

REPORT TO COUNCIL



Date: November 17, 2020

To: Council

From: City Manager

Department: Development Planning Department

Application: DP20-0178 / DVP20-0179 **Owner:** City of Kelowna

Address: 5800 and 5930 Lapointe Drive **Applicant:** KF Aerospace Centre of Excellence (Paula Quinn)

Subject: Development Permit and Development Variance Permit

Existing OCP Designation: IND- Industrial

Existing Zone: CD12- Airport

1.0 Recommendation

That Council authorizes the issuance of Development Permit No. DP20-0178 for Lot 5, District Lot 32, Osoyoos Division Yale District, Plan EPP65593, located at 5800 Lapointe Drive and Lot 4, District Lot 32 and District Lot 120, Osoyoos Division Yale District, Plan EPP65593, located at 5930 Lapointe Drive, 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;
5. The two lots are consolidated into one lot.

AND THAT Council authorize the issuance of Development Variance Permit DVP20-0179 for Lot 5, District Lot 32, Osoyoos Division Yale District, Plan EPP65593, located at 5800 Lapointe Drive and Lot 4, District Lot 32 and District Lot 120, Osoyoos Division Yale District, Plan EPP65593, located at 5930 Lapointe Drive, Kelowna, BC;

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A, B, & C":

Section 18 1.5(b): CD12 – Airport - Development Regulations

To vary the maximum height from 12.0m / 3 storeys required to 14.0m / 2 storeys proposed.

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 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 review the Form & Character Development Permit for a two storey Centre of Excellence building for KF Aerospace and to consider one variance to increase the building height by 2.0 metres (from a 12.0 metres to 14.0 metres).

3.0 Development Planning

3.1 Development Permit

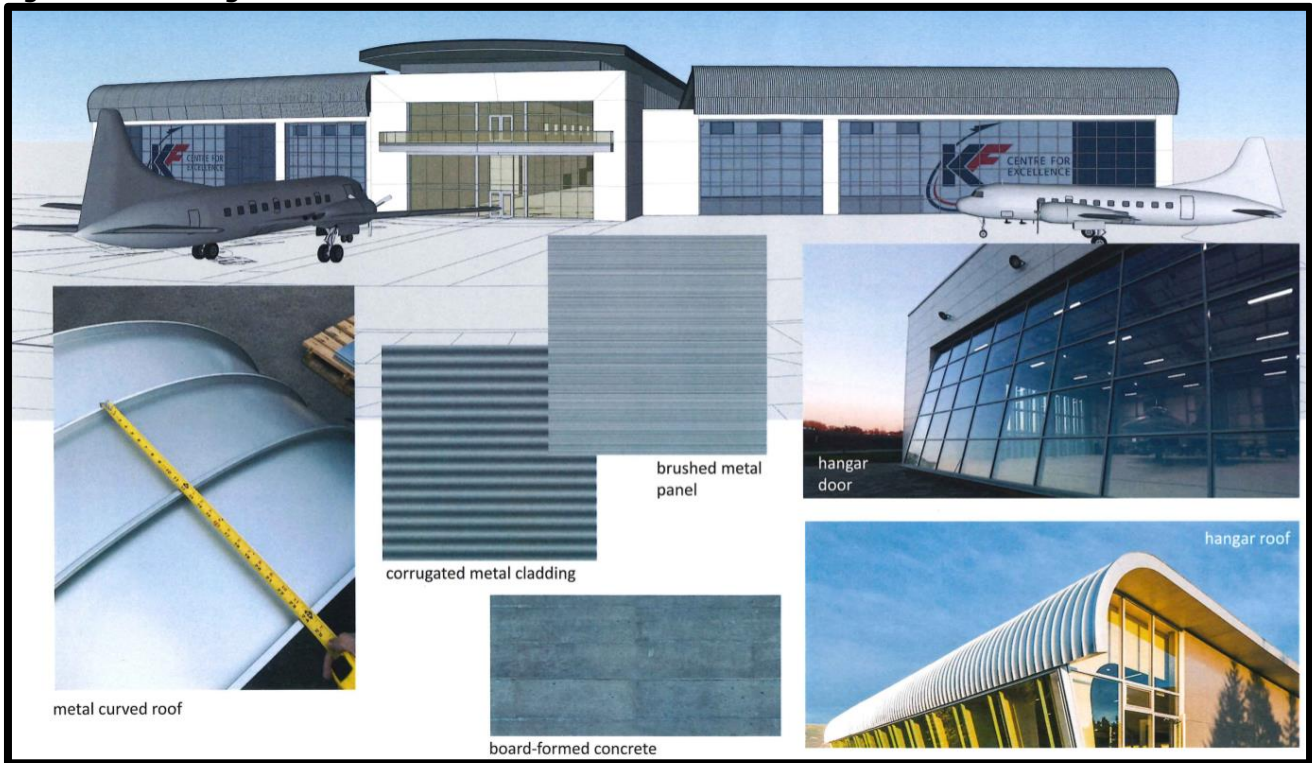
Staff are recommending support for the proposed Development Permit due to the proposal's consistency with the Official Community Plan's (OCP) design guidelines. The building form, character, and massing exceed the OCP guidelines for industrial buildings and will be a positive legacy project.

