

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, March 16, 2021  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

1. Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items
2. Call to Order the Public Hearing - START TIME 6:00 PM - Moubray Rd 387 - Z20-0092 (BL12156) - Ravdeep S. Tiwana and Kulwinder K. Khatra

THE CHAIR WILL CALL THE HEARING TO ORDER:

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at [Kelowna.ca/council](http://Kelowna.ca/council) or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on [kelowna.ca](http://kelowna.ca).

In accordance with Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only. Thank you for your co-operation.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

### 3. Individual Bylaw Submissions

- 3.1. START TIME 6:00 PM - Moubray Rd 387 - Z20-0092 (BL12156) - Ravdeep S. Tiwana and Kulwinder K. Khatra

8 - 29

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 –

Medium Lot Housing zone to facilitate a 2-lot subdivision, and to waive the Public Hearing.

**4. Termination**

**5. Call to Order the Regular Meeting**

**6. Bylaws Considered at Public Hearing**

**6.1. START TIME 6:00 PM - Moubray Rd 387 - BL12156 (Z20-0092) - Ravdeep S. Tiwana and Kulwinder K. Khatra**

30 - 30

To give Bylaw No. 12156 second and third reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing, and to waive the Public Hearing.

**7. Termination**

**8. Call to Order the Public Hearing - START TIME 6:00 PM - Hwy 97 N 2789-2791 - Z20-0098 (BL12168) - Carlyle Holdings Ltd., Inc.No. 273657**

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

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**9. Individual Bylaw Submissions**

**9.1. START TIME 6:00 PM - Hwy 97 N 2789-2791 - Z20-0098 (BL12168) - Carlyle Holdings Ltd., Inc.No. 273657**

31 - 49

To rezone the subject property from the C10 – Service Commercial zone to the C10rcs – Service Commercial (Retail Cannabis Sales) zone to facilitate a retail cannabis sales

establishment.

**10. Termination**

**11. Call to Order the Regular Meeting**

**12. Bylaws Considered at Public Hearing**

**12.1. START TIME 6:00 PM - Hwy 97 N 2789-2791 - BL12168 (Z20-0098) - Carlyle Holdings Ltd., Inc.No. 273657**

50 - 50

To give Bylaw No. 12168 second and third reading in order to rezone the subject property from the C10 – Service Commercial zone to the C10rcs – Service Commercial (Retail Cannabis Sales) zone.

**13. Termination**

**14. Call to Order the Public Hearing - START TIME 6:00 PM - Glenmore Dr 1064, 1074, 1084 - OCP20-0014 (BL12175) Z20-0067 (BL12176) - P275 Enterprises Ltd. Inc. No. BC1241904**

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

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**15. Individual Bylaw Submissions**

**15.1. START TIME 6:00 PM - Glenmore Dr 1064, 1074, 1084 - OCP20-0014 (BL12175) Z20-0067 (BL12176) - P275 Enterprises Ltd. Inc. No. BC1241904**

51 - 98

To consider an Official Community Planning (OCP) Amendment to change the future land use designation of the subject lots from the MRL - Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential

(Medium Density) designation; To consider rezoning the subject lots from the RU1 – Large Lot Housing zone to the RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of a purpose-built rental building.

**16. Termination**

**17. Call to Order the Regular Meeting**

**18. Bylaws Considered at Public Hearing**

- 18.1. START TIME 6:00 PM - Glenmore Dr 1064, 1074, 1084 - BL12175 (OCP20-0014) - P275 Enterprises Ltd. Inc. No. BC1241904** 99 - 99

**Requires a majority of all members of Council (5).**

To give Bylaw No. 12175 second and third reading in order to change the future land use designation of the subject lots from the MRL - Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential (Medium Density) designation.

- 18.2. START TIME 6:00 PM - Glenmore Dr 1064, 1074, 1084 - BL12176 (Z20-0067) - P275 Enterprises Ltd. Inc. No. BC1241904** 100 - 100

To give Bylaw No. 12176 second and third reading in order to rezone the subject lots from the RU1 – Large Lot Housing zone to the RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only) zone.

**19. Termination**

**20. Call to Order the Public Hearing - START TIME 6:45 PM - Sexsmith Rd 2996 - Z19-0072 (BL12177) - Larry L. Cota and Carla C. Cota**

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

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**21. Individual Bylaw Submissions**

- 21.1. START TIME 6:45 PM - Sexsmith Rd 2996 - Z19-0072 (BL12177) - Larry L. Cota and Carla C. Cota** 101 - 122

To consider an application to rezone the subject property from the A1 – Agriculture 1 zone to the I6 – Low- Impact Transitional Industrial zone to allow for outdoor storage on the subject property.

**22. Termination**

**23. Call to Order the Regular Meeting**

**24. Bylaws Considered at Public Hearing**

- 24.1. START TIME - 6:45 PM - Sexsmith Rd 2996 - BL12177 (Z19-0072) - Larry L. Cota and Carla C. Cota** 123 - 123

To give Bylaw No. 12177 second and third reading in order to rezone the subject property from the A1 – Agriculture 1 zone to the I6 – Low-Impact Transitional Industrial zone.

**25. Termination**

**26. Call to Order the Public Hearing - START TIME 6:45 PM - Sexsmith Rd 3030 - Z18-0116 (BL12178) - Jason G. Witt**

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

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**27. Individual Bylaw Submissions**

**27.1. START TIME 6:45 PM - Sexsmith Rd 3030 - Z18-0116 (BL12178) - Jason G. Witt** 124 - 143

To consider an application to rezone the subject property from the A1 – Agriculture 1 zone to the I6 – Low- Impact Transitional Industrial zone to allow for outdoor storage on the subject property.

**28. Termination**

**29. Call to Order the Regular Meeting**

**30. Bylaws Considered at Public Hearing**

**30.1. START TIME 6:45 PM - Sexsmith Rd 3030 - BL12178 (Z18-0116) - Jason G. Witt** 144 - 144

To give Bylaw No. 12178 second and third reading in order to rezone the subject property from the A1 – Agriculture 1 zone to the I6 – Low-Impact Transitional Industrial zone.

**31. Termination**

**32. Procedure on each Bylaw Submission**

- (a) Brief description of the application by City Staff (Development Planning);
- (b) The applicant has up to 15 minutes to make representation to Council regarding the project.
- (c) The Chair will call for representation from the public participating online as follows:
  - (i) Any person wishing to make representation during the Hearing will have the opportunity to do so.
  - (ii) Speakers have up to 5 minutes to share their remarks.
- (d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to participants that the Public Hearing on the Bylaw is closed.
- (e) Once the public has had an opportunity to comment, the applicant is given up to 10 minutes to respond to any questions raised.
- (f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. The participant must be able to share their screen to display the item.

# REPORT TO COUNCIL



**Date:** February 1, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z20-0092

**Owner:** Ravdeep S. Tiwana & Kulwinder K. Khatra

**Address:** 387 Moubray Road

**Applicant:** Ravdeep Tiwana

**Subject:** Rezoning Application

**Existing OCP Designation:** S2RES – Single / Two Unit Residential

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RU2 – Medium Lot Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z20-0092 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 Section 32 Township 26 ODYD Plan 14234, located at 387 Moubray Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated February 1, 2021.

## 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a 2-lot subdivision, and to waive the Public Hearing.

## 3.0 Development Planning

Development Planning supports the proposal to rezone the subject property to the RU2 – Medium Lot Housing zone to facilitate a 2-lot subdivision.

The property is in an area of the city where existing infrastructure is able to accommodate a modest amount of infill development in line with the RU2 – Medium Lot Housing zone. Accordingly, the lot has a future land use designation of S2RES – Single / Two Unit Residential in the Official Community Plan (OCP) which does support the RU2 zone. This being the case, the rezoning is consistent with the OCP goal of incrementally increasing residential densities in existing neighbourhoods.

In addition, there are numerous properties in the area that have already been rezoned to RU2 and that have similar lot dimensions to the 2 proposed lots. As such, the proposed zone and lots should fit in with the context of the neighbourhood.

#### **4.0 Proposal**

##### **4.1 Project Description**

The applicant proposes to rezone the subject lot to RU2 – Medium Lot Housing to allow for a 2-lot subdivision. The two proposed lots each meet the minimum lot dimensions of the RU2 zone. Specifically, regards to lot width, the two proposed lots are 13.7m wide, while the minimum lot width for the RU2 zone is 13m.

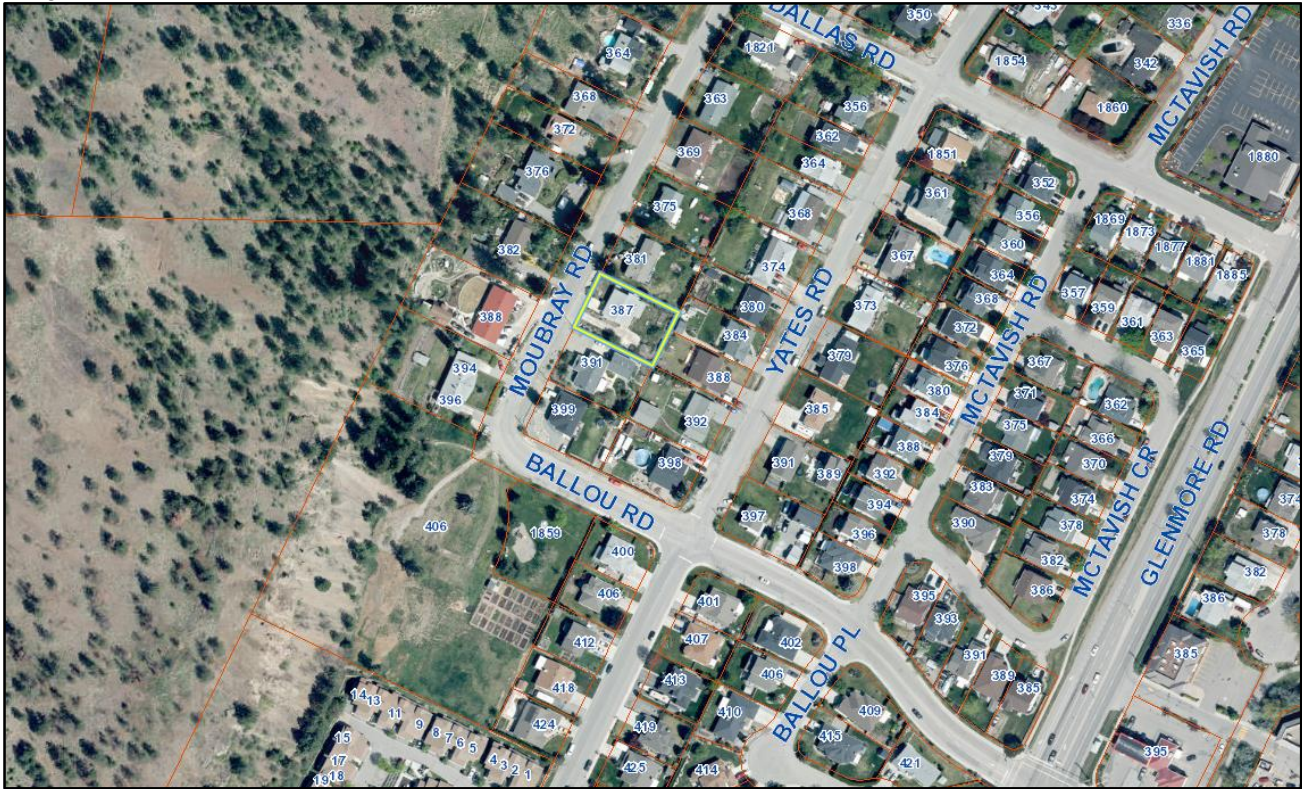
##### **4.2 Site Context**

The property is located in the Glenmore City Sector and the nearest major intersection is Glenmore Rd. and Kane Rd. The lot is approximately a 5-minute walk from the neighbourhood commercial node on Kane Rd. east of Glenmore Rd. and is less than a 5-minute walk to Glenmore Rd., considered to be a Transit Supportive Corridor. The property is also nearby Watson Road Elementary School.

