

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: August 14th, 2023
To: Council
From: City Manager
Address: 2050 Pier Mac Way
File No.: DP22-0199
Zone: I2 – General Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0199 for Lot B District Lot 32 and Section 14 Township 23 ODYD Plan EPP123820, 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 amount of 125% of the estimated value of the Landscape Plan, 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.

2.0 Purpose

To issue a Development Permit for the form and character of three new industrial buildings.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of three new industrial buildings. The proposal generally complies with the Official Community Plan (OCP) policies for The Gateway by supporting the development of industrial lands and adding employments. The proposal also generally conforms with the OCP Form and Character Guidelines for Industrial and Service Commercial Development. Key guidelines that are met include:

- 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;

- Distinguishing the plan/warehouse component of a building from the office/sales component.

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 both Pier Mac Way and Quail Ridge Boulevard and is in the Airport Business Park. The surrounding area is almost entirely general industrial uses with the Future Land Use Designation of IND – Industrial. The subject property was recently subdivided (S22-0019) from the property directly to the South (1870 Pier Mac Way). This neighbouring property is also the location for first phase of the development and received a Development Permit from Council on July 11th, 2022.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area		34, 569 m ²
Net Industrial Floor Area		18, 028 m ²
DEVELOPMENT REGULATIONS		
CRITERIA	I2 ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.5	0.58
Max. Site Coverage (buildings)	50%	48.0%
Max. Site Coverage (buildings, parking, driveways)	90%	90%
Max. Height	16.0m	11.15m
Setbacks		
Min. Front Yard (East)	2.0m	3.2m
Min. Side Yard (North)	0.0 m	5.6 m

Min. Side Yard (South)	0.0 m	15.4 m
Min. Rear Yard (West)	0.0 m	5.6 m
Landscaping		
Min. Number of Trees	21 trees	21 trees
PARKING REGULATIONS		
CRITERIA	I2 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	242 stalls	246 stalls
Bicycle Stalls Long-Term	9 stalls	43 stalls

6.o Application Chronology

Application Accepted: November 25th, 2022

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

Attachments:

- Attachment A: Draft Development Permit DP22-0199
 - 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.