

# REPORT TO COUNCIL



**Date:** June 10, 2019

**RIM No.** 0940-00

**To:** City Manager

**From:** Community Planning Department (SS)

**Application:** DP18-0039

**Owner:** 1135177 BC Ltd.

**Address:** 205 Lougheed Rd

**Applicant:** GTA Architecture Ltd.

**Subject:** Development Permit Application

Existing OCP Designation: IND-T – Industrial - Transitional

Existing Zone: CD25 – Light Industrial – Residential Mixed Use

Proposed Zone: I2 – General Industrial

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11681 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0039 for Lot A Section 2 Township 23 ODYD Plan KAP84518, located at 205 Lougheed Rd, 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 June 10<sup>th</sup>, 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 2 storey office/warehouse 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 two storey building and its orientation onsite works well with the existing topography of the subject property.

## 4.0 Proposal

### 4.1 Project Description

The proposal is for a two storey, 700m<sup>2</sup> building which consists of approximately 200m<sup>2</sup> of office area and 500m<sup>2</sup> for shop/warehouse space. The design of the building will naturally fit into the existing Industrial Office building fabric in the industrial park.

The two storey project design provides a one-storey storefront along Lougheed Rd with vehicular access, to visitor parking, electrical/mechanical room and refuse area are provided onsite accessed off Lougheed Road.

Parking and ancillary functions will be in the company yard and parking lot. The facility office area has direct views of the entrance on Lougheed Rd helping to create 'eyes on the street' and site lighting along Hollywood Rd will help make the neighborhood safer.

The site landscaping surrounds the building frontage along Lougheed Rd and Hollywood Rd complete with trees, drought tolerant shrubs, perennials and grasses. The sloping topography of the site will be landscaped with a dryland seed & wildflower mix.

### 4.2 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I1 – Business Industrial	Industrial Warehouse
East	I1 – Business Industrial	Office Building
South	RU5 – Bareland Strata Housing	Bareland Strata Subdivision
West	RU5 – Bareland Strata Housing/ Park	Bareland Strata Subdivision/ Park

## Subject Property Map: 205 Loughheed Rd



### 5.0 Current Development Policies

#### 5.1 Kelowna Official Community Plan (OCP)

#### Industrial Land Use Policies

**Objective 5.28.**<sup>1</sup> Focus industrial development to areas suitable for industrial use.

**Public and private open space.**<sup>2</sup> 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.<sup>3</sup>

- 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;

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

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

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

- 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).
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

## **7.0 Application Chronology**

Date of Application Received: February 20<sup>th</sup>, 2018

**Prepared by:** Sergio Sartori, Development Technician

**Reviewed by:** Dean Strachan, Suburban and Rural Planning Manager

### **Attachments:**

Schedule "A" Site Plan

Schedule "B" Elevations

Schedule "C" Landscape Plan

Attachment "A" Applicant's Project Rationale

Attachment "B" Development Permit Guidelines

Draft Development Permit