

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: August 12, 2024
To: Council
From: City Manager
Address: 270 Hiram Walker Ct.
File No.: DP23-0026
Zone: I2 – General Industrial

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12648 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0026 for Lot 3 Section 2 Township 20 ODYD Plan EPP98124, located at 270 Hiram Walker Ct, 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 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 an industrial development.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of three multi-tenant industrial buildings. The proposal complies with Official Community Plan (OCP) policies for The Gateway District by supporting the development of industrial lands in the Jim Bailey / Beaver Lake Industrial Lands, and by recognizing the important role that industrial activities play in meeting employment and service needs of the city and region.

The Proposal is also in compliance with the OCP Form and Character Guidelines for Industrial and Service Commercial Development.

- Entries are visibly located and directly accessible from the public street;

- Avoid blank walls facing the public street;
- Design buildings such that their form and architectural character reflect the buildings internal function and use;
- Locate main parking areas at the rear and side of the building; and
- Parking areas visible from the street are screened from view using tree planting and decorative hedging.

The project consists of three multi-tenant buildings organized around a central parking lot. Access to the development is located on the south side of the property off Hiram Walker Ct. The two buildings toward the front of the property have grade-level overhead doors facing the central lot, while the building at the rear of the property has grade-level overhead doors facing the northern end of the property which can be accessed via a rear joint-access agreement easement.

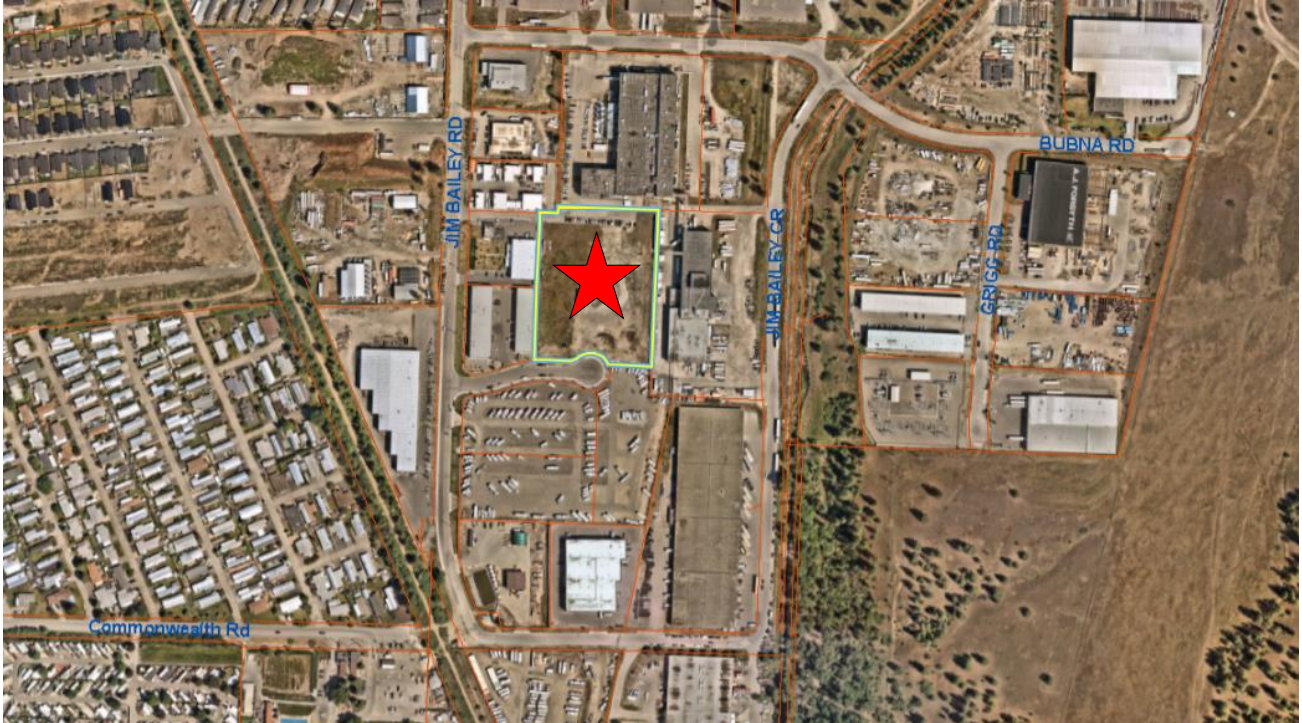
Proposed materials include concrete tilt-up walls that are painted gray and white, accented with metal cladding with woodgrain texture on each building. The building also features energy-efficient glazing, creating a clean and modern design. Articulation and colour changes on the concrete walls of each building help eliminate long blank walls, and a variety of unit sizes can serve a diverse mix of tenants. With regard to Crime Prevention Through Environmental Design (CPTED), the proposed parking area will be well lit with clearly defined pedestrian entrances to the buildings, which will also have security lighting along all sides to allow for maximum visibility.

Drought tolerant landscaping is located along the south and east sides of the property. Due to the existence of the joint-access agreement easement at the back of the property, the applicant was unable to provide the required rear yard landscaping. Staff have determined that a variance is not required as the landscaping cannot be provided due to a statutory requirement. Additional landscaping has been proposed at the southern edge of the property to compensate for the easement.

Based on the Development Permit guidelines and staff assessment, the buildings will fit well into the immediate area and the surrounding neighbourhood.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is a corner lot located at Hiram Walker Ct. near the intersection with Jim Bailey Rd., within an industrial and commercial area of The Gateway District. The OCP designates the subject property as IND – Industrial, which supports the continued development of industrial lands under this designation. The development pattern in the surrounding area varies between industrial, commercial to the east, north and south, and agriculture (ALR) to the west.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	16,029 m ²
Total Number of Units	26
Building A	8
Building B	10
Building C	8
Net Industrial Floor Area	5,933 m ²
Net Other Uses (Office) Floor Area	1,977 m ²

DEVELOPMENT REGULATIONS		
CRITERIA	I2 ZONE	PROPOSAL
Total Maximum Floor Area Ratio		
Base FAR	1.5	0.5
Max. Site Coverage (buildings)	60%	36.5%
Max. Site Coverage (buildings, parking, driveways)	90%	89.6%
Max. Height	16.0 m	10.5 m
Setbacks		
Min. Front Yard (South)	2.0 m	12.0 m
Min. Side Yard (East)	0 m	7.4 m
Min. Side Yard (West)	0 m	7.5 m
Min. Rear Yard (North)	2.0 m	8.2 m
Landscaping		
Min. Number of Trees	8 trees	8 trees
Min. Large Trees	4 trees	4 trees

PARKING REGULATIONS		
CRITERIA	I2 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	108 stalls	108 Stalls
General Industrial	59	59
Accessory Office	49	49
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	71% Regular 32% Small
Min. Loading Stalls	6 stalls	6 stalls
Bicycle Stalls Short-Term	Not Required	N/A
Bicycle Stalls Long-Term	4 stalls	4 stalls

6.o Application Chronology

Application Accepted: February 15, 2023
 Neighbour Notification Received: February 9, 2024

Report prepared by: Graham Allison, Planner II
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

- Attachment A: Draft Development Permit DP23-0026
 - Schedule A: Site Plan
 - Schedule B: Elevations & Sections
 - Schedule C: Landscape Plan
- Attachment B: OCP Form and Character Development Permit Guidelines
- Attachment C: applicant’s letter of rationale

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