greatest assets. We are very grateful to the City for supporting the installation.

In the summer of 2021, the campaign successfully met its fundraising goal and the large sign was scheduled to be taken down. Initially, the plan was to apply for another temporary sign permit and replace the existing sign. However, discussions between the KGH Foundation, Interior Health (IH) and owners of the Dr. Walter Anderson Building resulted in a query regarding the feasibility of a longer-term plan for signage at this location.

The partners agreed that a permanent installation would be a significant asset, both due to location and visibility/size of an installed sign, providing a strong visual and call to action to support awareness and future hospital fundraising initiatives. Working with Manchester Signs, the KGH Foundation has found a permanent solution which would allow the Foundation to change out the sign several times per year, in support of the initiative in-market at that time. This frame will make future sign installations and removals faster and avoid causing repetitive damage to the building (which is what could happen by installing new banners with new holes each time). As such, through Manchester Signs, the KGH Foundation, with approval from IH, is submitting a Development Variance Permit application for a non-conforming sign.

Please advise if there is any additional information we can provide in support of this new development application.

Regards,

Maria Lee
Marketing Manager
KGH Foundation
maria.lee@interiorhealth.ca



DVP 21-0239

2251 Pandosy St

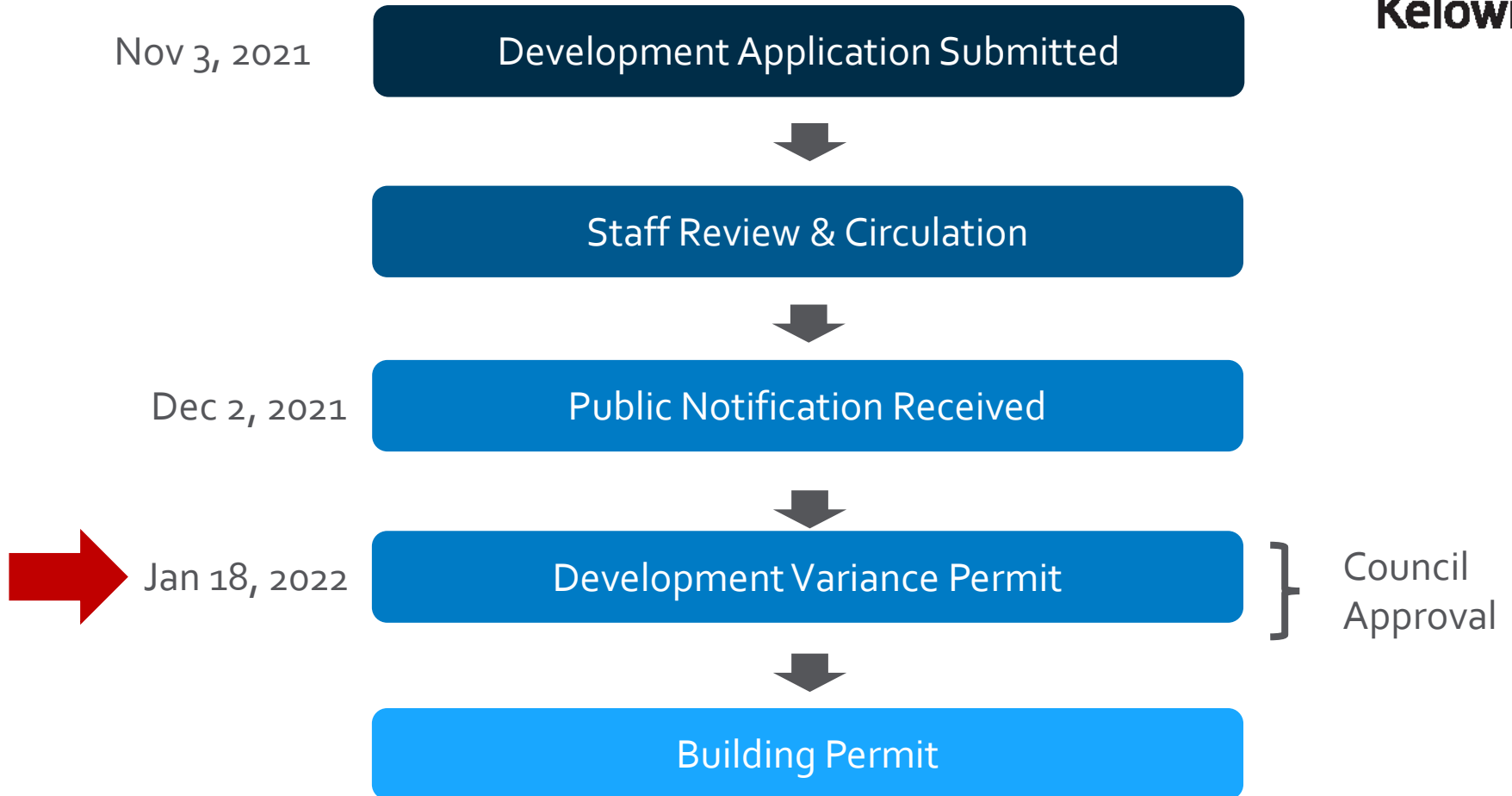
Development Variance Application



Proposal

- ▶ To vary the maximum sign area from 2.0 m² permitted to 46.8 m² and vary the maximum height from 3.0m to 9.5m for a permanent banner sign on the subject property.

