

REPORT TO COUNCIL



Date: 11/27/2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AC)

Application: DP17-0185 **Owner:** MKK Property Corp Inc. No. BC1097313

Address: 1965 Pier Mac Way **Applicant:** Jon Bahry

Subject: Development Permit

OCP Designation: Industrial (IND)

Zone: CD15 – Airport Business Park (IND)

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP17-0185 for Lot 2, Section 32, Township 14, ODYD, Plan EPP64961 located at 1965 Pier Mac Way, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land to be in general accordance with Schedule "C";
4. That 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 professional landscaper;

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 permit to be issued;

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

2.0 Purpose

To review the Form & Character Development Permit of 3 industrial warehouse buildings.

3.0 Community Planning

Staff are recommending support for the proposed Development Permit due to the proposal's consistency with the majority of the Official Community Plan's (OCP) urban design guidelines. The applicant has worked with City staff to refine the proposal multiple times. The major changes that occurred through the process were:

- Increase in the amount of transparent glass and architectural relief on the facades facing Highway 97 as well as Pier Mac Way.
- Addition of more trees along the landscape highway buffer.

Overall, the form and character of this warehouse and storage industrial building is consistent with the other warehouse buildings in the overall neighbourhood. The positive aspects of the proposal include: the change of materials & colours with the primary building facades, the use of windows at the building's entrance and the Pier Mac façade and the installation of the necessary Highway landscape buffer.

4.0 Proposal

4.1 Project Description

The proposal is for a 13 metre tall industrial warehouse and storage industrial building with 3 industrial units. The proposal does not need any variances. The building material is predominately red and grey metal wall panels. There is an accent vertical corrugated wall panels, horizontal & vertical glazing features, and the main entrance facing south. The landscaping buffers and planting types meets the guidelines for industrial development onsite.

4.2 Site Context

The subject parcels are located within the Airport Business Park area. The subject property is designated as Industrial (IND) in the OCP and the lot is within the Permanent Growth Boundary. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD15 - Airport Business Park (Industrial)	Vacant / Industrial
East	CD12 Airport	Airport
South	CD15 - Airport Business Park (Industrial)	Vacant / Industrial
West	CD15 - Airport Business Park (Industrial)	Vacant / Industrial

Subject Property Map: 1965 Pier Mac Way

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD15 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	18.0 m / 4 storeys	12.85 m / 2 storeys
Front Yard (Pier Mac Way)	6.0m	6.1m
Side Yard (north)	0.0 m	1.34m
Side Yard (south)	0.0 m	20.43m
Rear Setback (Hwy 97)	Min 7.0m Max 10.0m	7.01m
Site coverage of buildings	n/a	47.5%
FAR	1.5 Max	<0.5

Zoning Analysis Table		
CRITERIA	CD15 ZONE REQUIREMENTS	PROPOSAL
Parking Regulations		
Minimum Parking Requirements	= 11 stalls	11 / 32 stalls
Minimum Loading spaces	2 spaces	4 spaces
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: 100% (6 stalls) Medium Size: 0% (0 stalls) Small Size: 0% (0 stalls)
Minimum Drive Aisle Width	7.0 m	7.0 m
Setback (Parking) from a property line abutting a street	2.0 m	3.05m
Other Regulations		
Minimum Bicycle Parking Requirements	Class 2: 6 bikes	Class 2: 6 bikes
Landscape Buffer	3.0 m	>3.0 m
Minimum Percentage of coniferous trees	20%	30%
Primary Building Facades	Min 30% glazing or other relief	>30% glazing or other relief

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Industrial Land Use Policies

Objective 5.28.¹ Focus industrial development to areas suitable for industrial use.

Industrial Supply Protection.² Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

Amenities, ancillary services and utilities.³ Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact.

Public and private open space.⁴ Design industrial developments to include outdoor break areas, green space, bicycle racks, skylights and windows in work areas, and linkages to recreational opportunities (e.g. linear parks).

¹ City of Kelowna Official Community Plan, Objective 5.28, Chapter 10 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.28.1, Chapter 5 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 11.1, Objective 11, Chapter 14 (Urban Design Development Permit Areas).

⁴ City of Kelowna Official Community Plan, Policy 7.5, Chapter 14 (Urban Design Development Permit Areas).

Exterior elevations and materials.⁵

- Exterior building materials should be selected for their functional and aesthetic quality, and should exhibit qualities of workmanship, durability, longevity and ease of maintenance;
- Provide visually prominent, accessible, and recognizable entrances through attention to location, details, proportions, materials, and lighting that act to personalize or lend identity to a building;
- Continue higher quality materials used on the principal façade around any building corner or edge which is visible to the public;
- Use materials in combination to create contrast, enhance human scale, and reduce the apparent bulk of a building;
- Colour should not be used as the predominant feature of a building.

6.0 Technical Comments

6.1 Building & Permitting Department

- a) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- b) 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.
- c) 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.
- d) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- e) 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.
- f) Washroom requirements for base building are to be addressed in the building permit application. This will be addressed at time of building permit application.
- g) 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.
- h) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s) / area(s). The drawings submitted for building permit are to clearly identify how this rating will be achieved and where these area(s) are located.
- i) 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
- j) 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):
 - Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit.
 - Location, Heights, Colours of mechanical systems and the required screening are to be determined at time of DP.
 - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.

⁵ City of Kelowna Official Community Plan, Objective 6.0, Chapter 14 (Urban Design Development Permit Areas).

- Handicap Accessibility to the main floor levels to be provided, ramps may be required.
- Hard surfaced paths leading from the egress stairwells to a safe area are to be clearly defined as part of the DP
- Mezzanine floor are to be designed to the requirements of BCBC if the floors are sheathed and built as floors (design by structural engineer), otherwise these non-occupied areas are to be strapped for bracing of office space below.
- Access to the roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required.

6.2 Development Engineering

- See attached Memo dated August 16th 2017.

6.3 Fire Department

- a) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template at Kelowna.ca
- b) 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.
- c) This building shall be addressed off of the street it is accessed from.
- d) 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.
- e) Fire Department access is to be met as per BCBC 3.2.5. (please review primary entrance distances on drawing to ensure 3.2.5 is achieved and access route).
- f) Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted.
- g) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met for communications.
- h) Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- i) Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- j) Fire department connection is to be within 45M of a fire hydrant - unobstructed.
- k) Ensure FD connection is clearly marked and visible from the street
- l) Sprinkler zone valves shall be accessible as per fire prevention bylaw (10760).
- m) Dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage.
- n) Upon completion, an owners certificate and copy of NFPA 25 shall be provided for the sprinkler system.
- o) Upon completion, a certificate is required to verify CANULC 561 Compliance.

7.0 Application Chronology

Date of Application Received: July 28th 2017
Date of Public consultation: n/a

Report Prepared by: Adam Cseke, Urban Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved by: Ryan Smith, Community Planning Manager

Attachments:
Development Engineering Comments dated August 16th 2017 (Attachment 'A')
Development Permit