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	RU1 – Large Lot Housing	Single Family Housing
East	RU1 – Large Lot Housing	Single Family Housing
South	RU1 – Large Lot Housing	Single Family Housing
West	RU1 – Large Lot Housing	Single Family Housing

**Subject Property Map: 387 Moubray Rd.**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

Chapter 5: Development Process

*Objective 5.3 Focus development to designated growth areas*

*Policy .2 Compact Urban Form.* Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 – 100 people and/or jobs per ha located within a 400m walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

*Objective 5.22 Ensure context sensitive housing development.*

*Policy .6 Sensitive Infill.* Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

**6.0 Technical Comments**

**6.1 Development Engineering Department**

- See Schedule A

## **7.0 Application Chronology**

Date of Application Received: October 22, 2020  
Date Public Consultation Completed: November 23, 2020

**Report prepared by:** A.D. Thibeault, Planner II  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Development Engineering Memo  
Attachment A: Conceptual Drawing Package

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## CITY OF KELOWNA

# MEMORANDUM

**Date:** December 18, 2020  
**File No.:** Z20-0092 Rev 1  
**To:** Suburban and Rural Planning (AT)  
**From:** Development Engineering Manager (JK)  
**Subject:** 387 Moubray Rd

**SCHEDULE**

**A**

This forms part of application  
# Z20-0092

Planner  
Initials

AT

City of  
**Kelowna**  
COMMUNITY PLANNING



RU1 to RU2

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU1 to RU2. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is Ryan O'Sullivan.

**1. Domestic Water and Fire Protection**

This development is within the service area of the Glenmore Ellison Irrigation District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with the City of Kelowna current Bylaws and Policies.

**2. Sanitary Sewer**

- a) This property is currently serviced with a 100-mm sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service per lot will be permitted for this development. The applicant, at their cost.

**3. Storm Drainage**

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service per lot will be permitted for this development. The applicant, at his cost,

**4. Electric Power and Telecommunication Services**


- a) All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

SCHEDULE A

This forms part of application  
# Z20-0092

Planner  
Initials

AT



City of  
**Kelowna**

**5. Road Improvements**

- a) Moubray Rd. must be upgraded to a local standard along the full frontage of this proposed development, curb and gutter, drainage system, catch basin, manholes, irrigated landscaped boulevard, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a SS-R5.

**6. Erosion Servicing Control Plan**

- a) Provide a detailed ESC Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) The developer must engage a consulting civil engineer to provide an ESC plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900.
- c) Civil consultant is responsible for all inspection and maintenance.
- d) A Security Deposit for ESC Works equal to 3.0% of the Consulting Engineer's opinion of probable costs of civil earthworks and infrastructure will be added to the Servicing Agreement.

**7. Road Dedication and Subdivision Requirements**

- a) Grant Statutory Rights of Way if required for utility services.
- b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

**8. Geotechnical Report**

Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Recommendations for items that should be included in a Restrictive Covenant.

- (vi) Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- (vii) Any items required in other sections of this document.

## 9. **Charges and Fees**

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
  - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - ii) A hydrant levy charge of \$250.00 (250.00 per new lot).
  - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

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James Kay, P.Eng.  
Development Engineering Manager  
RO

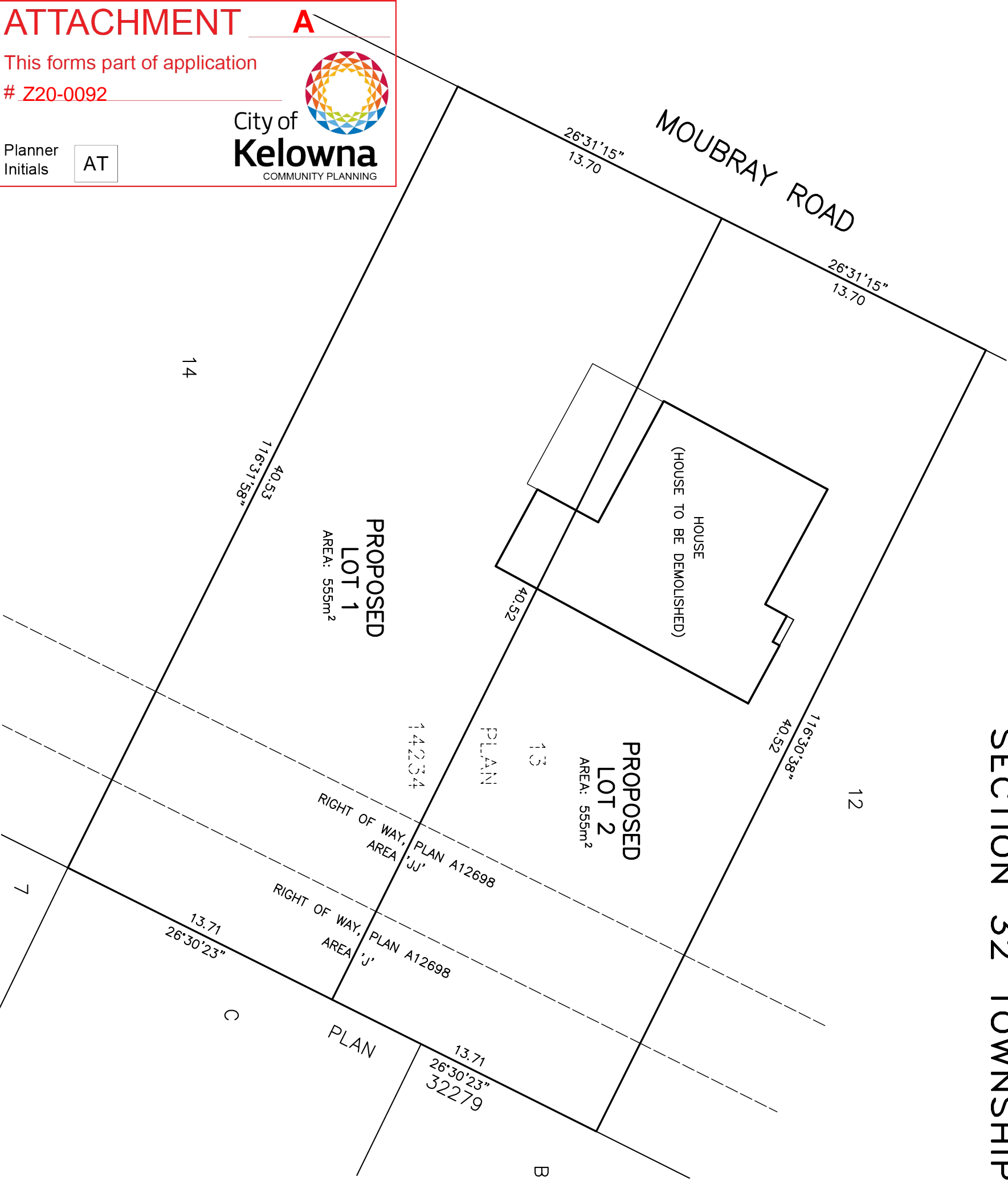
<b>SCHEDULE</b>		<b>A</b>
This forms part of application # Z20-0092		
Planner Initials	AT	 <b>City of Kelowna</b> COMMUNITY PLANNING

ATTACHMENT **A**

This forms part of application  
# **Z20-0092**

Planner  
Initials

AT



PROPOSED SUBDIVISION PLAN OF LOT 13  
SECTION 32 TOWNSHIP 26 ODYD PLAN 14234



DATE: MAY 11, 2020

**Ferguson Land Surveying & Geomatics Ltd.**  
B.C. AND CANADA LAND SURVEYORS  
404-1630 PANDOSY STREET, KELOWNA, B.C.  
TELEPHONE (250) 763-3115 FAX (250) 763-0321

JOB No: 22168-PROP SUB

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DRFTD BY: RD



**SITE PLAN**  
SCALE: 1:200  
CIVIC ADDRESS: 387 MOUBRAY ROAD, KELOWNA, BC  
LEGAL DESCRIPTION: LOT 13, SECTION 32, TOWNSHIP 26, ODYD, PLAN 14234  
PID: 004-017-331  
PROPOSED SUBDIVISION AND REZONING PLAN FOR KIRVI CONSTRUCTION (RAVI TIWANA)  
Phone: 250-809-4733 Email: kirviconstruction@gmail.com  
CURRENT ZONING: RU1-LARGE LOT HOUSING  
PROPOSED ZONING: RU2-MEDIUM LOT HOUSING

**SITE PLAN**  
SCALE: 1:200

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# Z20-0092 387 Moubray Rd.

