
CITY OF KELOWNA
MEMORANDUM

DATE: October 25, 2007
FILE NO.: DP07-0036/DVP06-0133

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. DP07-0036, & **OWNER:** GEORGE W. HALL &
DVP06-0133 ROY LAZIC

AT: 3998 HIGHWAY 97 N. **APPLICANT:** KIM McKECHNIE

PURPOSE: TO VARY THE MINIMUM LOT WIDTH FROM 40.0 M REQUIRED TO 38.1M PROPOSED AND THE MINIMUM LOT AREA FROM 4,000M² REQUIRED TO 2,897M² PROPOSED FOR AN I2 – GENERAL INDUSTRIAL ZONE LOT IN ORDER TO ACCOMMODATE THE PROPOSED REZONING APPLICATION,

TO APPROVE FORM AND CHARACTER OF A TWO STOREY BUILDING FOR GENERAL INDUSTRIAL USE ON THE SUBJECT PROPERTY.

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: I2 – GENERAL INDUSTRIAL

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 9684 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP07-0036 for Lot A, Sec. 2, Twp. 23, O.D.Y.D., Plan KAP84927, located on Highway 97 N., 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 THAT Council authorize the issuance of Development Variance Permit No. DVP06-0133; Lot A, Sec. 2, Twp. 23, O.D.Y.D., Plan KAP84927, located on Highway 97 N., Kelowna, B.C.;

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

Section 15.2.4(a) – **General Industrial - Subdivision Regulations:** Vary minimum lot width from 40m required to 38.1m proposed,

Section 15.2.4(c) – **General Industrial - Subdivision Regulations:** Vary minimum lot area from 4,000m² required to 2,610m² proposed,

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 seeking a Development Permit to authorize construction of a 1,585m² industrial building on the subject property. The applicant is also seeking a Development Variance Permit to vary the minimum lot width and lot area for an I2 – General Industrial zoned lot in order to accommodate the rezoning of the subject property to the I2 – General Industrial zone. That associated zone amending bylaw received 3rd reading on November 28, 2006, after a successful Public Hearing on the same date. Now that the outstanding conditions of the rezoning have been met, it is now appropriate for Council to consider final adoption of the zone amending bylaw, and to consider this application for Development Permit and Development Variance Permit.

2.1 Advisory Planning Commission

The above noted applications (Z06-0039 & DVP06-0133) were reviewed by the Advisory Planning Commission at the meeting of August 1, 2006 and the following recommendations were passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z06-0039, for 3998 Hwy 97 N., Lot 2, Plan 2880, Sec. 2, Twp. 23, ODYD, by Kim McKechnie to rezone the subject property from the A1 - Agriculture 1 zone to the I2 - General Industrial zone to allow for a 1,585 m² industrial building;

AND THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP06-0133, for 3998 Hwy 97 N., Lot 2, Plan 2880, Sec. 2, Twp. 23, ODYD, by Kim McKechnie to obtain a Development Variance Permit to vary the lot width from 40 m to 38.1 m; to vary the minimum lot area from 4,000 m² to 3,069 m².

3.1 The Proposal

The subject property is located on the west side of Highway 97, just north of Sexsmith Road. Access to the property is by a 9.0m wide private access easement which runs to the south-western boundary of the property.

The main business frontage of the building will be on the south elevation where a grade level access will be provided to four units. Each of the four units will also have access to a second storey area. The units on the east and west ends of the building will have access to rolling overhead doors.

The applicant is proposing to finish the exterior of the building (south and east) with both beige concrete block and brown split-faced concrete block. The trim of the building will be black metal and the entrance canopies will be of steel and glass construction. The northern and western elevations will be finished only with beige concrete block.

The applicant has proposed to landscape the perimeter of the property with a 3.0m wide landscape buffer to meet the City of Kelowna zoning bylaw standards for the I2 – General industrial zone.

There has also been application made to vary the minimum lot area for the I2 – General Industrial zone from the 4,000m² required to the 2,610m² proposed. There has also been application made to vary the minimum lot width for the I2 – General Industrial zone from the 40m required to the 38.1m proposed.

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

CRITERIA	PROPOSAL	I2 ZONE REQUIREMENTS
Site Area (m ²)	2,610 m ²	4,000 M ²
Lot Width	38.1 m	40.0 m
Lot Depth	68.48 m	35.0 m
Site Coverage (%)	25.6%	60%
Total Floor Area (m ²)	1,585 m ²	Max 3,915 m ²
F.A.R.	0.54	Max FAR = 1.5
Setbacks (m)		
- Front (Hwy 97)	15.24 m	15 m (to Prov. Highway)
- Rear	0.0 m	0.0 m
- North Side	4.5 m	4.5 m
- South Side	17.1 m	4.5 m
Parking Stalls (#)	32 stalls provided	2 stall per 100 m ² GFA x 1,585m ² 32 stalls required

