

REPORT TO COUNCIL



Date: August 15, 2017

RIM No. 0940-30

To: City Manager

From: Community Planning Department (LK)

Application: DVP17-0115

Owner: Sea Lion Holdings Ltd.

Address: 9305 & 9325 Balser Court

Applicant: Sea Lion Holdings

Subject: Development Variance Permit Application

Existing OCP Designation: IND - Industrial

Existing Zone: I2 – General Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0115 for Lots 3 & 4, Section 2, Township 20 ODYD Plan EPP66963, located at 9305 & 9325 Balser Court, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 15.2.5(b): I2 – General Industrial Development Regulations

To vary the required maximum site coverage from 60% permitted to 65.4% proposed;

Section 15.2.5(c): I2 – General Industrial Development Regulations

To vary the required maximum height from 14.0 m permitted to 14.63 m proposed;

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To vary the maximum site coverage and the maximum height to facilitate the development of a new general industrial building on the subject property.

3.0 Community Planning

Community Planning staff recommend support to Council for the proposed variances to the maximum site coverage and building height in order to facilitate the development of a new boat storage facility on the subject parcel.

The subject property has a Future Land Use of IND- Industrial and the I2 – General Industrial use permits storage of materials, goods and equipment. The proposed use is appropriate for this site location and the requested variances will not negatively impact the adjacent parcels.

4.0 Proposal

4.1 Background

Subdivision application S15-0083 has recently been completed to create eight new general industrial parcels at the original address of 200 Potterton Court. The new parcels will all have addresses from the newly created Balser Court. The properties are within the Highway 97 Industrial area which is located east of Highway 97. Two of the newly created parcels will be utilized for the proposed boat storage building.

4.2 Project Description

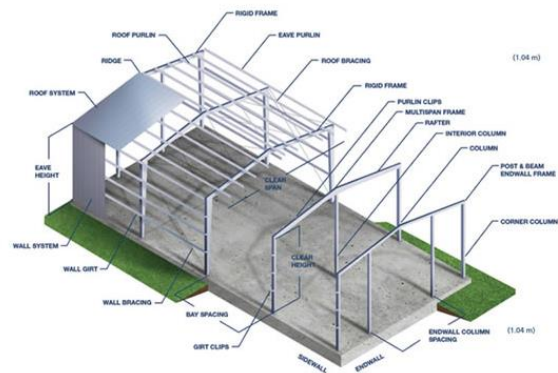
The proposed development will be the first within the newly created eight lot industrial subdivision. The development consists of two parcels which will have site access from both the north and the south ends of the site. As this building is for boat storage, the vehicular access doors to the building have been aligned with the entry points for easier manoeuvrability to and from the site.

The building design is very simplistic in order to maximize the inside storage area. The applicant is proposing two variances in order to construct the boat storage building for Rayburns Marine. The building area is 7,358 m², which results in the site coverage exceeding the maximum by 5.4%. The proposal meets all of the required building setbacks along with parking and loading requirements for the zone. The additional site coverage does not impact site circulation as two-way aisles have been provided on the site.

The second variance request is to increase the building height by 0.63 m. This equates to an additional two feet of height. The building has been designed with a very low slope roofline in order to maximize the internal space. This is to allow for a racking system to stack boats within the building. The Zoning Bylaw measure building height to the mid-point of the roof slope and with very little slope to the proposed roof, the variance is necessary. The overall building height and massing is in keeping with the context of the industrial area.

A development permit for form and character is not required for development within this area. The applicant has proposed landscaping on three side of the parcel to meet Zoning Bylaw requirements. The building is a rigid frame Galvalume steel structure.

RIGID FRAME STEEL BUILDING SYSTEM

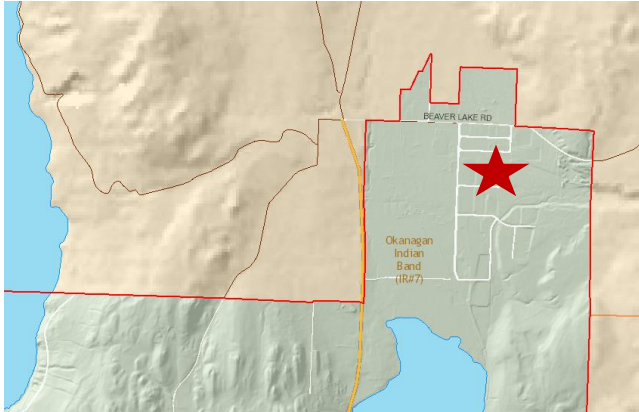


4.3 Site Context

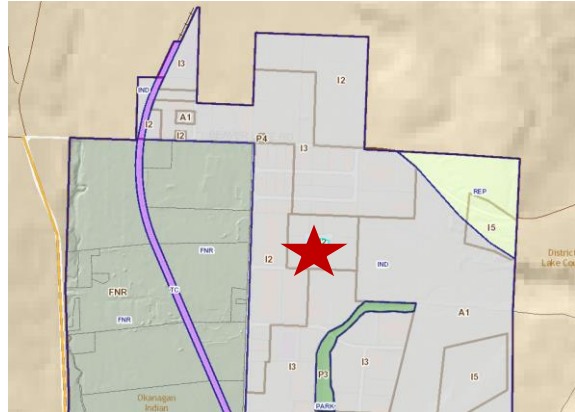
The subject property is located east of Highway 97 and is accessed via Beaver Lake Road and Jim Bailey Road. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2- General Industrial	Vacant
East	I2- General Industrial	Vacant
South	I3- Heavy Industrial	Outdoor Storage
West	I2- General Industrial	General Industrial