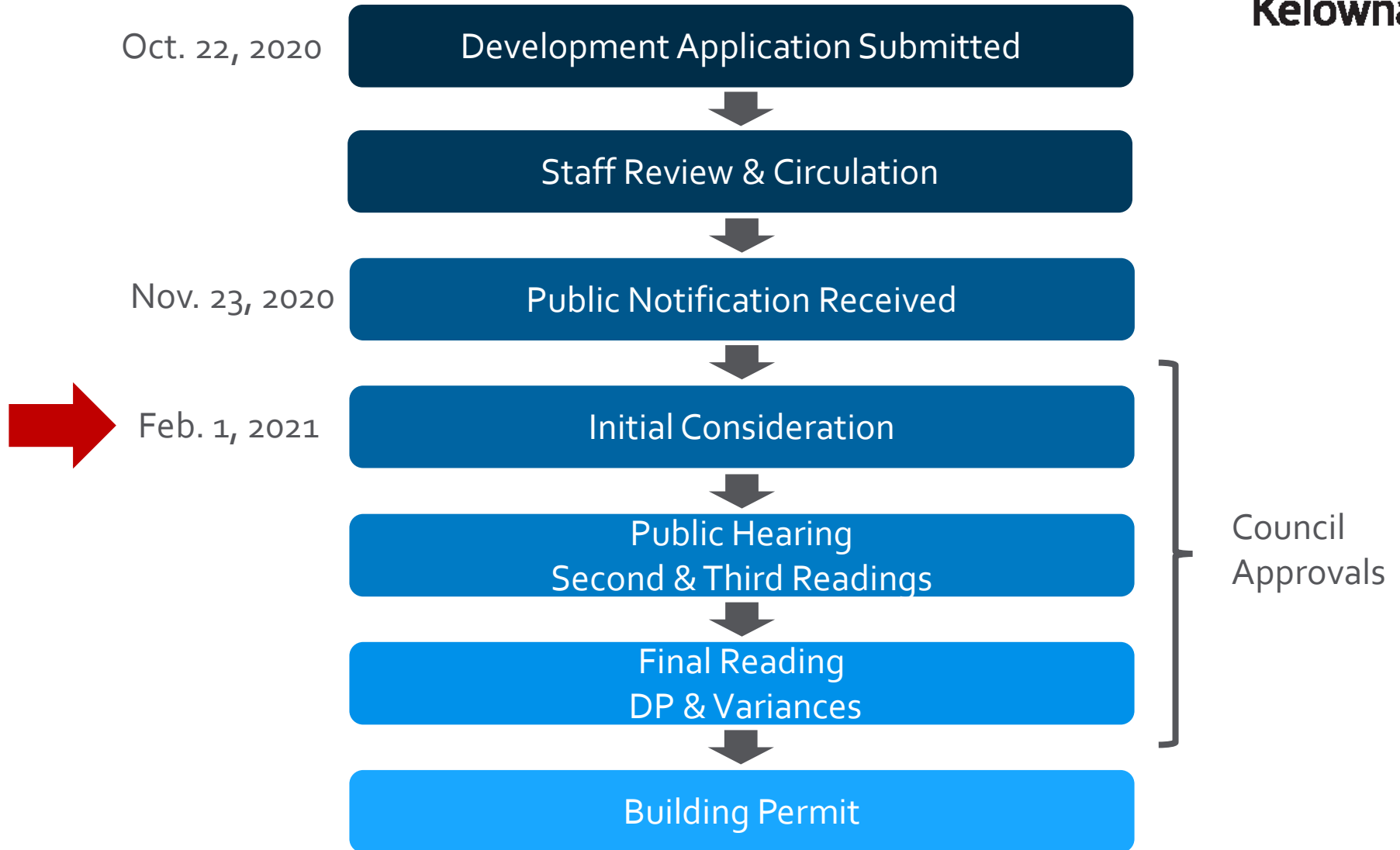
Rezoning Application



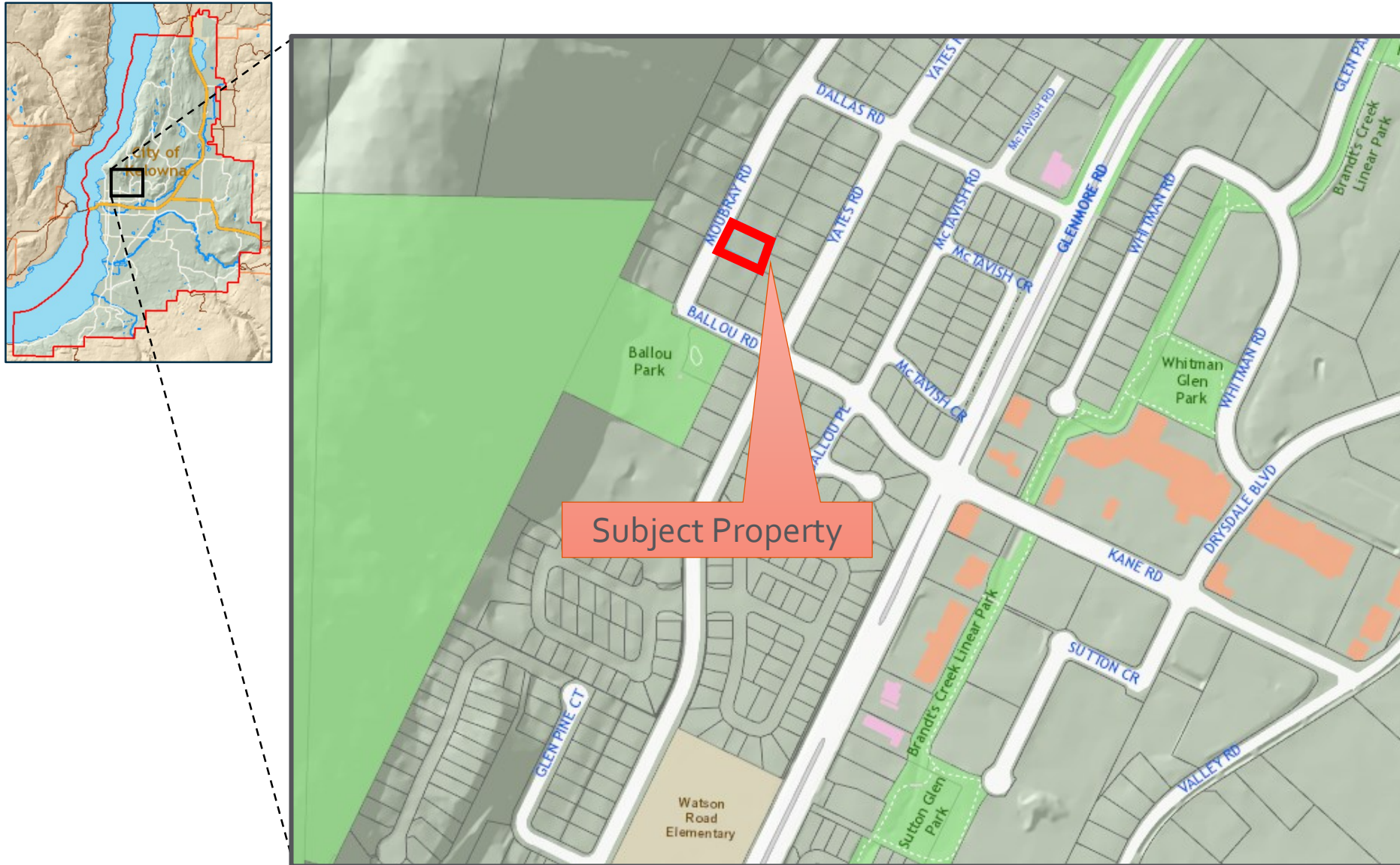
# Proposal

- ▶ To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a 2-lot subdivision
- ▶ To waive the Public Hearing, in accordance with Local Government Act s. 464(2).