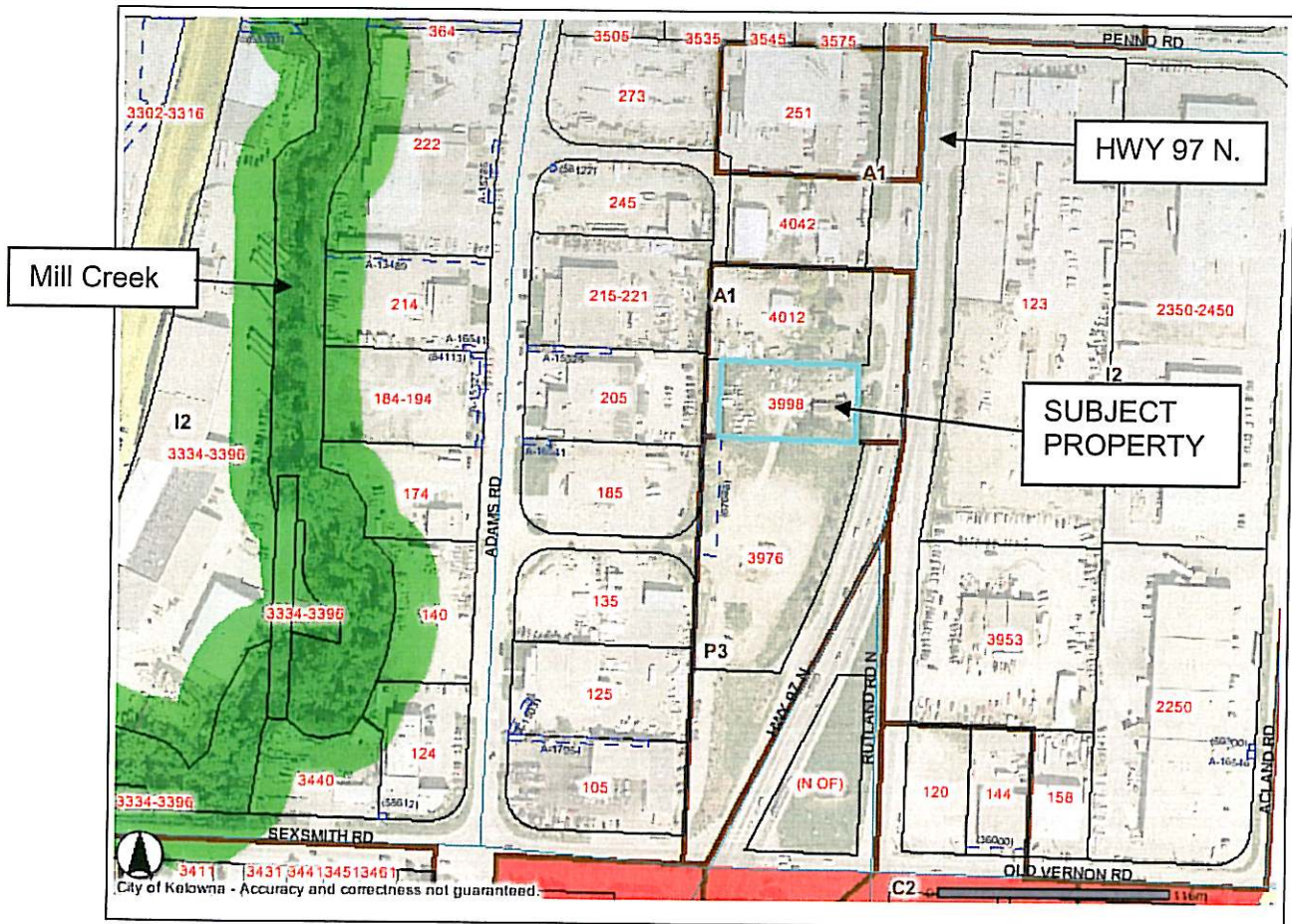
3.2 Site Context

The subject property is located on the west side of Highway 97 N, north of Sexsmith Road.

The adjacent zone uses are as follows:

- North - A1 – Agriculture 1 / SFD with home base business
- East - I2 – General Industrial / Industrial Uses
- South - P3 – Parks and Open Space / Landscaped Park area
- West - I2 – General Industrial / Industrial Uses

SUBJECT PROPERTY MAP



3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

Future Land Use Designation

The Official Community Plan designates the future land use of the subject property as "Industrial". This proposal is consistent with that designation.

Guidelines/Objectives for Industrial Development

- Development is appropriate given its physical context and anticipated future context.
- Development should not conflict with adjacent uses
- Access allows for pedestrians and bicycles (bike racks and internal sidewalks are provided)
- Buildings are designed and sited in a manner compatible with adjacent buildings, and open area.

3.3.2 City of Kelowna Strategic Plan (2004)

Strategy 1.10:

The City will, in its Official Community Plan, reserve and designate lands in various forms of industrial use including lands along Highway 97, the north end of the Central City and industrial area in the Winfield area for heavier industrial uses.

