

REPORT TO COUNCIL



Date: February 11, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (BBC)

Application: DP18-0168 **Owner:** Stretch Construction Ltd., Inc.
No. A0102923

Address: 1945 Pier Mac Way **Applicant:** Stretch Construction Ltd., Inc.
No. A0102923

Subject: Development Permit

Existing OCP Designation: Industrial (IND)

Existing Zone: CD15 – Airport Business Park (IND)

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP18-0168 for Lot 1, District Lot 32 and Section 14, Township 23, ODYD, Plan EPP64961, located at 1945 Pier Mac Way, 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 (Schedule C);
5. That the applicant be required to complete the requirements of Attachment A as attached to the Report from Development Engineering dated August 9, 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 10-unit industrial, self-storage building with commercial retail and office space.

3.0 Community Planning

Staff are recommending support for the proposed Development Permit as the proposal is consistency with many of the Official Community Plan’s (OCP) urban design guidelines. The applicant has worked with Staff to refine the proposal. The changes that occurred through the process were as follows:

- In keeping with the principle of utilizing colour inspired by the region’s natural and cultural landscaping, the applicant selected a deeper shade of red (maroon and differing tones of grey) instead of the originally proposed “bright red” for the exterior façade of the building;
- On-site landscaping improvements included landscaped outdoor space with seating area, parking lot landscape islands and shade trees, shade trees at main entrance to the site, and additional trees and landscaping along the highway buffer;
- Off-site landscaping improvements including additional boulevard landscaping along Pier Mac Way in order to screen mechanical and waste bin areas.

Overall, the form and character of this industrial self-storage building exceeds other existing warehouse buildings in the Airport Business Park. The positive aspects of the proposal include: the use of glazing at the building’s entrance along Pier Mac Way as well as the Highway frontage, the appropriate use of colours with the primary building facades, on-site landscaping improvements, and installation of Highway landscaping buffer.

4.0 Proposal

4.1 Project Description

The development proposal is for 10-unit self-storage building with commercial retail and office space. The 8.5 meter tall proposed building is well designed in term of massing. Detailing of the indentations and accents create visual interest and help relieve the building of bulky elements. The ornamental features and articulations add to the architectural elements. The differing heights of the cornice and roof lines also help achieve mitigating massing. Finally, differing exterior colours (maroon and differing tones of grey) adds a visual element of varying textures. The landscaping buffers and planting types meets the OCP guidelines for industrial development in the Airport Business Park area. In addition to meeting the parking requirements under the CD15 zoning, the applicant has also provided two barrier free disabled parking stalls on the property.

No variances area being tracked. The applicant is required to meet the current Sign Bylaw regulations for the permanent signs on the building at the time of Sign permit application.

