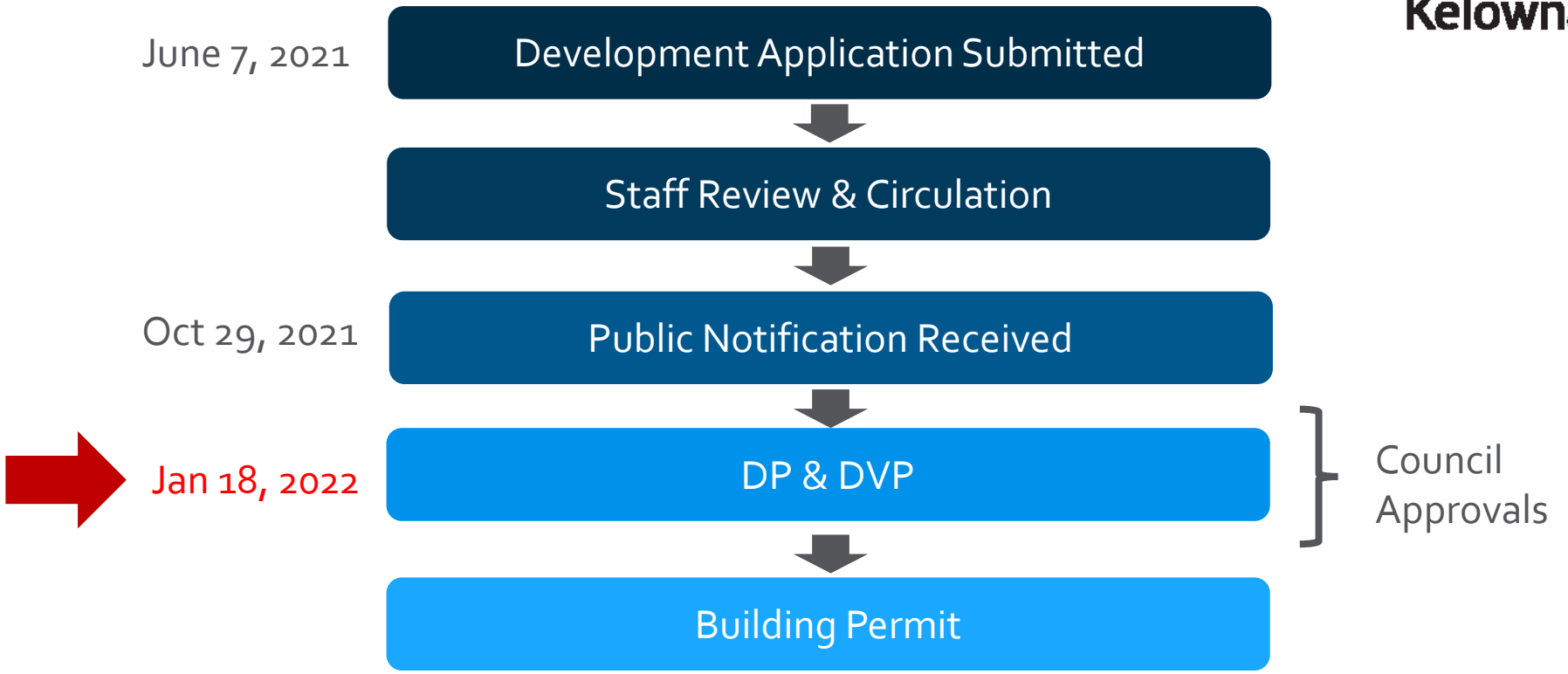
DP21-0135 DVP21-0138 437 Bay Avenue

Development Permit and Development Variance Permit Application

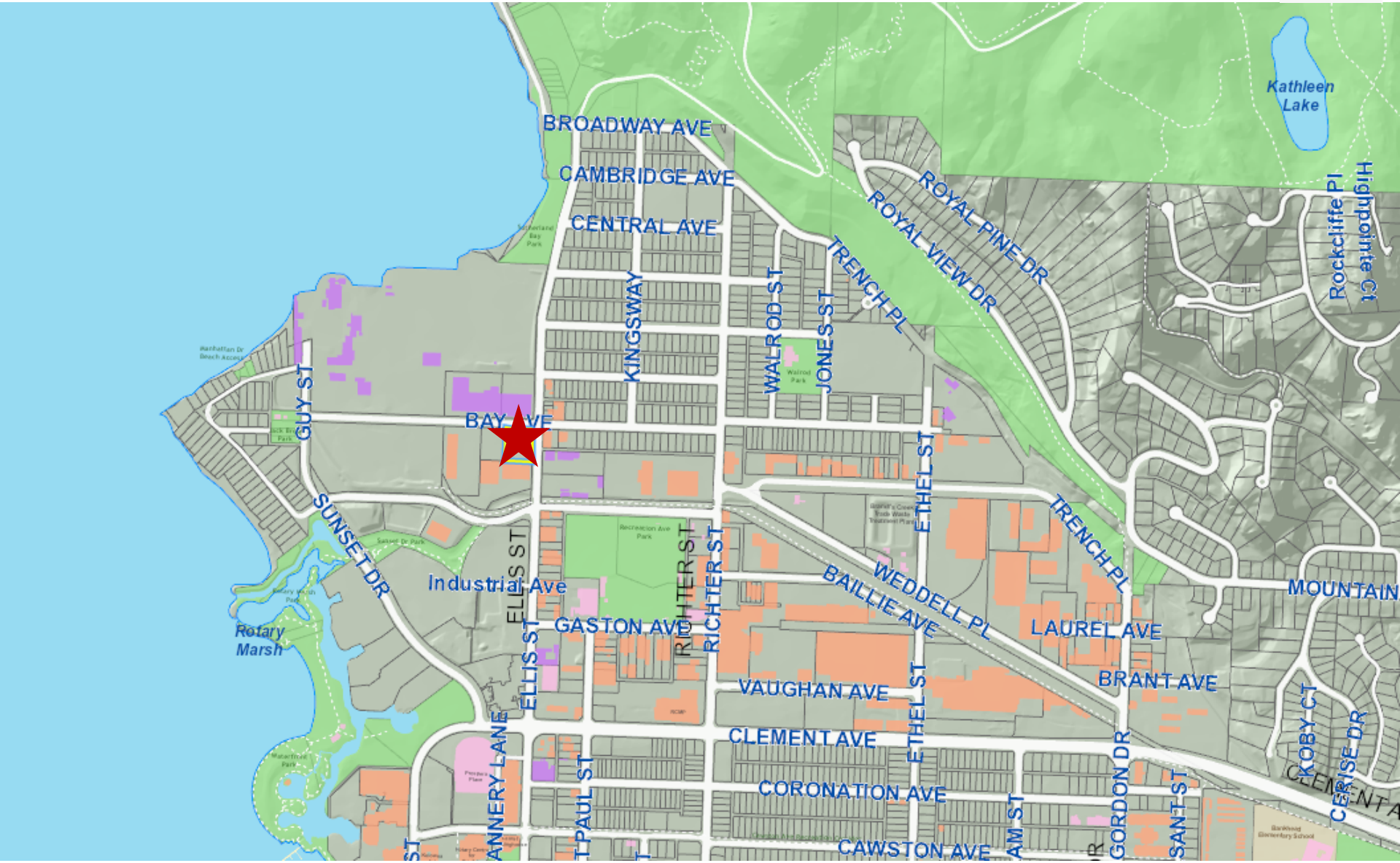
Proposal

- To consider the form and character of a five storey self-storage building and to consider variances to reduce the minimum required parking and loading stalls.