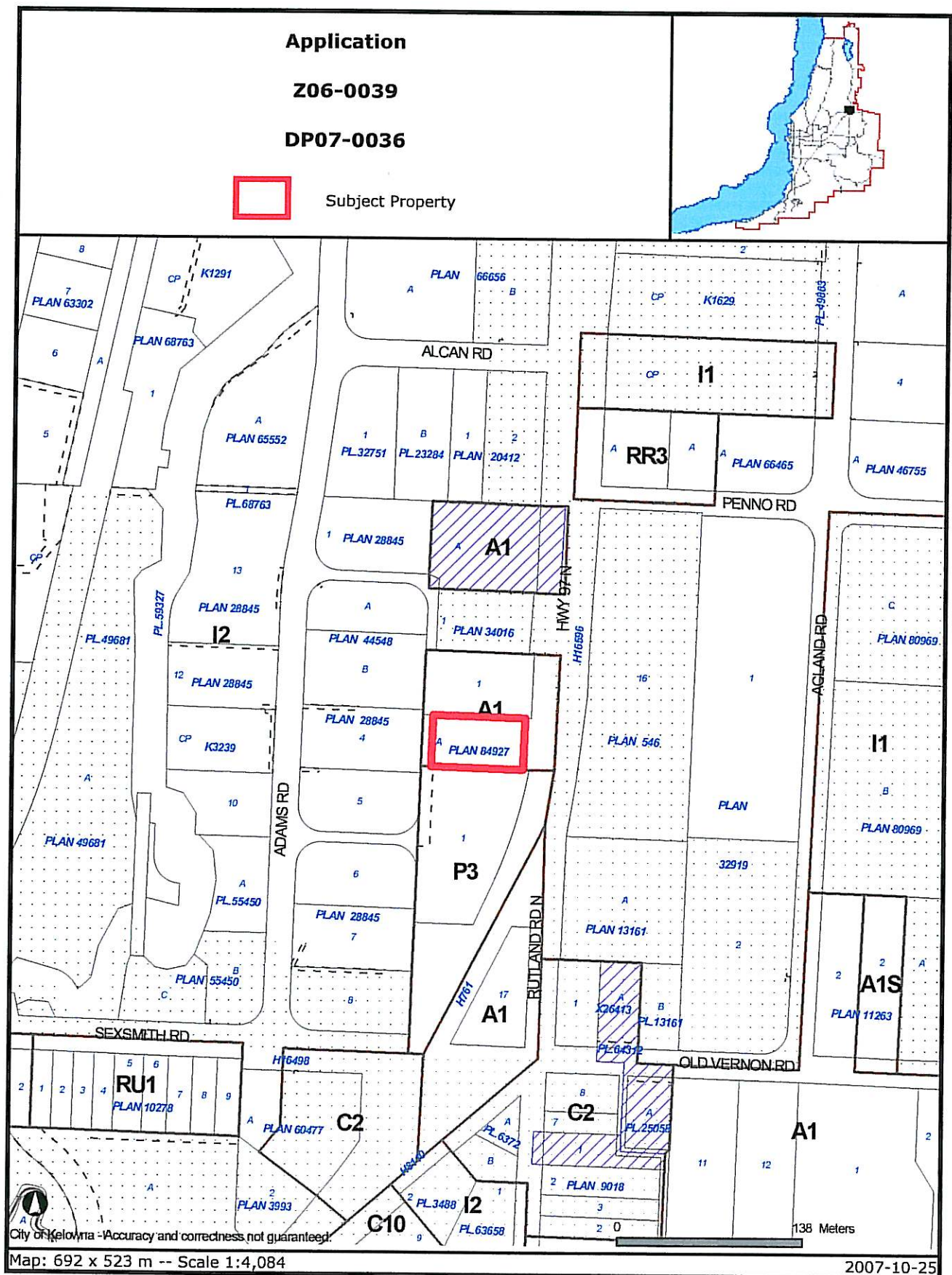
4.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Staff is supportive of the proposed Development Permit and Development Variance Permit applications. Although the subject property is smaller than the minimum lot size permitted for I2 – General Industrial lots, the subject property is located in an area designated for future industrial development, and the proposed development is of a scale which suits the size of the property. In terms of form and character, staff is satisfied that the proposed building is consistent with the OCP guidelines for Industrial development.



Shelley Gambacort
Current Planning Supervisor

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.

CONSULTANT	
DATE	REVISION
1 JUN 06 2006	ISSUED FOR DEVELOPMENT PERMIT
2 SEP 07 2006	7.5m LANE REQUIREMENT
3 OCT 13 2006	REVISED PER CITY OF KELOWNA
4 NOV 28 2006	ISSUED FOR RE-ZONING PUBLIC HEARING
5 JAN 25 2007	RE-ISSUED FOR DEVELOPMENT PERMIT

GENERAL INFORMATION

ZONING DESIGNATION: I2 - GENERAL INDUSTRIAL
PROPERTY DESCRIPTION: LOT 2, PLAN 2860
EXISTING AREA: 3,069.23sm (33,038sf)
ESTIMATED AREA AFTER ROAD DEDICATION: 2,897.83sm (31,193sf)
LOT WIDTH: 38.10m (125.0')
LOT DEPTH: 76.05m (249.5')
MAX HEIGHT: 14.0m (45.9')
FRONT YARD SETBACK: 15.24m (50.0')
SIDE YARD SETBACK: 4.5m (14.8')
REAR YARD SETBACK: 0.0m (0')

