
CITY OF KELOWNA
MEMORANDUM

DATE: April 13, 2007
FILE NO.: DP06-0209

TO: City Manager

FROM: Planning & Development Services Department

DEVELOPMENT PERMIT APPLICATION OWNER: ANTON & MARIA WOLF
NO. DP06-0209

AT: 860 McCURDY ROAD APPLICANT: SUNSTAR VENTURES LTD

PURPOSE: TO SEEK PERMISSION TO CONSTRUCT TWO INDUSTRIAL
BUILDINGS ON THE SUBJECT PROPERTY

EXISTING ZONE: C9 – TOURIST COMMERCIAL

PROPOSED ZONE: I2 – GENERAL INDUSTRIAL

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 9756 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP06-0209 for Lot B, DL 143, O.D.Y.D., Plan KAP65168, located on McCurdy Road name), Kelowna, B.C. 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 be in general 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 professional landscaper;

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The applicant is proposing the construction of two industrial buildings in two phases on the subject property. Building 1 is located on the north portion of the property, and is anticipated to be constructed first. The associated zone amending bylaw 9756 received a successful Public Hearing on April 3, 2007. Now that the associated Works and Utilities Department servicing issues have been addressed, it is now appropriate for Council to consider final adoption of the zone amending bylaw, and to consider this Development Permit application.

2.1 Advisory Planning Commission

The above noted application (DP06-0209) were reviewed by the Advisory Planning Commission at the meeting of November 7, 2006 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z06-0061, for 860 McCurdy Road, Lot B, Plan 65168, Sec. 27, Twp. 26, ODYD, by Sunstar Ventures (Bob Buvyer), to rezone from the C9-Tourist Commercial zone to the I2-General Industrial zone to allow for general industrial uses.

NOTE:

The applicant has reviewed the exterior form and character of the proposed site development, and has provided revised drawings.

3.0 BACKGROUND

A portion of the subject property was rezoned from the C9 – tourist commercial zone to the I2 – General Industrial zone in 1999 (Z99-1023) to facilitate the development of a freight terminal for the use by Canadian Freightways. There were substantial frontage improvements to the Mayfair Road frontage secured at that time, as well as arrangements for the pending extension of Mayfair Road north from the Cul-de Sac up to Stremel Road. A subsequent subdivision separated the I2 zoned lot (Lot A, Plan 65168) from the C9 zoned lot (Lot B, Plan 65168).

3.1 The Proposal

The site plan submitted in support of this application proposes the development of two industrial buildings. There is a 2,508.3 m² building with an office area located in the approximate centre of the property to be constructed as the phase one building, and a second 1,165 m² building located adjacent to the McCurdy Road frontage as the phase two building.

The site plan indicates an access driveway from Mayfair Road which will provide access to the storage yard between the two buildings, and access to a parking lot located adjacent to Mayfair Road for 18 vehicles. There is a second access drive from McCurdy Road, which provides a second means of access to the storage yard, as well as to a parking area for 27 vehicles located along the south property line adjacent to McCurdy Road.

The phase one building is designed as a pre-engineered metal building structure with a two storey office area located at the south east corner. The metal building portion of the development is designed to be finished with prefinished metal wall panels painted

“sage”. The two storey office area is designed to be finished with stucco wall finishes. The major wall colour is “Hemlock green”, while the contrast detail band is painted “sage”. The doors and trim of the metal building are also painted “Hemlock Green”.

The phase two building is designed as a two storey, concrete block building finished with a stucco wall system. The major wall colour is “Hemlock green”, while the contrast detail band is painted “sage”, similar to the detail and finish of the office portion of the phase one building. Once the phase two building is completed, it is anticipated that the phase two building will shield the phase one building from view from McCurdy Road.

The landscape drawing indicates shrub bed plantings along both the McCurdy Road and Mayfair Road frontages. The plan also indicates 6 trees planted along the McCurdy Road frontage, and 7 trees planted along the Mayfair Road frontage. The plan proposes a shrub bed planted around the base of the pylon sign, located at the corner of the property

The proposal as compared to the I2 zone requirements is as follows:

CRITERIA	PROPOSAL	I2 ZONE REQUIREMENTS
Site Area (m ²)	16,738 m ²	4,000 m ²
Site Width (m)	105 m	40.0 M
Site Coverage (%) (Bldg 1 & 2)	22%	60%
Total Floor Area (m ²)	3,673.3 m ²	
F.A.R.	0.22	FAR = 1.5 max
Storeys (#)	2 storey (9.8 m)	14 m max.
Setbacks (m)		
- Front (McCurdy Rd)	16.5 m	7.5 m
- Rear	50.0 m	0.0 m adj. to C or I zones
- East Side (Mayfair Rd)	6.0 m	6.0 m flanking side yard
- West Side	13.0 m	0.0 m adj. to C or I zones
Parking Stalls (#)	45 stalls provided	36 stalls required

Parking required;

Phase one;

Warehouse uses 2,341m² @ 0.5 stalls per 100 m² = 12 stalls

Office uses 335 m² @ 2.5 stalls per 100 m² = 9 stalls

21 stalls required

Phase two;