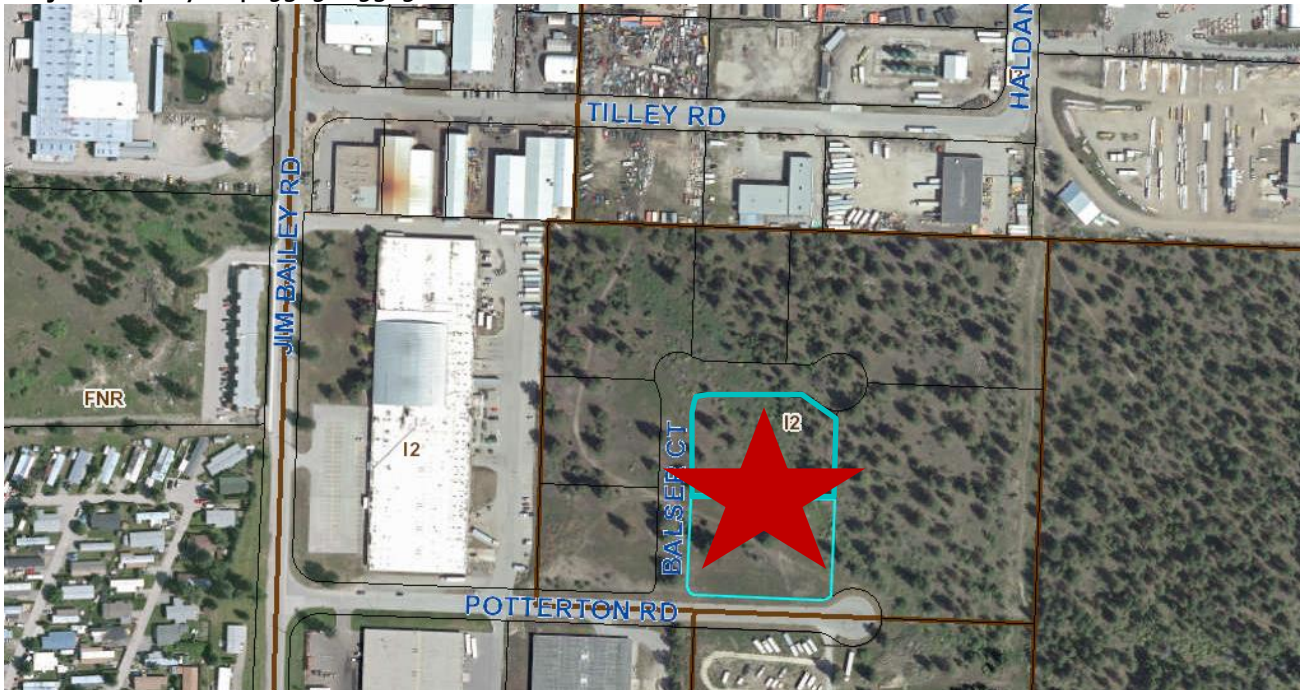
Context Map: Context Map:



OCP & Zoning Map:



Subject Property Map: 9305 & 9325 Balser Court



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I ₂ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1.0 ha	1.12 ha
Lot Width	40 m	86.32 m
Lot Depth	35 m	115 m
Site Coverage	60%	65.4%❶
Development Regulations		
Floor Area Ratio	1.5	.65
Height	14.0 m	14.63 m❷
Front Yard (west)	7.5 m	16.46 m
Side Yard (south)	6.0 m	9.37 m
Side Yard (north)	6.0 m	6.0 m
Rear Yard (east)	0.0 m	0.30 m
Other Regulations		
Minimum Parking Requirements	37 stalls	37 stalls
Class II Bicycle Parking	22 stalls	22 stalls
Loading Space	4 spaces	4 spaces
❶ Indicates a requested variance to the site coverage of 60 % maximum to 65.4% proposed.		
❷ Indicates a requested variance to the building height of 14.0 m maximum to 14.63 m proposed.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Industrial Land Use.¹ Focus Industrial development to areas suitable for Industrial use.

Industrial Land Use Intensification.² Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- 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):

¹ City of Kelowna Official Community Plan, Objective 5.28 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.29.1 (Development Process Chapter).

- i. The height and multiple layers of boat storage by industrial forklift may establish this building as an F2 major occupancy as per BCBC 12. This storage building may need an alternative solution which should be addressed prior to the release of the Development Permit.
 - ii. Any security system that limits access to exiting needs to be addressed in the code analysis by the Architect or Engineer of record.
 - iii. Handicap Accessibility to the main floor levels to be provided, ramps may be required. Location of H/C parking is required on the drawings.
 - iv. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
 - v. A masonry or equivalent fire separation may be required along property line which may affect the form and character of the building
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
 - Sprinklers Engineers report may be required to outlining the design requirements of the boat storage / repair building at time of building permit application. This report may not be required if an alternative solution is submitted that duplicates the requirements at time of Building Permit application.
 - Architect to provide specification for the Boat Storage / Repair building meets the Non Combustible material allowance of BCBC or an alternative solution is to be provided.
 - 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.
 - 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.
 - Washroom requirements for boat storage building are to be addressed in the building permit application. This will be addressed at time of building permit application.
 - Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking storeys. The location and noise from these units should be addressed at time of Development Permit.
 - 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

- All requirements completed with Subdivision Application S15-0083.

6.3 Fire Department

- No concerns.

7.0 Application Chronology

Date of Application Received: May 16, 2017

Date Public Consultation Completed: May 16, 2017

Date of Subdivision Completion: June 26, 2017

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

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

Attachments:

Draft Development Variance Permit: DVP17-0115

Schedule A: Development Engineering Memo dated May 23, 2017

Attachment A: Site Plan & Floor Plan

Attachment B: Conceptual Elevations