PROPERTY AREA: 2,897.83sm (31,193sf)
BUILDING FOOTPRINT: 741sm (7,973sf)
GROSS FLOOR AREA (GFA): 1,585sm (17,061sf)
SITE COVERAGE (MAX 60%): 25.6%
FLOOR AREA RATIO (MAX 1.5):
2 STOREY - 0.5469

PARKING REQUIREMENTS
GENERAL INDUSTRIAL @ 2 PER 100sm (GFA)
2 STOREY (1,585sm) = 32 STALLS REQUIRED
PARKING PROVIDED = 32 STALLS

BICYCLE PARKING
GENERAL INDUSTRIAL @ .30 PER 100sm (GFA)
2 STOREY (1,585sm) = 5 SPACES REQUIRED
BICYCLE PARKING PROVIDED = 5 SPACES

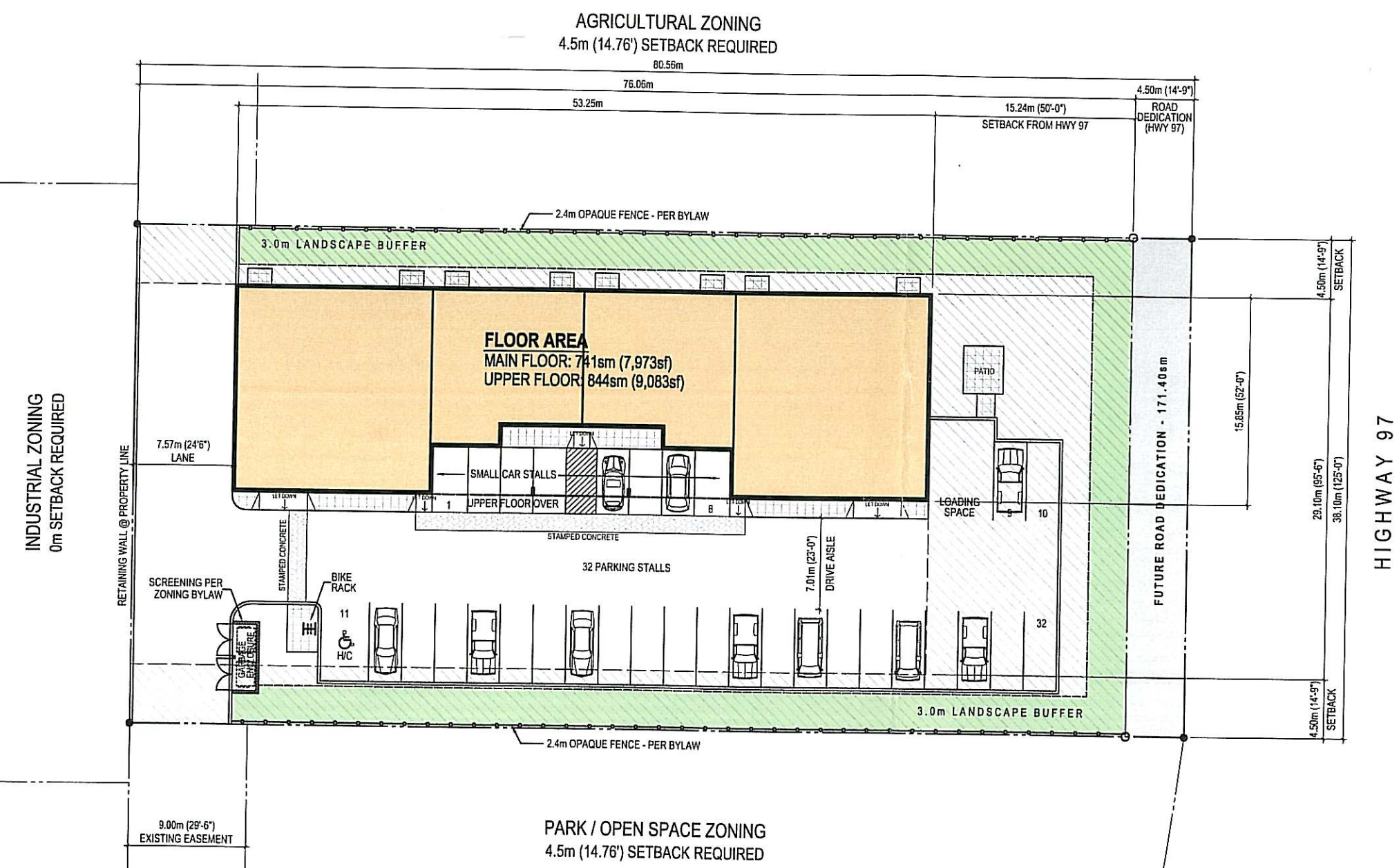
I-2 PROPOSAL
3998 HIGHWAY 97 NORTH
KELOWNA BC

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA
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This drawing must not be scaled
Verify all dimensions and details prior to commencement of work.
Report all errors and omissions to the Architect.

SEAL
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

SITE PLAN

JOB NO.	0623
FILE NO.	0623SP
DATE:	NOV 28 2006
SCALE:	1:200
DRAWN BY:	DGK
CHECKED BY:	TRT
DRAWING NO.	