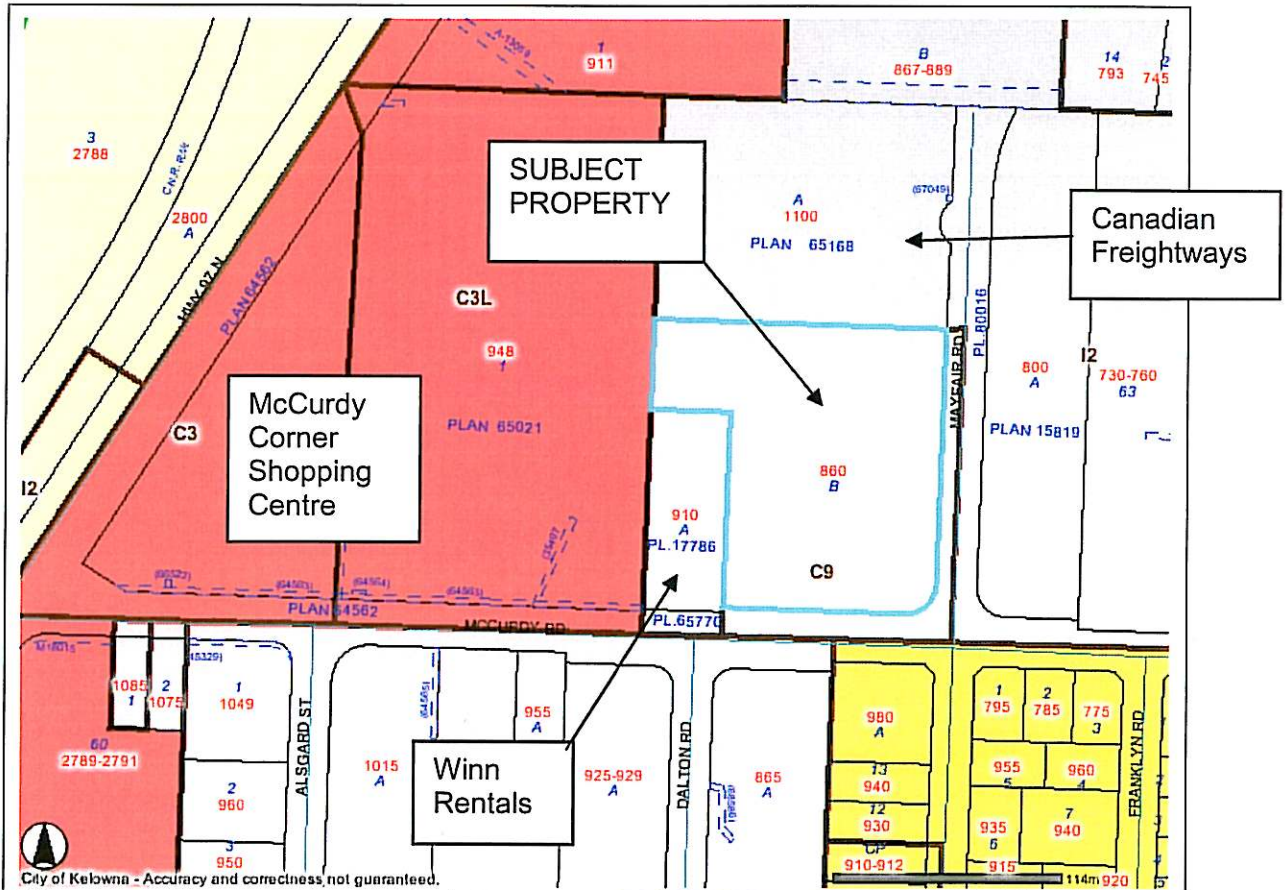
Warehouse uses 583m² @ 0.5 stalls per 100 m² = 3 stalls

General ind. uses 583 m² @ 2.0 stalls per 100 m² = 12 stalls

15 stalls required

3.2 Site Context

SUBJECT PROPERTY MAP



The subject property is located on the north west corner of Mayfair Road and McCurdy Road. The subject property was created through a subdivision in 1999 when the northern 1.65 ha was developed with the freight terminal. The subject property has remained vacant and undeveloped.

Adjacent zones and uses are, to the:

- North - I2 – General Industrial – industrial uses / freight terminal
- East - I2 – General Industrial – industrial uses / manufacturing
- South - A1 – Agriculture 1 (LUC77-1045) Industrial uses allowed in LUC
- RU1 – Large lot residential – single unit residential uses
- West - C10 – Service Community Commercial – Winn Rental
- C3 – Community Commercial – McCurdy Corner Shopping Centre

3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

This proposal is consistent with the "Industrial" designation of the Official Community Plan.

3.3.2 City of Kelowna Strategic Plan (2004)

The new City of Kelowna Strategic Plan (2004) identifies as Goal #2 – "To Foster a Strong, Stable, and Expanding Economy". This goal has led to the following objectives to support that goal;

1. Aid in the growth and progress of Kelowna as a desirable place to do business.
2. Increase the diversity of employment opportunities.

3.3.3 Crime Prevention Through Environmental Design

CPTED Guidelines: (Industrial Areas)

Natural Surveillance

- wherever it is appropriate, a mix of uses should be encouraged to increase natural surveillance at different times of the day; accessory residential uses, or commercial establishments, such as restaurants and clubs, are examples;
- all entrances should be well-lit, well-defined and visible to public and patrol vehicles;
- parking areas should be visible to patrol cars, pedestrians, parking attendants and/or building personnel;
- the parking attendant should be positioned for maximum visibility of property;
- reception areas should have a view of parking areas;
- perimeter walls should be used only where necessary and should be high enough to prevent circumvention (e.g. for outdoor storage areas);
- blind alleys, storage yards, etc., should not create hiding places.

Territorial Reinforcement

- a gateway effect or formal entrance should be created with planting, fences, gates, etc.;
- all public or semi-private areas should be well-maintained to convey pride and ownership, and discourage negative activity;
- delivery hours should be limited to daytime hours;
- vehicle entrances should be defined by different paving materials and signage.

Natural Access Control

- dead ends should be avoided;
- site entrances should be easily securable;
- entrances to parking areas should be controlled by a fence, gate or attendant;

- parking should be assigned by shifts; night-time workers should be provided with parking spaces that minimize the walk to the building entrance;
- pedestrian and vehicular direct access to railroad tracks should be restricted;
- storage yards should be planned for vehicular access by patrol car;
- access to roofs via dumpsters, loading docks, poles, stacked items and the like, should be restricted;
- building entrances should be kept to a minimum;
- delivery entrances should be separate, well-marked and monitored;
- employee entrance should be close to employee parking and work areas;
- night-time parking should be separate from service entrances;
- access to one area of building should clearly define public, private and semi-private areas, by the use of access restrictions;
- access should be provided to both front and back so that building can be patrolled.

Target Hardening

- delivery bays should be secured with locks.

Management

- operating hours should be the same as those of neighbouring industrial businesses.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

The technical comments have been addressed as part of the associated rezoning application (Z06-0061).

4.1 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this development permit application are as follows:

1. General

- a) Requirements of rezoning application Z06-0061 must be satisfied prior to approval of this development permit.

2. Access.

- a) McCurdy Road is designated, in the City transportation network plan, as a divided arterial road and in the future a median installed in the centre of McCurdy Road will preclude left turn movements to and from the proposed McCurdy Road access on the subject property. In other words it is anticipated that only right in and right out movements will be achievable to and from the subject property.

- b) It is suggested that the driveway around future warehouse 2 be designed and constructed to accommodate a semi truck and trailer therefore ensuring that full access can be provided to the subject property from Mayfair Road when the median is constructed on McCurdy Road

NOTE: The applicant has reviewed the turning movements, and has demonstrated to the Works and Utilities Department that the range of turning movements can be addressed to the subject property after the median is installed without changes to the site plan as submitted.

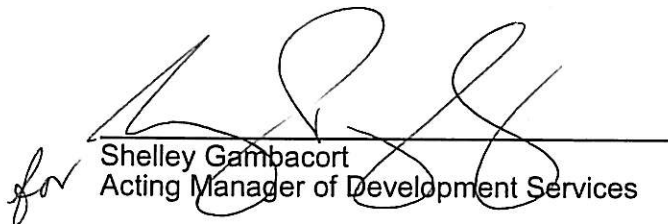
5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The proposed uses under application are consistent with the future land use designation of "Industrial" in the Official Community Plan. The building program proposed at this time is consistent with the I2 – General Industrial zone.

