

REPORT TO COUNCIL



Date: June 12, 2018

RIM No. 0940-40

To: City Manager

From: Community Planning Department (AW)

Application: DVP17-0278

Owner: Goode Properties Inc.

Address: 730 Stremel Road

Applicant: Urban Options Planning & Permits

Subject: Development Variance Permit

Existing OCP Designation: Industrial

Existing Zone: I2 – General Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0278 for Lot 1 Section 34 Township 26 ODYD Plan KAP88474 located at 730 Stremel Road, Kelowna, BC, subject to the following:

1. The dimensions and siting of the buildings to be constructed on the land be in general accordance with Schedule "A";
2. The project meets the minimum landscaping requirements for portions of the property where the proposed buildings aren't located;
3. The Statutory Right of Way (LB39142) along Francis Brook in favour of the City of Kelowna, as shown on Plan KAP83571, be dedicated, at no cost to the City, as a titled fee simple parcel prior to issuance of the Development Variance Permit;

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

Section 15.2.5 (e): Development Regulations

To vary the eastern side yard setback from 4.5m required to 0.0m proposed.

Section 15.2.5 (f): Development Regulations

To vary the rear yard from 6.0m required to 0.0m 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 required rear and side yard setbacks to accommodate the proposed industrial development.

3.0 Community Planning

Community Planning staff recommend support for the requested variances. The siting of the proposed industrial building is consistent with staff expectations and other industrial developments throughout the City. The proposed variances are only necessary because the adjacent parcels are currently zoned RU1 – Large Lot Housing and A1 – Agricultural 1. If the neighbouring properties had commercial and / or industrial zones the required setbacks would be 0.0m and the project would confirm to the Zoning Bylaw. All of the neighbouring properties have Industrial Future Land Use Designations in the Official Community Plan and the larger area is anticipated to transition to industrial uses.

As such, staff are supportive of the subject property reaching its full development potential in line with its existing zoning and the Future Land Use designation of the larger area. The applicant has also completed the required neighbourhood consultation without any concerns being brought forward from neighbouring property owners.

4.0 Proposal

4.1 Project Description

Phase I development of the subject property was completed a few years ago and the owners plan on proceeding with Phase II, which will mirror the Phase I design on the vacant portion of the property.

4.2 Site Context

Subject Property Map: 730 Stremel Road



Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agricultural 1 & RU1 – Large Lot Housing	Vacant / Industrial
East	RU1 – Large Lot Housing & I1 – Business Industrial	Residential / Industrial
South	I2 – General Industrial	Industrial
West	RU1 – Large Lot Housing	Residential

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Front Yard	7.5m	19.0m
Side Yard (east)	4.5m	0.0m*
Side Yard (west)	4.5m	11.5m
Rear Yard	6.0m	0.0m*
Other Regulations		
* vary the eastern side yard setback from 4.5m required to 0.0m proposed.		
* vary the rear yard from 6.0m required to 0.0m proposed.		

5.0 Technical Comments

5.1 Building & Permitting Department

No Comment

5.2 Development Engineering Department

General

The requested variance to reduce the East and West setback to 0.0 m. does not compromise any Municipal infrastructure or services.

The 2030 OCP identifies a linear park that follow Francis Brook. Development Engineering would request that the current SRW in the NE corner of the property, over Francis Brook, be dedicated.

Domestic Water and Fire Protection

This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with BMID for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to BMID.

5.3 Fire Department

No Concerns

6.o Application Chronology

Date of Application Received: December 12, 2018

Date Public Consultation Completed: January 11, 2018

Report prepared by: Alec Warrender, Property Officer Specialist

Approved for Inclusion: Terry Barton, Urban Planning Manager
Ryan Smith, Community Planning Department Manager

Attachments:

Applicant's Letter of Rationale

Draft Development Variance Permit DVP17-0278

Schedule "A": Siting and Dimensions