SCHEDULE A
This forms part of development
Permit # _____
Date _____
Signature _____

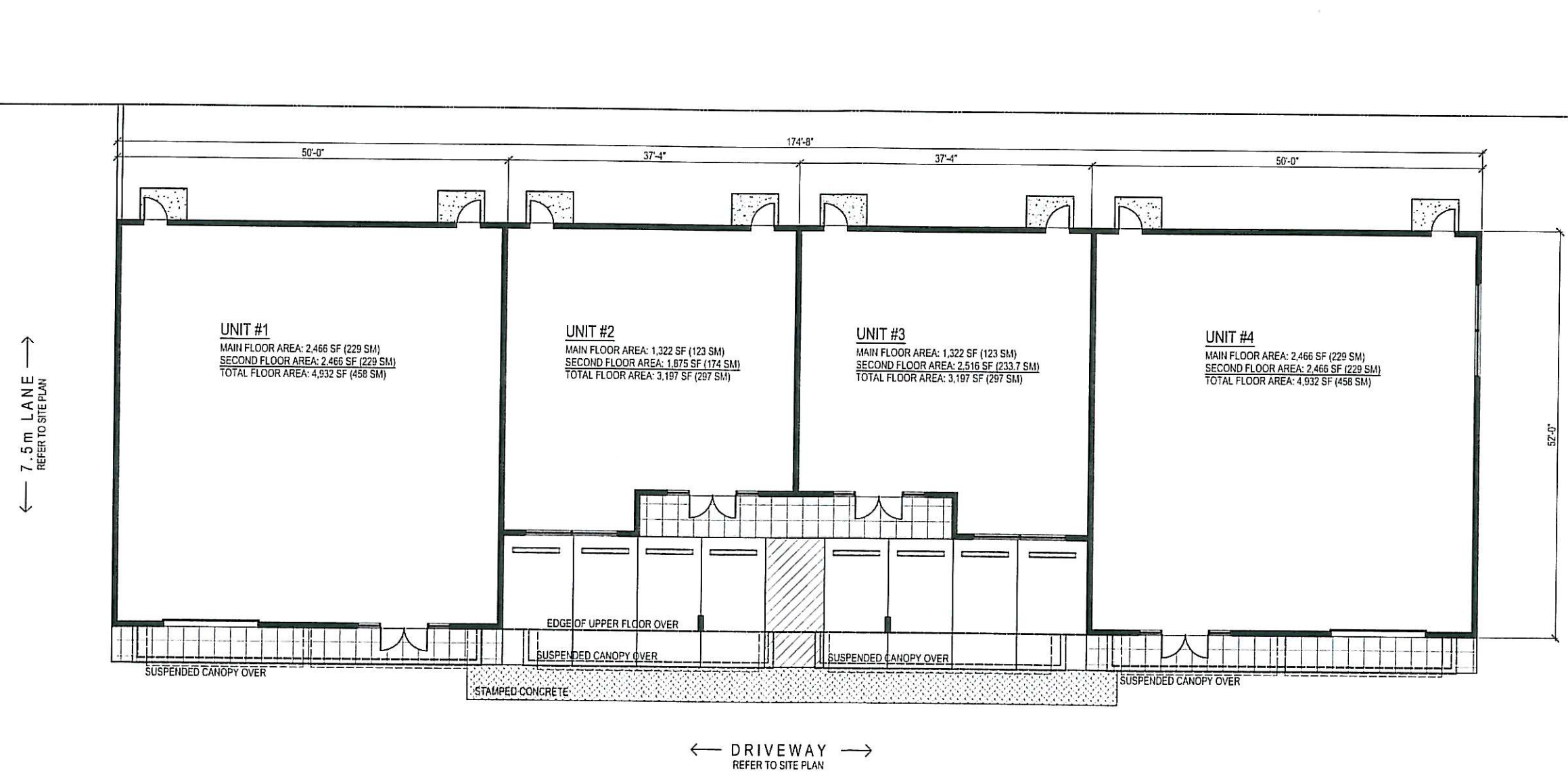
CONSULTANT	
DATE	REVISION
1 JUN 06 2006	ISSUED FOR DEVELOPMENT PERMIT
2 SEP 07 2006	7.5m LANE REQUIREMENT
3 NOV 28 2006	ISSUED FOR RE-ZONING PUBLIC HEARING
4 JAN 25 2007	RE-ISSUED FOR DEVELOPMENT PERMIT

I-2 PROPOSAL
3998 HIGHWAY 97 NORTH
KELOWNA BC

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MAIN FLOOR PLAN	
JOB NO.	0623
FILE NO.	0623P1
DATE	NOV 28 2006
SCALE	1/8" = 1'-0"
DRAWN BY	DGR
CHECKED BY	TRT
DRAWING NO.	P1 1



SCHEDULE A2
This forms part of development
Permit # _____
Date _____
Signature _____

CONSULTANT

DATE	REVISION
1 JUN 06 2006	ISSUED FOR DEVELOPMENT PERMIT
2 SEP 07 2006	7.5m LAJE REQUIREMENT
3 NOV 28 2006	ISSUED FOR RE-ZONING PUBLIC HEARING
4 JAN 25 2007	RE-ASSUED FOR DEVELOPMENT PERMIT

