

REPORT TO COUNCIL



Date: June 18, 2019

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LK)

Application: DP17-0214, DVP17-0215 **Owner:** 1568447 Alberta Ltd.

Address: 889 Vaughan Ave **Applicant:** Blue Green Architecture Inc.

Subject: Development Permit & Development Variance Permit Applications

Existing OCP Designation: IND - Industrial

Existing Zone: I₂ – General Industrial & I₄ – Central Industrial

Proposed Zone: I₄ – Central Industrial

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11676 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0214 for Lot 1 Section 30 Township 26 ODYD Plan EPP34493, located at 889 Vaughan Avenue, 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 authorizes the issuance of Development Variance Permit No. DVP17-0215 for Lot 1 Section 30 Township 26 ODYD Plan EPP34493, located at 889 Vaughan Avenue, Kelowna, BC;

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

Section 15.4.5(c): I₄ – Central Industrial Development Regulations

To vary the required minimum front yard from 6.0 m permitted to 1.5 m proposed.

AND THAT Council's consideration of this Development Permit and Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department May 7, 2019;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Applications in order for the permits to be issued;

AND FURTHER THAT this Development Permit and 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 the form and character of three new industrial buildings and to consider a variance to the front setback.

3.0 Community Planning

Community Planning Staff are supportive of the development proposal and the requested variance as it meets many of the objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable urban design guidelines. Some of these include:

- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Respond architecturally to summer sun with buildings that have overhangs and recesses of sufficient depth to provide comfort and shade;
- Locate buildings to provide an effective street edge while respecting the established, desired streetscape rhythm;
- Align architectural features (e.g. window rhythm, cornice lines) to create visual continuity with neighbouring buildings;
- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
 - Detailing that creates a rhythm and visual interest along the line of the building;
 - Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades.

The proposed buildings have units with main entries facing to the street frontages along both Clement and Vaughan. The entries are made prominent and recognizable by details which include wood finish metal siding and canopies over the doorways. The canopies also provide shading for the glazed commercial façades.

This vacant site fronts onto three streets and through this development will be urbanized to have curb, gutter, sidewalks and appropriate street lighting installed. Along Clement, the pedestrian realm is further enhanced by providing a minimum 3.0 m wide sidewalk that is separated from the roadway by a row of boulevard trees and landscaping. This project and the adjacent PC Urban development will provide a contiguous streetscape from Richter St to Ethel St.

4.0 Proposal

4.1 Background

This site has a long history of varied development proposals following the sale of the former BC Tree Fruit packing house. Under the original proposal (in 2012/2013), the entire block (from Richter St to Ethel St) was

intended to be divided into three lots. The westernmost parcel was proposed to contain some commercial office and residential (PC Urban). The middle lot was intended to contain a restored packinghouse repurposed as a commercial market and the subject property was to include a large brewery facility. The brewery project did not proceed and a new proposal for a light industrial business park has come forward.

4.2 Project Description

The applicant is proposing to construct three new two-storey business industrial buildings on the subject property. Each bay has a roll-up door with loading access and a mezzanine level for office or storage use. The I4- Central Industrial zone allows for a wide mix of light industrial uses from breweries and distilleries to industrial technology development and product design.

The buildings face onto the three street frontages with two site access points, one from Ethel Street and the second access from Vaughan Avenue. This allows the buildings and not parking to dominate the streetscape. A central drive aisle allows the parking and loading bays to be directly accessible to the units. A landscaped plaza is provided between the two Clement Avenue buildings to break-up the massing along the streetscape and provide pedestrian linkages thru the site. A number of trees will be added to the site along with landscaped corners to enhance the public boulevard.



The site is within a transitional area with more intensive industrial uses to the north and residential area on the south side of Clement Avenue. The proposed two-storey buildings provide a visually interesting streetscape through the use of projecting facades, varied rooflines and commercial frontages with a mix of glazing and brick façade treatments. The main building finish uses red brick and painted concrete panels in burgundy and tan colours. White and wood finish metal siding are used as accents on the building facades with dark grey canopies. The result is a modern visually interesting business industrial complex that will contribute to the redevelopment along Clement Avenue.