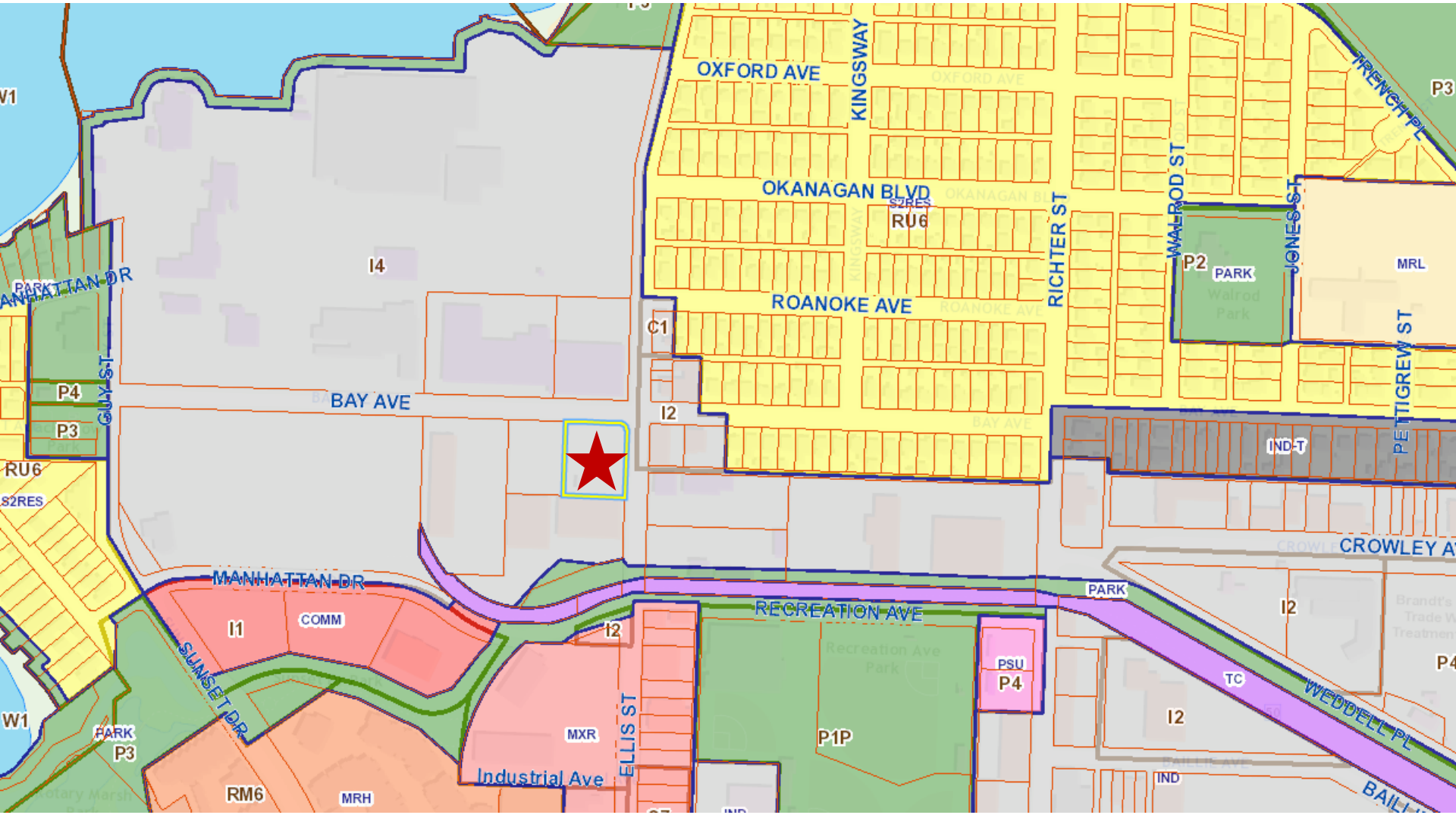
Development Process



Context Map


N
Kathleen Lake
BROADWAY AVE
CAMBRIDGE AVE
CENTRAL AVE
KINGSWAY
WALROD ST
JONES ST
TRENCH PL
ROYAL PINE DR
ROYAL VIEW DR
Highpointe Ct
Rockcliffe Pl
GUY ST
BAY AVE
SUNSET DR
Industrial Ave
ELLIS ST
RICHTER ST
ETHEL ST
TRENCH PL
WEDDELL PL
BAILLIE AVE
GASTON AVE
LAUREL AVE
MOUNTAIN
Rotary Marsh
VAUGHAN AVE
BRANT AVE
CLEMENT AVE
KOBY CT
CERISE DR
CANNERY LANE
ST PAUL ST
CORONATION AVE
GORDON DR
CAWSTON AVE

OCP Future Land Use / Zoning



Subject Property Map

Walk Score 65

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score 31

Some Transit

A few nearby public transportation options.

City of **Kelowna**

Neighourhood View (Looking South)