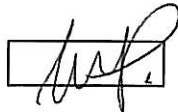
The applicant has been working on the design of the phase two portion of the development to improve the form and character of the built form when viewed from McCurdy Road. The proposed phase two building is designed to be built of conventional construction materials, and will form a visual buffer to the phase one building as viewed from McCurdy Road.

The applicant has addressed the outstanding issues identified by the Works and Utilities Department. It is now appropriate for Council to consider final adoption of the zone amending bylaw, as well as the associated Development Permit application.

In conclusion, the Planning and Development Services Department supports this application, and recommends for positive consideration by Council.

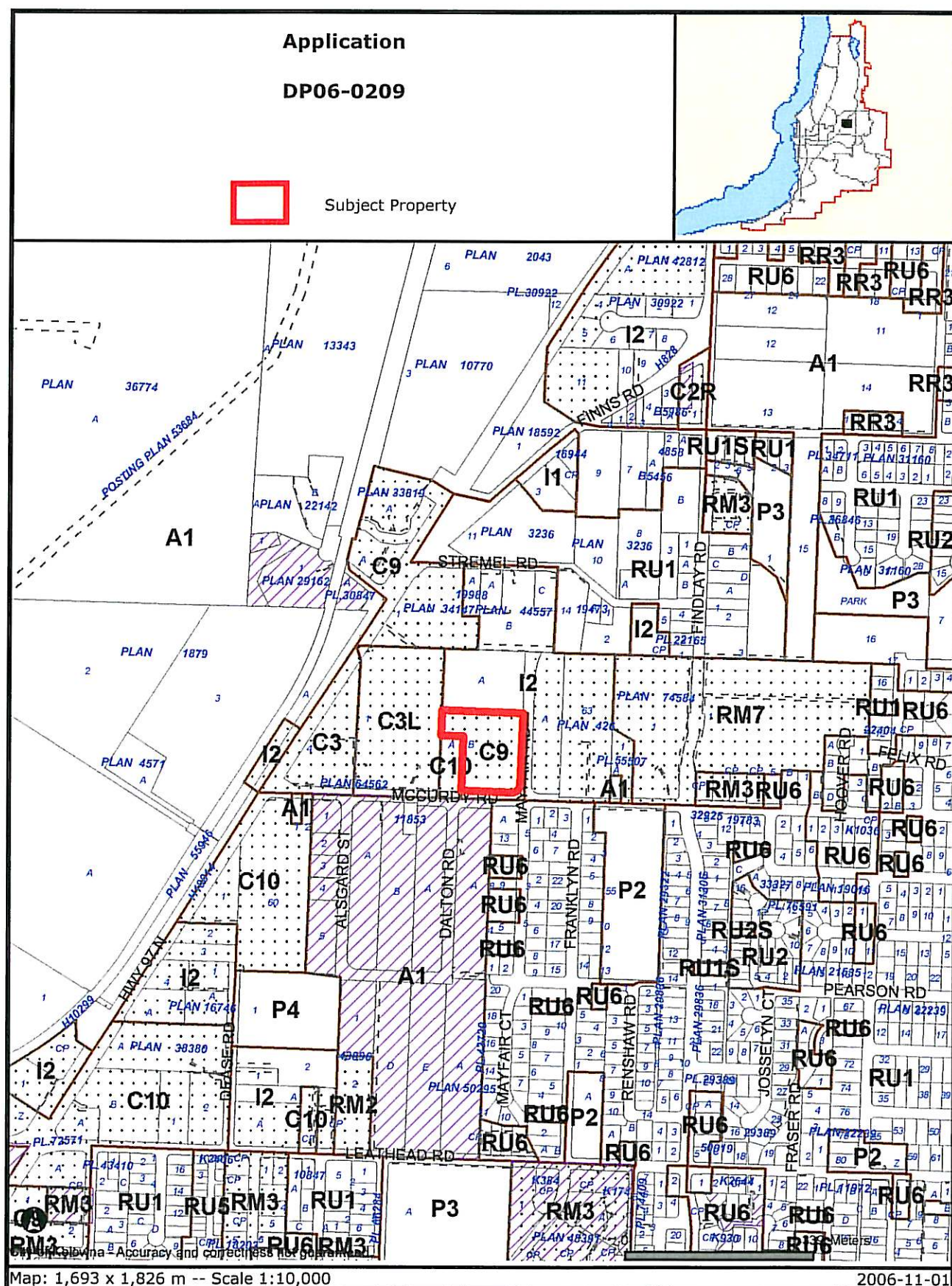

for Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion

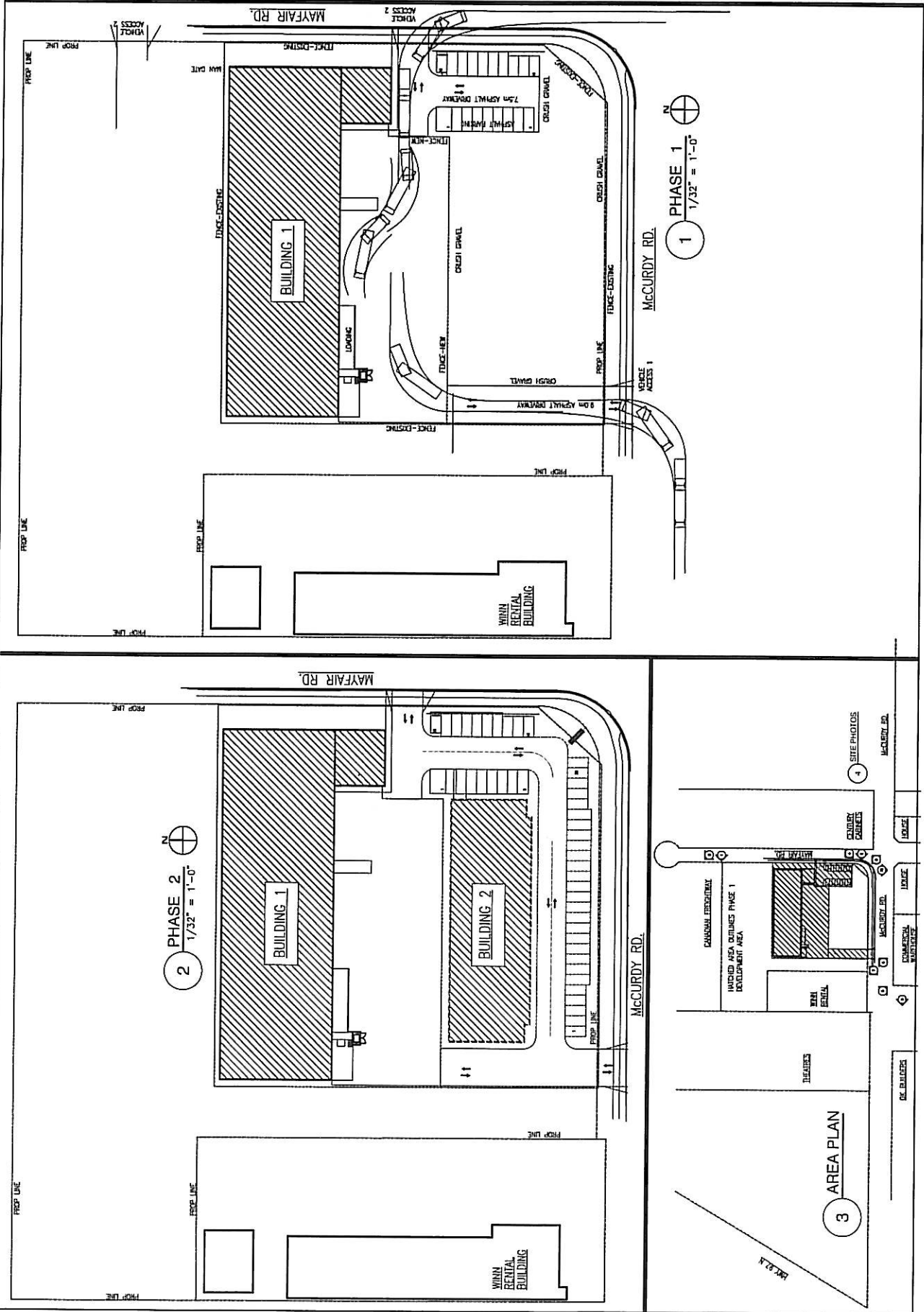


Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

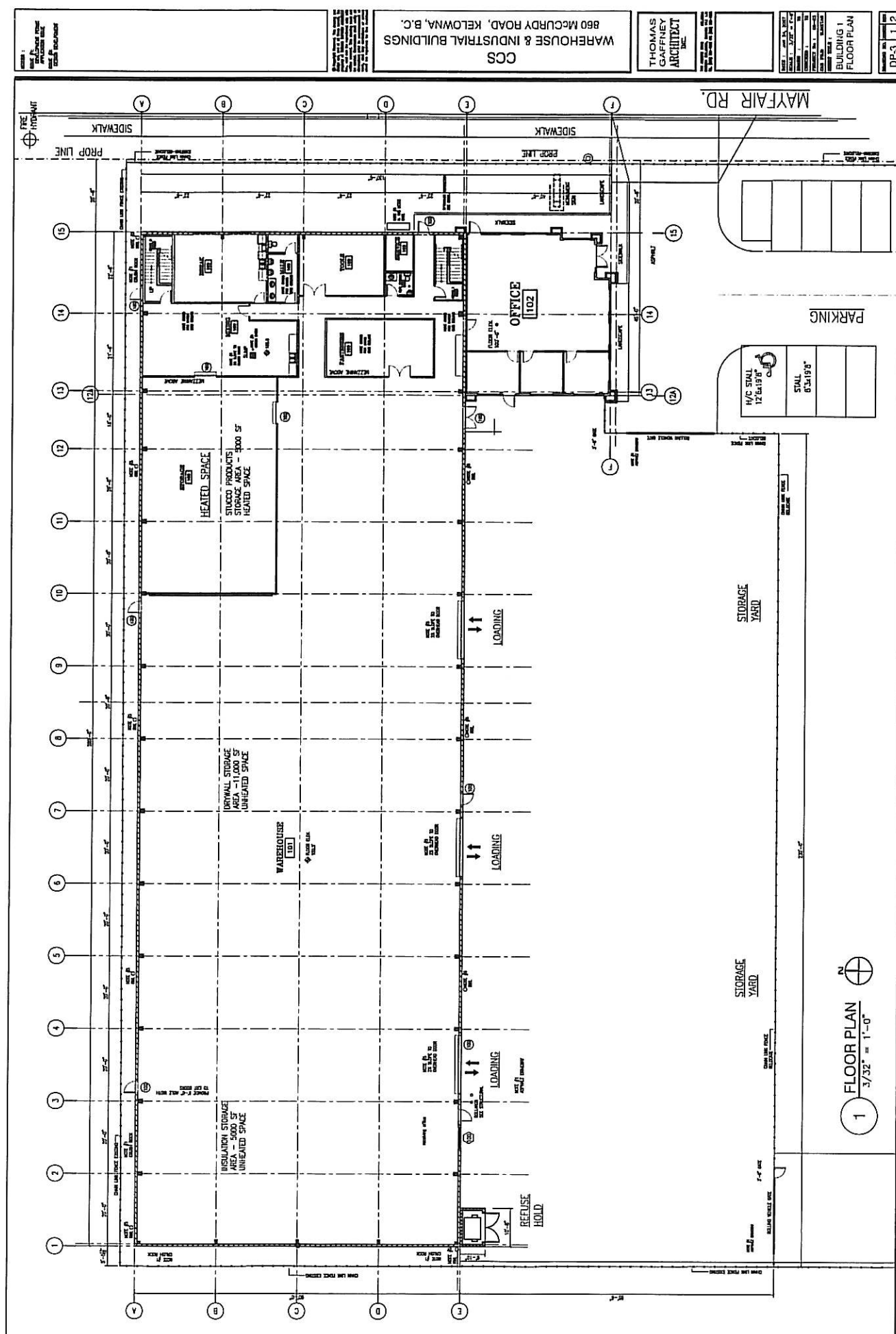
PMc/pmc
Attach.

