



DEVELOPMENT REVIEW REFERRAL

REFERRAL TYPE: OCP Amendment and Rezoning

REFERRAL ISSUED: June 6, 2016

ORIGINAL APPLICATION REFERRAL

COMMENTS DUE BY: **June 30, 2016**

REVISED APPLICATION REFERRAL

TO: THIS DEVELOPMENT APPLICATION HAS BEEN REFERRED TO THE FOLLOWING INDIVIDUALS AND AGENCIES:

Inter-Departmental	Agencies	Local Governments	Provincial Ministries	For Information only
<input checked="" type="checkbox"/> Development Review Committee (5)	<input checked="" type="checkbox"/> B.C. Hydro	<input checked="" type="checkbox"/> Westbank First Nation	<input checked="" type="checkbox"/> Agricultural Land Commission	<input checked="" type="checkbox"/> Mayor and Council
<input type="checkbox"/> Building	<input type="checkbox"/> Interior Health Auth.	<input type="checkbox"/> District of Peachland	<input type="checkbox"/> Min. of Environment	<input checked="" type="checkbox"/> AAC
<input type="checkbox"/> Finance	<input type="checkbox"/> SD No. 23	<input type="checkbox"/> Regional District of Central Okanagan	<input type="checkbox"/> Min. of Transportation and Infrastructure (via eDAS)	<input checked="" type="checkbox"/> APC
<input type="checkbox"/> Bylaw Enforcement	<input checked="" type="checkbox"/> Shaw Cable	<input type="checkbox"/> City of Kelowna (Policy/Planning)	<input type="checkbox"/> Min. of Forests, Lands & Natural Resource Operations	<input type="checkbox"/> SNAC - Westside
<input checked="" type="checkbox"/> Dev. Engineering	<input checked="" type="checkbox"/> Telus		<input type="checkbox"/> Min. of Agriculture	<input type="checkbox"/> EDC
<input checked="" type="checkbox"/> Engineering	<input type="checkbox"/> Kelowna Regional Transit		<input checked="" type="checkbox"/> Archaeology Branch (Min. of Forests, Lands & Natural Resource Operations)	<input checked="" type="checkbox"/> Shannon Lake Neighbourhood Association
<input checked="" type="checkbox"/> Planning	<input checked="" type="checkbox"/> Fortis BC (formerly Terasen Gas)		<input type="checkbox"/> Ministry of Energy, Mines and Petroleum Resources	<input type="checkbox"/> RCMP
<input checked="" type="checkbox"/> Parks				<input type="checkbox"/> AEL/HMC Road Maintenance
<input type="checkbox"/> Fire				<input type="checkbox"/> Canada Post
<input checked="" type="checkbox"/> Economic Development Office (EDO)				

DWK OFFICE USE ONLY	File Manager: Andy Gaylor	Support/Technical Staff: TBD
DRC Meeting Date: July 6, 2016	This application is scheduled for discussion at the Internal Development Review Committee meeting as noted. Applicant attending? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

Background Information

File No: Z16/05	Property Size: 2.619 acres (10599 m ²)
Location: 2295 Shannon Way	Current Zoning: R4 (Medium Density Multiple Family)
Legal: Lot 2, DL 2189, ODYD, Plan KAP14095	
Owner: Mill Creek Shannon Way Inc. No. A0075943	OCP Designation: Medium Density Multiple Family
Agent: McElhanney Consultants c/o Brad Elenko	Related Files: N/A
Subject: OCP and Zoning Bylaw Amendment to permit storage facility	

DESCRIPTION/OVERVIEW:

Location:

The subject property is located on the south side of Shannon Way, approximately 125 m east of the intersection of Shannon Way and Shannon Lake Road. The vacant property is 1.06 ha in size, is adjacent to the BC Hydro substation to the west, IR #9 to the south, and single family zoned properties to the east and north.

Proposal:

The subject property was rezoned (Z07/07) to R4 in 2007 to authorize a 54-unit multiple family development. A Development Permit was subsequently issued in August 2008 (DP-08-12).