Technical details

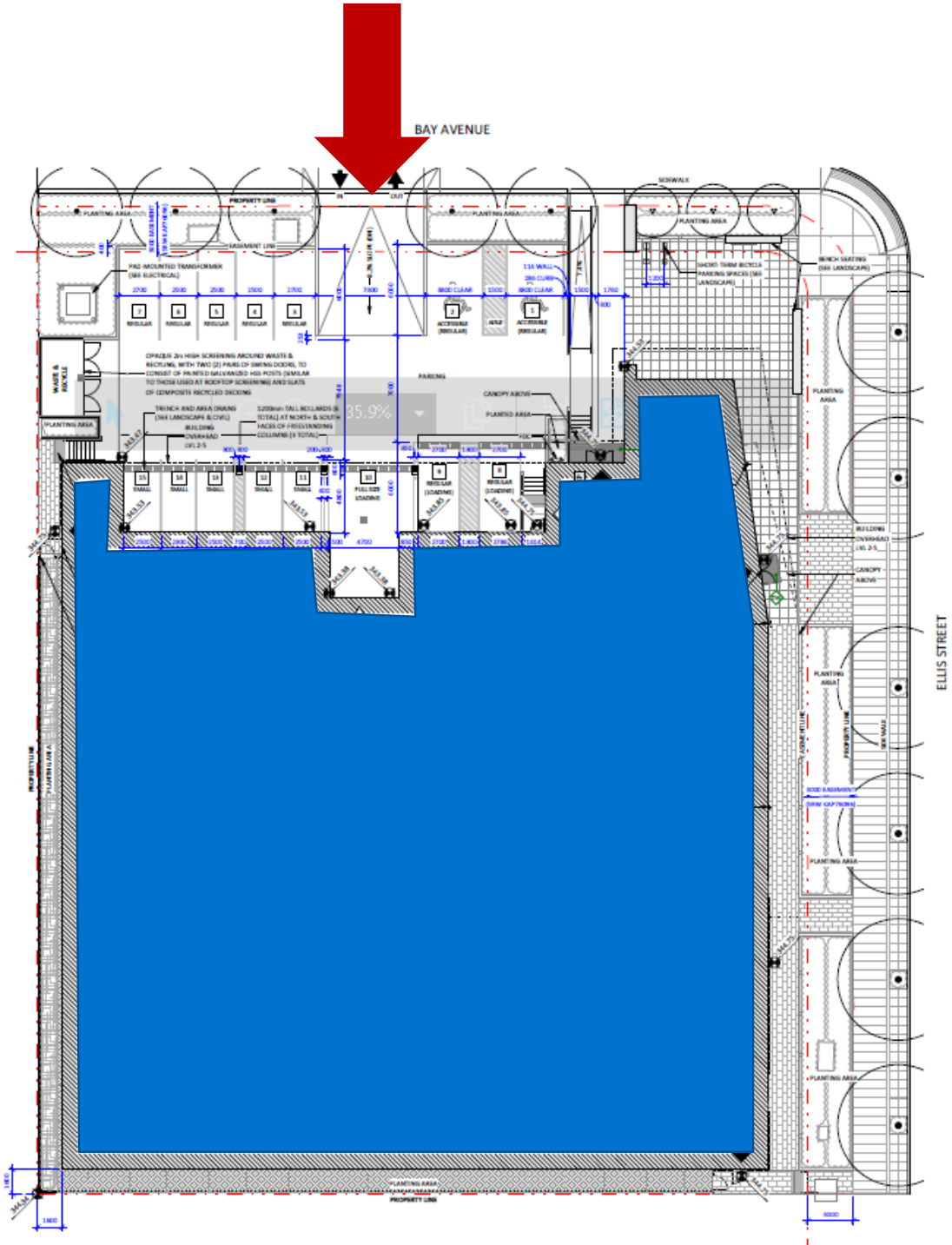
- 5 storey, 10,440 m^2 commercial storage facility
- Contemporary Design
  - Active two-storey storefront on Ellis St
  - Drought-tolerant native landscaping
- Sustainable Features
  - Net Zero Carbon pilot project in cooperation with the Canadian Green Building Council
    - Seeks to sequester carbon and minimize its impact on the environment

Variances

- Minimum required parking
  - 102 stalls required, 12 stalls proposed
- Minimum required loading
  - 6 stalls required, 3 stalls proposed

- No specific parking calculation for commercial storage
  - Calculated off standard industrial rates
- Requests supported by traffic study from Bundt & Associates
- Accessible parking and bicycle parking regulations are met