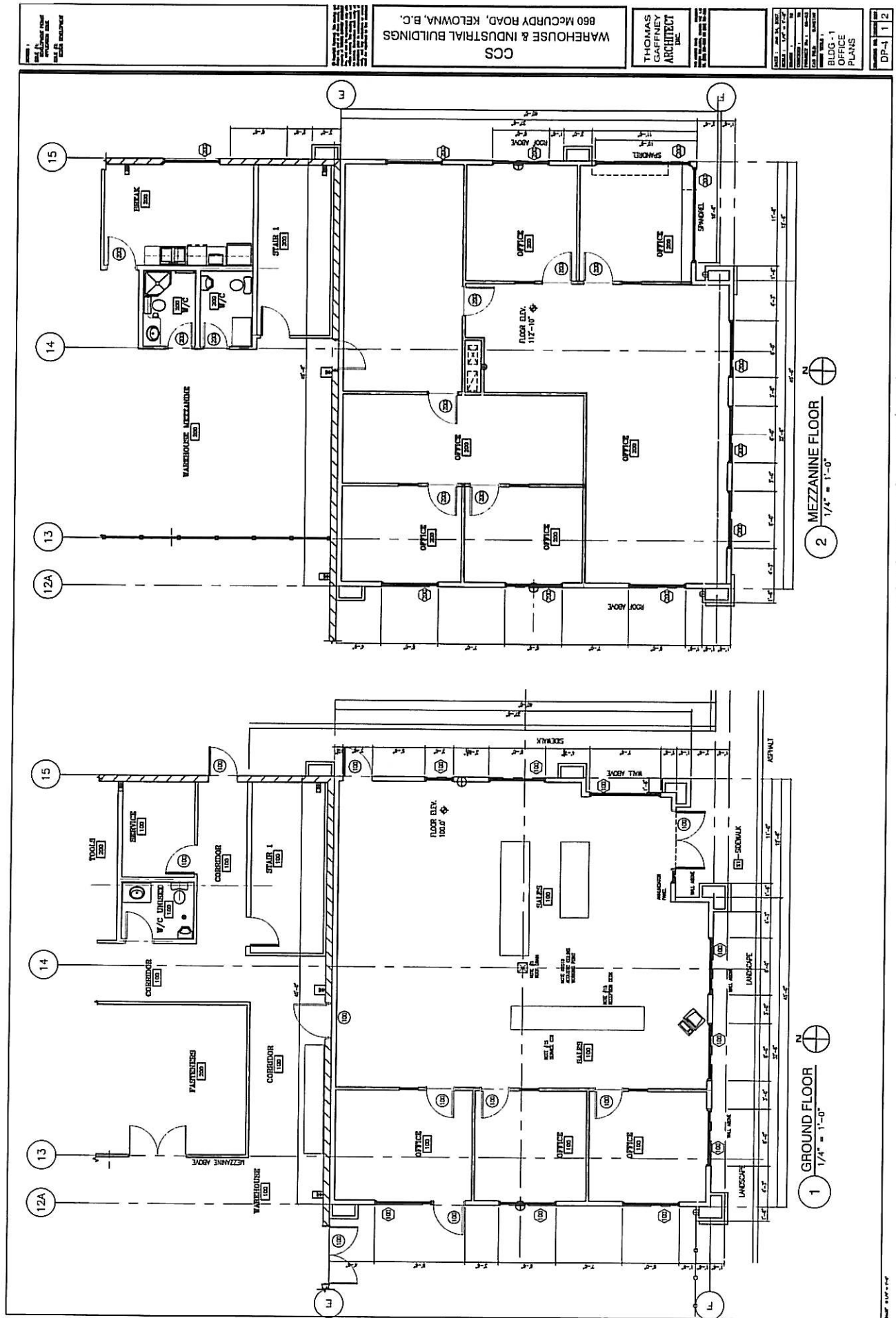


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

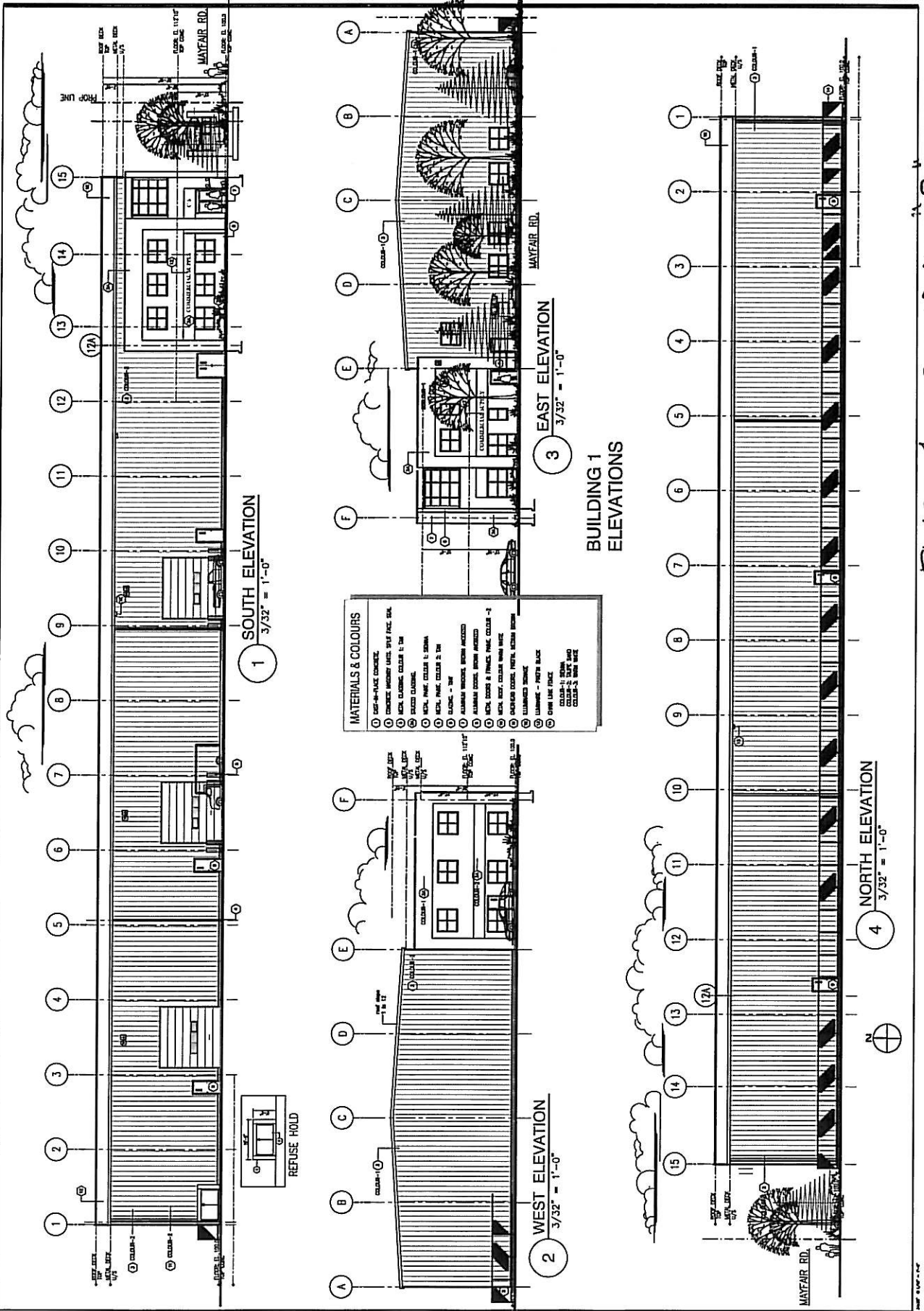








PHASE 1 - OFFICE



1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