I-2 PROPOSAL
3998 HIGHWAY 97 NORTH
KELOWNA BC

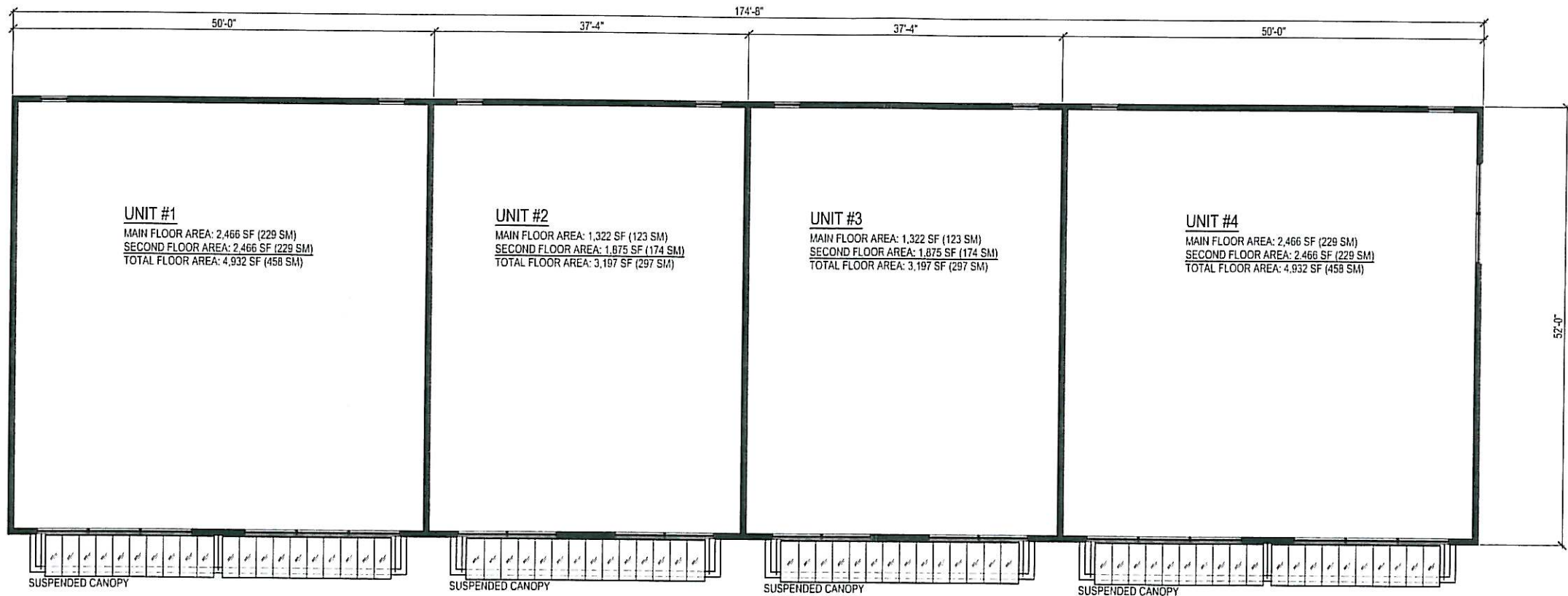
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SECOND FLOOR PLAN

JOB NO	0623
FILE NO	0623P1
DATE	NOV 28 2006
SCALE	1/8" = 1'-0"
DRAWN BY	DCW
CHECKED BY	TRT
DRAWING NO	P1 2



SCHEDULE A3
This forms part of development
Permit # _____
Date _____
Signature _____



SECOND FLOOR
SCALE: 1/8" = 1'-0"

CONSULTANT

DATE	REVISION
1 JUN 08 2006	ISSUED FOR DEVELOPMENT PERMIT
2 SEP 07 2006	7.5m LANE REQUIREMENT
3 NOV 28 2006	ISSUED FOR RE-OPENING PUBLIC HEARING
4 JAN 25 2007	RE-ISSUED FOR DEVELOPMENT PERMIT

