

REPORT TO COUNCIL



Date: April 26, 2016

RIM No. 0940-50

To: City Manager

From: Community Planning, Community Planning & Real Estate (LK)

Application: DVP15-0212 **Owner:** Silverado Crane & Equipment
Inc. No. 375392

Address: 630 Beaver Lake Road **Applicant:** Christopher Redekop

Subject: Development Variance Permit

Existing OCP Designation: IND - Industrial

Existing Zone: I3 - Heavy Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0212 for Lot 1 Section 11 Township 20 ODYD Plan 4273, Except Plan KAP89924, located at 630 Beaver Lake Road, Kelowna, BC;

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

Section 15.3.5(d): I3 - Heavy Industrial Development Regulations

To vary the required minimum side yard from 7.5m required to 0.61m 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 consider a variance request to alter the required minimum side yard to facilitate the development of a new industrial building for the subject property.

3.0 Community Planning

Community Planning Staff is supportive of the requested variance to reduce the side yard setback from 7.5m required to 0.61m proposed. The Official Community Plan (OCP) has a Future Land Use (FLU) of Industrial for the subject parcel and the adjacent parcels within the City of Kelowna boundary. All other parcels within the Beaver Lake Road area contain industrial uses.

The new building to be constructed on the subject parcel is a spray paint booth for the existing steel fabrication business. This is a General Industrial use which is permitted on the I3 - Heavy Industrial zoned parcel.

4.0 Proposal

4.1 Background

In 2008, Council approved a side setback variance from 7.5m required to 0.60m proposed, along the west property line, to allow for the construction of another building. The current requested variance is similar to this previous approval. Since the approval was granted, staff are not aware of any neighbourhood concerns with the existing building location.

4.2 Project Description

The subject property has two existing buildings. The proposal is to add a third 330m² building to be located 12m north of the existing building along the east property line. The use on the parcel is a steel fabricator, which fits into the General Industrial use category. The adjacent I2 - General Industrial zoned parcel does not require a side setback, according to the Zoning Bylaw, when abutting an Industrial or Commercial zoned parcel. This variance, under the I3 - Heavy Industrial zone, would be in keeping with the previously approved variance on the parcel and have setbacks similar to the adjacent parcels. Staff do not anticipate the variance to have any conflicts with the adjacent properties.

The property is not located within a mandatory development permit area, therefore if the variance is approved, the building would proceed straight to a Building Permit application.

4.3 Site Context

The subject parcel is located at the northernmost Kelowna city limits. Lake Country is to the north and west. Across Beaver Lake Road to the south is First Nations Reserve land.

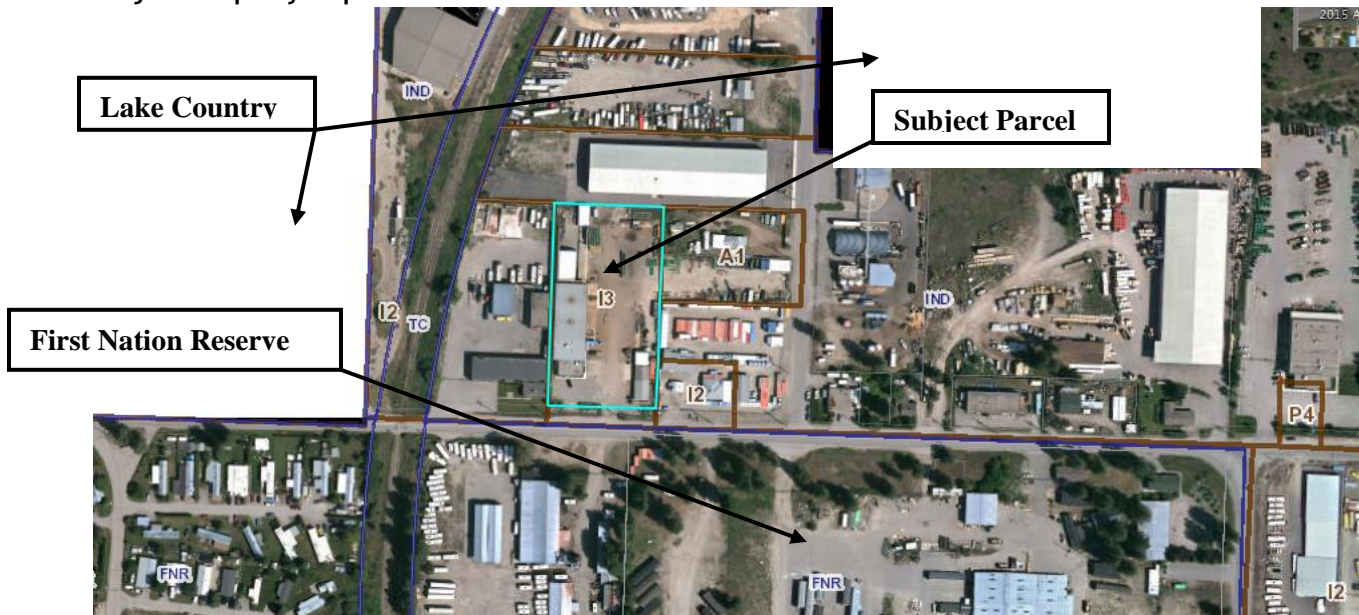
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I3 - Heavy Industrial	Industrial
East	A1 - Agriculture 1 I2 - General Industrial I3 - Heavy Industrial	Industrial - Boat/RV Storage Industrial - Self-Storage Facility Self-Storage Facility
South	FNR - First Nation Reserve	Industrial
West	I2 - General Industrial	Industrial - Warehouse/Storage

4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	8000m ²	7810m ²
Minimum Lot Width	40m	64.62m
Development Regulations		
Maximum Floor Area Ratio	0.75 FAR	0.44 FAR
Maximum Height	18m	8.98m
Minimum Front Yard	10m	37.98m to proposed bldg
Minimum Side Yard (east)	7.5m	0.61m●
Minimum Rear Yard	7.5m	56.39m
● Indicates a requested variance to the side setback from 7.5m required to 0.61m provided.		

Subject Property Map: 630 Beaver Lake Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Location of Heavy Industrial.¹ Direct heavy industries to areas that would not negatively affect existing neighbourhoods or businesses and the natural environment.

6.0 Application Chronology

Date of Application Received: September 24, 2015
Date Public Consultation Completed: March 2, 2016

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:

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Terry Barton, Urban Planning Manager

Approved for Inclusion:

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Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map
Schedule 'A' - Site Plan

¹ City of Kelowna Official Community Plan, Policy 5.28.3 (Development Process Chapter).

Schedule 'B' - Conceptual Elevations

Attachment 'A' - Development Engineering Memorandum dated October 5, 2015