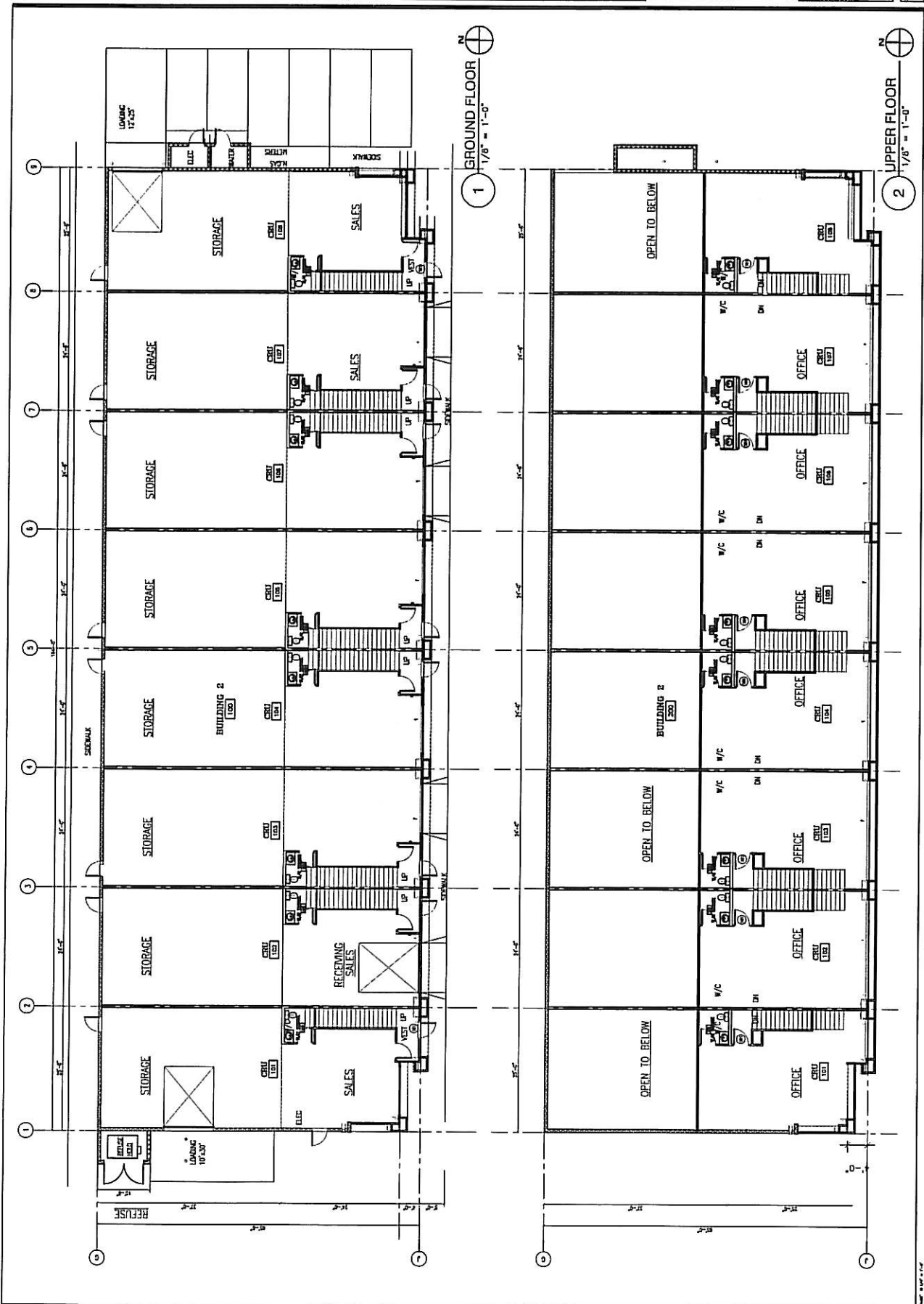
SUNSTAR VENTURES LTD
WAREHOUSE & INDUSTRIAL BUILDINGS
860 McCURDY ROAD, KELLOWNA, B.C.

THOMAS
CARPENTARY
ARCHITECT
INC.

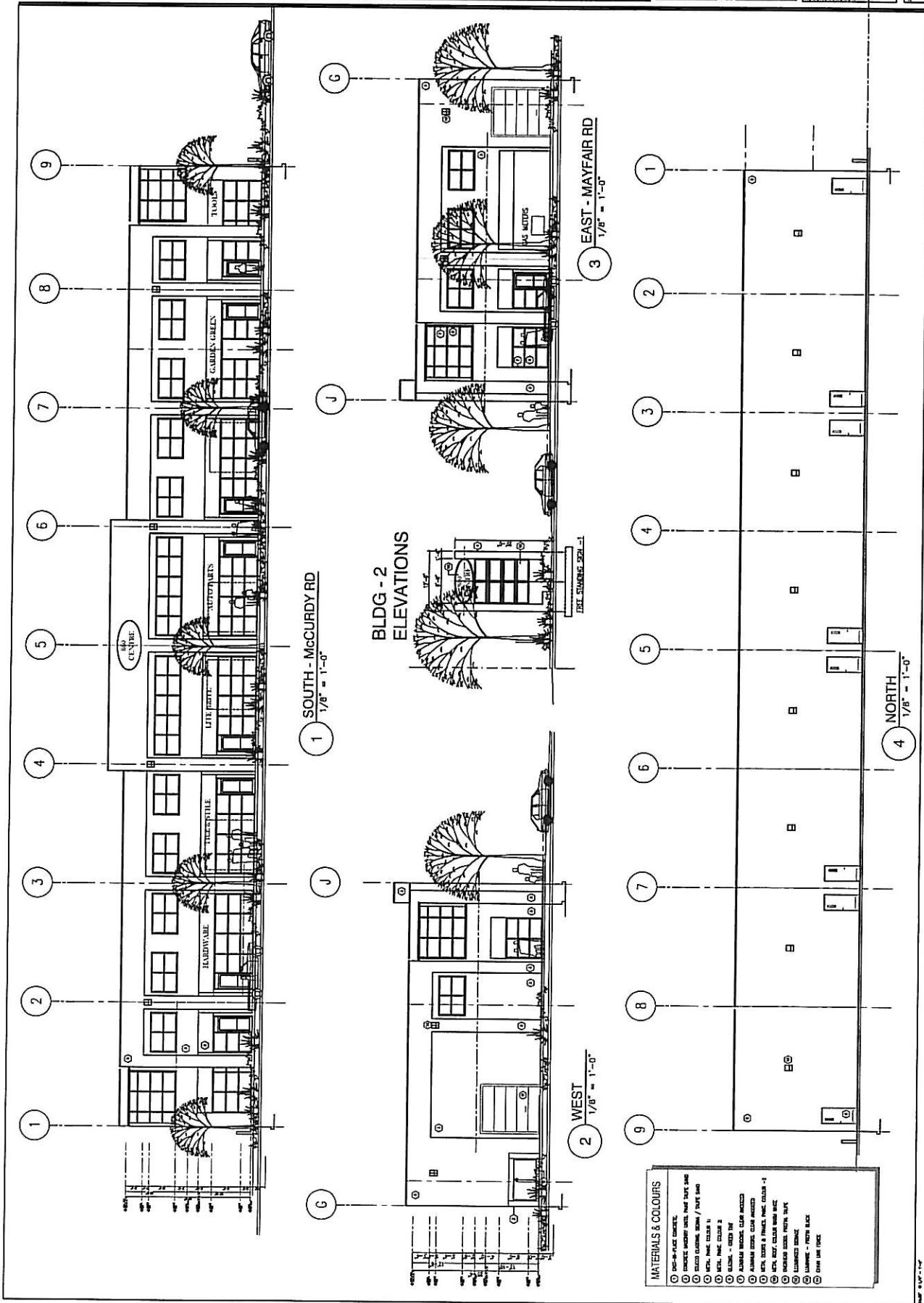
DATE: 10/1/88
BY: T.C.
CHECKED: J.C.
APPROVED: J.C.

