

# REPORT TO COUNCIL



**Date:** January 23, 2017

**RIM No.** 0940-00

**To:** City Manager

**From:** Community Planning Department (RR)

**Application:** DP16-0300 **Owner:** K & L Holdings Co. Ltd

**Address:** 3510 Spectrum Ct **Applicant:** K & L Holdings Co. Ltd

**Subject:** Development Permit Application

Existing OCP Designation: IND - Industrial

Existing Zone: CD15 – Airport Industrial

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0300 for Lot 17 Section 14 Township 23 ODYD Plan KAP82802 located at 3510 Spectrum 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 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 Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 23, 2017;

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 is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## **2.0 Purpose**

To consider the form and character of the first building in a multi-phase film production studio complex.

## **3.0 Community Planning**

Community Planning supports the application. The property is appropriately zoned for the intended use of a production studio. The proposed building complies with relevant development permit guidelines, and will not be out of character with the existing industrial neighbourhood and adjacent buildings.

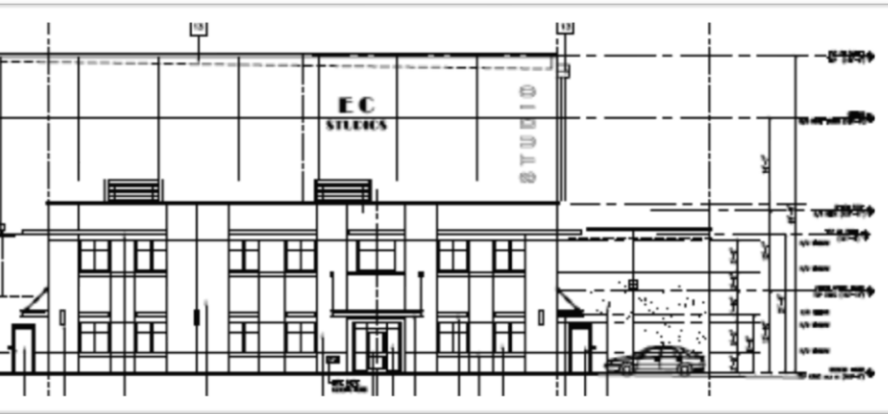
The site layout will have extensive asphalt and parking. However, this is a necessity of the function and operation of the facility, and the applicant will provide landscape screening around the site to mitigate this. The applicant has proposed an articulated building façade and has used architectural techniques to break up the mass of the building as much as possible. The subject property's location in the Airport Industrial Park is appropriate for this building form and use.

## **4.0 Proposal**

### **4.1 Project Description**

The proposed building will be used as a soundstage for film production, along with office and storage space. The proposed building will be the first of two studio buildings on the site.

**Figure 1: Elevation of Proposed Building**



The proposed structure is a tilt-up concrete industrial style building, similar to neighbouring buildings, accented with metal trim. The front of the building, where the offices are located, is treated with windows and architectural features intended to avoid the appearance of a warehouse. Owing to the nature of the use, exterior walls are flat and unarticulated, to be used as possible backdrops for filming.

The bulk of the building will be approximately 15.2 m (50 feet) in height, covering almost 2,000 m<sup>2</sup> (21,500 sq. ft). The office portion will have two stories internally, while the soundstage will be one 50 foot high internal space.

The applicant will provide some limited landscaping on and around the site. The landscaping expectations for the primarily industrial neighbourhood are limited.

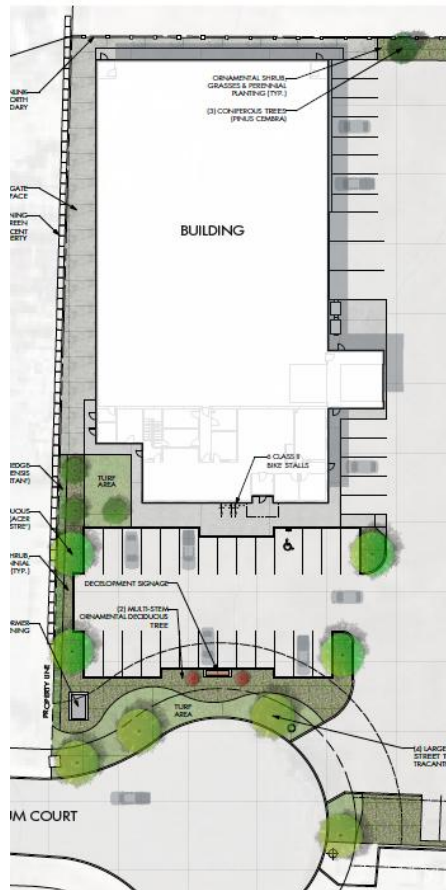
The proposed building will match very closely with the style and configuration of the neighbouring property.

**Figure 2: Street View of Adjacent Building**



The site landscaping will include the required 3.0 m landscape buffer along Highway 97 as well as landscaping around the parking lot areas and frontage off Spectrum Ct.