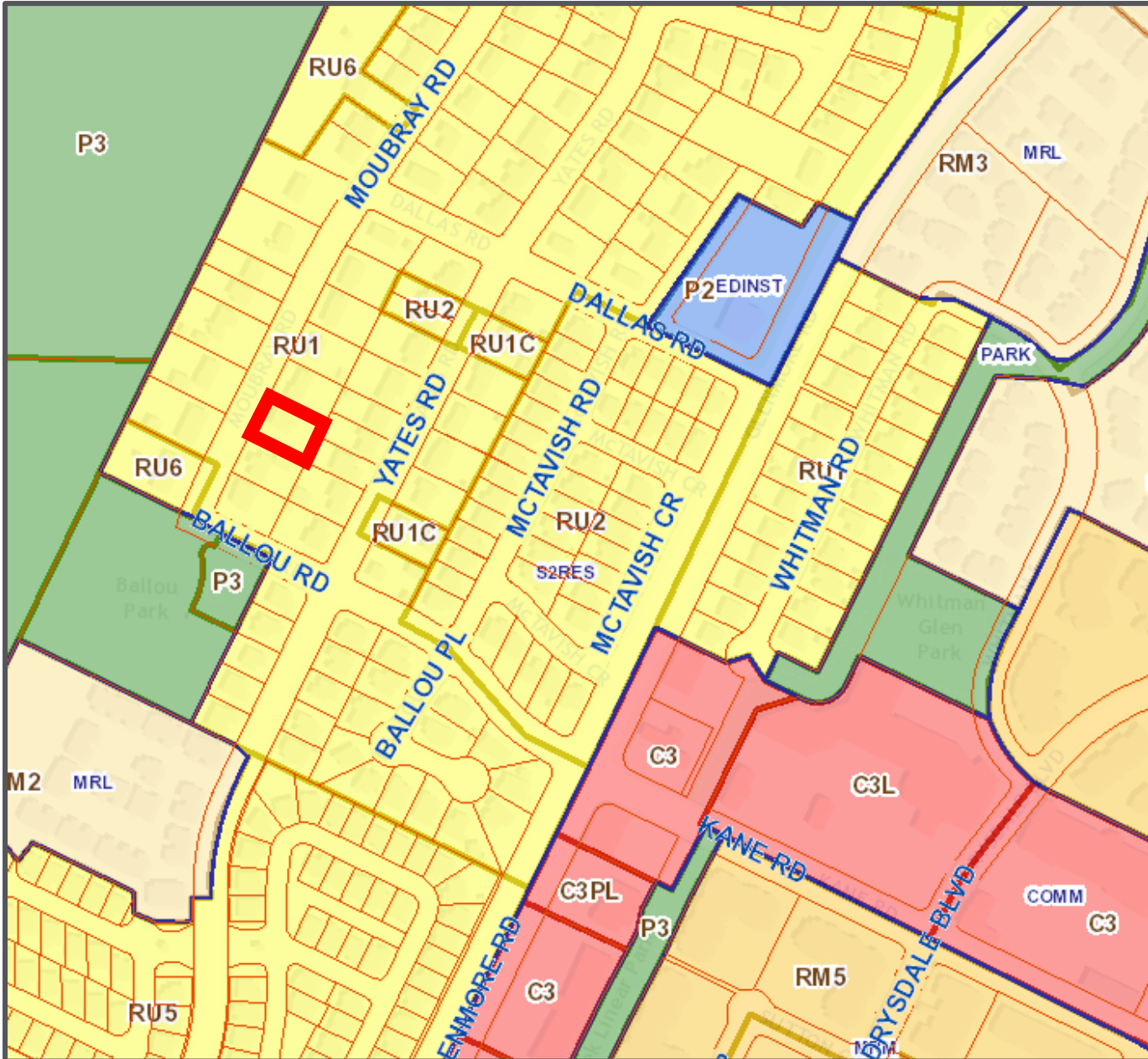
# Development Process



# Context Map



# OCP Future Land Use / Zoning



# Subject Property Map

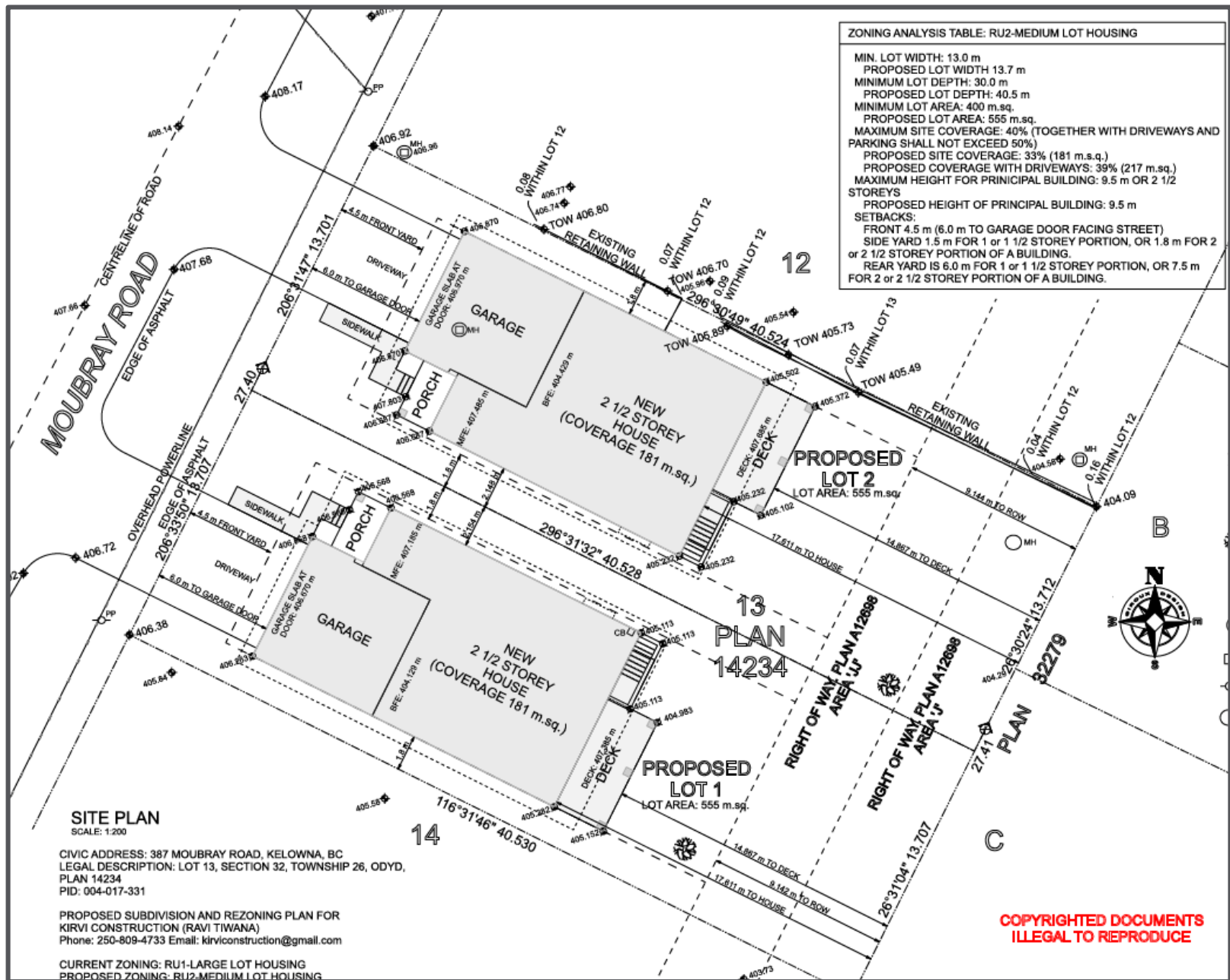


# Project/technical details

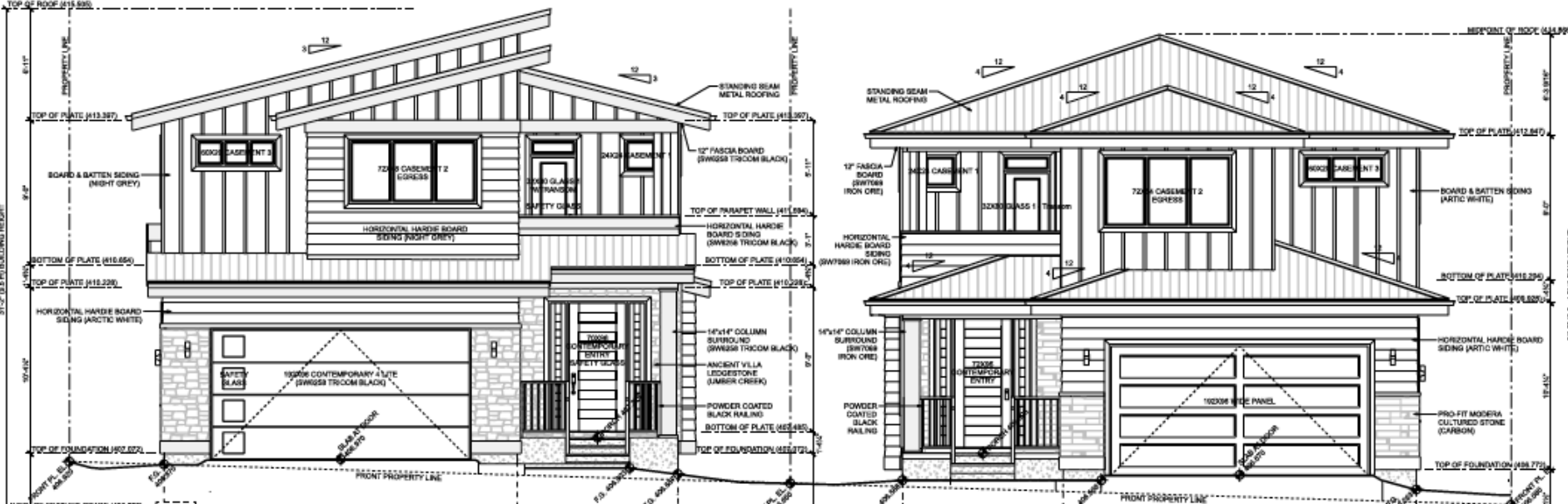
- ▶ Rezone to RU2 – Medium Lot Housing to facilitate a 2-lot subdivision.
- ▶ Proposed lots meet the minimum lot dimensions of the RU2 zone.

	RU2 Min. Dimensions	Proposed Lots	RU1 Min. Dimensions
Width	13m	13.7m	16.5m
Depth	30m	40.5m	30m
Area	400m <sup>2</sup>	555m <sup>2</sup>	550m <sup>2</sup>

# Site Plan



# Conceptual Elevations



# Development Policy

## ▶ ***OCP Policy 5.3.2 Compact Urban Form:***

- ▶ In an area of the city where existing infrastructure is able to accommodate a moderate amount of infill development, in line with the RU2 zone
- ▶ Close to parks, schools and a neighbourhood commercial node
- ▶ S2RES future land use designation supports RU2 zone

## ▶ ***OCP Policy 5.3.6 Sensitive Infill:***

- ▶ Several lots in the area have already been rezoned to RU2/RU1c/RU6 and are of similar lot dimensions

# Staff Recommendation

- ▶ Staff support rezoning the lot to RU2 to facilitate a 2-lot subdivision
  - ▶ Promotes compact urban form
  - ▶ Context-sensitive infill development



## *Conclusion of Staff Remarks*

# **CITY OF KELOWNA**

## **BYLAW NO. 12156**

**Z20-0092**

**387 Moubray Road**

---

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 13 Section 32 Township 26 ODYD Plan 14234 located at Moubray Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 1<sup>st</sup> day of February, 2021.

Public Hearing waived by the Municipal Council this

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** February 22, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z20-0098

**Owner:** Carlyle Holdings Ltd., Inc. No. 273657

**Address:** 2789-2791 Hwy 97 N

**Applicant:** Part Nine Designs

**Subject:** Rezoning Application

**Existing OCP Designation:** SC – Service Commercial

**Existing Zone:** C10 – Service Commercial

**Proposed Zone:** C10rcs – Service Commercial (Retail Cannabis Sales)

---

## 1.0 Recommendation

THAT Rezoning Application No. Z20-0098 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 60 District Lot 143 Osoyoos Division Yale District Plan 426 Except Plans M327, 10792, A12969, H8110, H18014 and EPP58859, located at 2789-2791 Highway 97 North, Kelowna, BC from the C10 – Service Commercial zone to the C10rcs – Service Commercial (Retail Cannabis Sales) zone, be considered by Council;

AND THAT if the Rezoning Bylaw is adopted, Council direct Staff to send a recommendation to the Provincial Liquor and Cannabis Regulation Branch that they support issuance of a non-medical cannabis retail store license for this legal lot with the following comments:

- The proposed store location meets local government bylaw requirements and as such, no negative impact is anticipated;
- The views of the residents were captured during a public hearing process for the rezoning of the property and Council meeting minutes summarizing those views are attached; and
- Local government recommends that the application be approved because of the compliance with local regulations and policies.

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated February 22, 2021;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

## **2.0 Purpose**

To rezone the subject property from the C10 – Service Commercial zone to the C10rcs – Service Commercial (Retail Cannabis Sales) zone to facilitate a retail cannabis sales establishment.

## **3.0 Development Planning**

Development Planning recommends support for the proposed rezoning to the C10- Service Commercial (Retail Cannabis Sales) zone to allow a retail cannabis sales establishment on the subject property. This proposal is consistent with the Future Land Use Designation of SC – Service Commercial in the Official Community Plan.

This proposal complies with Zoning Bylaw No. 8000 regulations in relation to minimum distances between stores and there are no variances or text amendments being requested. Currently, the nearest retail cannabis sales establishment to this property is located at 1675-1677 Commerce Ave, which is over 500 metres away.

Should Council adopt the proposed rezoning bylaw, the property would be rezoned to allow a retail cannabis sales establishment. Development Planning Staff would send a recommendation to the British Columbia Liquor and Cannabis Regulation Branch indicating support for issuance of a non-medical cannabis retail store license for this property.

## **4.0 Proposal**

### **4.1 Project Description**

A Retail Cannabis Sales establishment is proposed in an existing ground-floor commercial unit on the subject property.

**Subject Property Map: 2789-2791 Hwy 97 N****4.2 Site Context**

The subject property is located on the east side of Hwy 97 N, to the south of McCurdy Road. It is located within the Highway 97 OCP Sector. The Walk Score for the property is 27, indicating most errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C3 – Community Commercial A1 – Agriculture 1	Commercial (McCurdy Corner Shopping Area) Agriculture
East	I2 – General Industrial	General Industrial
South	P4 - Utilities	Utility Services, Major Impact
West	C10 – Service Commercial	Commercial & Vehicle Sales

**5.0 Technical Comments****5.1 Development Engineering Department**

See Schedule A – City of Kelowna Memorandum

## **6.o Application Chronology**

Date of Application Received: November 19, 2020

Date Public Consultation Completed: December 8, 2020

**Report prepared by:** Kimberly Brunet, Planner II

**Reviewed by:** Jocelyn Black, Urban Planning Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: City of Kelowna Memorandum

Attachment A: Rationale, Site Plan and Photographs

---

## CITY OF KELOWNA

# MEMORANDUM

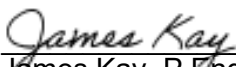
---

**Date:** December 11, 2020  
**File No.:** Z20-0098  
**To:** Urban Planning (KB)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2789-2791 Hwy 97 N C10 to C10rcs

---

Development Engineering comments and requirements regarding this development permit application are as follows:

1. This application to rezone the subject property to C10lp/rcs to allow for a retail cannabis sales establishment on the subject property does not compromise any City of Kelowna municipal infrastructure.
2. 2030 OCP TMP requires a 2-lane major collector. A 10m road reserve must be registered on this lot along the southern property line at this time. At the next building permit or application permit the developer/owner will be required to construct or pay a cash-in-lieu for the portion of road along the southern property line.
3. The comments included in this Memo are those of the Development Engineering Branch of the City of Kelowna. As the subject property is within the 800-m Ministry of Transportation and Infrastructure (MoTI) HWY 97 buffer, this application is subject to the review, comments, and requirements of MoTI.

  
James Kay P.Eng.  
Development Engineering Manager

AS

## Part Nine Designs

Clint Gavel  
250.864.7971  
[clint@partninedesigns.ca](mailto:clint@partninedesigns.ca)

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# Z20-0098		
Planner Initials	KB	 City of <b>Kelowna</b> <small>DEVELOPMENT PLANNING</small>
November 17, 2020		

## City of Kelowna

Development Services  
1435 Water Street  
Kelowna, BC V1Y 1J4

### **Re: Design Rationale – Unit 101 – 2791 Highway 97 N.**

Please consider this application to rezone the subject property from C10 to C10 retail cannabis sales. The proposed is supported as a principal use by the Zoning Bylaw, Official Community Plan, and by Buildings Owner's. No variances are requested with this application, please refer to architectural plan A1 for all project, zoning and building code information.

The proposed Cannabis Corner will be owned and operated by experienced, professional, and responsible businesspersons who own and operate Cannabis Corner in Fort Saint John since 2018. They're responsibilities within the industry regarding safety, security, professionalism, and education will continue with this proposed store.

The current tenant space is vacant, formerly BC Pawns and the proposed tenant will bring public security and rejuvenation to Blue Heights Park. The store will be clean, bright, and welcoming, providing customers with a safe alternative. Storefront windows and doors will be obscured complying with all legislation.

In addition to providing local temporary work through tenant improvements the store will employee up to 10 full time permanent local staff members. Revenue will be remitted and will contribute to the Kelowna business tax base.

Thank you, Staff and Council, for considering this application for Rezoning and associated approvals.

