

REPORT TO COUNCIL



Date: Sept 16, 2019

RIM No. 0940-00

To: City Manager

From: Development Planning Department (AC)

Application: DP18-0112 **Owner:** PC Urban Clement Holdings Ltd., Inc. No. BC 1099980

Address: 816 Clement Ave **Applicant:** PC Urban – Shawn Oh

Subject: Development Permit Application

OCP Designation: IND- Industrial

Zoning: I4 – Central Industrial

1.0 Recommendation

THAT final adoption of Text Amendment Bylaw No. 11711 (TA18-0006) and Rezoning Bylaw No. 11712 (Z18-0059) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0112 for Lot B, Section 30, Township 26, ODYD, Plan EPP83554 located at 816 Clement 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 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 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 2 storey light industrial building on Vaughan Avenue and a 3 storey light industrial building with upper floor offices on Clement Avenue.

3.0 Development Planning

Staff support the Development Permit application for the proposed industrial and commercial project. The form and character is consistent with the relevant Development Permit objectives and guidelines as well as consistent with the rezoning and text amendment bylaws previously approved by Council.

The form and character of the building and site layout is in keeping with the Comprehensive Development Permit Guidelines. Staff worked with the applicant to achieve appropriate façades with building accesses facing the public roads. Planning policies and the Development Permit guidelines typically encourage the front of buildings and front doors to face the street; however, in this case the buildings are achieving a double entrance façade treatment with access to the main interior parking lot while maintaining 'front door' feel along the public roads.



4.0 Proposal

4.1 Background

This site has had a long history of varied development proposals following the sale of the former BC Packing house. The rezoning report (Z18-0059) that went to Public Hearing on June 18th, 2019 outlined the previous proposals on this site. Since public hearing on the Rezoning and Text Amending bylaws, the applicant has been working to complete the final conditions including: road dedication, paying the off-site frontage improvements, and signing the engineering Servicing Agreement. These conditions have been satisfied resulting in consideration of the Development Permit.

4.2 Project Description

The application proposes two buildings. The south building fronting Clement Avenue accommodates double height units at grade with mezzanines and glazed overhead door facing north towards the parking area. The upper floor will consist of general office with an outdoor amenity area for employees. The north building fronting Vaughan Avenue is proposed to provide double height flex units which could accommodate a range of light industrial uses.