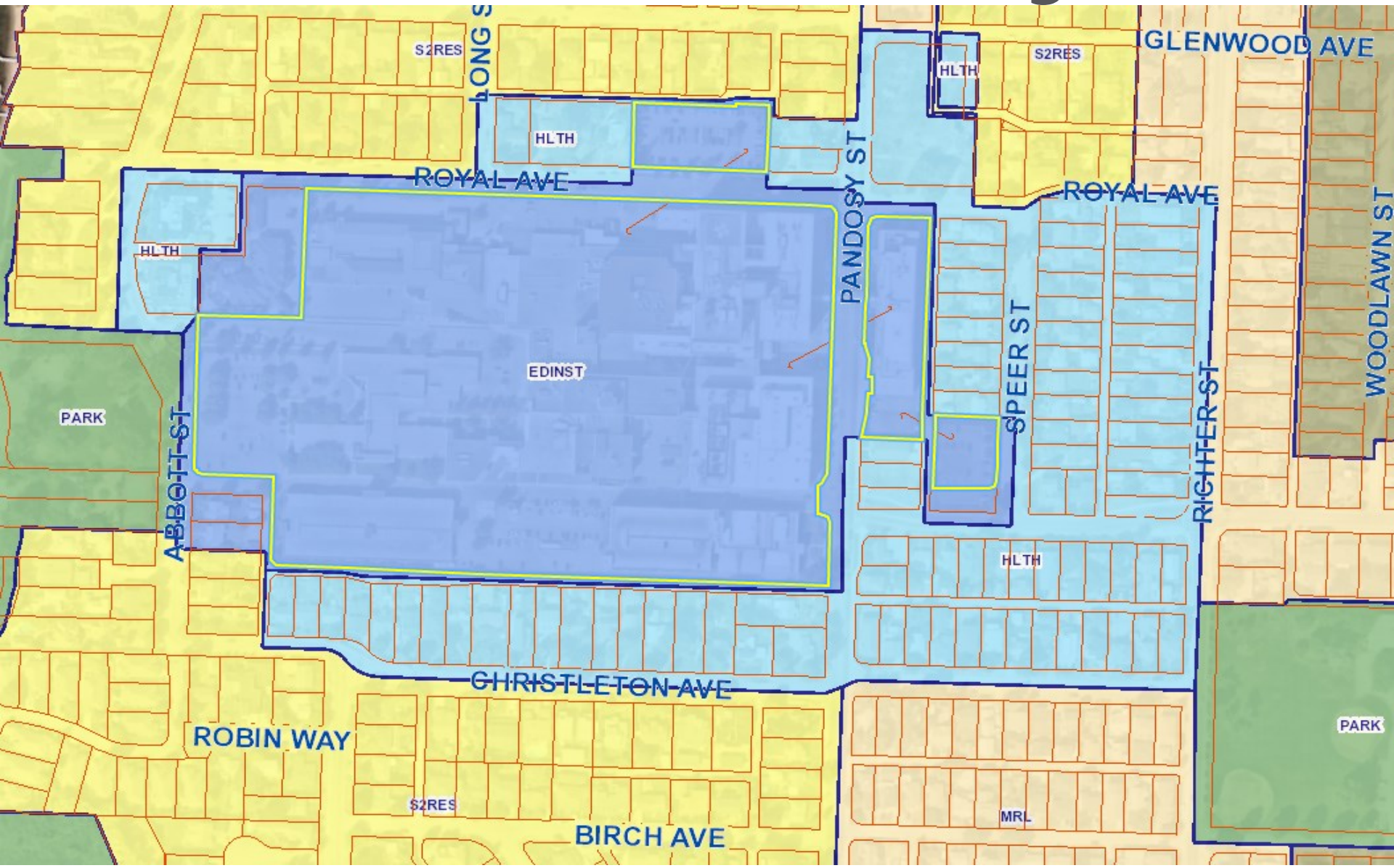
Development Process



Context Map



OCP Future Land Use / Zoning



Subject Property Map




Background

- ▶ Spring 2021 KGH Foundation proposed temporary banner sign to promote single event.
- ▶ Due to success, variance application submitted to make permanent sign for future events & hospital related messages.

Project details


- ▶ Proposed Sign area of 46.8 m².
- ▶ Proposed sign height of 9.5 m.
- ▶ Permanent wood siding permitter that allows change out of signage multiple times per year.



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f 250.769.0157
tf 877.769.0156

ARTWORK
PRESENTATION
PLEASE DOUBLE CHECK
SPELLING, PLACEMENT & CO

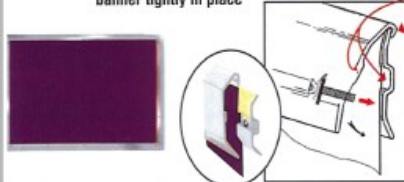


Frame: Silver, 3"w all around (to hold replaceable banner)
Total Outside Size: 194"w x 362"h (4.93m wide x 9.50m high)

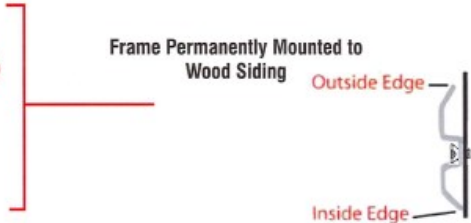
Installed onto existing 3/4" wooden siding with #8 or #10 Robertson screw 1" Long

Banner
Visual Size: 188"w x 362"h (4.78m wide x 9.20m high)
Material: 13oz Scrim with Wind Slits

Banner is installed onto glue strip in channel
The frame snaps around the banner
A screw is then placed into the frame to hold the banner tightly in place



Frame Permanently Mounted to Wood Siding



Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed Development Variance Permit.



Conclusion of Staff Remarks