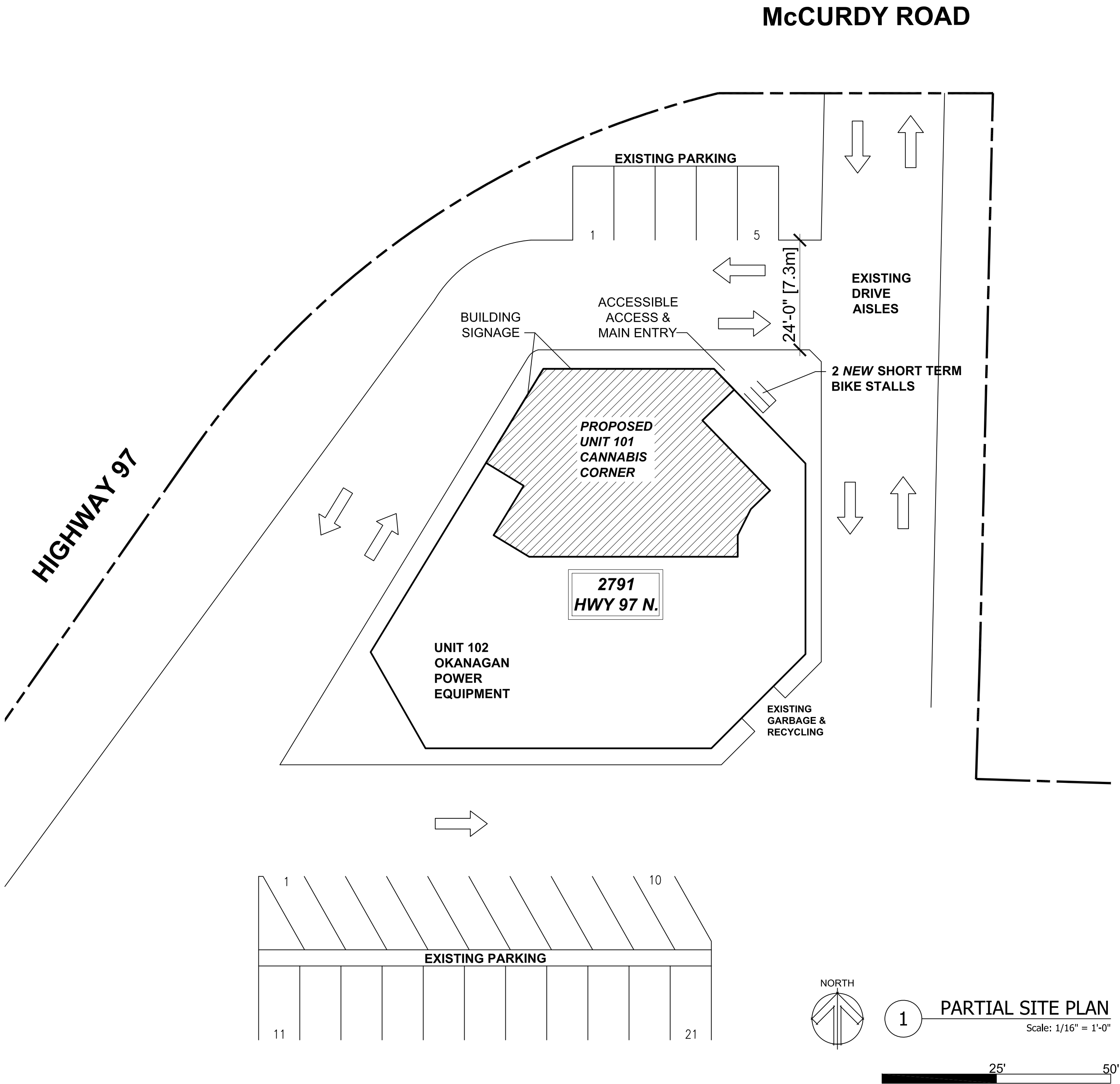
Yours very truly,

Clint Gavel

CANNABIS CORNER

PROPOSED REZONING & TENANT IMPROVEMENT

UNIT 101 - 2791 HIGHWAY 97 N., KELOWNA, B.C.



**PROJECT INFO:**

**PROJECT DESCRIPTION:** TO REZONE THE PROPERTY, IMPROVE THE TENANT SPACE FOR RETAIL CANNABIS SALES, CANNABIS CORNER.

**CIVIC ADDRESS:** 101 - 2791 HIGHWAY 97 N., KELOWNA, BC. V1X 4J8

**LEGAL DESCRIPTION:** LOT 60, PLAN 426, DISTRICT LOT 143, O.D.Y.D.

**EXISTING BUILDING:** 2 STOREY COMBUSTIBLE CON. NON-SPRINKLERED

**CURRENT ZONE:** C10 **OCP:** SERVICE COMMERCIAL **PROPOSED:** C10 rcs

**GROSS LEASABLE FLOOR AREA:** UNIT 101 = 187 m<sup>2</sup> / 2012 SF

SITE PLAN BASED ON INFORMATION PROVIDED BY KELOWNA G.I.S. MAPPING.

**CITY OF KELOWNA ZONING BYLAW 8000 ANALYSIS:**

**SECTION 6 - GENERAL DEVELOPMENT REGULATIONS**  
6.8.2 - PUBLIC ACCESS TO BE WELL LIT

**SECTION 8 - PARKING AND LOADING**  
TABLE 8.3.2 COMMERCIAL: GFA LESS THAN 1000m<sup>2</sup> = 2 / 100m<sup>2</sup> = 4 **REQUIRED**  
TABLE 8.4 LOADING: NOT APPLICABLE  
TABLE 8.5 BICYCLE PARKING: COMMERCIAL 1 / 500m<sup>2</sup> = 0.374 LONG TERM, 0 SHORT TERM, **2 REQUIRED & 2 PROVIDED**

**SECTION 9 - SPECIFIC USE REGULATIONS**  
9.16 - RETAIL CANNABIS SALES ESTABLISHMENTS  
9.16.1 - MIN. 500m SETBACK FROM ANOTHER RETAIL: +/- 1120m FROM CLOSEST LOCATION NOTED ON COMMERCE AVENUE  
9.16.3 - MIN. 150m SETBACK FROM A ELEMENTARY SCHOOL: +/- 542m FROM PEARSON ELEMENTARY  
9.16.4 - MIN. 500m SETBACK FROM A SECONDARY SCHOOL: +/- 1548m FROM RUTLAND MIDDLE SCHOOL  
9.16.5 - MIN. 150m SETBACK FROM BEN LEE PARK: +/- 662m FROM BEN LEE PARK

**SECTION 14 - COMMERCIAL ZONES**  
14.10 C10 SERVICE COMMERCIAL  
C10 rcs -SERVICE COMMERCIAL (RETAIL CANNABIS SALES)  
14.10.2 PRINCIPAL USES (ii) RETAIL CANNABIS SALES ESTABLISHMENT

**CITY OF KELOWNA BYLAW NO. 8235 - SIGN BYLAW, TO COMPLY**

**2018 B.C. BUILDING CODE ANALYSIS:**

MAJOR OCCUPANCY CLASSIFICATION: **E**  
GRADE ELEVATION: +/- 366m  
BUILDING HEIGHT: **2 STOREYS**  
CONSTRUCTION: **COMBUSTIBLE**  
SPRINKLERS: **NONE**  
FACING NO. OF STREETS: **2**

3.1.17.1 TOTAL OCCUPANT LOAD (MERCANTILE) 3.7m<sup>2</sup> / PERSON (99m<sup>2</sup>): 26

3.2.2.68 GROUP E, UP TO 2 STOREYS  
MAXIMUM AREA FOR 2 STOREYS = 750 m<sup>2</sup>,  
COMBUSTIBLE CONSTRUCTION  
FLOOR ASSEMBLIES TO BE FIRE SEPARATIONS WITH MIN. 45 MINUTE F.R.R.  
LOADBEARING WALLS, COLUMNS SHALL HAVE A MIN. F.R.R. OF 45 MINUTES

3.4.2. NUMBER AND LOCATION OF EXITS FROM FLOOR AREAS  
3.4.2.1. MINIMUM NUMBER OF EXITS  
2 EXITS REQUIRED, TRAVEL DISTANCE < 15m  
3.4.2.5. LOCATION OF EXITS  
MAXIMUM TRAVEL DISTANCE TO 1 OF THE 2 REQUIRED EXITS = 30m  
**PROPOSE: 15.85m MAXIMUM**

END



**LIST OF DRAWINGS:**  
A1 SITE PLAN & INFORMATION  
A2 FLOOR PLAN  
A3 ELEVATIONS

**PROJECT LOCATION**  
UNIT 101 2791 HWY 97 N.

**CONTEXT PLAN**  
Scale: N.T.S.

THIS DRAWING MUST NOT BE SCALED.  
VERIFY ALL DIMENSIONS AND DATUMS  
PRIOR TO COMMENCEMENT OF WORK.  
REPORT ALL ERRORS AND OMISSIONS  
TO THE DESIGNER.

VARIATIONS AND MODIFICATIONS ARE NOT  
ALLOWED WITHOUT WRITTEN PERMISSION  
FROM THE DESIGNER.  
THIS DRAWING IS THE EXCLUSIVE  
PROPERTY OF THE DESIGNER.  
ANY REPRODUCTION MUST BEAR THEIR  
NAME AS DESIGNER.

ISSUED FOR  
DEVELOPMENT  
PERMIT

2. NOV 17 / 2020 ISSUED FOR DEVELOPMENT PERMIT  
2. NOV 13 / 2020 CLIENT REVIEW / PRELIM. PLAN LAYOUTS  
1. NOV 12 / 2020 CLIENT REVIEW / PRELIM. PLAN LAYOUTS

p9d

part nine designs  
250-864-7971  
dnt@partninedesigns.ca  
partninedesigns.ca

CANNABIS CORNER  
- REZONING & TENANT IMPROVEMENT -  
101 - 2791 HIGHWAY 97 N.  
KELOWNA, BC

SITE PLAN &  
INFORMATION

Start Date:  
Nov. 9, 2020  
Project: P20-13

A1



6 2791 HWY 97 N., PROPOSED SOUTH VIEW  
Scale: NTS

CANNABIS  
CORNER

PROPOSED  
SIGNAGE  
SIMILAR



OPAQUE  
WINDOWS  
& DOORS



5 2791 HWY 97 N., PROPOSED EAST VIEW  
Scale: NTS



4 2791 HWY 97 N., SOUTHWEST VIEW  
Scale: NTS



3 2791 HWY 97 N., NORTHEAST VIEW  
Scale: NTS



2 2791 HWY 97 N., SOUTH VIEW  
Scale: NTS



1 2791 HWY 97 N., SOUTHEAST VIEW  
Scale: NTS

THIS DRAWING MUST NOT BE SCALED.  
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ISSUED FOR  
DEVELOPMENT  
PERMIT


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2. NOV 13 / 2020	CLIENT REVIEW / PRELIM. PLAN LAYOUTS
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P 9 d

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CANNABIS CORNER  
- REZONING & TENANT IMPROVEMENT -  
101 - 2791 HIGHWAY 97 N.  
KELOWNA, BC