Figure 3: Landscape Plan



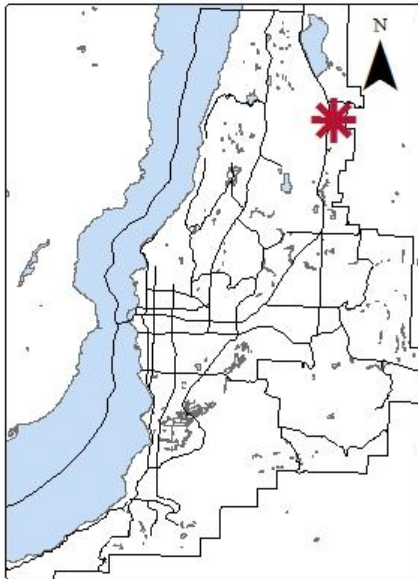
4.2 Site Context

The subject property is located in the commercial portion of the Airport Industrial Park. Several of the properties in the area have already been developed. The neighbouring buildings include a uniform production and cleaning facility and a building materials production facility.

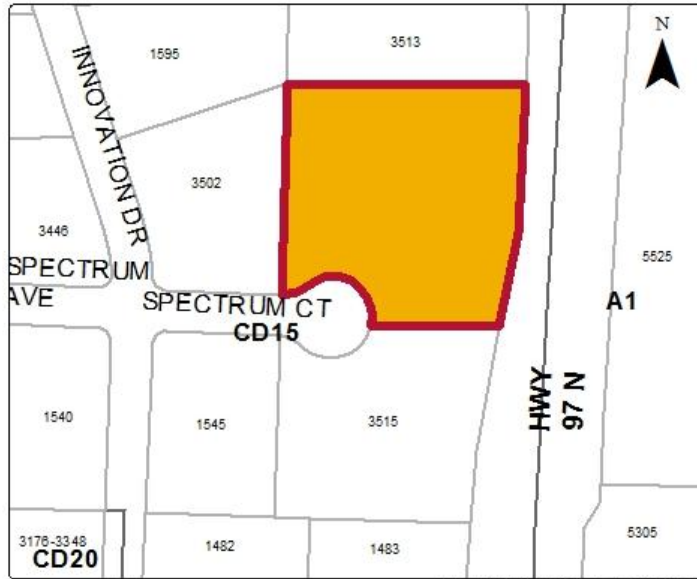
Specifically, adjacent land uses are as follows:

| Orientation | Zoning                    | Land Use                         |
|-------------|---------------------------|----------------------------------|
| North       | CD15 – Airport Industrial | Vacant                           |
| East        | Highway 97                | Highway 97                       |
| South       | CD15 – Airport Industrial | Uniform Supply and Cleaning      |
| West        | CD15 – Airport Industrial | Construction Material Production |

**Subject Property Map:**



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

4.3 Zoning Analysis Table

| Zoning Analysis Table        |                        |                  |
|------------------------------|------------------------|------------------|
| CRITERIA                     | CD15 ZONE REQUIREMENTS | PROPOSAL         |
| Development Regulations      |                        |                  |
| Floor Area Ratio             | 1.5                    | 0.186            |
| Height                       | 18 m / 4 storeys       | 16 m / 2 storeys |
| Front Yard                   | 6.0 m                  | 6.0 m            |
| Side Yard (West)             | 0.0 m                  | 3.5 m            |
| Side Yard (East)             | 7.0 m                  | >20 m            |
| Rear Yard                    | 0.0 m                  | 3.05 m           |
| Other Regulations            |                        |                  |
| Minimum Parking Requirements | 50                     | 50               |
| Bicycle Parking              | 6                      | 6                |
| Loading Space                | 2 spaces               | 3 spaces         |

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

**Development Permit Objectives**

- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;

6.0 **Technical Comments**

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- 2) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 3) Location of the staging area and location of any cranes should be established at time of DP.
- 4) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - b. Handicap Accessibility to the main floor levels to be provided, ramps may be required. Location of H/C parking is required on the drawings.
  - c. Hard surfaced paths leading from the egress stairwells to a safe area are to be clearly defined as part of the DP
  - d. Additional exit stairwell is required from the 2nd floor
  - e. Glazing to meet minimum provincial standards as outline in the Building Code.
  - f. Access to the both roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required
- 5) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.

- 6) We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work etc.
- 7) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s) / area(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- 8) An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units and all corridors, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits, spatial calculation for any windows in exit stairs, etc.
- 9) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 10) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application

#### 6.2 Development Engineering Department

- No comments regarding form and character.

#### 6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template at Kelowna.ca
- Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant
- Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD
- Fire Department access is to be met as per BCBC 3.2.5. -
- Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Fire department connection is to be within 45M of a fire hydrant - unobstructed.

**7.0 Application Chronology**

Date of Application Received: December 8, 2016

Date final drawings received: January 17, 2017

**Report prepared by:** Ryan Roycroft, Planner

**Reviewed by:** Terry Barton, A/ Community Planning Manager

**Approved for Inclusion:** Doug Gilchrist, Community Planning & Real Estate Director

**Attachments:**

Draft Development Permit DP16-0300