Variance

The proposal seeks one variance to reduce the front setback requirement from 6.0 m to 1.5 m along the Clement Avenue property line. Staff is supportive of this variance as it will bring the unit entries closer to the street to enhance the pedestrian realm. This variance will also provide a consistent setback along Clement Avenue and will align with the adjacent PC Urban development site.

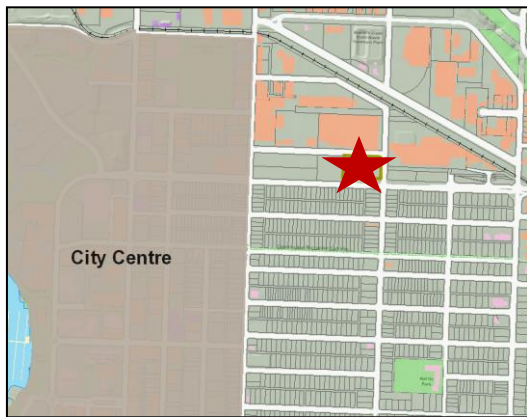
4.3 Site Context

The project site is located to the east of the City Centre Urban Centre along Clement Avenue. The site has street frontage along three sides (Clement Avenue, Vaughan Avenue and Ethel Street).

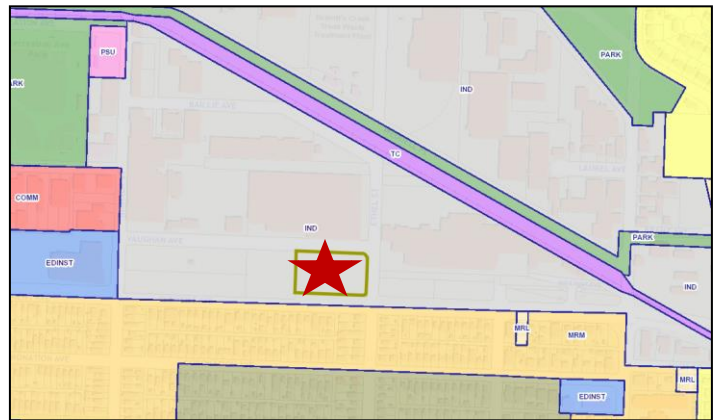
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₄ – Central Industrial Zone	Warehouse/ Storage
East	I ₄ – Central Industrial Zone	Warehouse/ Storage, Vacant
South	RU6 – Two Dwelling Housing	Single Family Dwellings
West	I ₂ General Industrial, I ₄ – Central Industrial Zone	Vacant (PC Urban Development site)

Context Map:



Future Land Use: Industrial



Subject Property Map: 889 Vaughan Avenue



Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I ₄ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1300 m ²	7820 m ²
Lot Width	40 m	115.47 m
Lot Depth	30 m	47.22 m
Development Regulations		
Floor Area Ratio	3.0	0.70
Height	18.0 m	9.55 m
Front Yard (Clement Ave)	6.0 m	1.5 m ¹
Side Yard (west)	0.0 m	0.20 m
Side Yard (Ethel St)	0.0 m	1.4 m
Rear Yard (Vaughan Ave)	0.0 m	0.90 m
Other Regulations		
Minimum Parking Requirements	88 stalls	89 stalls
Bicycle Parking	16 spaces	18 spaces
Loading Space	3 spaces	3 spaces
¹ Indicates a requested variance to the front setback from 6.0 m required to 1.5 m proposed.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400-metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Business Centres.² Encourage, in areas designated as "Industrial," the provision of business centres that incorporate a mix of research, light manufacturing and associated business office uses.

6.0 Technical Comments

6.1 Building & Permitting Department

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

6.2 Development Engineering Department

- Refer to Attachment 'A' dated October 19, 2017.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.28.2 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: October 11, 2017
Date of Rezoning Public Hearing: September 25, 2018
Date Public Consultation Completed: June 26, 2018
Date of Amended Plans Received: March 28, 2019

Report prepared by: Lydia Korolchuk, Planner

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Attachment A: Draft Development Permit & Development Variance Permit – DP17-0214 & DVP17-0215
Attachment B: Comprehensive Design Guidelines
Attachment C: Development Engineering Memorandum
Schedule A: Site Plan
Schedule B: Elevations
Schedule C: Landscape Plan