

REPORT TO COUNCIL



Date: January 18, 2016
RIM No. 0940-10
To: City Manager
From: Community Planning Department (RR)
Application: DP15-0266 **Owner:** Whitworth Holdings Ltd
Address: 1010 Ellis St. **Applicant:** Whitworth Holdings
Subject: Development Permit
Existing OCP Designation: MXR - Mixed Use Residential
Existing Zone: I4 - Central Industrial / I2 - General Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0266 for Lot 1, DL 139 ODYD Plan KAP69068, located at 1010 Ellis St., 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 18, 2016;

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 Permit 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 2 storey business support services building at the corner of Ellis and Manhattan Drive.

3.0 Community Planning

Community Planning staff recommend that the development permit be authorized by Council. The proposed development achieves several development objectives in the area while also acting as an ideal transitional use between different properties. The development will enhance both the built form on the site and the neighbouring park interface along Brandt Creek.

The development complies with relevant zoning requirements and no variances have been requested.

4.0 Proposal

4.1 Background

The property sits at the intersection Ellis and Manhattan. There are currently several light industrial and service commercial uses on the property, including a defunct delivery service building.

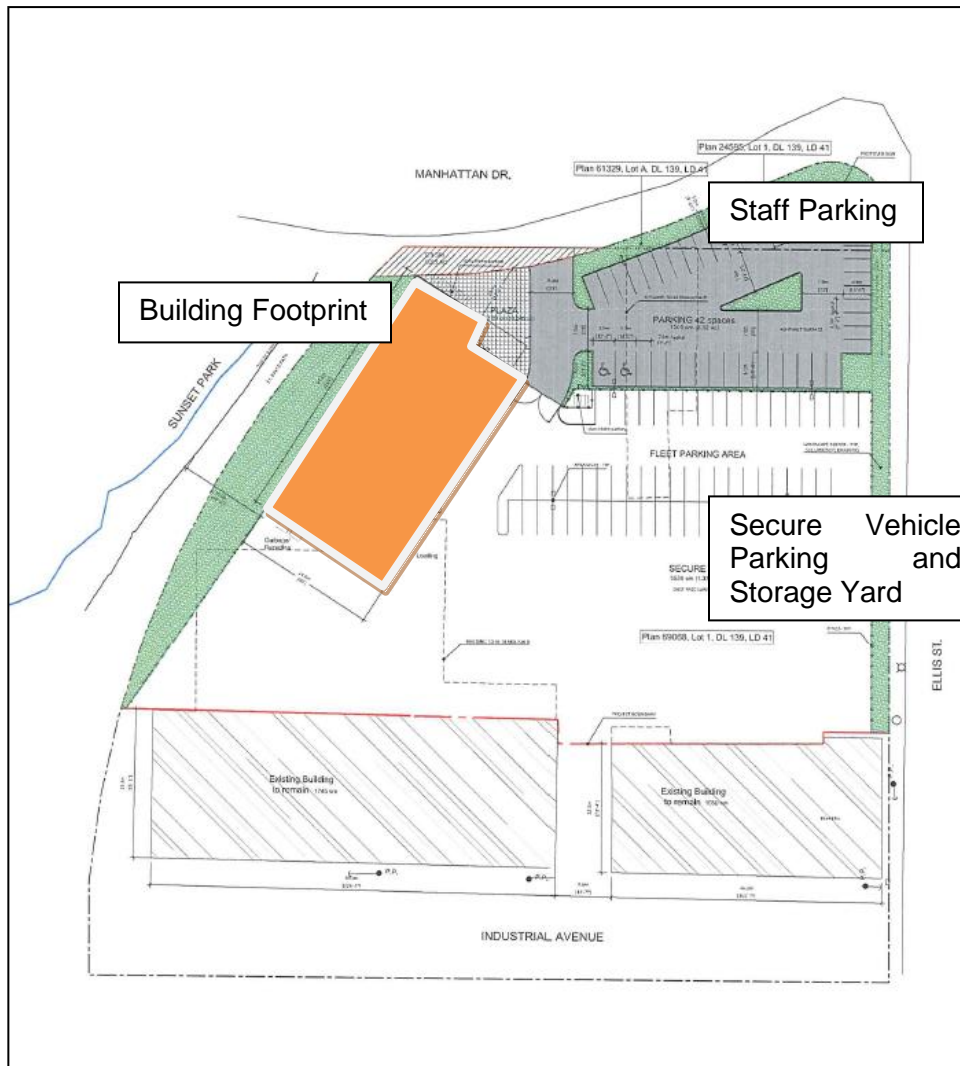


1 - Building to be demolished

Several service commercial and light industrial buildings will remain on site, servicing current tenants. The delivery service building and a portion of the commercial buildings will be removed to accommodate the new use.