BLDG. - 2
FLOOR
PLANS

DP-6 1 2



PHASE 2 - FLOOR PLAN



PHASE 2 - SCHEDULE "B"

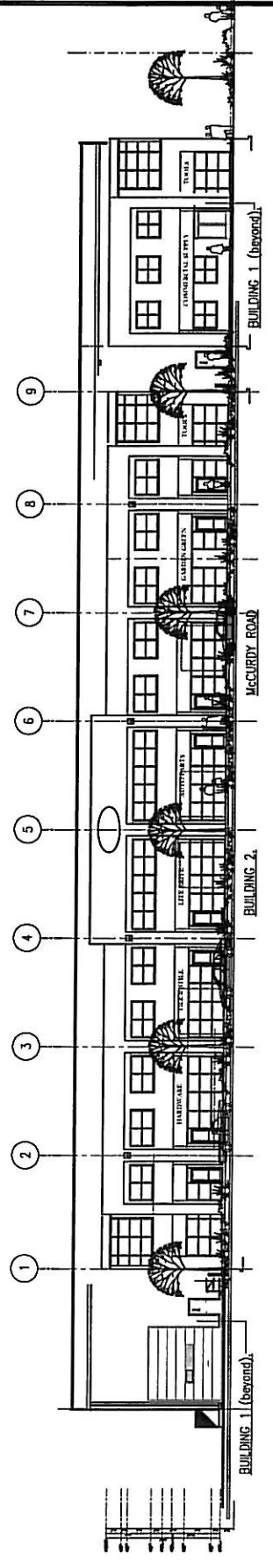
SHEET 1
 OF 1
 PROJECT NAME
 ADDRESS

SUNSTAR VENTURES LTD
 WAREHOUSE & INDUSTRIAL BUILDINGS
 860 McCURDY ROAD, KELOWNA, B.C.

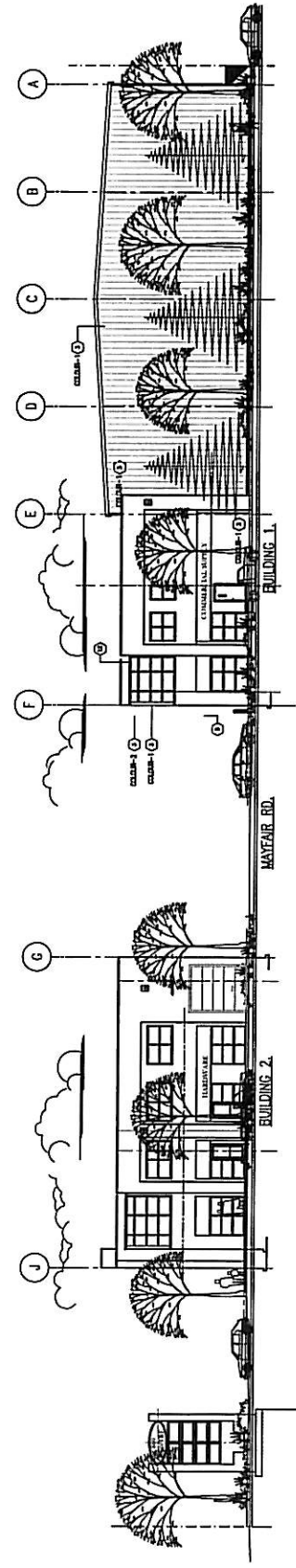
THOMAS
 GARNFNEY
 ARCHITECT
 INC.

DATE	10/25/2016
SCALE	1/8" = 1'-0"
PROJECT	WAREHOUSE & INDUSTRIAL BUILDINGS
LOCATION	860 McCURDY ROAD, KELOWNA, B.C.
CLIENT	SUNSTAR VENTURES LTD
DESIGNER	THOMAS GARNFNEY ARCHITECT INC.
CHECKED BY	
DATE	

