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## CITY OF KELOWNA

### MEMORANDUM

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**Date:** May 18, 2005

**To:** City Manager

**From:** Planning and Corporate Services Department

**Subject:**

**APPLICATION NO.** DVP05-0074

**OWNER:** AG Appel Enterprises Ltd.

**AT:** 2850 Acland Road

**APPLICANT:** Space Centre Self Storage

**PURPOSE:** TO VARY THE FRONT YARD SETBACK IN THE I2 – GENERAL INDUSTRIAL ZONE FROM 7.5M REQUIRED TO 0.0M  
PROPOSED FOR A RESIDENTIAL SECURITY/OPERATOR UNIT ON THE SUBJECT PROPERTY

**EXISTING ZONE:** I2 – General Industrial

**REPORT PREPARED BY:** RYAN SMITH

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#### 1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP05-0074; Lot 4, District Lot 123, ODYD Plan KAP68009, located on Acland Road, Kelowna, B.C.;

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

15.2 – I2 – General Industrial: 15.2.5(d):

Vary the front yard setback from 7.5 m required to 0.0 m proposed for a residential security/operator unit.

AND THAT the applicant be required to register a covenant on title recognizing that the access to the vehicle storage facility as currently planned is temporary and that in 5 years time or with 6 months notice from the City of Kelowna, that applicant will be required either to modify this access to provide an on-site turn-around for vehicles choosing not to access the site or terminate the vehicle storage use.

#### 2.0 SUMMARY

The applicant is seeking to vary the front yard setback from 7.5m required to 0.0m proposed for a residential security/operator unit.

### 3.0 THE PROPOSAL

The applicant is seeking to place a residential security/operator unit within the front yard setback on the subject property. This unit will house a security person/operator for the facility. The applicant is planning to relocate an existing vehicle storage business from Adams Road to the subject property. The security unit will monitor the traffic entering and leaving the storage facility and control the gate access. The applicant is seeking the variance in order to locate the operator unit as close to the front gate as possible for security and gate design purposes. The applicant is proposing a landscape buffer and opaque fencing along the front property line which will complement other developed sites along Acland Road.

The application meets the requirements of the I2 – General Industrial zone as follows:

CRITERIA	PROPOSAL	I2 ZONE REQUIREMENTS
Lot Area (m <sup>2</sup> )	13329m <sup>2</sup>	1Ha
Lot Width (m)	97.87m	40.0m
Lot Depth (m)	133.96m	35.0m
Front Yard Setback	0.0m❶	7.5m

❶ The applicant is seeking to vary the front yard setback from 7.5m required to 0.0m proposed for a residential security/operator unit.

### 3.2 Site Context

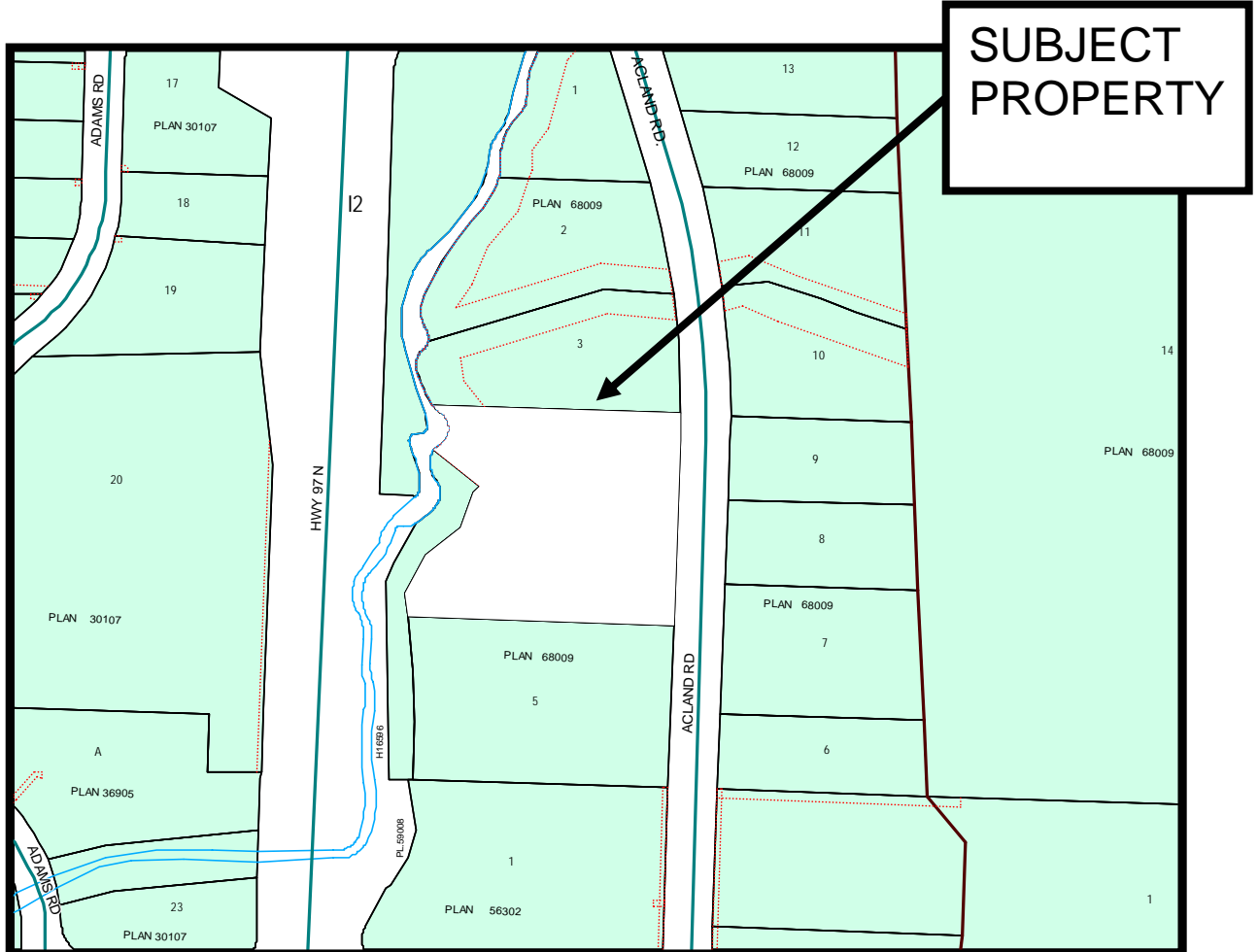
The subject property is located on the west side of Acland Road between Hereron Road and Edwards.

