

# REPORT TO COUNCIL



**Date:** September 19, 2017

**RIM No.** 0940-00

**To:** City Manager

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

**Application:** DP17-0111 and DVP17-0112      **Owner:** 0837937 BC Ltd Inc. No. BC0837937

**Address:** 2350 Norris Road S      **Applicant:** Kim McKechnie

**Subject:** Development Permit and Development Variance Permit

Existing OCP Designation: IND - Industrial

Existing Zone: I2 – General Industrial

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11446 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0111 and Development Variance Permit No. DVP17-0112 for Lot 3, Section 2, Township 23, ODYD, Plan EPP67824, located at 2350 Norris Road S, 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 variances to the following section of Zoning Bylaw No. 8000 be granted:

**Section 15.2.5(e): I2 – General Industrial Development Regulations**

To vary the required minimum flanking side yard from 6.0 m permitted to 0.0 m proposed.

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 consider a Development Permit for the Form and Character of two industrial buildings and to vary the minimum flanking side yard from 6.0 m permitted to 0.0 m proposed.

## **3.0 Community Planning**

Community Planning Staff supports the Development Permit for the Form and Character of two (2) proposed industrial buildings as the design meets the majority of the OCP Design Guidelines for Industrial Use and the design is consistent with other recent buildings in the area. The buildings feature large footprints in order to achieve significant square footage for the desired industrial tenants. Consideration has been given to the façade on Norris Road S to ensure appropriate signage, scale, and attractive design. The design is complemented by a 1.5m landscape area providing a buffer to the sidewalk on Norris Road S.

In order for the applicant to provide viable facilities for the desired tenants, a variance is being requested to achieve adequate operations for the loading areas. Staff supports the requested variance to the side yard setback for both buildings in order to accommodate the industrial tenants and their operations. The variance does not have any implications to municipal infrastructure and a negligible impact on the streetscape.

## **4.0 Proposal**

### **4.1 Background**

The subject property was split zoned between I1 – Business Industrial and I2 – General Industrial. The application for the Development Permit and Development Variance Permit was received on April 19, 2017 and showed one of the proposed buildings was located in both zones and therefore a rezoning application was required to rezone a portion of the property to I2 – General Industrial to be consistent.

### **4.2 Project Description**

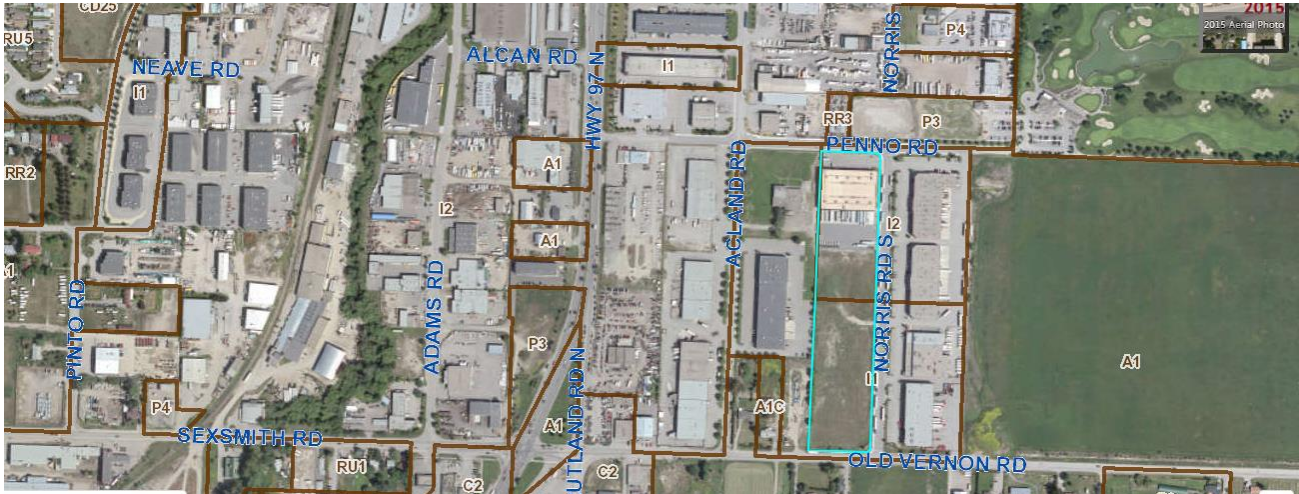
The form and character of the proposed industrial buildings is suitable for an industrial park and the large scale of the buildings will be desirable to a variety of tenants. The applicant has given consideration to the street facing facades to ensure a higher level of design on these facades. Large windows provide an interaction between the public and private realm, and entrances are well defined. The signage is a suitable scale and in an appropriate location on the facades of the buildings. Durable materials are proposed in a neutral colour palette. Parking has been provided between the buildings with loading at the rear of the buildings, creating a safer pedestrian environment.

The proposed flanking side yard variance from 6.0 m to 0.0 m does not impact any municipal infrastructure, and it allows the size of the buildings to be maximized, including the provision of loading areas. Landscaping is proposed along Norris Rd S which will help the form and character of the project and enhance the public realm.

### **4.3 Site Context**

The property is located east of Highway 97 and north of Old Vernon Road in a predominantly industrial area. Old Vernon Road is a Comprehensive Development Permit Road.

**Subject Property Map:** 2350 Norris Road



**5.0 Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

**Development Permit Guidelines**

Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
<b>Authenticity and Regional Expression</b>			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?		✓	
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region’s natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
<b>Context</b>			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?			✓
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
<b>Relationship to the Street</b>			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
<b>Massing and Height</b>			
Does the design mitigate the actual and perceived mass of buildings?		✓	
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
<b>Human Scale</b>			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		
Are top, middle and bottom building elements distinguished?			✓
Do proposed buildings have an identifiable base, middle and top?			✓
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
<b>Exterior Elevations and Materials</b>			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
<b>Amenities, Ancillary Services and Utilities</b>			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓

<b>COMPREHENSIVE DEVELOPMENT PERMIT AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
<b>Landscape Development and Irrigation Water Conservation</b>			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> <li>Compliment and soften the building’s architectural features and mitigate undesirable elements?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Maintain the dominant pattern of landscaping along the street and surrounding properties?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Enhance the pedestrian environment and the sense of personal safety?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Screen parking areas, mechanical functions, and garbage and recycling areas?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Respect required sightlines from roadways and enhance public views?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Retain existing healthy mature trees and vegetation?</li> </ul>			✓
<ul style="list-style-type: none"> <li>Use native plants that are drought tolerant?</li> </ul>	✓		
<ul style="list-style-type: none"> <li>Define distinct private outdoor space for all ground-level dwellings?</li> </ul>			✓
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?			✓
<b>Signs</b>			
Do signs contribute to the overall quality and character of the development?	✓		
Is signage design consistent with the appearance and scale of the building?	✓		
Are signs located and scaled to be easily read by pedestrians?	✓		
For culturally significant buildings, is the signage inspired by historical influences?			✓

**6.o Application Chronology**

Date of Application Received: April 19, 2017  
 Date Public Consultation Completed: June 6, 2017

Date of Public Hearing for Zoning: August 15, 2017

**Report prepared by:** Trisa Brandt, Planner  
**Reviewed by:** Terry Barton, Urban Planning Manager  
**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Map "A": Rezoning Map  
Draft Development and Development Variance Permit DP17-0111 and DVP17-0112  
Schedule "A": Dimensions and Siting  
Schedule "B": Elevations  
Schedule "C": Landscape Plan