

REPORT TO COUNCIL



Date: November 8, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP19-0156

Owner: 1207431 B.C. Ltd., Inc.No.
BC1207431

Address: (W OF) Hwy 97 North

Applicant: CTQ Consultants Ltd., Ed
Grifone

Subject: Development Permit Application

Existing OCP Designation: PARK – Major Park/Open Space (public)
S2RES – Single/Two Unit Residential

Proposed OCP Designation: IND - Industrial

Existing Zone: A1 – Agriculture 1

Proposed Zone: I1 – Business Industrial

1.0 Recommendation

THAT final adoption of Official Community Plan Bylaw No.12151 and Rezoning Bylaw No.12152 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP19-0156 for Lot 1 Section 2 Township 23 ODYD Plan EPP76079 located at (W OF) Highway 97 North, 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 FURTHER THAT this Development Permit are 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 an industrial development to accommodate general business industrial use.

3.0 Development Planning

Development Planning is recommending support for the proposed industrial development as it is consistent with existing industrial use in the Hollywood Road North area. The application meets the Official Community Plan (OCP) Comprehensive Development Permit Area design guidelines and is considered to appropriately expand industrial land base in the City.

4.0 Proposal

4.1 Background

The subject property is a large, forested parcel and is approximately 40.0 acres in size. It is directly adjacent to the Academy Way developments to the west including a future school site, neighborhood park and the U - Buildings. The Future Land Use Designations for the property is currently PARK – Major Park/Open Space and S2Res – Single / Two Unit Residential. The property is zoned A1 – Agriculture and is currently vacant.

4.2 Project Description

The proposal is a business industrial development with a total of 5,083 m² of floor area in four buildings. The four buildings will be 2 storeys in height and located on the east side of the property. The building will be accessed from the extension of Loughheed Road from the south and existing industrial development.

The form and character of the building is a modern form consisting primarily of concrete panels with a variety of colour and large windows to break up the façade. Wood like panelling on Buildings 1 and 2 accents the overhead garage doors.

The landscape buffers and planting types generally meet the criteria for industrial developments. The internal parking area and building are lined with trees and shrubs and includes an employee amenities area on the east side between the two buildings.

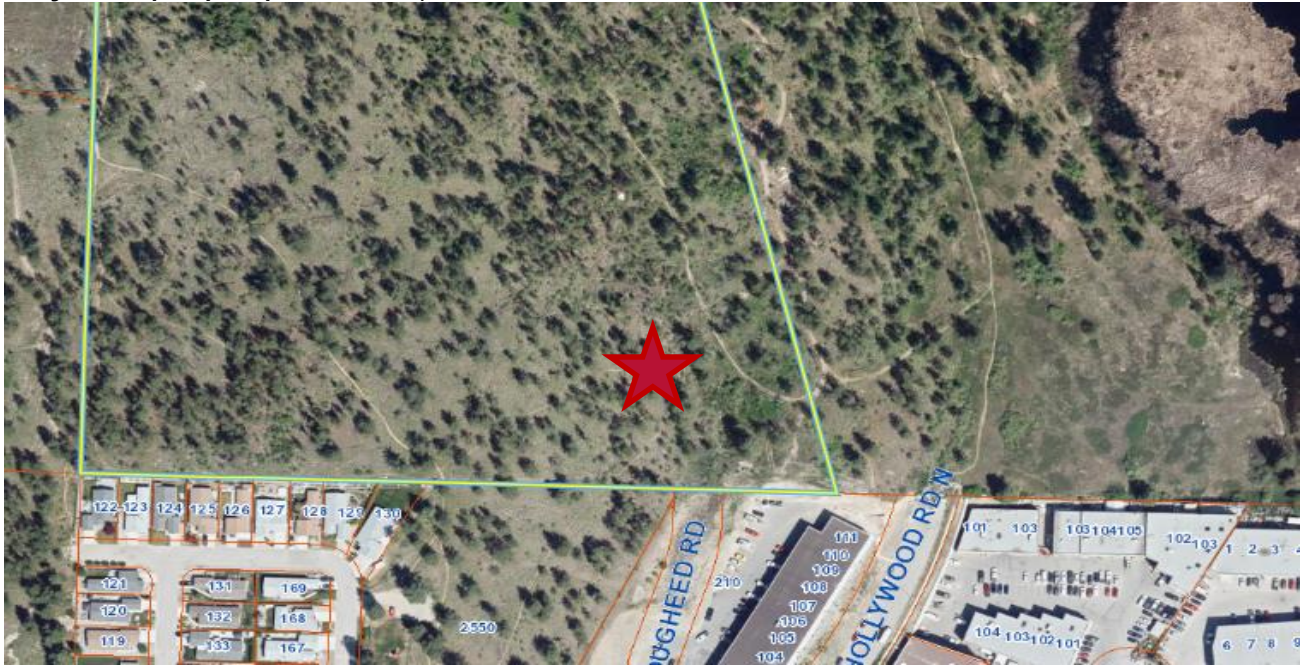
4.3 Site Context

The subject property is located in the Highway 97 City Sector, at the north end of existing Hollywood Road North and south of John Hindle Drive. It is situated west of Academy Way and east of Carney Pond.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	Vacant
East	A1 - Agriculture	Vacant / Carney Pond
South	I1 – Business Industrial / RM5 – Strata	Industrial / Residential
West	P2/P3/RM4/RM5	Vacant / Residential

Subject Property Map: W OF (Hwy 97 N)



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	4000 m ²	4457 m ²
Min. Lot Width	40 m	73 m
Min. Lot Depth	35 m	52 m
Development Regulations		
Max. Floor Area Ratio	1.2	0.54
Max. Height	16.0 m	9.8 m
Min. Front Yard	6.0 m	6.0 m
Min. Side Yard (south)	6.0 m	6.0 m
Min. Side Yard (north)	6.0 m	6.0 m
Min. Rear Yard	6.0 m	6.0 m
Other Regulations		
Min. Parking Requirements	52	73
Min. Bicycle Parking (long term)	4	4

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design Development Permits Areas

Comprehensive Development Permit Area Objectives.

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- 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; and
- Promote alternative transportation with enhances streetscapes and multi-modal linkages

6.o Application Chronology

Date of Application Received: June 11, 2019
Date of Amended Application: September 21, 2020
Date Public Consultation Completed: October 22, 2020

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Dean Strachan, Community Planning and Development Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP19-0156

Schedule A: Site Plan

Schedule B: Elevations

Schedule C: Landscape Plan