

REPORT TO COUNCIL



Date: March 16, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0215 DVP20-0216

Owner: SD 116 Ventures Ltd., Inc.No. 648597

Address: 2540 Enterprise Way

Applicant: Shane Worman – Worman Commercial

Subject: Development Permit and Development Variance Permit Applications

Existing OCP Designation: IND – Industrial / PARK – Major Park/Open Space (public)

Existing Zone: I2 – General Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP20-0215 for Lot 2, District Lot 125, ODYD Plan KAP69740, located at 2540 Enterprise Way, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land 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 in accordance with Schedule "C";
4. The applicant be required to post with 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 this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0216 for Lot 2, District Lot 125, ODYD Plan KAP69740, located at 2540 Enterprise Way, Kelowna, BC;

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

Section 15.2.5(d): I2 - General Industrial Development Regulations

To vary the required minimum front yard setback from 7.5m permitted to 4.0m 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 the form and character of two industrial buildings and to vary the front yard setback from 7.5m permitted to 4.0m proposed on the subject property.

3.0 Development Planning

Staff are recommending support for the proposed Development Permit and Development Variance Permit due to the proposal's consistency with the Official Community Plan's (OCP) Urban Design Guidelines. The subject property was previously used as a car dealership, where the inherent nature of car dealerships generally causes inconsistencies with urban design guidelines; however, this application is proposing a retrofit of the existing site to better meet these policies. The proposal includes the addition of a new building at the front of the property to interface with the pedestrian realm along Enterprise Way consistent with OCP Urban Design guidelines. This triggers a front yard setback variance to the I2 zone, which staff are recommending support due to its positive interface with the street.

4.0 Proposal

4.1 Project Description

The Development Permit Application and Development Variance Permit Application is for two new industrial development buildings. The first building is a retrofit, redesign and expansion of the existing building on site, which was previously used as a car dealership. This building will use brick, stucco and shou sugi ban to upgrade the façade. Shou sugi ban is a Japanese siding made by burning the surface of the wood to pull out the hard carbon surface.

The second building will be a new three-storey building at the front of the property along Enterprise Way. This building will be built with brick, concrete, and steel. The first floor has high ceilings and will include storage space. This floor will also have partial second floor used for offices and additional storage space. Finally, the third storey will be unique to industrial properties because it will have two elevators, one of which will be a cargo/vehicle elevator, which allows access to any light industrial or manufacturing user of the space. The applicant is requesting a variance to this building from 7.5m permitted to 4.0m proposed, which they believe will help urbanize industrial space and add a stronger pedestrian interface.

The property will also undergo landscape improvements, which will help with the interface with Enterprise Way. These improvements include large deciduous trees along Enterprise Way, as well as landscape islands throughout the parking and hardscape.

4.2 Site Context

The subject property is in the Central City OCP Sector and the surrounding area is primarily a mix between I2 – General Industrial, C10 – Service Commercial, C3 – Community Commercial and P3 – Parks and Open Space. The surrounding area also has a Future Land Use Designation of IND – Industrial, SC – Service Commercial and PARK – Major Park/Open Space (public).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P ₃ – Parks and Open Space	Mill Creek and Rail Trail
East	I ₂ – General Industrial	Automotive and minor recreation vehicle sales/rentals
South	C ₁₀ – Service Commercial	Retail stores, service commercial
West	I ₂ – General Industrial	Automotive and minor recreation vehicle sales/rentals

Subject Property Map: 2540 Enterprise Way



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I ₂ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	12,137m ²	4,000m ²
Min. Lot Width	68.42m	40.0m
Min. Lot Depth	181.5m	35.0m
Development Regulations		
Max. Floor Area Ratio	1.5	0.49
Max. Site Coverage (buildings)	60%	31%
Max. Height	14.0m	13.4m
Min. Front Yard	7.5m	4.0m
Min. Side Yard (east)	4.5m	18.36m
Min. Side Yard (west)	4.5m	5.67m
Min. Rear Yard	6.0m	34.7m
Other Regulations		
Min. Parking Requirements	98	162

Min. Long-Term Bicycle Parking	3	3
● Indicates a requested variance to Section 15.2.5(d): General Industrial Development Regulations.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design DP Guidelines

Objectives:

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character.

6.0 Application Chronology

Date of Application Received: December 7th, 2020

Date Public Consultation Completed: December 17th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit & Development Variance Permit DP20-0215/DVP20-0216

Schedule A: Site Plan

Schedule B: Elevation Drawings

Schedule C: Landscape Plan