

# REPORT TO COUNCIL



**Date:** December 6<sup>th</sup>, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DP21-0211

**Owner:** Petroleum Installation Ltd.,  
Inc.No., BC0088127

**Address:** 2175 Matrix Crescent & 2090 Pier  
Mac Way

**Applicant:** Stefano Faedo – Chip Pacific  
Developments Inc.

**Subject:** Development Permit Application

**Existing OCP Designation:** IND – Industrial

**Existing Zone:** CD15 – Airport Industrial Park (Industrial)

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP21-0211 for Lot 13 Section 14 Township 23 ODYD Plan EPP80708 and Lot 14 Section 14 Township 23 ODYD Plan EPP80708, located 2175 Matrix Crescent and 2090 Pier Mac Way, 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 siting 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

Staff are recommending support for the purposed Development Permit due to the proposal's consistency with the majority of the Official Community Plan's (OCP) urban design guidelines. The form and character of these industrial buildings is in keep with the high-tech industrial business park vision as adopted within the Zoning Bylaw and confirmed in the OCP. Overall, Staff believe the building will fit well into the Airport Business Park.

## 4.0 Proposal

### 4.1 Project Description

The Development Permit Application is for the form and character of three new industrial buildings that are proposed to be a total of 4,381m<sup>2</sup> in size and will be accessed off Pier Mac Way. The proposal does not require any variances and all development regulations of the CD15 zone can be met.

The proposed building will use concrete tilt-up panels, curtain wall spandrel/glazing and architectural steel elements. The colours will be several shades of grey including desert shadow, anthracite, light grey, smoked grey, sandblast, and graphite, while also incorporating brass trim. The landscaping meets the requirements of the CD15 zone including the minimum 20% coniferous tree species requirement.

### 4.2 Site Context

The subject property is in the Highway 97 OCP Sector and is in the Airport Business Park. The surrounding area almost entirely has the Future Land Use Designation of IND – Industrial.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD15 – Airport Business Park (Industrial)	Storage & Warehousing
East	CD15 – Airport Business Park (Industrial)	Vacant
South	CD15 – Airport Business Park (Industrial)	Storage & Warehousing
West	CD15 – Airport Business Park (Industrial)	Future Industrial Building (In-Stream Application)

**Subject Property Map: 2175 Matrix Cr & 2090 Pier Mac Way****4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	CD <sub>15</sub> ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	4,000m <sup>2</sup>	9,642m <sup>2</sup>
Min. Lot Width	40.0m	64.27m
Min. Lot Depth	35.0m	138.89m
Development Regulations		
Max. Floor Area Ratio	1.5	0.46
Max. Site Coverage (buildings)	60%	46.3%
Max. Height	18.0m	9.14m
Min. Front Yard	6.0m	6.0m
Min. Side Yard (East)	4.5m	4.5m
Min. Side Yard (West)	0.0m	0.3m
Min. Rear Yard	0.0m	18.0m
Other Regulations		
Min. Parking Requirements	61	82
Min. Bicycle Parking	2	3
Min. Loading Space	3	3

**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
<b>Authenticity and Regional Expression</b>			
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		
<b>Context</b>			
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		
<b>Relationship to the Street</b>			
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		
<b>Massing and Height</b>			
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		
<b>Human Scale</b>			
Are architectural elements scaled for pedestrians?	X		
Are façades articulated with indentations and projections?	X		
Are top, middle, and bottom building elements distinguished?	X		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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
<b>Exterior Elevations and Materials</b>			
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		
<b>Public and Private Open Space</b>			
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		
<b>Site Access</b>			
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		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Is visible and secure bicycle parking provided in new parking structures and parking lots?	X		
<b>Environmental Design and Green Building</b>			
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?			X
Are green building strategies incorporated into the design?			X
<b>Decks, Balconies, Rooftops and Common Outdoor Amenity Space</b>			
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
<b>Amenities, Ancillary Services and Utilities</b>			
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
<b>Landscape Development and Irrigation Water Conservation</b>			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> <li>Compliment and soften the building's architectural features and mitigate undesirable elements?</li> </ul>	X		
<ul style="list-style-type: none"> <li>Maintain the dominant pattern of landscaping along the street and surrounding properties?</li> </ul>	X		
<ul style="list-style-type: none"> <li>Enhance the pedestrian environment and the sense of personal safety?</li> </ul>	X		
<ul style="list-style-type: none"> <li>Screen parking areas, mechanical functions, and garbage and recycling areas?</li> </ul>		X	
<ul style="list-style-type: none"> <li>Respect required sightlines from roadways and enhance public views?</li> </ul>	X		
<ul style="list-style-type: none"> <li>Retain existing healthy mature trees and vegetation?</li> </ul>			X
<ul style="list-style-type: none"> <li>Use native plants that are drought tolerant?</li> </ul>	X		
<ul style="list-style-type: none"> <li>Define distinct private outdoor space for all ground-level dwellings?</li> </ul>			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"> <li>Meet the requirements for Landscape Water Budget calculations for the landscaped area?</li> </ul>	X		
<ul style="list-style-type: none"> <li>Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?</li> </ul>	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		
<b>Crime prevention</b>			
Are CPTED practices as related to landscaping, siting, form, and exterior design included in the design?			X
Are building materials vandalism resistant?		X	
<b>Universal Accessible Design</b>			
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		
<b>Lakeside Development</b>			
Are lakeside open spaces provided or enhanced?			X
Are lake views protected?			X

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Does lakeside development act as a transition between the lake and inland development?			X
<b>Signs</b>			
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
<b>Lighting</b>			
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

#### 6.1.1 Development Engineering Memorandum (Attachment A)

## 7.0 Application Chronology

Date of Application Received: September 14<sup>th</sup>, 2021

**Report prepared by:** Tyler Caswell, Planner I

**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 – Development Engineering Memorandum

Attachment B: Draft Development Permit DP21-0211

Schedule A: Site Plan

Schedule B: Elevation Drawings

Schedule C: Landscape Plan