ELEVATIONS

Start Date:  
Nov. 9, 2020  
Project: P20-13

A3



Z20-0098

2789-2791 Hwy 97 N

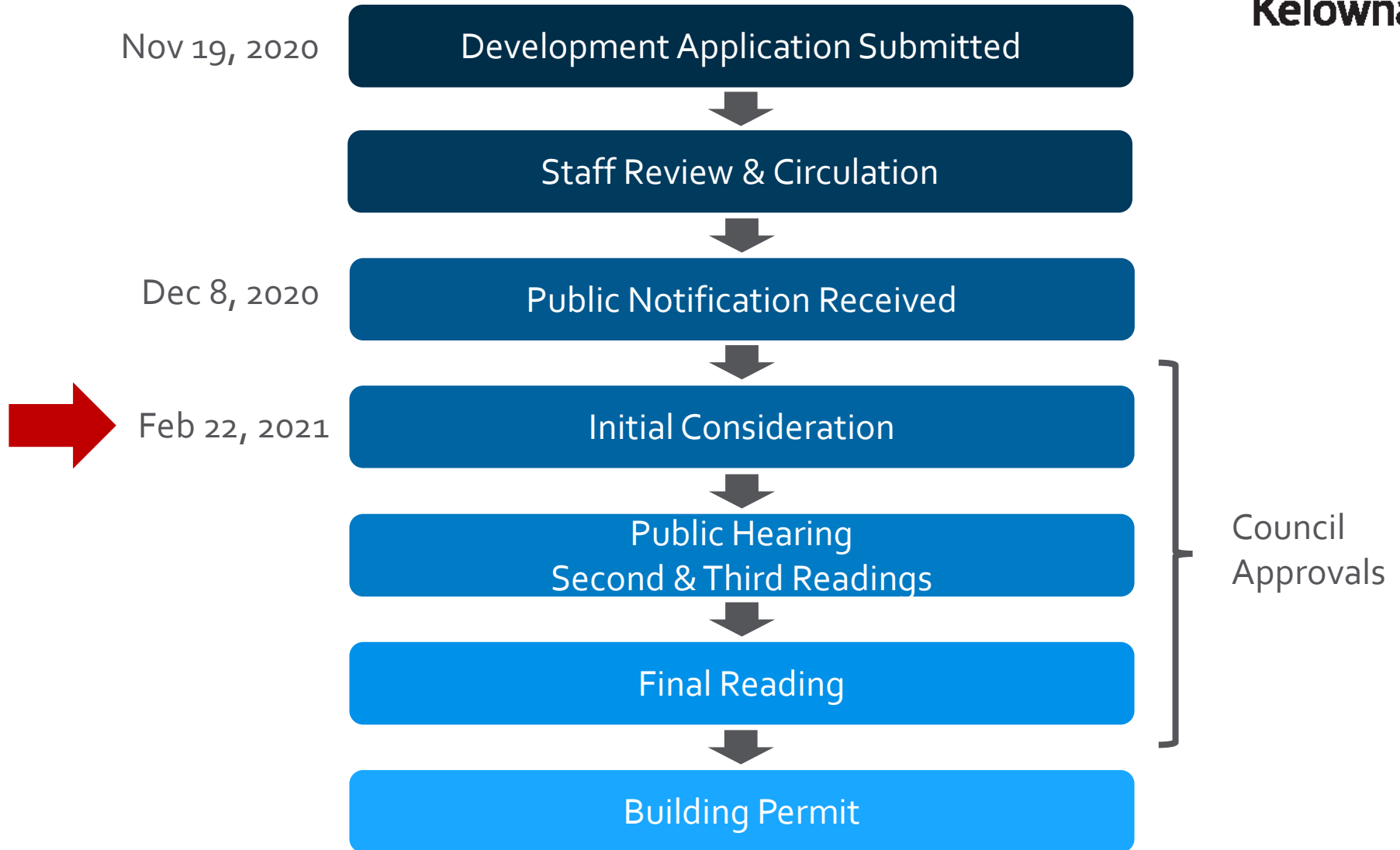
Rezoning Application



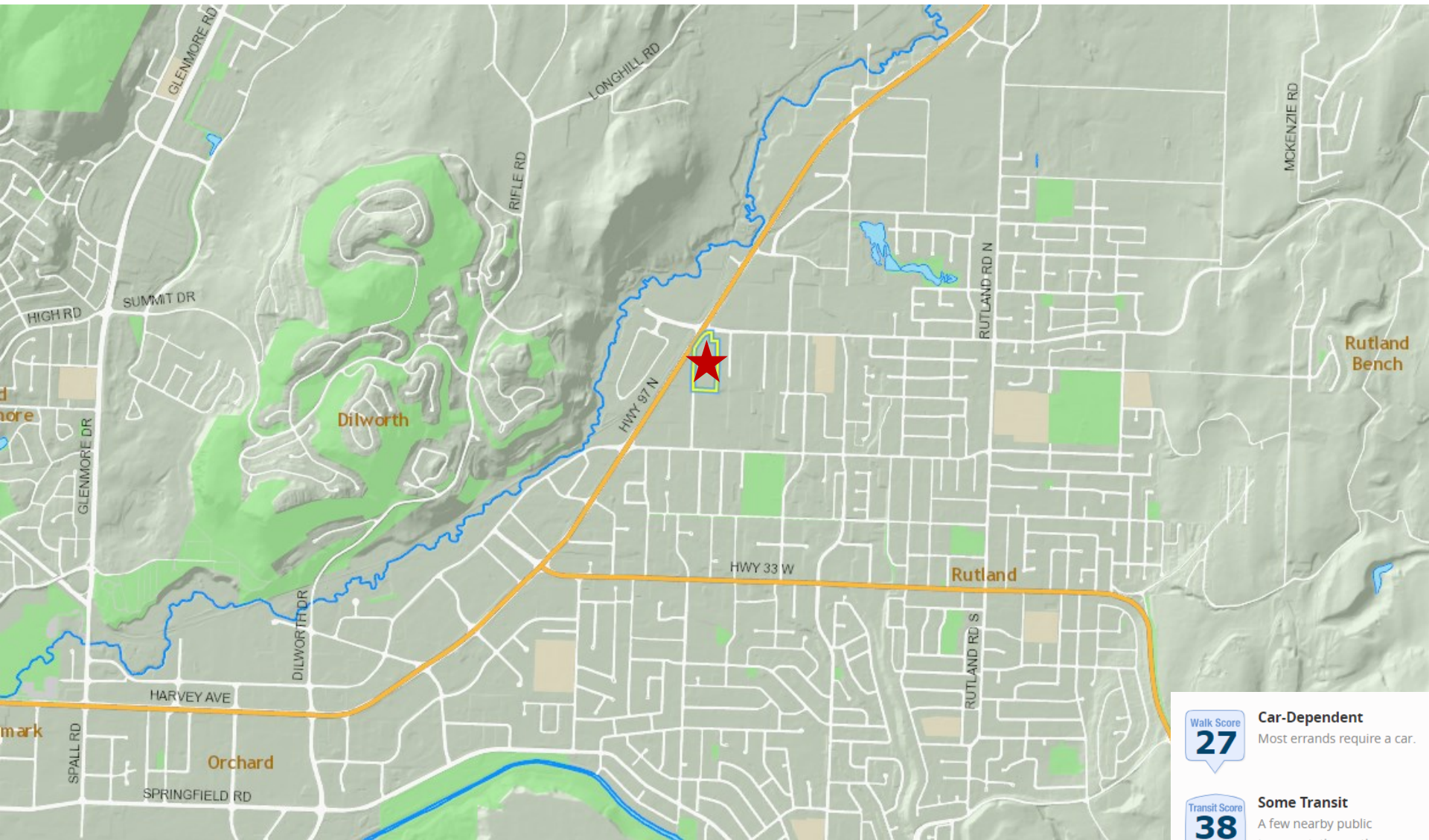
# Proposal

- ▶ To rezone the subject property from the C10 – Service Commercial zone to the C10 – Service Commercial (Retail Cannabis Sales) zone to facilitate a retail cannabis sales establishment

# Development Process



# Context Map



City of Kelowna

Walk Score  
**27**

**Car-Dependent**  
Most errands require a car.

Transit Score  
**38**

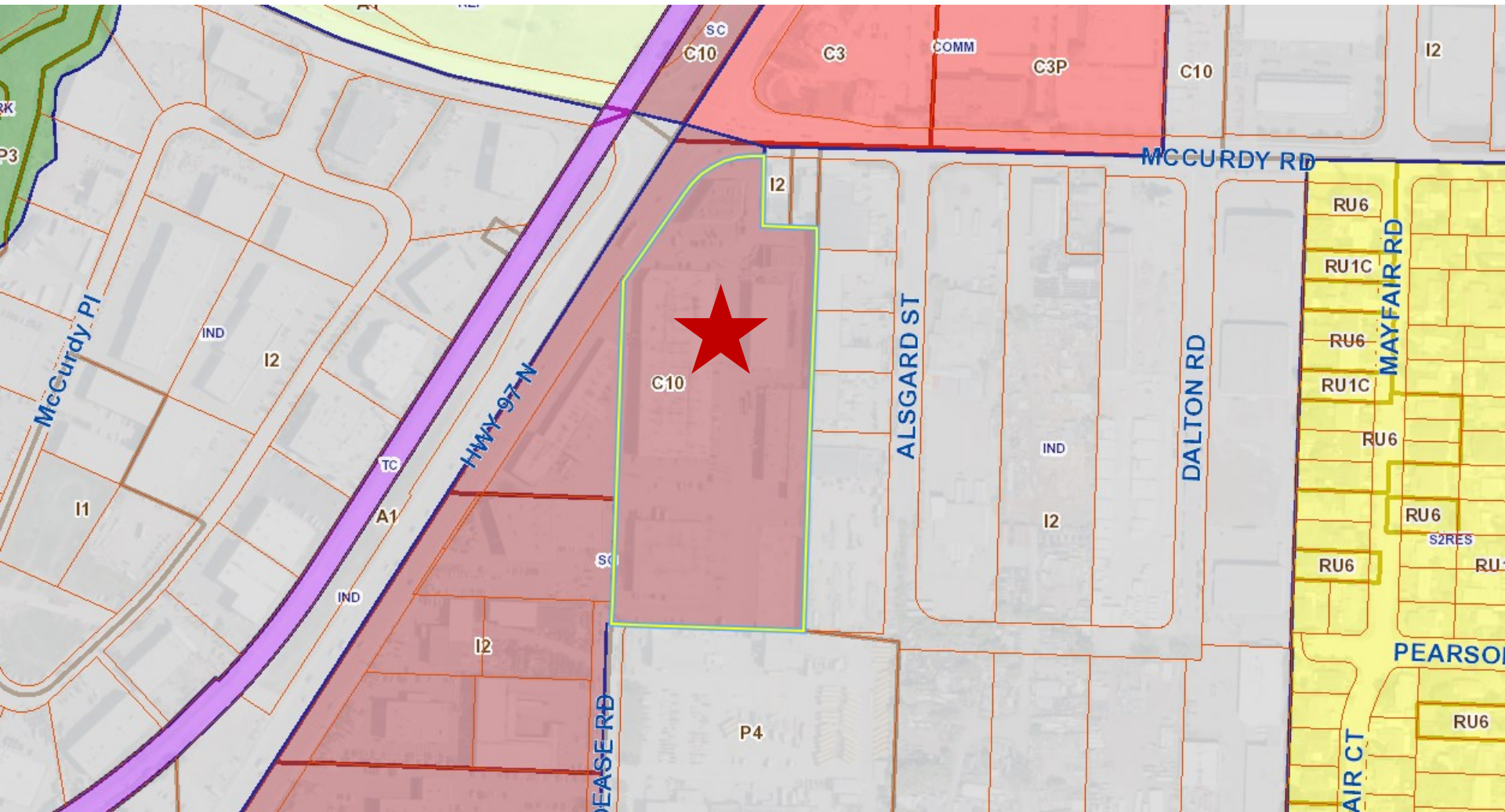
**Some Transit**  
A few nearby public transportation options.

Bike Score  
**66**

**Bikeable**  
Some bike infrastructure.

42

# OCP Future Land Use / Zoning



# Subject Property Map



# Project/technical details

- ▶ Rezone property from C10 to C10rcs
- ▶ Consistent with Future Land Use designation of SC – Service Commercial
- ▶ Should Council support the rezoning application, a BP will be required to facilitate interior building changes to facilitate the proposed retail cannabis sales establishment.