The applicant is seeking approval to amend the OCP designation and rezone the property to enable the future construction of a recreational vehicle (RV) and mini-storage facility (i.e. for smaller household and commercial goods). Through initial conversations with staff, the applicant wishes to include several uses that are generally complementary to the use of a storage facility within the Zoning Bylaw amendment, including:

- Commercial storage;
- Outdoor storage;
- Warehouse;
- High Technology Business;
- Office;
- Personal Service Establishment;
- Postal or Courier Service;
- Printing or Publishing; and
- Vehicle Washing Facility.

Based on this list of uses, the development of a Comprehensive Development (CD) Zone is anticipated.

Access

Access to the development is proposed from Shannon Way, approximately 75 m east of the intersection of Shannon Way and Shannon Lake Road. There is an existing access easement that allows access to the subject property over the south side of the adjacent Fortis substation; however, there are no easement rights over the adjacent crown parcel (which fronts Shannon Lake Road). It is apparent that the City jointly owns this parcel with the provincial government, in which case comments may wish to consider whether the City would entertain access through this property (see subject property map – *Attachment 1*).

Technical Considerations

It is important to note that this referral package does not include a traffic impact assessment nor a servicing study. At the direction of staff, the applicant is seeking early direction from Council about whether the rezoning is conceptually supported *before* preparing and submitted these technical reports. Comments that provide details about the scope of these studies, however, would be appreciated and will be forwarded to the applicant in the event that Council gives first reading to the bylaw amendments.

Agricultural Considerations

The subject property is flanked by land located within the Agricultural Land Reserve (ALR) on two sides (the Fortis substation and IR#9) (see subject property map – *Attachment 1*). Because the associated setbacks from a future development from land within the ALR is 15.0 metres, it is anticipated that applicant will be seeking reduced setbacks as the development moves forward through the municipal approval process. Initial comments from relevant agencies (AAC, Ministry of Agriculture, and Agricultural Land Commission) on whether these appeals would be appropriate would be appreciated.

Copies of the site plan and conceptual renderings of the development have been attached for review. Thank you for taking the time to provide comments on this development. If further information is required, please contact the file manager.

Should you require any further information, or are unable to provide comments prior to the aforementioned comments due date, please contact the undersigned.

Andy Gaylor
Planner

Development Services

2760 Cameron Road, West Kelowna, BC V1Z 2T6

Telephone: 778-797-8838

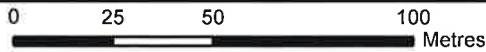
Fax: 778-797-1001

Email: andrew.gaylor@westkelownacity.ca

Comments:



SUBJECT PROPERTY: Z 16-05



1:1,900

File: Z 16-05

Legal Description: Lot A, DL 2599, ODYD, Plan KAP83204

Path: H:\DEVELOPMENT SERVICES\PLANNING\3360 Zoning & Rezoning\20 Applications\2016\Z 16-05 2295 Shannon Way\Maps\Subject Property.mxd