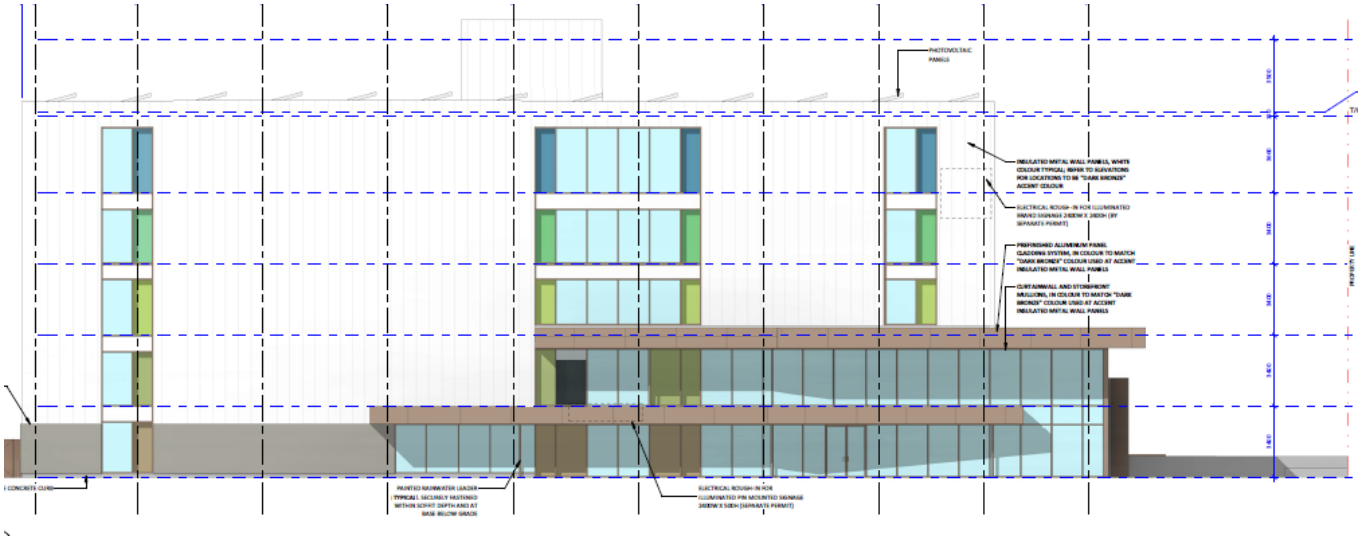
Site Plan



Elevations

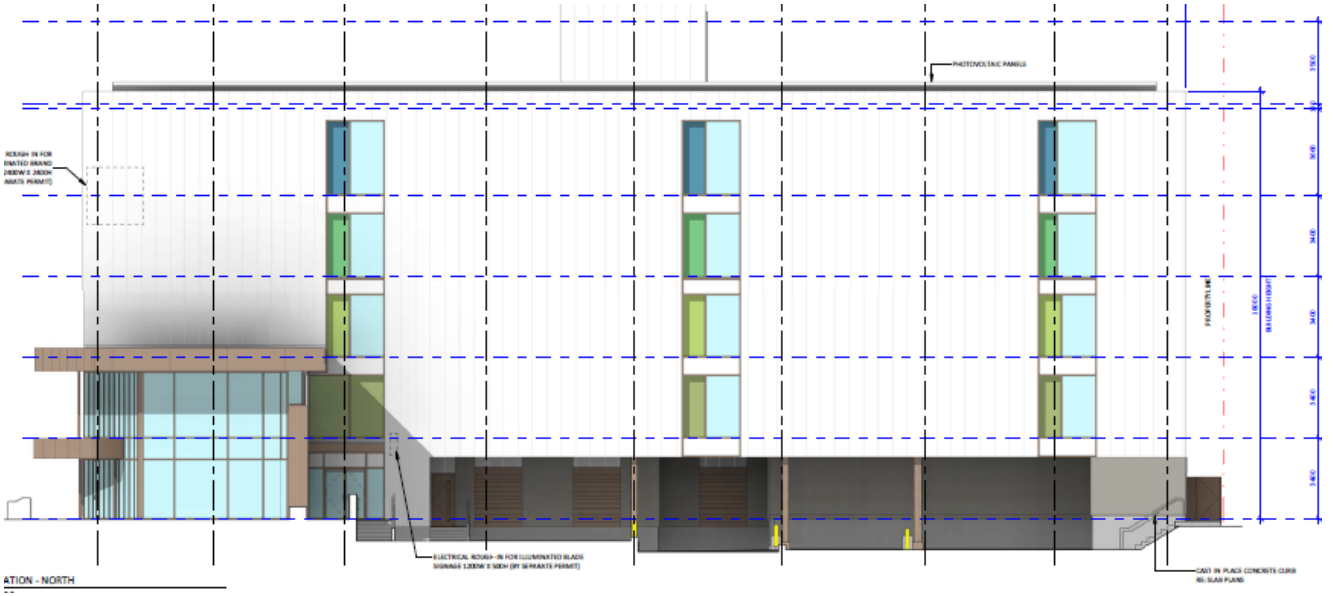
East

Ellis St



North

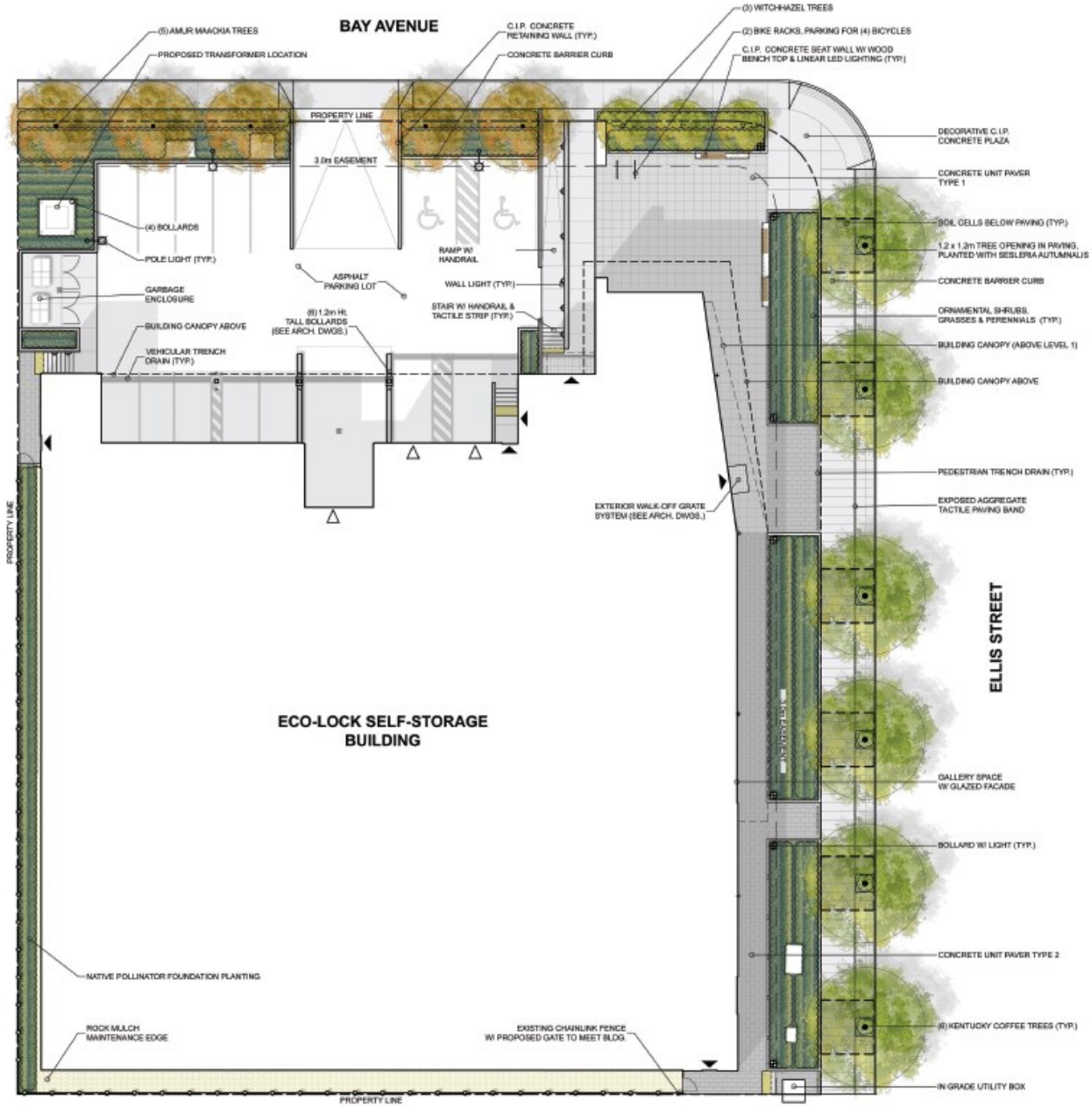
Bay Ave



Rendering – Ellis Street

Finish Schedule

Landscape Plan



Development Policy

- Meets the intent of OCP design guidelines
  - High standards of environmental design
  - Visually prominent, accessible and recognizable entrances
  - Colour should not be used as the predominant feature of a building
  - Continue higher quality materials used on the principal façade around any building corner or edge which is visible to the public

Staff Recommendation

- Staff recommend support for the DP & DVP application
  - Architecturally distinct and environmentally friendly building
  - Parking study justifies requests for variance
  - Consistent with OCP Design Guidelines and FLU (IND)

Conclusion of Staff Remarks