# Partial Site Plan

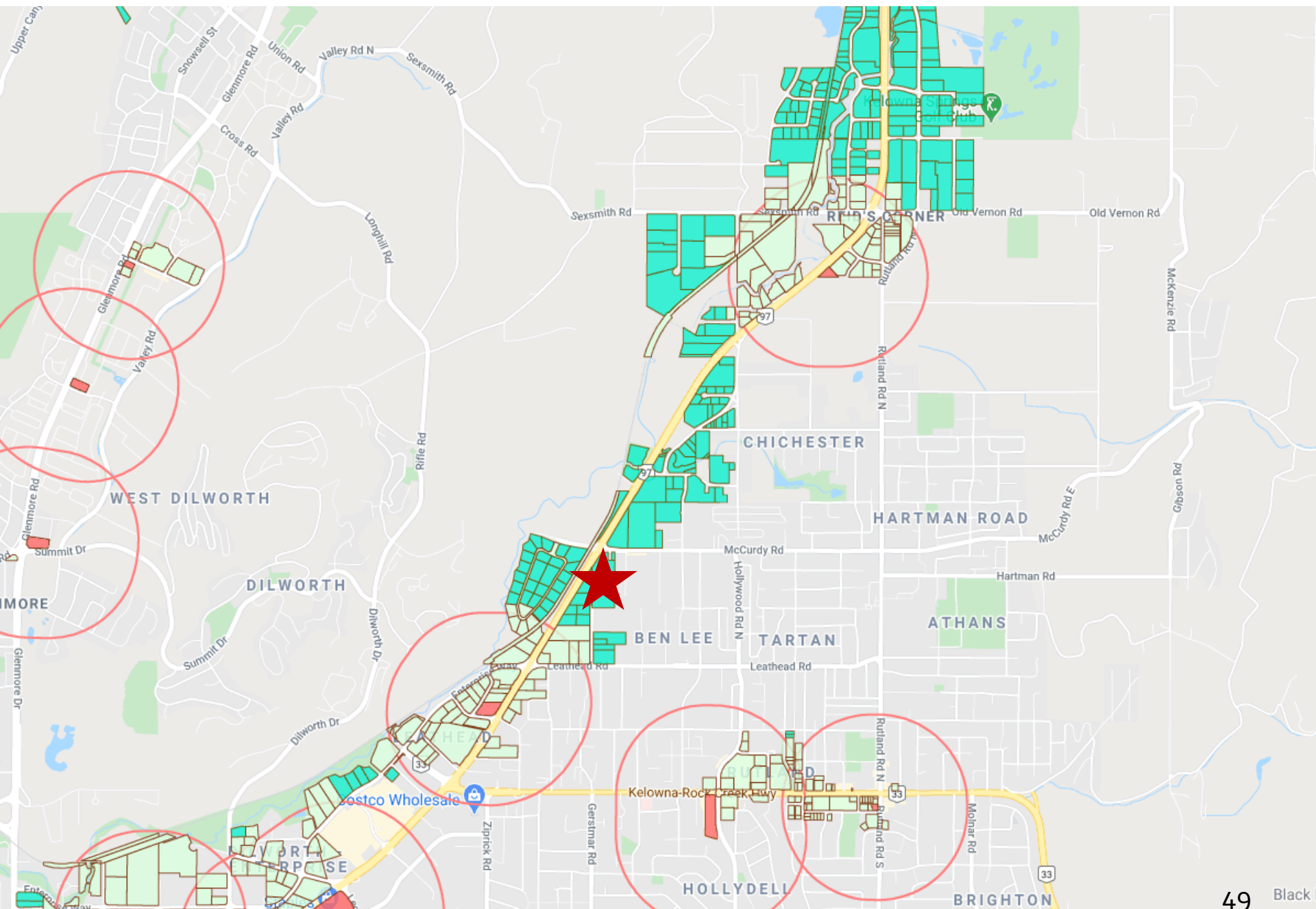


# Staff Recommendation

- ▶ Staff are recommending support for the proposed rezoning to C1orcs
  - ▶ Consistent with the Future Land Use designation of SC – Service Commercial
  - ▶ Meets Zoning Bylaw No. 8000 and no variances or text amendments are required



## *Conclusion of Staff Remarks*



**CITY OF KELOWNA**  
**BYLAW NO. 12168**  
**Z20-0098**  
**2789 – 2791 Highway 97 North**

---

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 60 District Lot 143 Osoyoos Division Yale District Plan 426 Except Plans M327, 10792, A12969, H8110, H18014 and EPP58859 located at Highway 97 North, Kelowna, BC from the C10 – Service Commercial zone to the C10rcs – Service Commercial (Retail Cannabis Sales) zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 22<sup>nd</sup> day of February, 2021.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

---

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** February 22, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** OCP20-0014 and Z20-0067      **Owner:** P275 Enterprises Ltd., Inc. No. BC1241904

**Address:** 1064, 1074, 1084 Glenmore Drive      **Applicant:** Aligned Properties Inc.

**Subject:** Official Community Planning Amendment and Rezoning Applications

**Existing OCP Designation:** MRL - Multiple Unit Residential (Low Density)

**Proposed OCP Designation:** MRM - Multiple Unit Residential (Medium Density)

**Existing Zone:** RU1 - Large Lot Housing

**Proposed Zone:** RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only)

---

## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0014 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of:

1. Lot 1, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at 1064 Glenmore Drive, Kelowna, BC; and,
2. Lot 2, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at 1074 Glenmore Drive, Kelowna, BC; and,
3. Lot 3, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at 1084 Glenmore Drive, Kelowna, BC,

from the MRL - Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential (Medium Density) designation, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated February 22, 2021;

AND THAT Rezoning Application No. Z20-0067 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

1. Lot 1, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at 1064 Glenmore Drive, Kelowna, BC; and,
2. Lot 2, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at 1074 Glenmore Drive, Kelowna, BC; and,
3. Lot 3, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at 1084 Glenmore Drive, Kelowna, BC,  
from the RU1 – Large Lot Housing zone to the RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only) zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated February 22, 2021;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the consolidation of Lots 1, 2 and 3, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to land dedication be registered on subject property titles to achieve a 4.0m boulevard treatment along the Glenmore Dr. frontage;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

## **2.0 Purpose**

To consider an Official Community Planning (OCP) Amendment to change the future land use designation of the subject lots from the MRL - Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential (Medium Density) designation; To consider rezoning the subject lots from the RU1 – Large Lot Housing zone to the RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of a purpose-built rental building.

## **3.0 Development Planning**

The applicant has assembled three single-family lots at the corner of Glenmore Drive and Highland Drive and is proposing to construct a purpose-built rental building. While requiring an OCP amendment for increased density and height, the approach of adding residential densities along major arterial routes is consistent with the City's overall growth strategy and OCP urban planning policies of establishing more efficient settlement patterns and better utilizing existing infrastructure, roads and services (OCP Policy 5.2.4 and OCP Policy 5.3.2). This strategy is consistent with overall best management practices in urban planning utilized by many other jurisdictions across the country. Land along arterial roads, such as the subject properties offer many benefits for densification including efficient use of transportation systems such as proximity to transit stops, cycling infrastructure and sidewalk networks that connect to nearby schools, parks and local services. While the nature of single-family housing can be challenged by the noise and busyness of a major arterial roadway,

multiple dwelling housing can benefit from this interaction. The form and character of an apartment building through the Development Permit process can improve the streetscape interaction with ground-oriented units, and also act as an effective buffer to the quieter internal single-family blocks of the Highland Drive neighbourhood. Finally, the introduction of an apartment building and its unit make-up including purpose-built rental tenure can help achieve the City's objectives of housing diversity and options for people living in the neighbourhood (OCP Policy 5.22.11 and Healthy Housing Strategy Key Direction 3.1). Because of these policy reasons, Staff believe the site is well suited to additional residential density in line with the RM5r zone and is supportive of the OCP amendment and rezoning bylaw requests.

In fulfillment of Council Policy No. 367 for "OCP Minor" and "Zoning Major" applications, the applicant held a public information session on September 3, 2020 between 4:00pm – 7:00pm in the Grace Baptist parking lot at the corner of Highland Dr. North and Glenmore Dr. The session was advertised in the Kelowna Daily Courier, a direct mail out was sent to 374 individual addresses within a postal code area of the subject property and hand delivered an additional 111 households not captured by the Canada Post maildrop. A summary report of the public information session is found in Attachment B.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

#### **4.0 Proposal**

##### **4.1 Background**

The three subject properties are located at the corner of Highland Dr. North and Glenmore Drive. Currently there is a single-family dwelling located on each of the three parcels. The applicant will be required to demolish the existing structures and to consolidate the three existing parcels into one larger parcel prior to final adoption to accommodate the future development.

##### **4.2 Project Description**

The applicant is proposing to develop a 3.5 storey wood frame, 50-unit purpose built rental housing development. The 3.5 storey building would include 3 storeys of residential units and a partial submerged underbuilding parking structure. Access to the parking structure would come from the rear laneway adjacent to the subject property in accordance with City policy.

The rental zone would qualify the project for a 10% reduction in the number of parking stalls due to the opportunity to more efficiently manage parking as a share pool, rather than specifically dedicated stalls.

The applicant is proposing significant pedestrian sidewalk improvements along the Glenmore Drive frontage, which will aid to provide a pedestrian friendly street realm. The 1.8m wide boulevard will be planted with street trees, a new sidewalk installed to help support the multi-family development and special paving for the corner treatment. In order to achieve the proposed improvements, the applicant has agreed to dedicate a portion of the frontage along Glenmore Drive for the three subject lots.

Conceptual 3D rendering of the proposed development:



Staff are currently tracking variances for the project including site coverage and setbacks to the parkade structure. Should Council support the OCP Amendment and the Rezoning bylaws, Staff will bring forward a report to Council with a detailed review of the Development Permit & Development Variance Permit applications for Council's consideration of the proposed form and character and of the variances for the project.

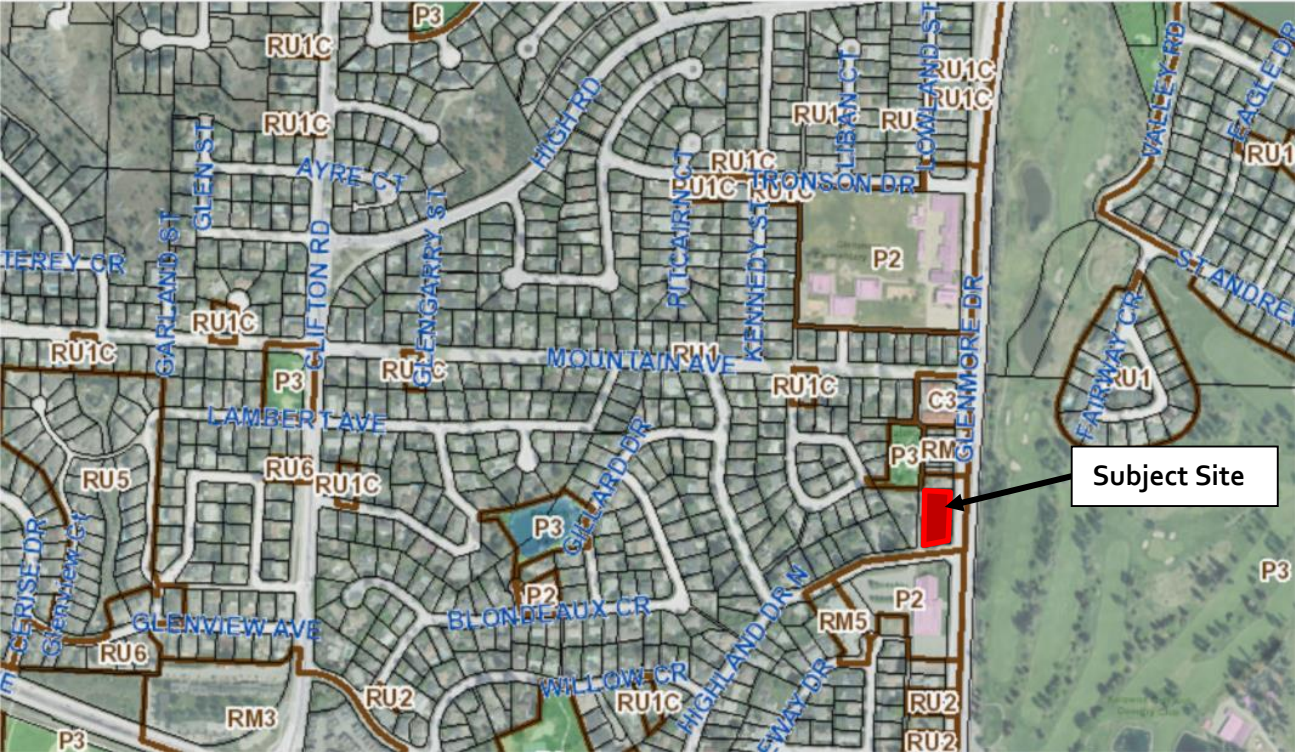
#### 4.3 Site Context

The subject lots are located on the arterial Glenmore Dr. in the Glenmore-Clifton-Dilworth City Sector, at the corner of Highland Dr. North. The site is bordered by a single family dwelling and low density multiple dwelling housing to the north, a laneway access and single family dwellings to the west, Highland Dr. North, a church and a medium density multiple dwelling housing to the South, and Glenmore Dr. to the east. Adjacent land uses are as follows:

