

REPORT TO COUNCIL



Date: October 25, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0217

Owner: 1176024 B.C. Ltd., Inc.No.
BC1176024

Address: 2175 Optic Court

Applicant: Reg Rempel

Subject: Development Permit Application

Existing OCP Designation: IND - Industrial

Existing Zone: CD15IN – Airport Business Park (Industrial)

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP20-0217 for Lot A District Lot 32 and Section 14 Township 23 Osoyoos Division Yale District Plan EPP110021, located at 2175 Optic Court, 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 permits to be issued;

AND THAT issuance of the Development Permit be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

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 the form and character of a three-building industrial development.

3.0 Development Planning

Development Planning Staff recommending support for the proposed Development Permit due to the proposal's consistency with the majority of the Official Community Plan's (OCP) urban design guidelines. Overall, the form and character of these industrial buildings is in keeping with the high tech industrial – business park vision as adopted within the Zoning Bylaw and confirmed in the OCP and the orientation of the buildings works well with the sloping topography.

4.0 Proposal

4.1 Background

Council supported a Development Permit on this property for a similar proposal on December 10, 2018. Conditions of issuance were never met prior to the permit expiring and a new Development Permit is required.

4.2 Project Description

The development consists of three buildings, consisting of a total gross floor area of 4,592 m², and does not require any variances. The buildings are an over height two storey structure in order to meet the needs of anticipated tenants but fit well within the massing and height envelope of the CD15 zone. The construction material is site cast tilt panel construction which results in a durable and substantial appearance. The building design is modern with flat roofs. The colours and materials of the development are in conformance with the neighbouring Pier Mac industrial buildings. The landscape design meets the requirements of the CD15 zone including the minimum 20% coniferous tree species requirement.

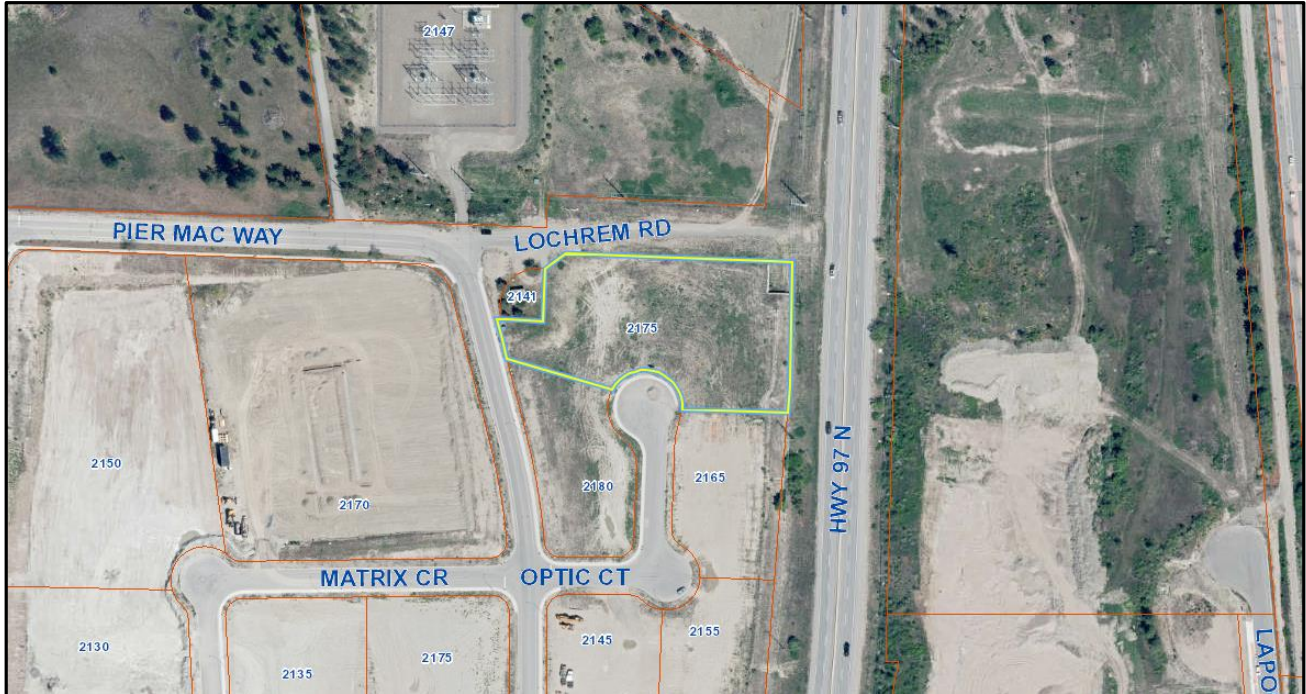
4.3 Site Context

The subject property is located in the northern part of an area colloquially known as the Airport Industrial Park.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Vacant Land
East	CD12 - Airport	Airport
South	CD15IN - Airport Business Park (Industrial)	Currently Vacant Land
West	CD15IN - Airport Business Park (Industrial) P4 - Utilities	Through Bay Freight Terminal Pump Station