LEGEND

- Subject Property
- Zoning Boundary
- Parcels
- ALR_Latest



Date: 06/06/2016

**SHANNON WAY SELF STORAGE
THE MILLS CREEK GROUP OF COMPANIES**

PRELIMINARY ELEVATION



JOB NUMBER: 1-207-0
SCALE: 0/1/2/0/15
DATE: 09/29/2015



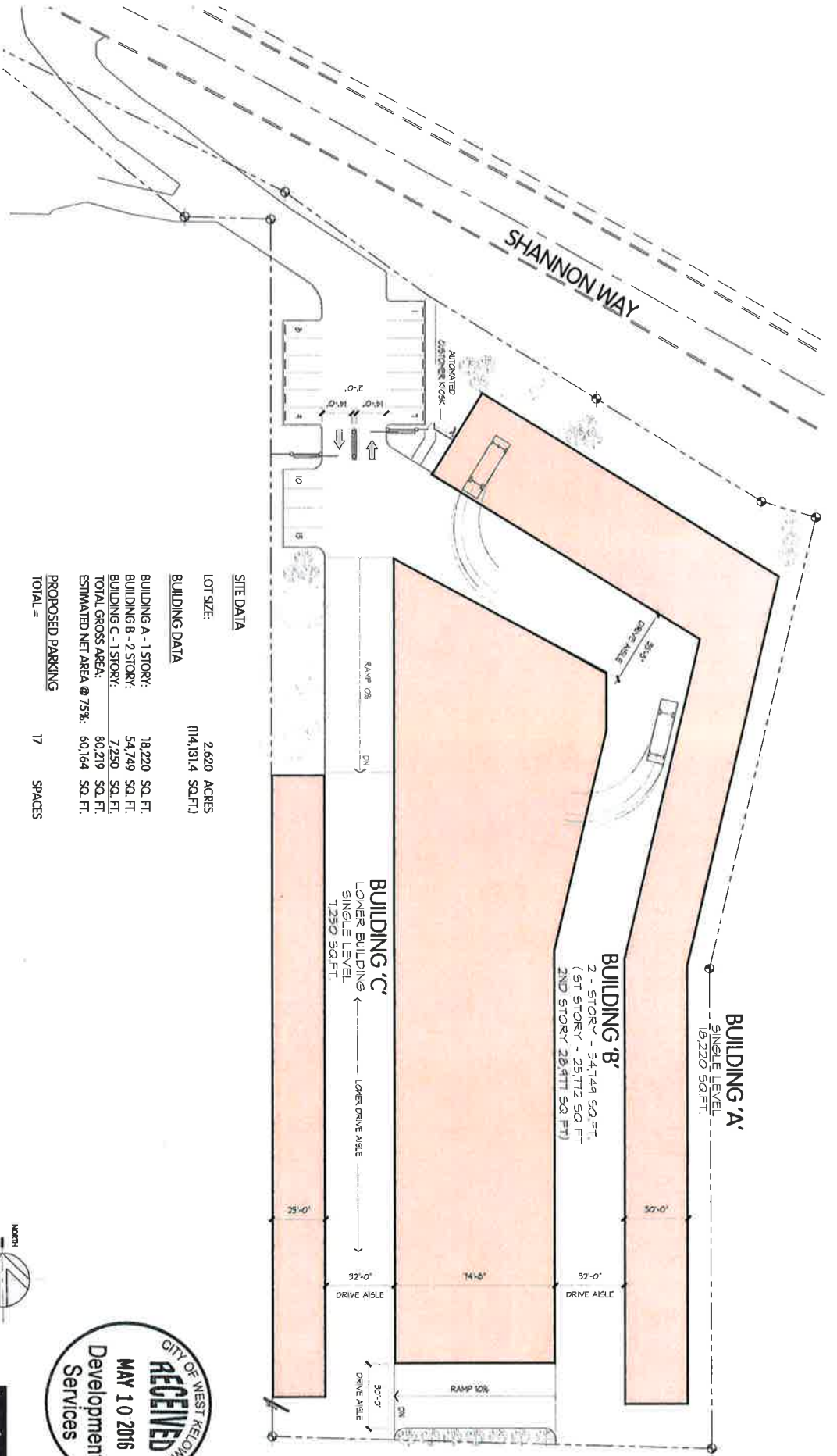


THE MILLS CREEK GROUP OF COMPANIES
 SHANON WAY SELF STORAGE
 WEST KELOWNA, BC

PERSPECTIVE VIEW

Project Number: 15000
 Date: 05/01/2016
 Scale: 1/8" = 1'-0"





SITE DATA

LOT SIZE: 2.620 ACRES (114,131.4 SQ.FT.)

BUILDING DATA

BUILDING A - 1 STORY:	18,220 SQ. FT.
BUILDING B - 2 STORY:	54,749 SQ. FT.
BUILDING C - 1 STORY:	7,250 SQ. FT.
TOTAL GROSS AREA:	80,219 SQ. FT.
ESTIMATED NET AREA @ 75%:	60,164 SQ. FT.

PROPOSED PARKING

TOTAL = 17 SPACES

SHANNON WAY SELF STORAGE

THE MILLS CREEK GROUP OF COMPANIES

PRELIMINARY SITE PLAN

THIS PLAN IS THE PROPERTY OF JORDAN ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC.

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DATE: 08/17/2015