4.2 Project Description

The proponent has applied for a permit to demolish the delivery building and a portion of another building on site, and replace them with a two storey business support services building, which would include office, engineering, high technology and staging stations. The selected tenant for the building will be Telus Communications.

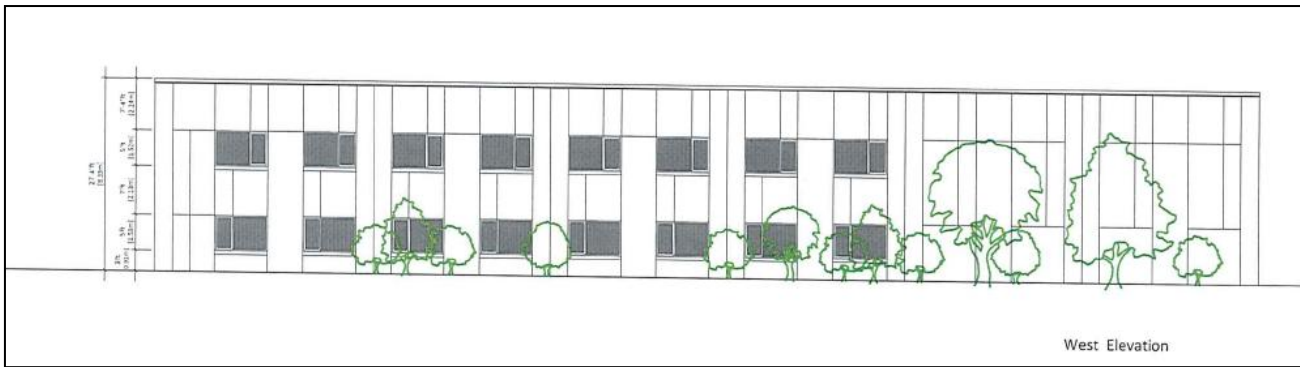
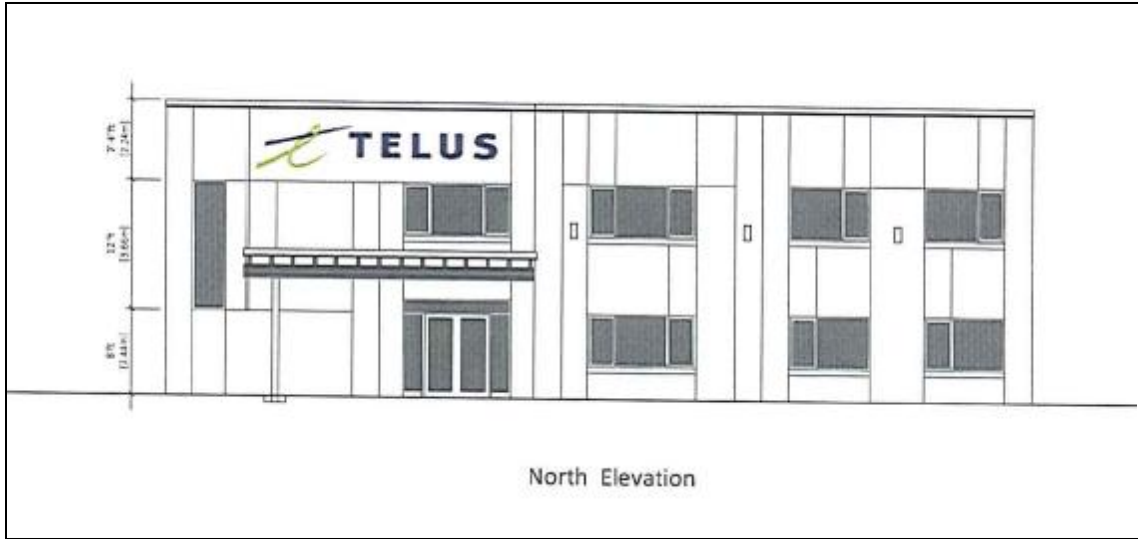


2 - Proposed Layout

The applicants will also construct a secure parking area for company vehicles and storage of cables, fibre optic lines and other cable equipment.

The proposed building is a simple 2 storey tilt up light industrial building. The design presents a windowed and inviting facade onto Manhattan Drive and the creek trail along Brandt's Creek. The access bays face onto the parking lots to the east, well back of the road.

The applicant will also complete the sidewalk along Manhattan Drive as there is currently a missing section as well as complete necessary landscaping along the street frontages.



The building orientation puts strong prominence to the creek frontage. The developer will remove the existing decaying wooden fence from along the property line and open the site to the path and creek. Removing the fence will open up a portion of the trail that currently feels secluded and dangerous, and create natural surveillance of the path from the office windows and lights.

The applicant will establish a naturalised planting area on the creek side of the property. This is a net environmental benefit as the area being naturalised is currently used to store abandoned vehicles and boats.

