

REPORT TO COUNCIL



Date: June 12, 2017

RIM No. 1250-04

To: City Manager

From: Community Planning Department (JR)

Application: TA17-0007

Owner: Carbon Capture Mini Storage
(Kelowna) GP Ltd.

Address: 437 Bay Avenue

Applicant: DiStefano Jaud Architecture

Subject: Text Amendment Application

Existing OCP Designation: IND - Industrial

Existing Zone: I₄ – Central Industrial

1.0 Recommendation

THAT Zoning Bylaw Text Amendment No. TA17-0007 to amend City of Kelowna Zoning Bylaw No. 8000 by amending principle uses to include commercial storage as outlined in Schedule "A" of the report from the Urban Planning Department dated June 12, 2017, be considered by Council.

AND THAT the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration.

AND FURTHER THAT final adoption of the Text Amendment Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To consider amendments to the Zoning Bylaw in order to allow commercial storage as a permitted use in the I₄ – Central Industrial zone.

3.0 Community Planning

Staff are supportive of the proposed Text Amendment application to facilitate the development of commercial storage at 437 Bay Avenue and within the I₄ – Central Industrial zone. Currently, commercial storage is not a permitted use in the I₄ zone, however, commercial storage is a permitted use in the other industrial zones. Commercial storage does not have any significant negative externalities on surrounding properties and therefore, staff feel the use is appropriate for the I₄ zone in relation to all the other allowable industrial uses.

4.0 Proposal

4.1 Project Description

The application is for a Text Amendment to allow commercial storage as a permitted use in the I₄ – Central Industrial zone to facilitate the development of a personal storage facility at 437 Bay Avenue.

The initial proposal is a five story, 10,270 m² personal storage facility for individuals and businesses. The design of the building is contemporary with a two-story storefront which activates the side along Ellis Street. The building strives to meet the highest environmental standards by planning for net-zero energy along with additional environmentally sustainable measures being implemented. The project seeks Petal-level Living Building Challenge (LBC) certification (exceeds LEED) and has applied to the Canada Green Building Council Zero Carbon Pilot Program. Further details on the form and character of the proposal will be examined at the development permit stage should Council approve the Text Amendment.

Currently, the proposal has two variances that are being tracked:

- 1) to reduce the number of parking stalls from 206 to 16;
- 2) to reduce the number of bicycle class 2 stalls from 31 to 16;

4.2 Site Context

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|-------------------------------------|-----------------------------|
| North | I ₄ – Central Industrial | Fruit and Vegetable Storage |
| East | I ₂ – General Industrial | Commercial |
| South | I ₄ – Central Industrial | Boat Storage |
| West | I ₄ – Central Industrial | Industrial - Vacant |

Subject Property: 437 Bay Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

North End Industrial (High Tech and Incubator)¹. Encourage the redevelopment of industrially designated lands north of the Downtown Urban Centre for high-tech projects and buildings, including the potential for “incubator space” for smaller businesses.

6.0 Technical Comments

6.1 Development Engineering Department

- No comments on the Text Amendment

7.0 Application Chronology

Date of Application Received: March 17, 2017

Prepared by: Adam Cseke and Jenna Ratzlaff, Planners

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule 'A': Proposed Text Amendment

Attachment B: EcoLock Design Rationale Statement

Attachment C: Site Plan, Landscape Plan and Renders

¹ City of Kelowna Official Community Plan, Policy 5.21.6 (Development Process Chapter).