

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: July 10th, 2023
To: Council
From: City Manager
Address: 3196 Appaloosa Road
File No.: DP23-0013
Zone: I2 – General Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0013 for Lot 14 Sections 2 and 3 Township 23 ODYD Plan 18861 Except Plan EPP64644, located at 3196 Appaloosa Road, 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 amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND 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 new industrial building.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a new industrial building. The proposal generally complies with the Official Community Plan (OCP) policies for The Gateway by supporting the development of industrial lands, adding employment, and providing low-impact industrial when adjacent to residential. The proposal also generally conforms with the OCP Form and Character Guidelines for Industrial and Service Commercial Development. Key guidelines that are met include:

- Orienting the long side of the building to be parallel with the public street;
- Screening parking that is visible from the road with tree planting;
- Articulating the façade facing the road through a variation of colour, plantings, and glazing;

Should Council support this Development Permit, the applicant may proceed with a Building Permit.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on the corner of Appaloosa Road and Academy Way in The Gateway District. The property was part of the large-scale rezoning of Appaloosa Road and the zone was adopted on July 25th, 2022. The development pattern varies between rural residential, industrial, and single dwelling housing. The properties directly to the North are zoned RU2 – Medium Lot Housing.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area		5,506.12m ²
Net Industrial Floor Area		1,766m ²
DEVELOPMENT REGULATIONS		
CRITERIA	I ₂ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.5	0.32
Max. Site Coverage (buildings)	60%	32%
Max. Site Coverage (buildings, parking, driveways)	90%	73.9%
Max. Height	16.0 m	8.8m
Setbacks		
Min. Front Yard (South)	2.0 m	4.5 m
Min. Side Yard (West)	0.0 m	4.5 m
Min. Side Yard (East)	2.0 m	4.5 m
Min. Rear Yard (North)	4.5 m	4.5 m
Landscaping		
Min. Number of Trees	17 trees	17 trees

Min. Large Trees	9 trees	9 trees
PARKING REGULATIONS		
CRITERIA	I2 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	18 stalls	31 stalls
Accessible Stalls	1	3
Ratio of Regular to Small Stalls	Min. 70% Regular Max. 30% Small	100% Regular 0% Small
Min. Loading Stalls	1 stall	1 stall
Bicycle Stalls Long-Term	1 stall	4 stalls

6.o Application Chronology

Application Accepted: January 27th, 2023
 Adoption of Zone Amending Bylaw: July 25th, 2022

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

Attachments:

- Attachment A: Draft Development Permit DP23-0013
 - Schedule A: Site Plan & Floor Plans
 - Schedule B: Elevations & Sections
 - Schedule C: Landscape Plan
- Attachment B: OCP Form and Character Development Permit Guidelines

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.