Subject Property Map: 2175 Optic Court



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD15IN ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.5	0.57
Max. Height	18.0 m / 4 storeys	8.0 m / 2 storeys
Min. Front Yard (Optic Ct)	6.0 m	6.0 m
Min. Side Yard (Hwy 97 N)	7.0 m	9.4 m
Min. Side Yard (Pier Mac Way & Adjacent P4 property)	6.0 m	6.0 m
Min. Rear Yard (Lochrem Rd)	4.5 m	4.5 m
Other Regulations		
Min. Parking Requirements	82 stalls	82 stalls
Min. Bicycle Parking	18 Short term 5 Long term	18 Short term 5 Long term (end of trip facilities are provided)
Drive Aisle Width	7.0 m	7.0 m
Minimum Landscape Buffer	3.0 m	> 3.0 m
Minimum Percentage of Coniferous Trees	20 %	20 %
Primary Building Facades	Min 30% glazing or other relief	> 30% glazing or other relief

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	x		
Are materials in keeping with the character of the region?	x		
Are colours used common in the region's natural landscape?	x		
Does the design provide for a transition between the indoors and outdoors?	x		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	x		
Does interim development consider neighbouring properties designated for more intensive development?	x		
Are façade treatments facing residential areas attractive and context sensitive?			x
Are architectural elements aligned from one building to the next?	x		
For exterior changes, is the original character of the building respected and enhanced?			x
Is the design unique without visually dominating neighbouring buildings?	x		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	x		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	x		
Are parkade entrances located at grade?			x
For buildings with multiple street frontages, is equal emphasis given to each frontage?	x		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	x		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	x		
Human Scale			
Are architectural elements scaled for pedestrians?	x		
Are façades articulated with indentations and projections?	x		
Are top, middle and bottom building elements distinguished?	x		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do proposed buildings have an identifiable base, middle and top?	x		
Are building facades designed with a balance of vertical and horizontal proportions?	x		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	x		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?			x
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			x
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	x		
Are entrances visually prominent, accessible and recognizable?	x		
Are higher quality materials continued around building corners or edges that are visible to the public?	x		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	x		
Are elements other than colour used as the dominant feature of a building?	x		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	x		
Are public and private open spaces oriented to take advantage of and protect from the elements?	x		
Is there an appropriate transition between public and private open spaces?	x		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?			x
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	x		
Are alternative and active modes of transportation supported through the site design?	x		
Are identifiable and well-lit pathways provided to front entrances?	x		
Do paved surfaces provide visual interest?	x		
Is parking located behind or inside buildings, or below grade?		x	
Are large expanses of parking separated by landscaping or buildings?	x		
Are vehicle and service accesses from lower order roads or lanes?	x		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	x		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is visible and secure bicycle parking provided in new parking structures and parking lots?	x		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?			x
Are green walls or shade trees incorporated in the design?			x
Does the site layout minimize stormwater runoff?			x
Are sustainable construction methods and materials used in the project?	Unknown		
Are green building strategies incorporated into the design?			x
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?			x
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?			x
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			x
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	x		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			x
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	x		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 	x		
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	x		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 	x		
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 	x		
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 			x
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	x		
<ul style="list-style-type: none"> Define distinct private outdoor space for all ground-level dwellings? 			x
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	x		
Do parking lots have one shade tree per four parking stalls?		x	

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	x		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	x		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	x		
Does at least 25% of the total landscaped area require no irrigation / watering?	x		
Does at least 25% of the total landscaped area require low water use?	x		
Does at most 50% of the total landscaped area require medium or high water use?	x		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	x		
Do water features such as pools and fountains use recirculated water systems?			x
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	x		
Are the required written declarations signed by a qualified Landscape Architect?	x		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	x		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	x		
Is drip or low volume irrigation used?	x		
Are the required written declarations signed by a qualified Certified Irrigation Designer?	x		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?			x
Are building materials vandalism resistant?		Unknown	
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	x		
Are the site layout, services and amenities easy to understand and navigate?	x		
Lakeside Development			
Are lakeside open spaces provided or enhanced?			x
Are lake views protected?			x

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does lakeside development act as a transition between the lake and inland development?			x
Signs			
Do signs contribute to the overall quality and character of the development?	x		
Is signage design consistent with the appearance and scale of the building?	x		
Are signs located and scaled to be easily read by pedestrians?	x		
For culturally significant buildings, is the signage inspired by historical influences?			x
Lighting			
Does lighting enhance public safety?	x		
Is "light trespass" onto adjacent residential areas minimized?			x
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?			x
Is suitably scaled pedestrian lighting provided?			x
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	x		

6.0 Technical Comments

6.1 Development Engineering Department

See Attachment A – City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Accepted: November 30, 2021
 Date Revised Drawings Received: September 23, 2021

Report prepared by: Kimberly Brunet, Planner II
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments

Attachment A: City of Kelowna Memorandum

Attachment B: Draft Development Permit DP20-0217

Schedule A: Site Plan

Schedule B: Elevations, Floorplans, Sections, Materials and Colour board

Schedule C: Landscape Plan