

REPORT TO COUNCIL



Date: June 17, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (BBC)

Application: DP19-0067

Owner: Gibbco Enterprises Inc., Inc. No.
1060826

Address: 2085 Pier Mac Way

Applicant: Gibbco Enterprises Inc., Inc. No.
1060826

Subject: Development Permit

Proposed OCP Designation: Industrial (IND)

Existing Zone: CD15 – Airport Business Park (IND)

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP19-0067 for Lot 7, District Lot 32 and Section 14, Township 23, Osoyoos Division Yale District, Plan EPP64961, located at 2085 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 March 11, 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 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 seven-unit industrial warehouse building with office spaces.

3.0 Community Planning

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

- Principle building façades facing Pier Mac Way and Highway 97 are articulated with over 40% glazing of the total façade (minimum 30% required by Bylaw);
- In keeping with the principle of utilizing colour inspired by the region's natural and cultural landscaping, the applicant selected differing tones of grey with accents of cherry and muted orange tones for the exterior façade of the building;
- On-site landscaping improvements including parking lot landscape islands and shade trees in the public parking area, additional shade trees along Pier Mac Way frontage and Highway 97 buffer, and an increased highway landscape buffer from 3.0m minimum required to 7.0m proposed;
- Off-site landscaping improvements including use of stamped concrete driveway and walkway at the entrance to the site and building, and additional boulevard landscaping along Pier Mac Way.

Some of the positive attributes of the proposal include: a modest but visually interesting modern exterior design, the generous and well balanced use of glazing along Pier Mac Way and the Highway frontages, the appropriate use of colours and materials with the primary building facades, and on-site and off-site landscaping improvements including installation of Highway landscaping buffer.

4.0 Proposal

4.1 Project Description

The development proposal is a business centre comprised of one stand-alone industrial warehouse building with associated shared driveway and parking areas. The building is divided into seven strata titled warehouse units, ranging in size from 160.34 m² (1,726 ft²) to 328.19m² (3,532.6 ft²), with a total floor space of 1,427.53m² (15,473.4 ft²). The applicant has designed a stand-alone and single storey (9.28m in height) warehouse building in consideration of the surrounding valley landscaping and views. The proposed building is well designed in terms of massing and siting in that it maintains views to the hills across the valley through the parking area and from Pier May Way.

A number of architectural features are located on the ends of the building, including vertical wingwalls and a large sun screen corner feature on each corner to create visual interest and help relieve the building of bulky elements. The exterior colour palate that utilizes differing tones of grey with accents of cherry and muted orange adds a visual element of varying textures. While the landscape planting types meet the OCP guidelines, the minimum required highway landscape buffer width exceeds the OCP guidelines for industrial development in the Airport Business Park area. The combination of the proposed landscaping and site lighting was designed to avoid any lighting pollution as well incorporate Crime Prevention through Environmental Design (CPTED) to address potential public and site safety concerns. The applicant has met parking and bike rack requirements under the CD15 Zoning Bylaw.

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.

