

REPORT TO COUNCIL



Date: January 21, 2020

To: Council

From: City Manager

Department: Development Planning

Application: DVP19-0141

Owner: Taz Holdings LTD., Inc. No.
A0083372

Address: 9380 Balsler Ct

Applicant: Jason Eising - Norsteel Building
Systems

Subject: Development Variance Permit

Existing OCP Designation: IND – Industrial

Existing Zone: I2 – General Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0141 for Lot 7 Section 2 Township 20 Osoyoos Division Yale District Plan EPP66963, located at 9380 Balsler Court, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted as described in the proposed Site Plan in Schedule "A":

Section 15.2.5(c): I2 – General Industrial Development Regulations

To vary building height from 14.0 m required to 15.85 m proposed

Table 8.3.4 – Required Off-Street Parking Requirements - Industrial

To vary the total number of parking stalls from 44 required to 26 proposed.

AND FURTHER THAT this 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 a Development Variance Permit to increase the maximum building height from 14.0 m to 15.85 m and to decrease the minimum total parking stalls required from 44 stalls to 26 stalls to facilitate a boat storage warehouse.

3.0 Development Planning

Development Planning Staff are recommending support for the proposed variances to increase building height and reduce the total number of required parking stalls as it pertains to the use and operation of the proposed boat storage warehouse facility. The applicant is seeking a building height variance for an additional 1.85 m which would allow the building to accommodate additional boats for storage as constructing a taller structure will allow for additional storage capacity. The increase in building height is not expected to impact adjacent properties considering the industrial neighbourhood context.

In addition to the proposed building height variance the applicant is requesting a variance to the total number of required parking stalls. The boat storage operation will use a valet service to deliver boats from an off-site drop off location to the subject property. This service will limit the need for customers to attend the subject property in order to drop off their boat to be stored. Boats that are being delivered from the drop off location to the subject property will be brought to the location by truck and trailers, directly into the service area or storage area of the building. Moreover, the applicant has indicated that a maximum of 12 staff are anticipated to be on-site at any given time, which will further reduce the need for parking.

Furthermore, the subject property is a suitable location for the proposed boat storage facility as this use is much better suited to an industrial area outside the urban core than a property on the lakefront, in an urban center, or in close proximity to any urban boat launch.

4.0 Proposal

4.1 Project Description

The subject lot was created in 2015 as part of an 8-lot subdivision and has remained undeveloped since. The developer is proposing to construct an 8,640 m² boat storage facility with an ancillary boat storage maintenance area within the building.

4.2 Site Context

The subject property is located in the Highway 97 City Sector near the intersection of Jim Bailey Road and Potterton Road, and just north of Vernon Creek Linear Park. The surrounding neighbourhood is largely comprised of industrially zoned properties with some agriculturally zoned parcels to the east and south east.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₃ – Heavy Industrial	Industrial
East	A ₁ – Agriculture 1	Vacant lands
South	I ₂ – General Industrial	Industrial
West	I ₂ – General Industrial	Industrial

Subject Property Map: 9380 Balseer Court



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I ₂ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.5	0.60
Max. Site Coverage (buildings)	60%	60%
Max. Height	14.0 m	15.85 m ^❶
Min. Front Yard	7.5 m	12.15 m
Min. Side Yard (west)	0.0 m	2.26 m
Min. Side Yard (east)	0.0 m	21.57 m
Min. Rear Yard	0.0 m	2.26 m
Other Regulations		
Min. Parking Requirements	44 Parking Stalls (0.5 per 100 m ² GFA)	26 Parking Stalls (0.3 per 100 m ² GFA) ^❷
Min. Bicycle Parking	26 Class II stalls	26 Class II stalls
Min. Loading Stalls	5 Loading Stalls	5 Loading Stalls
^❶ Indicates a requested variance to increase building height from 14.0 m required to 15.85 m proposed ^❷ Indicates a requested variance to reduce parking stalls from 44 required to 26 proposed.		

5.0 Application Chronology

Date of Application Received: June 28, 2019

Date Public Consultation Completed: July 23, 2019

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Variance Permit DVP19-0141

Attachment B: Applicant's Rationale Letter and Supporting Documents