DP-6
 11

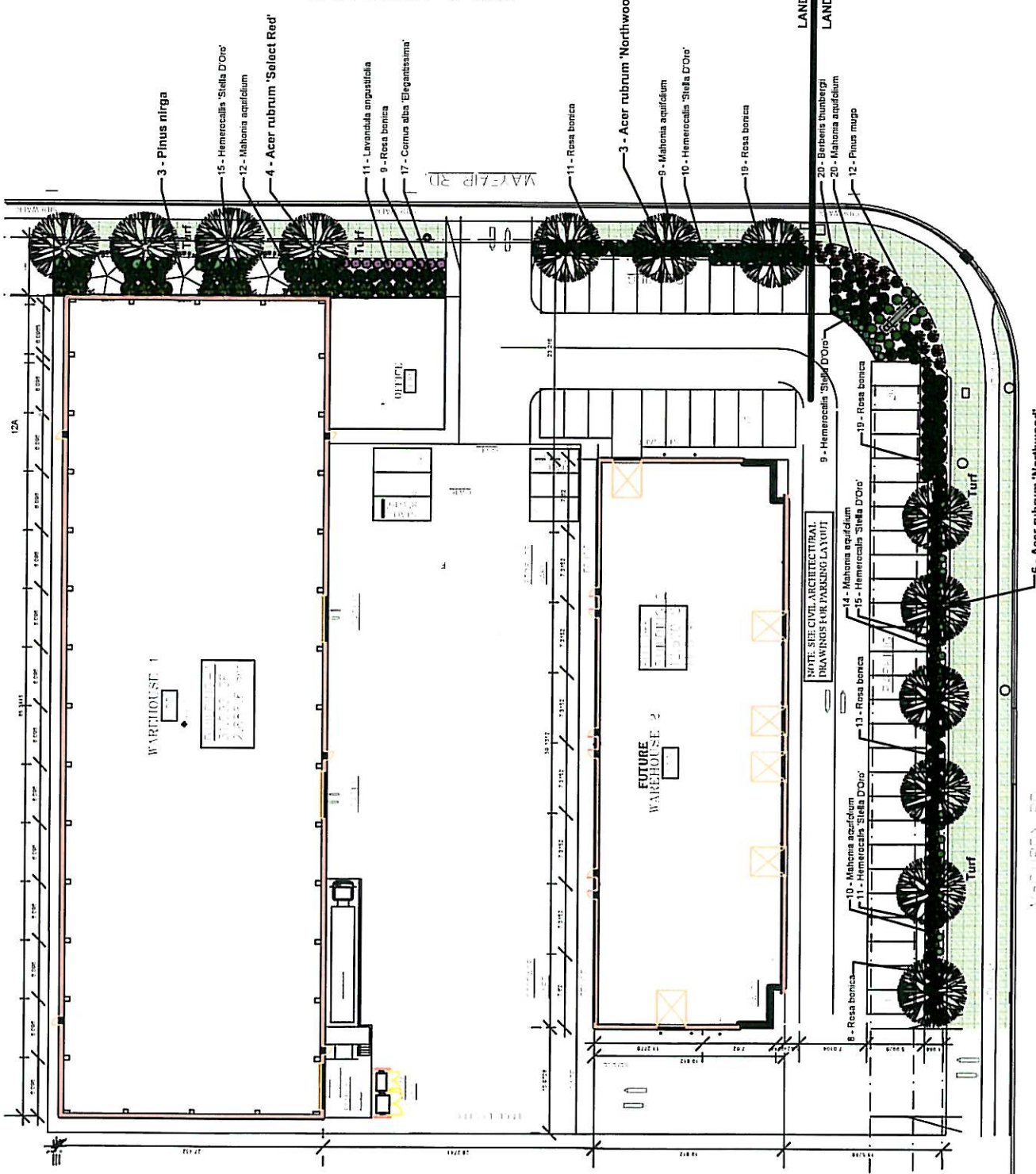


1 SOUTH ELEVATION - MCCURDY ROAD
 3/32" = 1'-0"



2 EAST ELEVATION - MAYFAIR ROAD
 3/32" = 1'-0"

PHASE 1 & 2 BUILDINGS



Plant List

Acer rubrum 'Select Red'	45cm cal	13
Pinus nigra	2.5m ht	3
Berberis thunbergii 'Cherry Bomb'		20
Stella D'Oro		20
Mahonia aquifolium		20
Rosa bonica		20
Comus alba 'Elegantissima'		20
Variegated dogwood		20
English lavender		20

Notes:

1. All landscaping shall conform to BCTHA standards.
2. Site shall be watered with a fully automatic irrigation system.
3. Planting beds shall be dressed with a min. 100mm mulch.
4. Copyright Reserved. This drawing is the property of the Outland Design Ltd.

**LANDSCAPE PHASE ONE
LANDSCAPE PHASE TWO**

1 LANDSCAPE PLAN
1:200

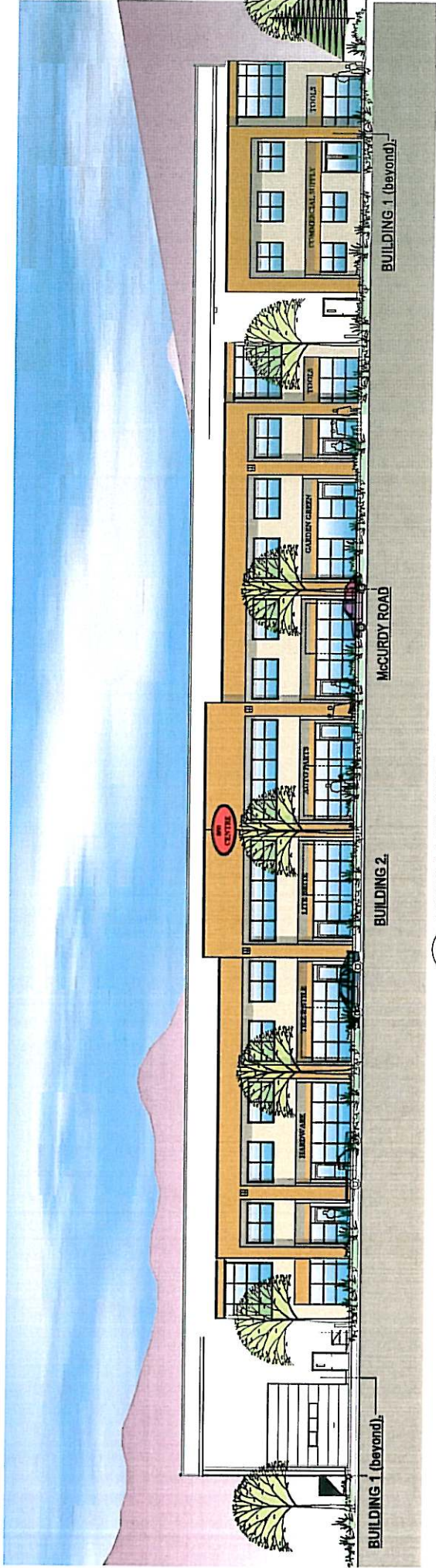
Outland DESIGN
LANDSCAPE DESIGN AND CONSULTANTS

PROJECT
MCDURDY ROAD LANDSCAPE

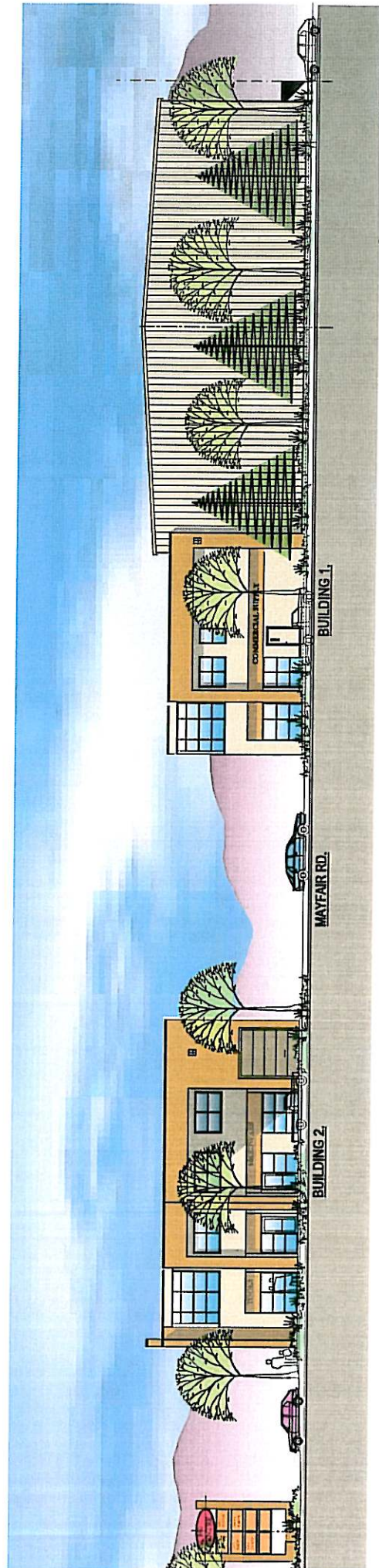
DRAWING CONCEPTUAL LANDSCAPE PLAN

DATE 01/1/2016

SCHEDULE 4C4



1 SOUTH ELEVATION - MCCURDY ROAD
 $\frac{3}{32}'' = 1'-0''$



2 EAST ELEVATION - MAYFAIR ROAD
 $\frac{3}{32}'' = 1'-0''$