

REPORT TO COUNCIL



Date: June 26, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TA)

Application: DP18-0071 DVP18-0070

Owner: R 354 Enterprises Ltd. Inc.
No. BC 1114288

Address: 2330-2350 Norris Road S

Applicant: Kim McKechnie
Callahan Property Group

Subject: Development Permit and Development Variance Permit

Existing OCP Designation: IND - Industrial

Existing Zone: I2 – General Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP18-0071 and Development Variance Permit No. DVP18-0070 for Lot 3, Section 2, Township 23, ODYD, Plan EPP67824, located at 2330-2350 Norris Road S, 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 section of Zoning Bylaw No. 8000 be granted:

Section 15.2.5(e): I2 – General Industrial Development Regulations

To vary the required minimum flanking side yard from 6.0 m permitted to 0.0 m 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.

2.0 Purpose

To consider a Development Permit for the form and character of an industrial building and to vary the minimum flanking side yard from 6.0 m permitted to 0.0 m proposed.

3.0 Community Planning

Community Planning Staff supports the Development Permit for the Form and Character of the proposed industrial buildings as it is in general accordance with OCP Design Guidelines for Industrial Use and the scale and siting is consistent with other recent buildings in the area. The building features a large footprint to attract large scale industrial tenants. The form and character of the proposed industrial building is suitable for an industrial park and the large scale of the buildings will be desirable to a variety of tenants. Consideration has been given to the façades on both Old Vernon Road and on Norris Road S to ensure appropriate signage, scale, and attractive design. The signage is a suitable scale and in an appropriate location on the facades of the buildings. Surface parking is provided in front of the building along Old Vernon Road with direct access to pedestrian scaled entrances. Minimum landscaping has been provided along both street frontages.

In order for the applicant to provide large scale facilities for the desired tenants, a variance is being requested to vary the minimum flanking street (Norris Rd S) setback from 6.0m required to 0.0m proposed. Flanking street setbacks are established in the Zoning Bylaw to provide adequate space for safe operations and maintenance of public roads including snow plowing and street sweeping. At conception of this industrial park, Norris Rd S was to remain a private road which would not require a flanking street setback, and envisioned character of the park was established under this condition. Therefore, several large buildings on this parcel received flanking setback variances to allow development under the original intention and vision of the industrial park comprehensively. Due to this unique situation, Staff are supportive of the requested variance as it is in keeping with the established street pattern along Norris Rd S.

4.0 Proposal

4.1 Background

In 2017, Staff recommended support and Council approved a flanking street setback variance from 6.0m to 0.0m for the first two large buildings on this property. This is the third and final building on this parcel, and therefore no further variances will be required.

4.2 Project Description

The proposed industrial building is 2,954 m², or 31,797 square feet. It is single storey in height with an absolute height of 11.0m. The proposed use is 50% General Industrial and 50% Warehousing. The pedestrian scaled portions of the buildings are oriented facing Old Vernon Rd and Norris Rd S, while the north facing exterior features many large loading bays suitable for a variety of industrial tenants.

The proposed flanking side yard variance from 6.0 m to 0.0 m is in keeping with the established streetscape for Norris Road S that was originally envisioned at the time that the road was to remain private.

4.3 Site Context

The property is located east of Highway 97 and north of Old Vernon Road in a predominantly industrial area. Old Vernon Road is a Comprehensive Development Permit Road.

Subject Property Map: 2330-2350 Norris Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Permit 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?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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?	✓		
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?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
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:	-	-	-
<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?		✓	
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?			✓

6.o Application Chronology

Date of Application Received: March 26, 2018

Date Public Consultation Completed: May 14, 2018

Report prepared by: Trisa Atwood, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

DRAFT Development and Development Variance Permit DP18-0071 and DVP18-0070

Schedule "A": Dimensions and Siting

Schedule "B": Elevations

Schedule "C": Landscape Plan