The KF aerospace Centre for Excellence Project and building will be unique and will tell the story of the local company and the aviation industry. The applicant has provided a short description of the anticipated benefits that the project will bring to the Okanagan (See Attachment 'A').

The extra 2.0 metre height variance is acceptable to Nav Canada and the Airport. The variance is considered minor in order to construct the necessary height of the hanger space.

The building design is modelled from an airplane with the 'wings' acting as the hangers. See the rendering below for the typical materials used and overall design of the building.

Figure 1: Rendering and Material Selection



Subject Property Map: 5800 Lapointe Drive and 5930 Lapointe Drive



4.0 Proposal

4.1 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD12 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	12.0 m / 3 storeys	14.0 m / 2 storeys ^❶
Front Yard (East)	6.0 m	Approx. 55.0 m
Side Yard (South)	4.5 m	5.9 m
Side Yard (North)	4.5 m	9.1 m
Rear Yard (West)	4.5 m	Approx. 30.0 m
Site coverage of buildings	50 %	43%
FAR	0.65	0.23
Parking Regulations		
Minimum Parking Requirements	28 parking stalls	30 parking stalls
Minimum Loading Spaces	3 spaces	3 spaces
Ratio of Parking Stalls	Regular size: 50% Min Small Size: 50% Max	Regular size: 100% Small Size: 0%
Minimum Drive Aisle Width	7.0 m	7.0 m
Other Regulations		
Minimum Bicycle Parking Requirements	3 bikes	3 bikes
^❶ A variance to increase the permitted height by 2.0 metres (from 12 metres to 14 metres);		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.5: Ensure appropriate and context sensitive built form.

Building Height. ¹ In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding neighbourhood;
- Shadowing of the public realm;
- View impacts;
- Overlook and privacy impact on neighbouring buildings;
- Impacts on the overall skyline;
- Impacts on adjacent or nearby heritage structures;

¹ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter). ³ City of Kelowna Official Community Plan, Chapter 14 (Urban Design Development Permits Area).

Chapter 14: Urban Design Guidelines Amenities, ancillary Services and Utilities.⁵

- 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;
- Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).

Chapter 4: Land Use Designation Massing and Height.³

- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
- Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
- Visually interesting rooflines (e.g. variations in cornice lines and roof slopes);
- Step back upper floors to reduce visual impact;
- 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;
- Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

6.0 Application Chronology

Date of Application Received: Sept 15th, 2020
Date of Public Consultation Completed: n/a

Report prepared by: Adam Cseke, Planner Specialist
Reviewed and Approved by: Jocelyn Black, Urban Planning Manager
Terry Barton, Development Planning Department Manager
Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

1. DP20-0178 / DVP20-0179
 - a. Schedule 'A' Dimensions and Siting of the buildings;
 - b. Schedule "B" Exterior Design and Finish of the buildings;
 - c. Schedule "C" Landscaping;
2. Attachment 'A' Applicant Letter
3. Attachment 'B' Development Engineering Memo