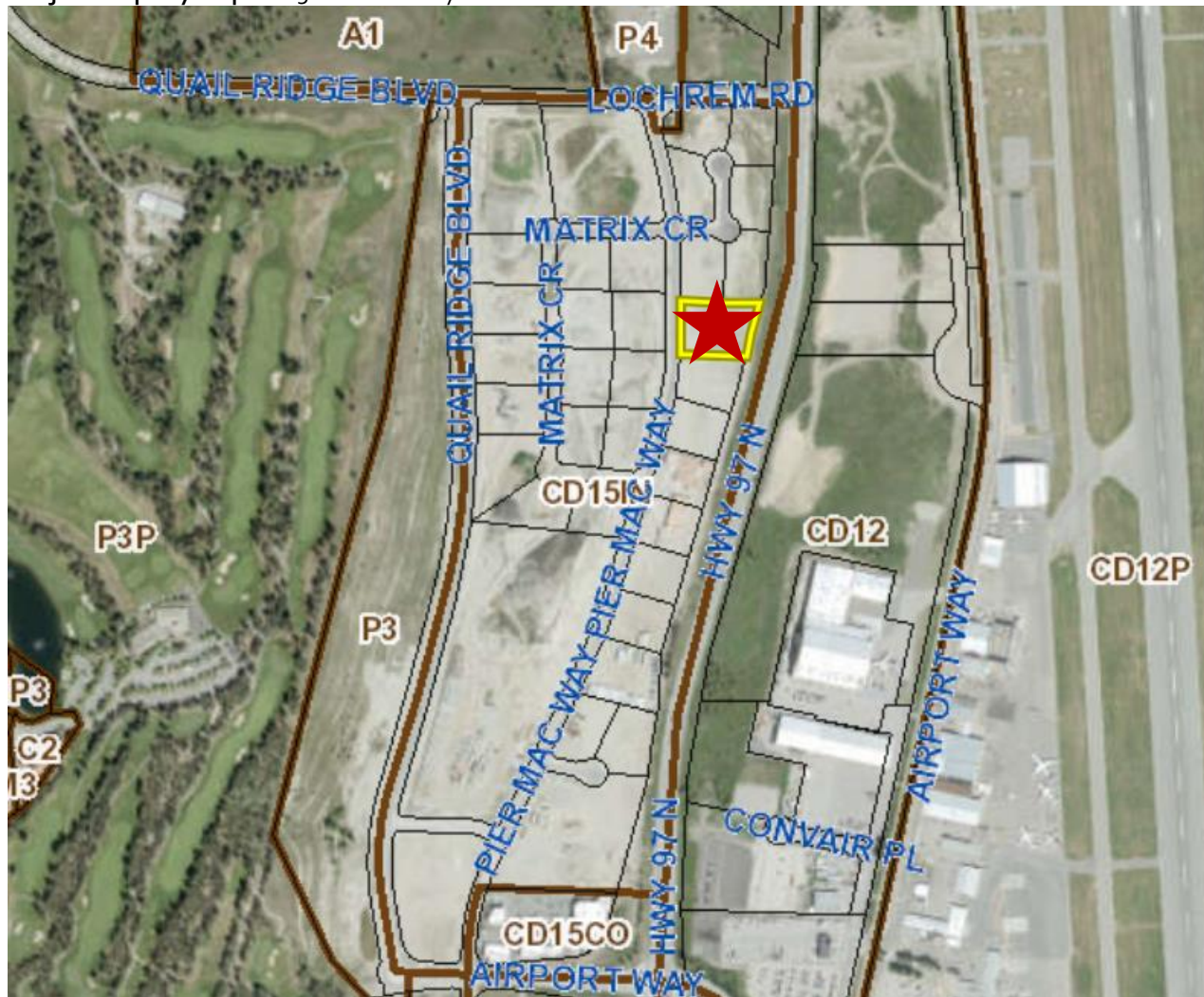
4.2 Site Context

The subject parcel is located within the Airport Business Park area, is designated as Industrial (IND) in the OCP, and the lot is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD15 - Airport Business Park (Industrial)	Industrial
East	CD12 Airport	Airport
South	CD15 - Airport Business Park (Industrial)	Industrial
West	CD15 - Airport Business Park (Industrial)	Industrial

Subject Property Map: 2085 Pier Mac Way



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD15 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	18.0 m / 4 storeys	9.3 m
Front Yard (Pier Mac Way)	6.0m	15.8 m
Side Yard (north)	0.0 m	19.8 m
Side Yard (south)	0.0 m	20.9 m
Rear Setback (Hwy 97)	Min 7.0m Max 10.0m	7.0 m
Site coverage	50%	24.7%
FAR	1.5 Max	0.25
Parking Regulations		
Minimum Parking Requirements	20 stalls	46 stalls
Minimum Loading spaces	1 stall	7 stalls
Disabled Parking Spaces	n/a	1
Minimum Drive Aisle Width	7.0 m	7.1 m at south parking 13.6 m at north parking
Setback (Parking) from a property line abutting a street	2.0 m	8.3 m
Other Regulations		
Minimum Bicycle Parking Requirements	8	8
Highway Landscape Buffer	3.0 m	7.0 m
Minimum Percentage of coniferous trees	20%	24%
Primary Building Facades	Min 30% glazing or other relief	43.8%

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).

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).

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.

Crime Prevention.⁶

- Incorporate Crime Prevention through Environmental Design (CPTED) practices as they relate to landscaping, and the siting, form, exterior design and finish of buildings and other structures.

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 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 security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the structure, number of required exits per area, accessibility etc. The second floor exiting allowance thru lobby should be checked to see if it is within the limits established in the Building Code.
- Washroom requirements for base building are to be addressed in the building permit application.
- Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

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

⁶ City of Kelowna Official Community Plan, Objective 13.0, Chapter 14 (Urban Design Development Permit Areas).

- See attached Development Engineering Memo, dated March 11, 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). Hydrant to be on same side of street as the building.
- Fire department connection to be within 45M of a fire hydrant - unobstructed. Ensure FD connection is clearly marked and visible from the street
- 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.
- 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.
- One main address with unit number is preferred.

7.0 **Application Chronology**

Date of Application Received: March 5, 2019
Date of Revised Plans Received: May 2, 2019
Date Public Consultation Completed: N/A

Report prepared by: Barbara B. Crawford, Planner II
Reviewed and Approved by: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A - Development Engineering Services Memos, dated March 11, 2019
Schedule A – Site Plan
Schedule B – Conceptual Elevations and Renderings
Schedule C – Landscape Plan and Estimate
Draft Development Permit