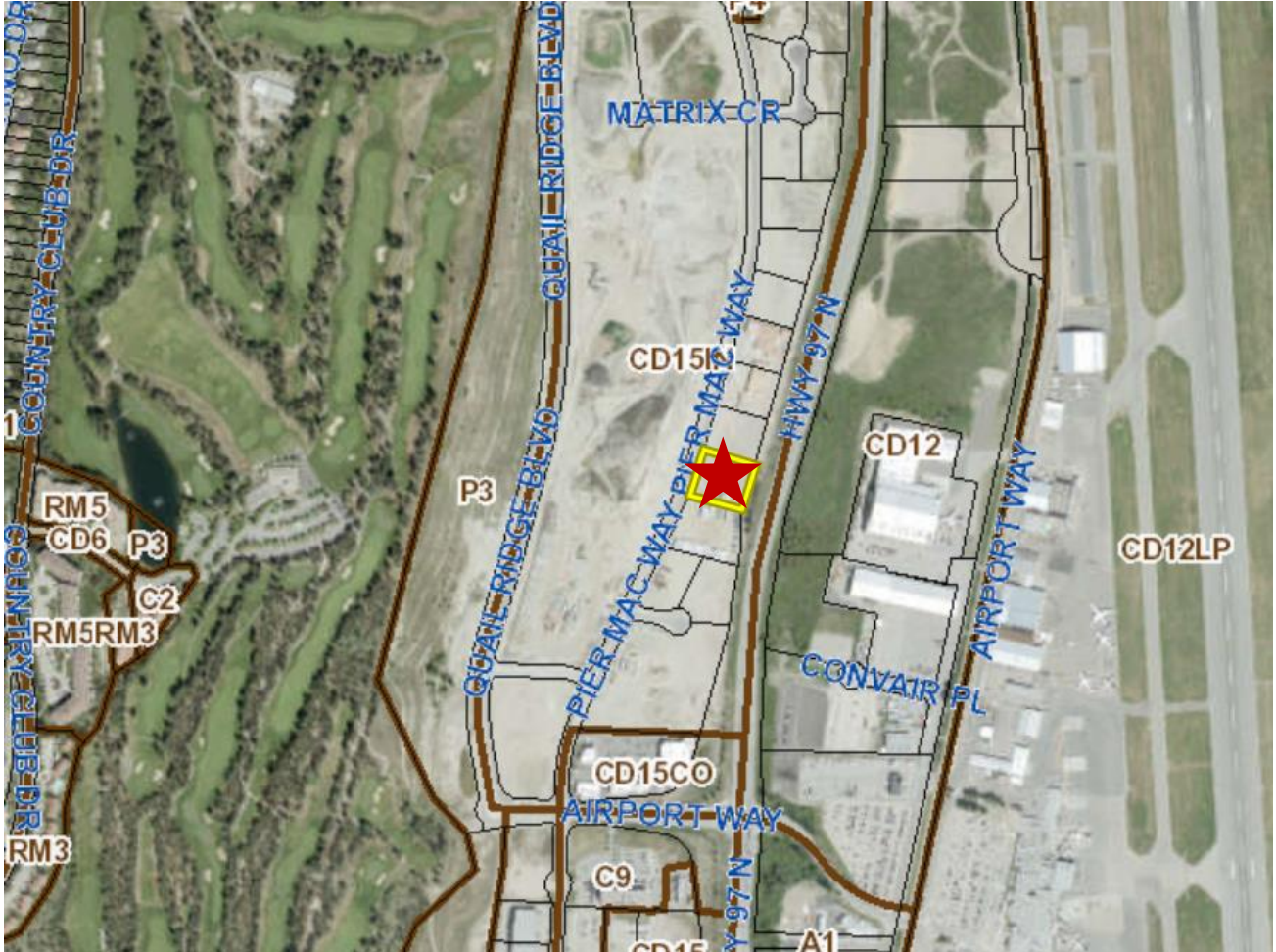
4.2 Site Context

The subject parcels are located within the Airport Business Park area. The subject property is designated as Industrial (IND) in the OCP and the lot is within the Permanent Growth Boundary. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD15 - Airport Business Park (Industrial)	Vacant / Industrial
East	CD12 Airport	Airport

South	CD15 - Airport Business Park (Industrial)	Vacant / Industrial
West	CD15 - Airport Business Park (Industrial)	Vacant / Industrial

Subject Property Map: 1945 Pier Mac Way



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD15 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	18.0 m / 4 storeys	8.5 m / 1 ½ storeys
Front Yard (Pier Mac Way)	6.0m	6.1 m
Side Yard (north)	0.0 m	1.8 m
Side Yard (south)	0.0 m	1.2 m
Rear Setback (Hwy 97)	Min 7.0m Max 10.0m	7.0 m
Site coverage	50%	49.6%
FAR	1.5 Max	0.51
Parking Regulations		
Minimum Parking Requirements	20 stalls	19 stalls

Minimum Loading spaces	1 stall	1 stall
Disabled Parking Spaces	n/a	2 barrier free stalls
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: 100% (19 stalls) Medium Size: 0% (0 stalls) Small Size: 0% (0 stalls)
Minimum Drive Aisle Width	7.0 m	7.2 m
Setback (Parking) from a property line abutting a street	2.0 m	11.0 m
Other Regulations		
Minimum Bicycle Parking Requirements	Class 2: 7 bikes	Class 2: 8 bikes
Landscape Buffer	3.0 m	3.0 m
Minimum Percentage of coniferous trees	20%	38%
Primary Building Facades	Min 30% glazing or other relief	>30% glazing or other relief

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Industrial Land Use Policies

Objective 5.28.¹ Focus industrial development to areas suitable for industrial use.

Industrial Supply Protection.² Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

Amenities, ancillary services and utilities.³ Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact.

Public and private open space.⁴ Design industrial developments to include outdoor break areas, green space, bicycle racks, skylights and windows in work areas, and linkages to recreational opportunities (e.g. linear parks).

Exterior elevations and materials.⁵

- Exterior building materials should be selected for their functional and aesthetic quality, and should exhibit qualities of workmanship, durability, longevity and ease of maintenance;
- Provide visually prominent, accessible, and recognizable entrances through attention to location, details, proportions, materials, and lighting that act to personalize or lend identity to a building;
- Continue higher quality materials used on the principal façade around any building corner or edge which is visible to the public;
- Use materials in combination to create contrast, enhance human scale, and reduce the apparent bulk of a building;
- Colour should not be used as the predominant feature of a building.

¹ City of Kelowna Official Community Plan, Objective 5.28, Chapter 10 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.28.1, Chapter 5 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 11.1, Objective 11, Chapter 14 (Urban Design Development Permit Areas).

⁴ City of Kelowna Official Community Plan, Policy 7.5, Chapter 14 (Urban Design Development Permit Areas).

⁵ City of Kelowna Official Community Plan, Objective 6.0, Chapter 14 (Urban Design Development Permit Areas).

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction.
- Distance from the building to the outside garbage collection area is to be reviewed with the Fire Department.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit;
 - Location, heights, colours of mechanical systems and the required screening are to be determined at time of DP;
 - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect;
 - Travel distances from mezzanines to be clearly defined at time of building permit application.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. Minimum building elevations are required to be established prior to the release of the Development Permit. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

6.2 Development Engineering Department

- See attached Development Engineering Memo, dated August 9, 2018.

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template at Kelowna.ca.
- Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant.
- This building shall be addressed off of the street it is accessed from.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD.
- Fire Department access is to be met as per BCBC 3.2.5. (please review primary entrance distances on drawing to ensure 3.2.5 is achieved and access route).
- Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted.

- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met for communications.
- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Fire department connection is to be within 45M of a fire hydrant - unobstructed.
- Ensure FD connection is clearly marked and visible from the street.
- Sprinkler zone valves shall be accessible as per fire prevention bylaw (10760).
- Dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage.
- Upon completion, an owners certificate and copy of NFPA 25 shall be provided for the sprinkler system.
- Upon completion, a certificate is required to verify CANULC 561 Compliance.

7.0 Application Chronology

Date of Application Received: June 25, 2018
Date of Revised Plans Received: January 17, 2019
Date Public Consultation Completed: N/A

Report prepared by: Barbara B. Crawford, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A - Development Engineering Services Memos, dated August 9, 2018
Schedule A – Site Plan and Floor Plans
Schedule B – Conceptual Elevations
Schedule C – Landscape Plan and Estimate
Draft Development Permit