Adjacent zones and uses are:

North - I2 – General Industrial  
 East - I2 – General Industrial  
 South - I2 – General Industrial  
 West - I2 – General Industrial

Site Location Map

Subject Property: 2850 Acland Road



5.0 TECHNICAL COMMENTS

5.1 Inspection Services

No comments.

5.2 Works and Utilities

The application does not compromise W & U servicing requirements.  
The 100 year storm event flow path between the road right of way and Mill creek must be maintained in a way that should such event occur, it will not cause any damage to the vehicles stored on site.

Applicant to register covenant recognizing the proposed use and access are temporary and that in five years time or at such time as the City wishes to increase the road to its ultimate width, the applicant must make alternate arrangement for access to ensure that vehicles do not conflict with the sidewalk or roadway.

5.3 Fire Department

Fire Department access, fire flows, hydrants as per B.C. Building Code.

5.4 Environment Manager

Environment has the following comments regarding this application:

a) There is a 4.5-m wide drainage ROW that runs East to West along the South property boundary that must be maintained as a 100-year overflow swale as per the original subdivision drainage plan.

b) Site grading must contain storm water on site and not drain surface water overland to Mill Creek in accordance with our drainage standards for industrial sites.

c) The proposed “on-site drainage system” must be installed within the property boundaries and avoid the “no disturb” covenant area.

d) No fill material is to encroach upon the “no disturb” area or spill outside of the property boundaries. This includes the “toe of fill.

e) Fencing should be placed at the top or crest of any proposed soil fill material.

f) Fill slope must be stabilized and hydro-seeded to prevent erosion and prevent invasive weeds from becoming established.

g) Applicant must clearly depict the “no disturb” boundary on the drawings to confirm all proposed works are constructed outside the protected areas.

h) An orange snow fence or similar type temporary fencing must be placed at property boundary and boundary of the covenant area to clearly delineate limit of construction.

i) Drainage system is valid for the proposed gravel surface only. **Any changes, new development or alterations to the site may require installation of a site drainage system that complies with City standards (i.e., catch basins, drywells, oil/water separator, overflow service to City storm drain system).**

## 6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

Although the location of the residential security/operator unit does not generally pose an issue for staff the proposed entrance to the vehicle storage facility has been an issue. Transportation staff are concerned regarding the possibility that large vehicles waiting to enter the facility may block a portion of the roadway or may back onto the road if they decide not to enter the facility. This particular situation may not pose any issues in the next 2-3 years. It is anticipated that Rutland Road will eventually be realigned with Acland Road. At this time Acland Road will be widened to its ultimate width and traffic is anticipated to increase dramatically. Staff have indicated to that applicant that this variance will be supported subject to the applicant registering a covenant on title recognizing that the access to the vehicle storage facility as currently planned is temporary and that in 5 years time or with 6 months notice from the City of Kelowna, that applicant will be required either to modify this access to provide a turn-around for vehicles choosing not to access the site or terminate this use.

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Andrew Bruce  
Manager of Development Services



R.L. (Ron) Mattiussi, ACP, MCIP  
Director of Planning & Corporate Services

RM/AB/rs  
Attach.

**ATTACHMENTS**

**(not attached to the electronic version of the report)**

- Subject property map
- Site plan and floor plans
- Elevations
- Pictures