

REPORT TO COUNCIL



Date: May 30, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP22-0008

Owner: 2271042 Alberta Ltd.

Address: 2015 Matrix Cres

Applicant: Modern Dimensions Design Inc.

Subject: Development Permit Application

Existing OCP Designation: IND – Industrial

Existing Zone: CD15 – Airport Industrial Park (Industrial)

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0008 for Lot 16 Section 14 Township 23 ODYD Plan EPP80708, located at 2015 Matrix Cres, 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 issue a Development Permit for the form and character of a four-storey industrial development.

3.0 Development Planning

Development Planning supports the Development Permit application for the form and character of the 4-storey industrial project. The proposed development meets the majority of the Official Community Plan (OCP) Form and Character Development Permit Guidelines including selected building finishes, floor terracing and complimentary landscaping. Allowing the building to be well integrated into the Airport Business Park.

4.0 Proposal

4.1 Project Description

The Development Permit Application is for the form and character of a four storey industrial building that proposes a total gross floor area of 6,568m² the site will be accessed from Pier Mac Way and Matrix Crescent. The industrial building will be for the purpose of commercial storage units and a small office space. The proposal meets all development regulations of the CD15 (industrial) zone.

The proposed building utilizes metal panelling, cladding and corrugated design complimented with wood composite beams and glazing. The overall visual design includes various colours with natural colour tones and vibrant green accents. The landscaping meets the requirements of the CD15 zone including the provision of a minimum 20% coniferous tree species requirement.

4.2 Site Context

The subject property is in the Industrial designated area of the CD15 Airport Business Park zone. Majority of the surrounding area 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)	General Industrial Use
East	CD15 – Airport Business Park (industrial)	Vacant
South	CD15 – Airport Business Park (industrial)	Vacant
West	CD15 – Airport Business Park (industrial)	Vacant

Subject Property Map: 2015 Matrix Cres



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD15 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	4000 m ²	4282 m ²
Min. Lot Width	40 m	79 m
Min. Lot Depth	35 m	54 m
Development Regulations		
Max. Floor Area Ratio	1.5	1.23
Max. Site Coverage (buildings)	60%	37.5%
Max. Height	18 m	15.24 m
Min. Front Yard	6 m	6 m
Min. Side Yard (East)	4.5 m	6 m
Min. Side Yard (West)	0.0 m	20.3 m
Min. Rear Yard	0.0 m	6.6 m
Other Regulations		
Min. Parking Requirements	36	38
Min. Bicycle Parking	3	3
Min. Loading Space	3	3

7.0 Application Chronology

Date of Application Received: January 18, 2022

Report prepared by: Jason Issler, Planner I

Reviewed by: Lydia Korolchuk, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Form and Character Checklist

Attachment B: Draft Development Permit DP22-0008

Schedule A: Site Plan

Schedule B: Elevation Drawings

Schedule C: Landscape Plan