I-2 PROPOSAL

3998 HIGHWAY 97 NORTH
KELOWNA BC

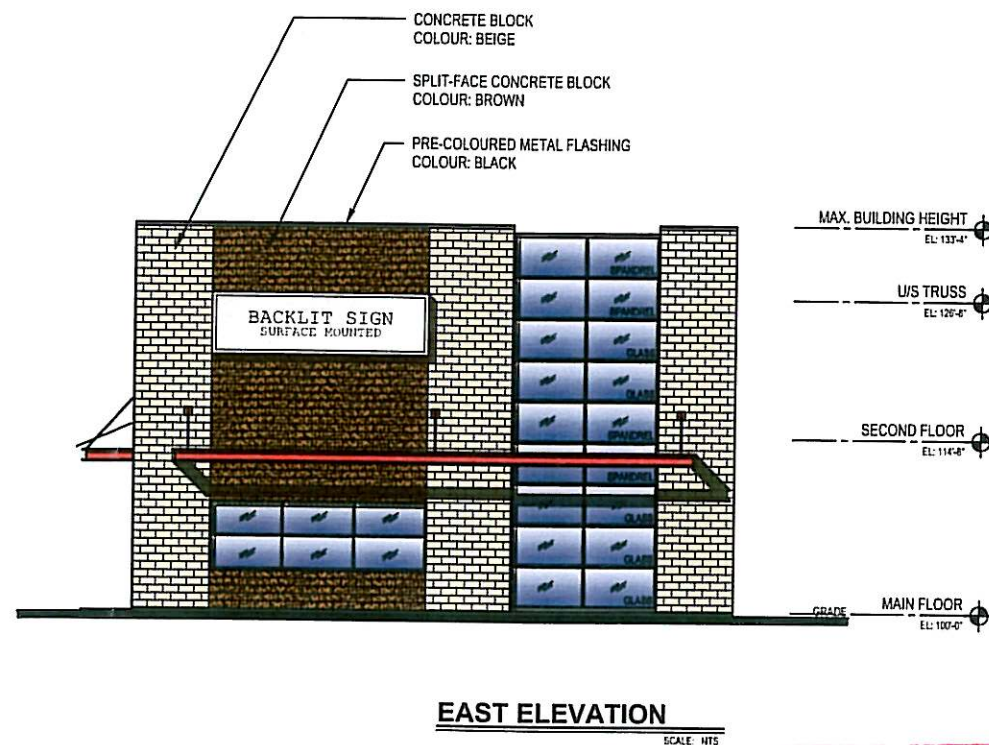
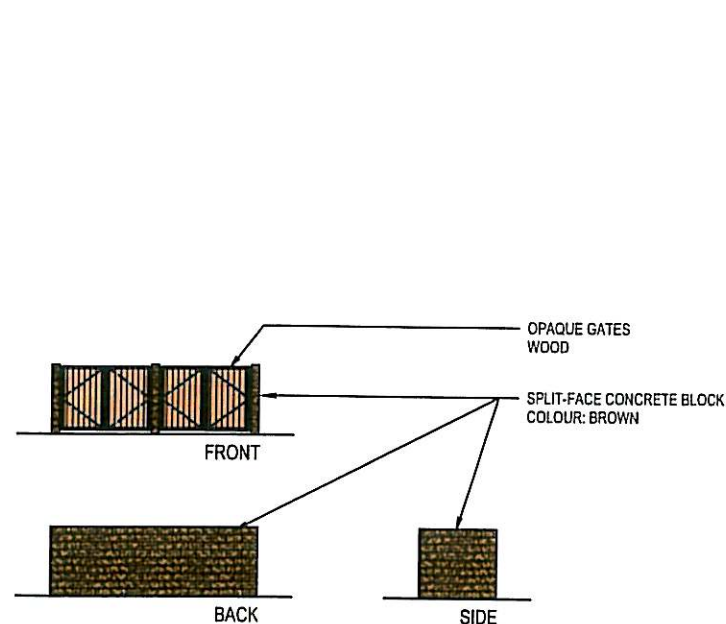
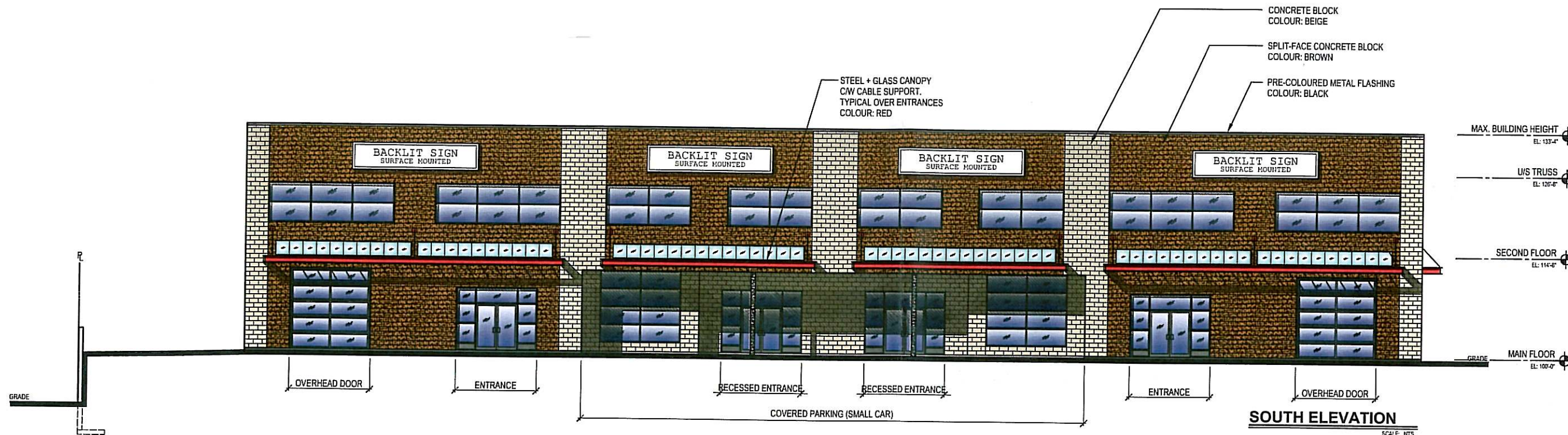
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ELEVATIONS

