

REPORT TO COUNCIL



Date: July 11th, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP22-0072

Owner: Beedie (Pier Mac Way)
Holdings Ltd., Inc. No.
BC1344910

Address: 2050 Pier Mac Way

Applicant: Jacob Edenloff – Beedie

Subject: Development Permit Application

Existing OCP Designation: IND – Industrial

Existing Zone: CD15 – Airport Business Park

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0072 for Lot 1 District Lot 32 and Section 14 Township 23 ODYD Plan EPP55881 Except Plans EPP56391, EPP64961 and EPP80708, located at 2050 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 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 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.

Purpose

To issue a Development Permit for the form and character of two new industrial buildings in the Airport Business Park.

2.0 Development Planning

Staff support the proposed Development Permit Application for the form and character of two new industrial buildings. The proposal meets the majority of the Official Community Plan (OCP) Form and Character Development Permit Guidelines including building siting, materials and colours and landscaping. Overall, Staff believe the building will fit well into the Airport Business Park.

3.0 Proposal

3.1 Project Description

The Development Permit Application is for the form and character of two industrial buildings that will both be two-storeys and will consist of 13 total units. The total gross floor area will be 13,421m² in size and will be accessed from both Circuit Road and Pier Mac Way. The units will be primarily industrial, but each unit will also include an office space. The proposal meets all development regulations of the CD15 zone.

The proposal including several materials including both light and dark painted concrete with dark metal fins and longboard material over the entries. The form and character meets the majority of the OCP Development Permit Guidelines. The proposal also includes landscaping throughout the site including landscape islands, which break up parking areas, as well as landscape buffers on Quail Ridge Boulevard, Circuit Road and Pier Mac Way. If the application is successful, due to its size (over 4,500m²) the Development Permit is required to be signed off by the Ministry of Transportation and Infrastructure.

The subject property is also going through a proposed subdivision. A Preliminary Layout Review Letter was issued by the City of Kelowna’s Approving Officer on June 13th, 2022. This Development Permit (DP) is for the first of two proposed properties.

3.2 Site Context

The subject property is in the Industrial designated area of the CD15 – Airport Business Park zone. The surrounding area is also zoned CD15 and have the Future Land Use Designation of IND – Industrial.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD15 – Airport Business Park	Vacant / General Industrial
East	CD15 – Airport Business Park	Vacant
South	CD15 – Airport Business Park	Vacant / General Industrial
West	P3 – Parks and Open Space	Innovation Open Space

Subject Property Map: 2050 Pier Mac Way



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD15 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	4,000m ²	24,901m ²
Min. Lot Width	40.0m	138.26m
Min. Lot Depth	35.0m	182.38m
Development Regulations		
Max. Floor Area Ratio	1.5	0.54
Max. Site Coverage (buildings)	50%	44%
Max. Height	18.0m	11.2m
Min. Front Yard	6.0m	23.61m
Min. Side Yard (East)	4.5m	4.51m
Min. Side Yard (north)	4.5m	4.56m
Min. Rear Yard	0.0m	21.42m
Other Regulations		
Min. Parking Requirements	202	208
Min. Long-Term Bicycle Parking	4	26

4.0 Application Chronology

Date of Application Received: March 21st, 2022
 Date Public Consultation Completed: N/A

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

Attachments:

Attachment A: Draft Development Permit DP22-0072

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Applicant's Rationale