4.3 Site Context

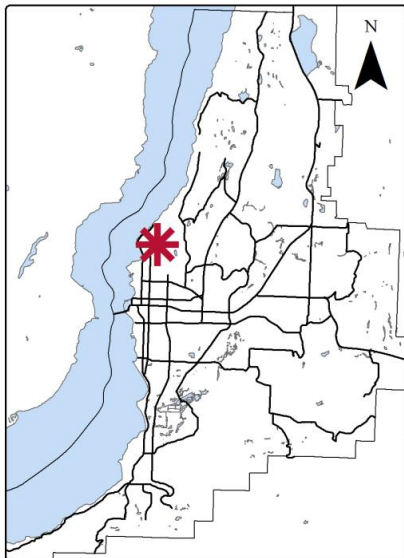
The property is in a transitional downtown industrial area. To the south and west, properties have redeveloped with residential and office uses. To the north and east, light industrial and storage uses dominate.

The proposed use and building form are well suited to the transitional nature of the property. The office use is low impact and non-polluting, staffed by engineers, technicians and support staff. However, the use also requires secure parking behind a secure fence, making it unsuitable for a more central location downtown. The proposed location is close enough to downtown that office staff can enjoy downtown amenities, while isolated enough that the secure fenced parking and equipment storage is not out of character with the neighbourhood.

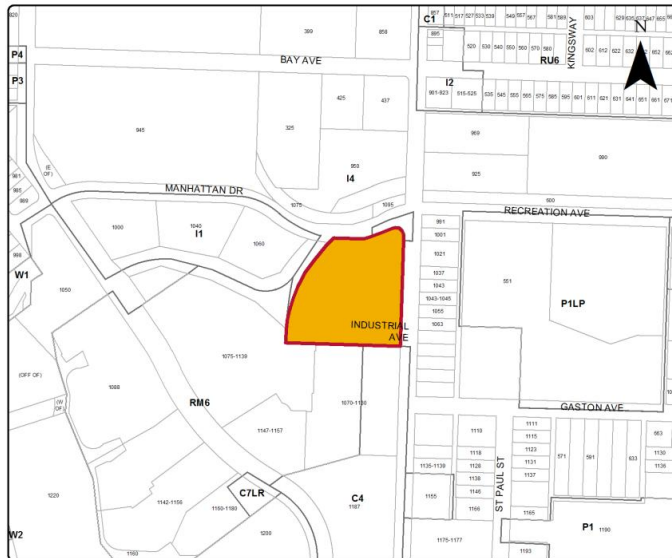
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I4 - Central Industrial	Boat Storage
East	I4 - Central Industrial	Light Industrial / Business Park
South	C4 - Urban Centre Commercial	Waterscapes Site Access
South	RM6 - High Rise Apartment Housing	Waterscapes
West	I1 - Business Industrial	Office

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I4 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Floor Area Ratio	3.0	0.3
Maximum Height	18 m	10 m
Minimum Front Yard	0.0 m	10 m
Minimum Side Yard (East)	0.0 m	62 m
Minimum Side Yard (West)	0.0 m	5 m
Minimum Rear Yard	0.0 m	67 m
Other Regulations		
Minimum Parking Requirements		40
Minimum Bicycle Parking		4 class I and 12 class II

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.19, Policy .6

North End Industrial (High Tech and Incubator). 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.

Objective 5.28, Policy .2

Business Centres. Encourage, in areas designated as “Industrial,” the provision of business centres that incorporate a mix of research, light manufacturing and associated business office uses.

5.2 Kelowna Zoning Bylaw

I-4 Central Industrial Zone

Purpose

The purpose is to recognize the historical mix of uses reflected in the fringe area of the central business district.

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 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):
 - 3.1 Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.

- 3.2 Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- 4 A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- 5 Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- 6 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, multiple parking areas (future), number of required exits per area, accessibility etc
- 7 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.
- 8 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 are being applied to this structure.

6.2 Development Engineering Department

See attached memorandum dated November 25, 2015.

6.3 Fire Department

- 1 Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
- 2 Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be required on this property it shall be deemed private and shall be operational prior to the start of construction.
- 3 A visible address must be posted as per City of Kelowna By-Laws
- 4 Should the building be sprinklered, Fire department connection is to be within 45M of a fire hydrant (UNOBSTRUCTED)and ensure FD connection is clearly marked and visible from the street. Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- 5 Should a fire alarm be installed 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 should the building require a fire alarm.
- 6 Fire Department access is to be met as per BCBC 3.2.5. -
- 7 Approved Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance.

- 8 All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- 9 Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- 10 Dumpster/refuse container must be 3 meters from structures and overhangs

7.0 Application Chronology

Date of Application Received: September 26, 2015

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:

Terry Barton, Urban Planning Manager

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan

Conceptual Elevations

Landscape Plan

Development Permit Checklist

Summary of Technical Comments