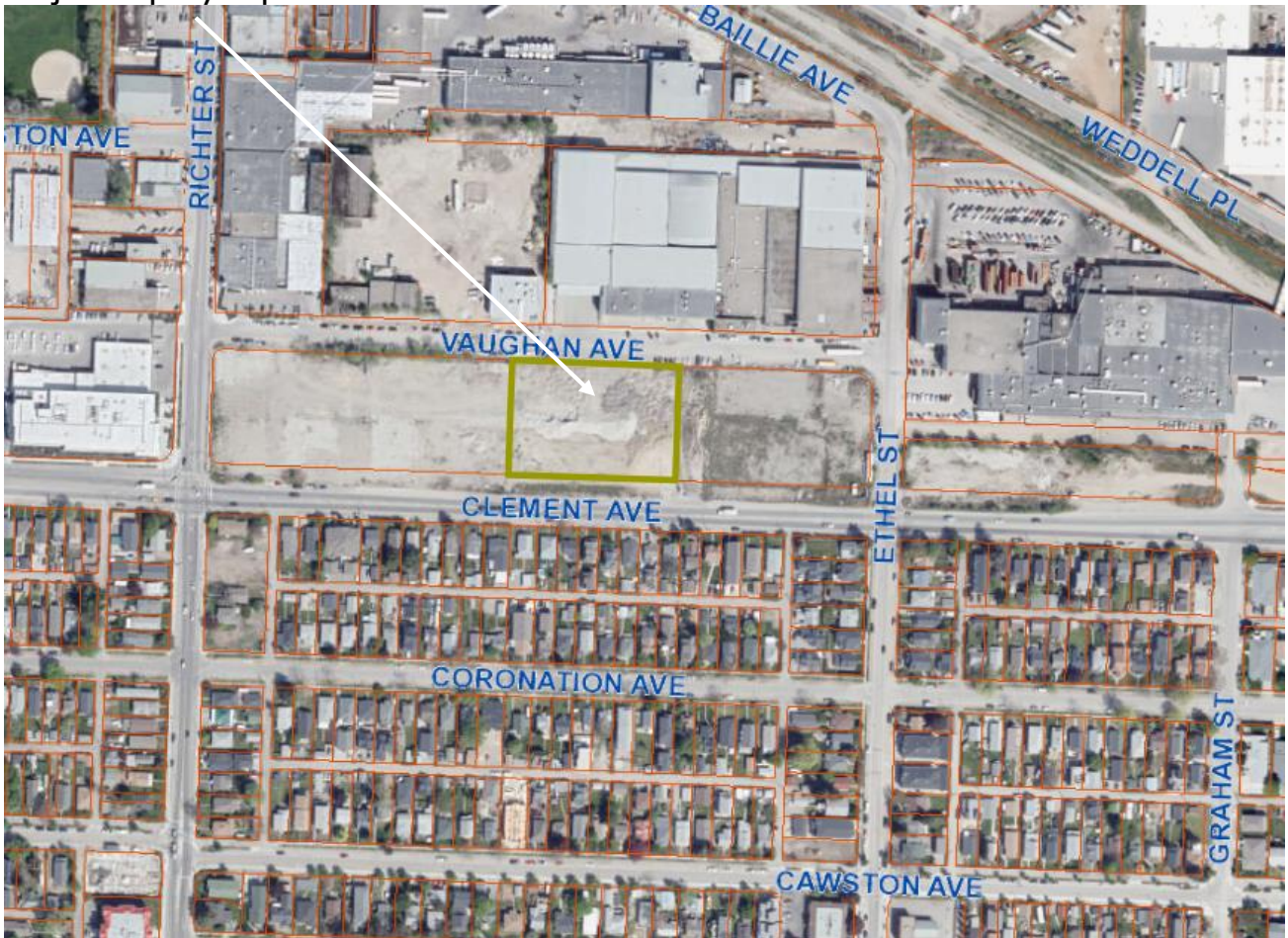
The Clement Avenue frontage incorporates a rhythm of solid and void architectural elements with transparent and opaque materials. These design



choices provide visual interest from the street as well as exposure for each tenant to individualize their space. Each unit entry is identified by wood lined framing elements that are reinforced by a recessed second storey balcony above them. These balconies provide south facing exposure with deep overhangs that shade the office windows from harsh summer sun while allowing access to the sun in winter and spring. Materials are robust and reinforce the industrial heritage that include: board-form concrete, tilt-up concrete, "weathered Zinc" prefinished metal cladding, with natural wood and weathered steel accents.

Plant materials were selected based on low-maintenance and attractive characteristics as well as low water requirements. The landscape plan was designed to be consistent with the landscape urban design guidelines including: providing year-round visual interest, practical functionality, and installing trees at a 1 shade tree per 4 parking stall ratio.

Subject Property Map: 816 Clement Ave



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I ₄ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Floor Area Ratio	3.0	0.78
Maximum Site Coverage (buildings)	75%	48%
Maximum Height	18.0 m	11.0 m
Minimum Front Yard (Vaughan)	0.0 m	0.0 m
Minimum Side Yard (west)	7.5 m	7.5 m
Minimum Side Yard (east)	0.0 m	0.0 m
Minimum Rear Yard (Clement)	0.0 m	1.85 m
Other Regulations		
Minimum Parking Requirements	94 stalls (4,708 m ² x 0.02)	94 stalls
Minimum Bicycle Parking	11 class 2 stalls	11 class 2 stalls
Minimum Loading Space	2.0 stalls	7 stalls

5.0 Current Development Policies

See Development Permit guidelines checklist attached to this report.

6.0 Technical Comments

None

7.0 Application Chronology

Date of Application Received: May 23rd, 2018
 Date Public Consultation Completed: Nov 3rd, 2018
 Date of Public Hearing: June 19th, 2019

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Laura Bentley, Urban Planning Manager
Approved for inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit No. DP18-0112
 Attachment B: Development Permit Guidelines Checklist