

REPORT TO COUNCIL



Date: 12/10/2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AC)

Application: DP18-0209 **Owner:** Pier Mac Petroleum /
Birchwood Heights Holding Corp

Address: Optic Ct 2175 and 2185 **Applicant:** Steve Huc

Subject: Development Permit

OCP Designation: Industrial (IND)

Zone: CD15 – Airport Business Park (IND)

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP18-0209 for:

- Lot 11, District Lot 32 and Section 14, Township 23, ODYD, Plan EPP64961 located at 2175 Optic Ct, Kelowna, BC; and
- Lot 12, District Lot 32 and Section 14, Township 23, ODYD, Plan EPP64961 located at 2185 Optic Ct, Kelowna, BC;

subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land to be in general accordance with Schedule "C";
4. That 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 professional landscaper;
5. That the applicant consolidates the lots prior to Development Permit issuance and update the legal description of the resulting lot in order for the Development Permit and Development Variance Permit to be registered on the consolidated lot.

AND THAT the Development Permit is issued subsequent to the outstanding conditions set out in Attachment "A" attached to the Report from the Community Planning Department dated May 7th 2018;

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 permit to be issued;

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

2.0 Purpose

To review the Form & Character Development Permit of a three building industrial development.

3.0 Community Planning

Staff are recommending support for the proposed Development Permit due to the proposal's consistency with the majority of the Official Community Plan's (OCP) urban design guidelines. Overall, the form and character of these industrial buildings is in keeping with the high tech industrial – business park vision as adopted within the Zoning Bylaw and confirmed in the OCP. The proposed industrial development is meant to service one industrial tenant Vitalis. The development consists of three buildings and does not require any variances. The retaining walls along the highway elevation are relatively large but Staff worked with the applicant to reduce the height of these as much as possible without burying completely the western building and without drastically affecting neighbouring lots. The buildings are an over height two storey structure in order to meet the needs of the tenant but fit well within the massing and height envelope of the CD15 zone. The orientation of the buildings work well with the sloping topography. The construction material is site cast tilt panel construction which results in a durable and substantial appearance. The building design is modern with flat roofs. The colours and materials of the development are in conformance with the neighbouring Pier Mac industrial buildings. The landscape design meets the requirements of the CD15 zone including the minimum 20% coniferous tree species requirement.

Subject Property Map: Optic Ct 2175 and 2185



3.1 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD15 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	18.0 m / 4 storeys	8 m / 2 storeys
Front Yard (Optic Ct)	6.0m	6.0m
Side Yard (Hwy 97)	7.0 m	7.0m
Side Yard (Pier Mac)	4.5 m	4.5m
Rear Setback (Lochrem)	4.5m	4.5m
Site coverage of buildings	n/a	43.64%
FAR	1.5 Max	0.54
Parking Regulations		
Minimum Parking Requirements	87 stalls	87 stalls
Minimum Bicycle Parking	8 class 1 23 class 2	8 class 1 23 class 2
Minimum Loading spaces	2 spaces	>2 spaces
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: 61% (64 stalls) Medium Size: 30% (26 stalls) Small Size: 9% (8 stalls)
Minimum Drive Aisle Width	7.0 m	7.0 m
Other Regulations		
Landscape Buffer	3.0 m	>3.0 m
Minimum Percentage of coniferous trees	20%	20%
Primary Building Facades	Min 30% glazing or other relief	>30% glazing or other relief

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

DEVELOPMENT PERMIT GUIDELINES

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?	x		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are materials in keeping with the character of the region?	x		
Are colours used common in the region's natural landscape?	x		
Does the design provide for a transition between the indoors and outdoors?	x		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	x		
Does interim development consider neighbouring properties designated for more intensive development?	x		
Are façade treatments facing residential areas attractive and context sensitive?			x
Are architectural elements aligned from one building to the next?	x		
For exterior changes, is the original character of the building respected and enhanced?			x
Is the design unique without visually dominating neighbouring buildings?	x		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	x		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	x		
Are parkade entrances located at grade?			x
For buildings with multiple street frontages, is equal emphasis given to each frontage?	x		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	x		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	x		
Human Scale			
Are architectural elements scaled for pedestrians?	x		
Are façades articulated with indentations and projections?	x		
Are top, middle and bottom building elements distinguished?	x		
Do proposed buildings have an identifiable base, middle and top?	x		
Are building facades designed with a balance of vertical and horizontal proportions?	x		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	x		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?			x

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			x
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	X		
Are entrances visually prominent, accessible and recognizable?	X		
Are higher quality materials continued around building corners or edges that are visible to the public?	x		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	x		
Are elements other than colour used as the dominant feature of a building?	X		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	X		
Are public and private open spaces oriented to take advantage of and protect from the elements?	X		
Is there an appropriate transition between public and private open spaces?	X		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?			x
Site Access			
Is the safe and convenient movement of pedestrians prioritized?			x
Are alternative and active modes of transportation supported through the site design?			x
Are identifiable and well-lit pathways provided to front entrances?	X		
Do paved surfaces provide visual interest?	x		
Is parking located behind or inside buildings, or below grade?	x		
Are large expanses of parking separated by landscaping or buildings?	x		
Are vehicle and service accesses from lower order roads or lanes?	x		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	X		
Is visible and secure bicycle parking provided in new parking structures and parking lots?			X
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?			X
Are green walls or shade trees incorporated in the design?			X
Does the site layout minimize stormwater runoff?			x

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are sustainable construction methods and materials used in the project?	unknown		
Are green building strategies incorporated into the design?		x	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?			x
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?			x
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			X
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	x		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			X
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?			x
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?	x		
Are the site layout, services and amenities easy to understand and navigate?	x		
Signs			
Do signs contribute to the overall quality and character of the development?	x		
Is signage design consistent with the appearance and scale of the building?	x		
Are signs located and scaled to be easily read by pedestrians?	x		
For culturally significant buildings, is the signage inspired by historical influences?			x
Lighting			
Does lighting enhance public safety?	x		
Is "light trespass" onto adjacent residential areas minimized?			X
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?			X
Is suitably scaled pedestrian lighting provided?			x
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	x		

5.0 Technical Comments

5.1 Development Engineering

- See attached Memo dated October 22nd 2018.

6.0 Application Chronology

Date of Application Received: Aug 22nd 2018

Date of Public consultation: n/a

Report Prepared by:

Adam Cseke, Urban Planner

Reviewed by:

Terry Barton, Urban Planning Manager

Approved by:

Ryan Smith, Community Planning Manager

Attachments:

Development Engineering Comments dated October 22nd 2018 (Attachment 'A')

Development Permit (Schedule A, B, & C)