JOB NO.	0623
FILE NO.	0623P1
DATE	NOV 28 2006
SCALE	1/8" = 1'-0"
DRAWN BY:	DGK
CHECKED BY:	TRT
DRAWING NO.	P1 3



SCHEDULE B1
This forms part of development
Permit # _____
Date _____
Signature _____

CONSULTANT	
DATE	REVISION
1 JUN 06 2006	ISSUED FOR DEVELOPMENT PERMIT
2 SEP 07 2006	7.5m LANE REQUIREMENT
3 NOV 26 2006	ISSUED FOR RE-ZONING PUBLIC HEARING
4 JAN 25 2007	RE-ISSUED FOR DEVELOPMENT PERMIT

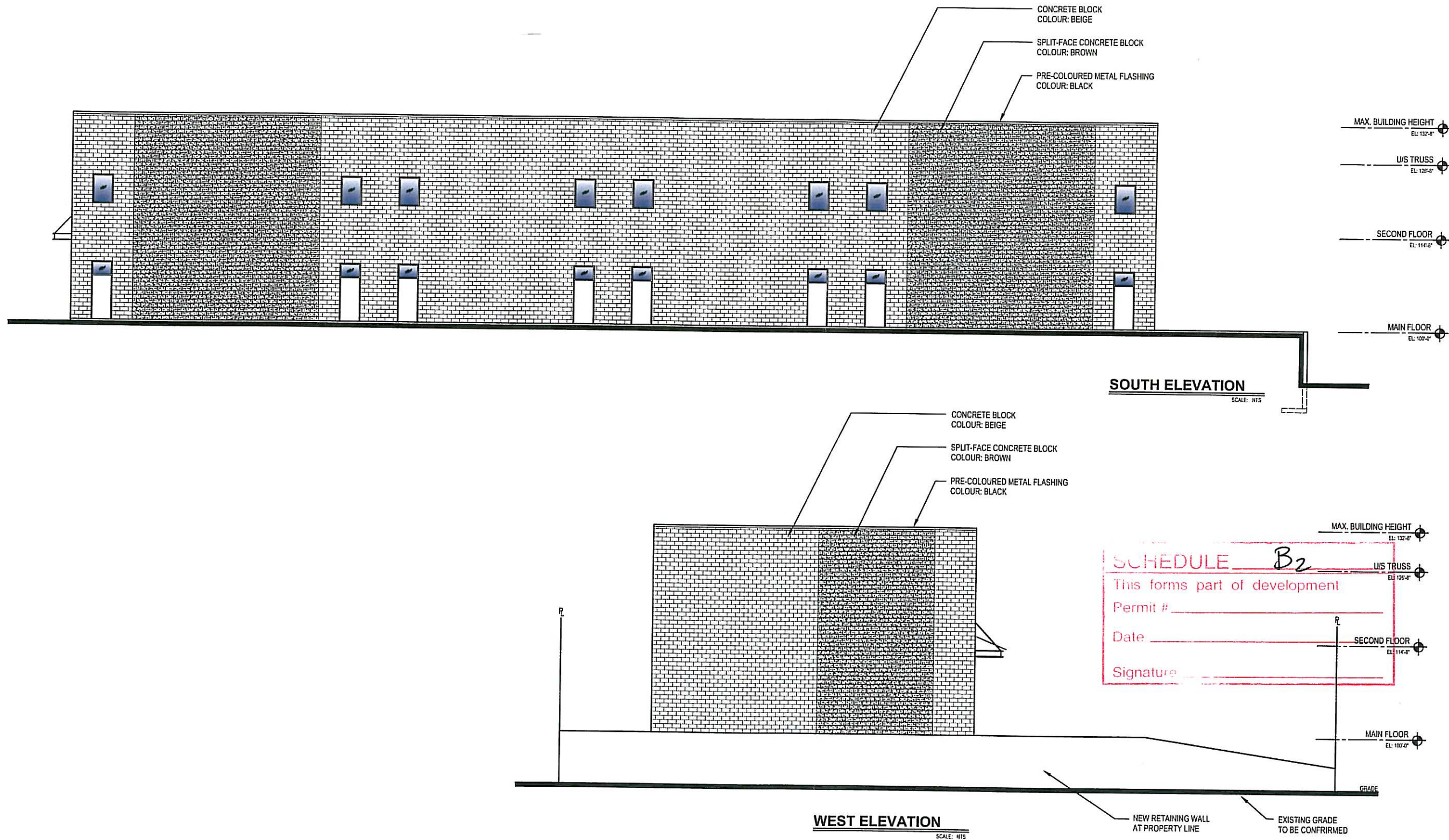
I-2 PROPOSAL
3998 HIGHWAY 97 NORTH
KELOWNA BC

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ELEVATIONS

JOB NO.	0623
FILE NO.	0623P1
DATE	NOV 26 2006
SCALE	1/8" = 1'-0"
DRAWN BY:	DKK
CHECKED BY:	TRT
DRAWING NO.	



L-1.1