

REPORT TO COUNCIL



Date: May 6, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (SS)

Application: DP19-0047

Owner: 1188666 B.C.
Ltd., Inc. No. BC1188666

Address: 950 Ellis Street

Applicant: West Point Projects

Subject: Development Permit Application

Existing OCP Designation: IND - Industrial

Existing Zone: I4 – Central Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0047 for Lot 3 District Lot 139 ODYD Plan KAP68693, located at 950 Ellis Street, 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 Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated May 6, 2019;

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 permits to be issued;

AND FURTHER THAT this Development 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 a 5 storey self-storage building.

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 this industrial building is in keeping with the general context of the neighbourhood and consistent with all development regulations in the Zoning Bylaw. The development consists of a five storey building and its orientation onsite works well with the existing building and provides an attractive storefront façade along the Ellis Street frontage.

4.0 Proposal

4.1 Project Description

The proposal is for a five-storey, 8341 m² personal storage facility for individuals and businesses. The design of the building is contemporary with a two-story storefront and full height glazing in the southeast corner which activates the side along Ellis Street.

The five-storey project uses a compact form and the design provides an active, two-storey storefront along Ellis Street to activate the pedestrian realm, with vehicular access, loading and parking to the south. The two-storey storefront along Ellis accommodates lobby spaces, office and security.

At the south corner of the Ellis Street façade, floor to ceiling style window glazing on the top three storeys of the building enhances the urban design related to the building mass and height. The off street parking and loading spaces will be located along the south side of the building. The development is not adding garbage facilities to encourage tenants to take their garbage with them.

The loading areas and a number of the exterior units along the south façade are protected from the elements by an overhead canopy. All areas are designed with no concealed spaces for urban pedestrian safety. The facility office area has direct views of the entrance on Ellis Street helping to create 'eyes on the street' which will help make the neighborhood safer.

The site landscaping encompasses the building frontage along Ellis Street complete with street trees, drought tolerant shrubs, perennials and grasses, a dry creek bed and water feature and street frontage south of the driveway access with a street tree, drought tolerant shrubs, perennials and grasses, a dry creek bed enhancing the existing landscaping adjacent to the creek. The hard surface will be setback 15m from the top of bank to reduce the impact on the riparian management area. The development will require a staff-issued Environmental Development Permit.

4.2 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I4 – Central Industrial	Industrial - Vacant
East	I4 – Central Industrial	Concrete Plant
South	I4 – Central Industrial	Utility Services
West	I4 – Central Industrial	Commercial

Subject Property Map: 950 Ellis Street



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.

Public and private open space.² 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).

Urban Design Objectives

Exterior elevations and materials.³

- 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;

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

² City of Kelowna Official Community Plan, Policy 7.5, Chapter 14 (Urban Design Development Permit Areas).

³ City of Kelowna Official Community Plan, Objective 6.0, Chapter 14 (Urban Design Development Permit Areas).

- 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.

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.
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s) / area(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- 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, Colors 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.
- Handicap Accessibility to the main floor levels to be provided, ramps may be required.
- Hard surfaced paths leading from the egress stairwells to a safe area are to be clearly defined as part of the DP. Any unprotected openings in the building along these paths must be protected.
- Access to the roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required.

6.2 Development Engineering Department

See Development Engineering Memo dated February 8th 2019 (Attachment 'A')

6.3 Fire Department

- Approved Construction fire safety plan required prior to construction and updated as required. Template at Kelowna.ca - please include site plan as indicated.
- Fire Department access is to be met as per BCBC 3.2.5. and 5.6.1.4 BCFC.

- New hydrant operational prior to start of construction - hydrants (if required).
- Fire department connection to be within 45M of a fire hydrant - unobstructed. Ensure FD connection is clearly marked and visible from the street.
- During construction standpipes and FD connections are operational. Standpipes to be 1 floor below the highest forms, staging, and similar combustible elements at all times. BCFC 5.6.1.6.
- Provide protection from adjacent buildings that would be exposed to fire originating from building under construction. BCFC 5.6.1.2.
- The fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- Provide CANULC 561 Monitor Certificate in panel at time of occupancy.
- Standpipes shall be located on the intermediate landings if provided.
- Should racking exceeding 12 feet be installed, high rack permit required from fire department.
- An approved fire safety plan as per BCFC 2.8 required at occupancy. Floor plans to be submitted in AutoCAD Drawing format on a CD as well as a fire pre-plan as per bylaw 10760.
- Approved Fire Department lock box required by fire dept. entrance to be flush mounted and operational prior to occupancy.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Sprinkler zone valves shall be accessible as per fire prevention bylaw (10760) - no higher than 7 feet.
- Provide fire sprinkler owners certificate and copy of NFPA 25 for sprinkler system upon completion.
- Building will comply with Bylaw 10760.
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7.0 Application Chronology

Date of Application Received: February 7th, 2019

Prepared by: Sergio Sartori, Development Technician
Reviewed by: Terry Barton, Urban Planning Manager
Reviewed by: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" Site Plan

Schedule "B" Elevations

Schedule "C" Landscape Plan

Attachment "A" Development Engineering Services dated February 8, 2019

Attachment "B" Applicant's Project Rationale

Attachment "C" Development Permit Guidelines
Draft Development Permit