
CITY OF KELOWNA

MEMORANDUM

Date: April 26, 2006
To: City Manager
From: Planning & Corporate Services Department
Subject:

**DEVELOPMENT PERMIT
APPLICATION NO. DVP06-0054**

OWNER: Kelowna Ready Mix Inc.

AT: 1123, 1131 Ellis Street

APPLICANT: Hank Neufeld
Kelowna Ready Mix

PURPOSE: TO VARY THE MAXIMUM PERMITTED HEIGHT IN THE I4-
CENTRAL INDUSTRIAL ZONE FOR BUILDINGS AND
STRUCTURES FROM 18.0M PERMITTED TO 27.43M
PROPOSED TO ACCOMDATE THE CONSTRUCTION OF NEW
SILOS ON THE SUBJECT PROPERTY

EXISTING ZONE:

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP06-0054 Parcel A on Plan B667, Block 42, District Lot 139, ODYD Plan 462 and Parcel E on Plan B703 Block 42, District Lot 139, ODYD PLAN 462 located on Ellis Street, Kelowna, B.C.;

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

Section 15.4 – Central Industrial: 15.4.5(b):

Vary the maximum height for buildings and structures from 18.0 m permitted to 27.43 m proposed;

AND THAT the applicant be restricted from placing any signage on the new silos.

2.0 SUMMARY

The applicant is seeking Council support for a development variance permit to allow installation of a new silo and upgrade of two existing silos on the subject property. The maximum permitted height in the I4 – Central Industrial zone is 18.0m. The applicant is proposing to vary this maximum height to 27.43m in order to accommodate the new silos. The applicant has indicated that the new silos will allow for the Kelowna Ready Mix operation to reduce the amount of dust that it created on-site and speed the process of loading its mixing trucks.

The proposal as compared to the I4 – Central Industrial zone requirements is as follows:

CRITERIA	PROPOSAL	I4 ZONE REQUIREMENTS
Height	27.43m❶	18.0m

❶Note: The applicant is seeking to vary the maximum permitted height for buildings and structures from 18.0m permitted to 27.43m proposed.

4.2 Site Context

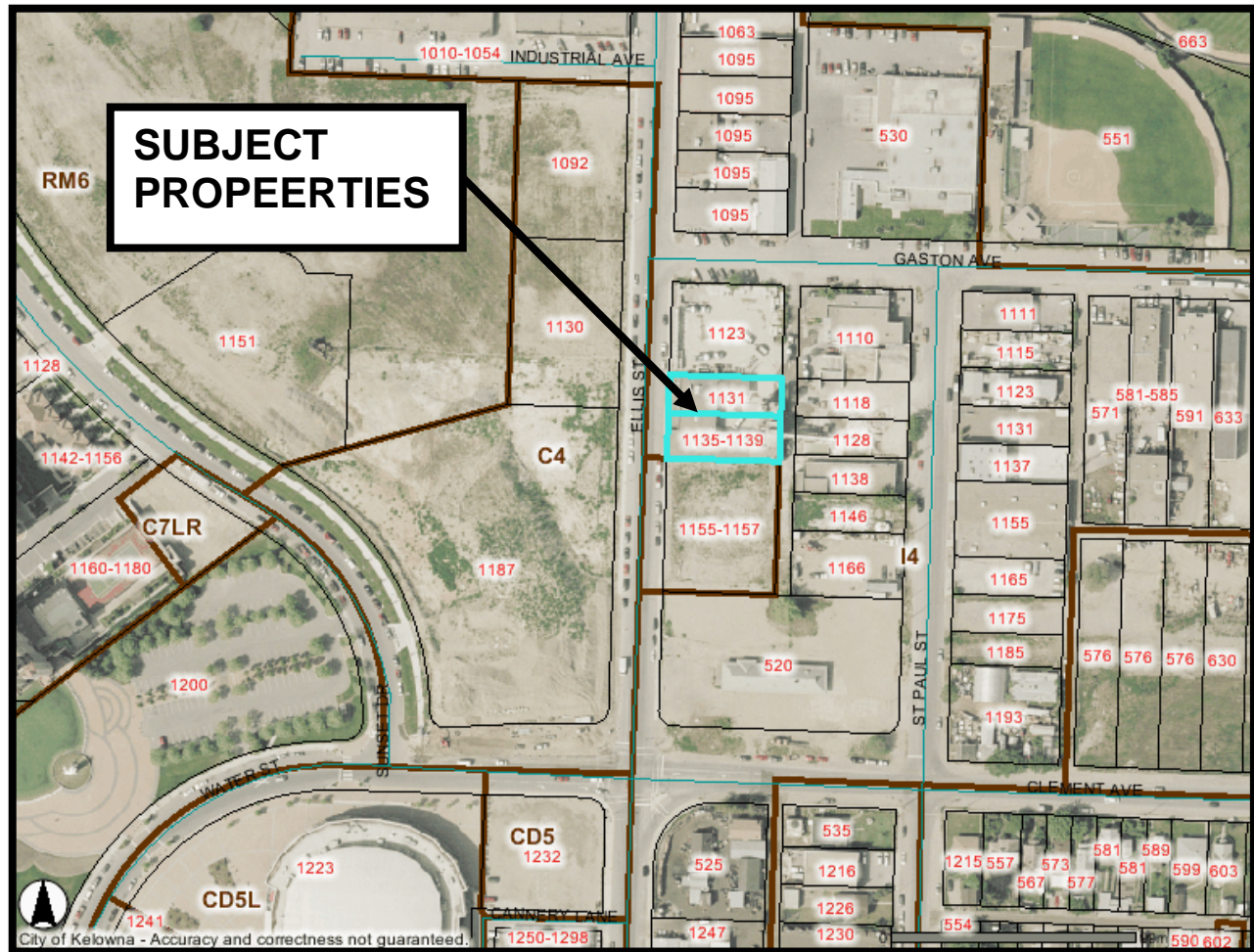
The subject properties are located on the east side of Ellis Street between Gaston Avenue and Clement Avenue.

Adjacent zones and uses are:

- North - I4 – Central Industrial
- East - I4 – Central Industrial
- South - I2 – General Industrial
- West - C4 – Urban Centre Commercial

4.3 Subject Property Map

Subject Properties: 1131, 1135-1138 Ellis Street



5.0 TECHNICAL COMMENTS

This application was circulated to various internal departments and technical agencies and the following feedback was received:

5.1 Works and Utilities

The requested height variance does not compromise Works and Utilities servicing requirements.

5.2 Inspection Services

No concerns subject to compliance with BC Building Code.

4.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The Planning and Corporate Services has no concerns with the proposed development variance permit to increase the permitted height for the placement of new silos on the site. The new silos will allow Kelowna Ready Mix to function more efficiently and reduce the amount of dust that is produced on-site. Staff would also like to note that the sign bylaw does not permit signage on such structures and as such staff have noted this in their recommendation to Council.

The applicant has submitted letters of support from abutting property owners and businesses located at 1137 St. Paul Street, 1111 St. Paul Street, 1123 St. Paul Street and 1115 St. Paul Street.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

RM/AB/rs
Attach.

Attachments

- Subject Property Map
 - Schedule A,B