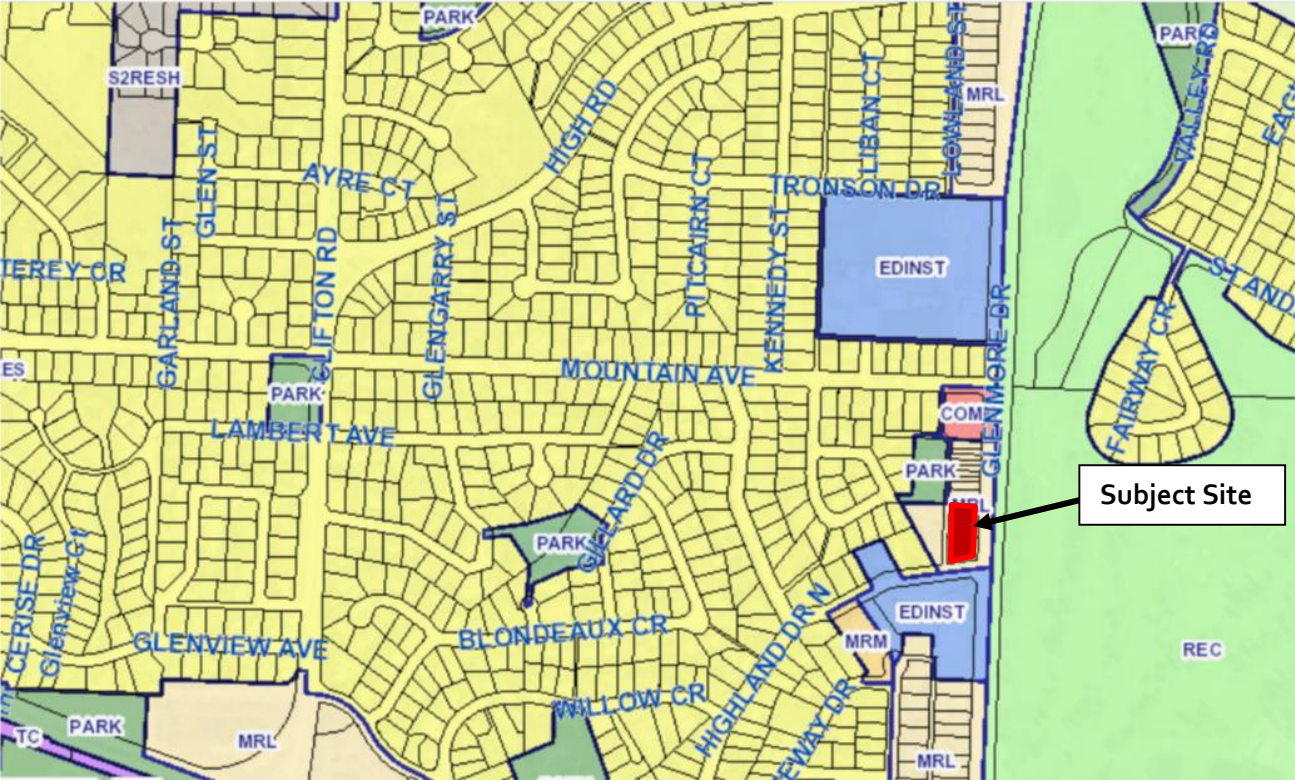
Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RM3 – Low Density Multiple Housing	Single family dwelling Townhouse development
East	Lane RU1 – Large Lot Housing	Single family dwelling
South	Highland Rd. N P2 – Education and Minor Institution RM5 – Medium Density Multiple Housing	Church Multi-residential development
West	Glenmore Dr. P3 – Parks and Opens Space	Kelowna Golf & Country Club

Subject Property Map: 1064 – 1084 Glenmore Dr.

Zoning Map:



OCP Designation Map:



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 4: Future Land Use

**MRM - Multiple Unit Residential (Medium Density).** Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 - Transitional Low-Density Housing and RM5 - Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

#### Chapter 5: Development Process

**Policy 5.2.4 Complete Communities.** Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service.

**Policy 5.3.2 Compact Urban Form.** Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and redevelopment within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Policy 5.22.11 Housing Mix.** Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

### 5.2 Kelowna Healthy Housing Strategy Key Directions and Recommended Actions.

#### 3.1 Promote and Protect Rental Housing.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

- Refer to Schedule A: Development Engineering Memo, dated August 19, 2020.

## 7.0 Application Chronology

Date of Application Received:	August 17, 2020
Date Public Consultation Completed:	September 3, 2020
Date Revised Drawings Received:	November 25, 2020

<b>Report prepared by:</b>	Barbara B. Crawford, Planner II
<b>Reviewed by:</b>	Jocelyn Black, Urban Planning & Development Policy Manager
<b>Approved for Inclusion:</b>	Terry Barton, Development Planning Department Manager

#### **Attachments:**

Schedule A: Development Engineering Memo, dated August 19, 2020  
Attachment A: Site Plan and Conceptual Renderings  
Attachment B: Public Information Session

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# CITY OF KELOWNA

## MEMORANDUM

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<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# OCP20-0014 & Z20-0067		
Planner Initials	BC	 City of Kelowna DEVELOPMENT PLANNING

**Date:** August 19, 2020

**File No.:** Z20-0067

**To:** Land Use Management Department (BC)

**From:** Development Engineering Manager (JK)

**Subject:** 1064,1074,1084 Glenmore Dr

RU1 to RM5r

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The Development Engineering Department has the following comments and requirements associated with this proposal for the rezoning application to consider rezoning the subject property from RU1 Large Lot Housing to RM5r Medium Density Multiple Housing (Residential Rental Tenure) The Development Engineering Technologist for this project is Ryan O'Sullivan

### **1. Domestic Water and Fire Protection**

- a. These properties are currently serviced with a 19mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.
- b. A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.
- c. The developer must obtain the necessary permits and have one of existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters

### **2. Sanitary Sewer**

- a. Our records indicate that these properties are currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicant's cost.

### **3. Storm Drainage**

- a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management

plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.

- b. On site storm drainage systems for the site will be reviewed and approved by Engineering when a site servicing design is submitted.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

#### **4. Road Improvements**

- a. Glenmore Rd MUP will need to be redesigned for the frontage for 1084 Glenmore rd. a cross section will be provide. Road dedication will also be required for the frontage on Glenmore Rd
- b. Highland Dr be upgraded to an urban standard along the full frontage and a connection to the existing sidewalk, on Glenmore Rd. to the laneway as well as street trees and boulevard landscaping for this proposed development, re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. Lane adjacent to this development site will require re/re asphalt and storm drainage.

#### **5. Road Dedication and Subdivision Requirements**

- (a) Dedicate off Glenmore Rd will be required for 1084 Glenmore Rd..
- (b) Grant statutory rights-of-way if required for utility services.

#### **6. Electric Power and Telecommunication Services**

- a. All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost
- b. Re-locate existing utilities, where necessary

#### **7. Design and Construction**

- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be

submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs

#### **8. Servicing Agreements for Works and Services**

- a. A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

#### **9. Geotechnical Study**

- (a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Engineering Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:
  - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
  - ii. Site suitability for development.
  - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
  - iv. Any special requirements for construction of roads, utilities and building structures.
  - v. Recommendations for items that should be included in a Restrictive Covenant.
  - vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
  - vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc



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James Kay, P. Eng.  
Development Engineering Manager  
RO

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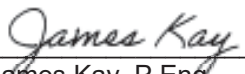
**CITY OF KELOWNA**  
**MEMORANDUM**

<b>SCHEDULE</b>	<b>A</b>
This forms part of application # OCP20-0014 & Z20-0067	
Planner Initials	BC
 City of <b>Kelowna</b> DEVELOPMENT PLANNING	

**Date:** September 08, 2020  
**File No.:** OCP20-014  
**To:** Urban Planning Management (BC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1064, 1074, 1084 Glenmore Rd. MRL to MRN

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The Development Engineering Branch has no comments and requirements associated with this application to amend the Future Land Use from MRL (Multiple Unit Residential Low Density) to MRM (Multiple Unit Residential (Medium Density) to for the subject lots. All other off-site requirements for the proposed development are addressed in the Development Engineering Memos Z20-0067.

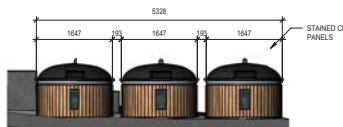
  
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James Kay, P.Eng.  
Development Engineering Manager

RO

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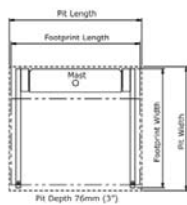
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DP1.2 N

DP1.2 N



DP1.2 NOT TO SCALE

### Starting Analysis Table

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client

ALIGNED PROPERTIES INC.

drawing life

scale: As indicated

scale: As indicated

checked by: \_\_\_\_\_ Checker

date issued: 2020-07-30

1 DP1 2

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PERSPECTIVE VIEW  
 CORNER OF GLENMORE & HIGHLAND



KELOWNA MULTIFAMILY 1064, 1074, & 1084 GLENMORE DRIVE

scale: N.T.S.  
 project no: 220-031  
 date: 2020-07-30



PERSPECTIVE VIEW  
 WEST ELEVATION



KELOWNA MULTIFAMILY 1064, 1074, & 1084 GLENMORE DRIVE

scale: N.T.S.  
 project no: 220-031  
 date: 2020-07-30

September 28, 2020

## Public Information Session – Summary Report

Project: 1064/1074/1084 Glenmore Drive, Kelowna BC  
Application No. Z20-0067

### Notification:

The public information session was advertised in multiple different ways. Firstly, the session was advertised in the "Kelowna Daily Courier" on Wednesday, August 12 and Saturday, August 15 (The Okanagan Weekend Edition). In addition, a direct mail out was sent to 374 individual addresses within a postal code area of the subject property and hand delivered to an additional 111 households not captured by the Canada Post maildrop (copies attached).

### Details:

A session was held on Thursday September 3rd, 2020 from 4:00 to 7:00 pm in the Grace Baptist Church parking lot (1150 Glenmore Drive, Kelowna BC). We chose this site due to its direct proximity across the street from the development site.

### Information Provided:

The session was set up with 4 easels that were spaced appropriately to allow visitors to view them without concern of being too close to each other.



The following details were shown:

- Perspective at the corner of Glenmore Drive and Highland Road
- The east elevation of the proposed building
- The west elevation of the proposed building
- Simplified landscape/site plan

Additional information was provided on tables including:

1. A full-sized set of building plans
2. A presentation binder was available with supporting documents including:
  - Copy of the invitation
  - Basic Project Information
  - Context page
  - Fact sheet
  - Project rationale
  - Individual Variance details in written format
  - City of Kelowna Zoning Bylaw 8000 RM5r zone
  - Map showing zoning distribution in area
  - Copy of the Comprehensive DP guidelines as found in Chapter 14 of the OCP.

The professional team was represented including the Developer, Architect, and Junior Urban Planning Consultant. All were in attendance to address public concerns.



#### Attendance:

Total Neighbourhood Attendance: 63 attendees

People heard about the event in the following manner: mail out, newspaper ads, and word-of-mouth.

Input was received through direct conversation with the attendees and written comments.

#### Feedback:

Re-occurring themes from the questions asked at the public consultation were:

- Parking and traffic
- Parking and visitor parking requirements
- Concerns about rear lane
- Amount of Variances
- Density

Positive comments:

- Will clean up area
- Like clean modern design
- Balconies add appeal and livability

- Creation of jobs
- More customers to support local businesses

#### Conclusion:

The information session sought to meet and exceed the requirements of Council Policy No. 367. The timing of the advertisements and the mail-out met the criteria of the policy. Positive face-to-face conversations were had with many people in the neighbourhood. A mixture of tenants and homeowners were present, and we were able to address their requests and explain different aspects of the proposal. The session was held in an open space mindful of COVID protocols.



The neighbours brought their concerns and it was felt that negative feedback was generally around traffic patterns and volumes particularly regarding street parking and how it would impact existing homes. Many of the concerns could be addressed by providing additional regulations and standards for streets, sidewalks, and parking. Please note that written comments were received from individuals and have been attached as an appendix.

Overall, it was a positive experience.

The open house was conducted and arranged by Urban Options Planning and Permits. Should you have any questions please call me directly at 250.575.6707.

Regards,

Birte Decloux



## Public Open House Session – Written Comments

1064, 1074, 1084 Glenmore Drive  
September 3, 2020.

Gail Rimer  
250.870.8723  
1784 Highland Drive N

**Comments:** How long will it be before they eliminate the left-hand turn onto Glenmore with all the additional vehicles coming onto Highland Drive from the only access / entrance lane? That would have a big impact on my family as we use it 3-4 times daily.

Cheryl Toop  
250.762.4134  
[cheryltoop@gmail.com](mailto:cheryltoop@gmail.com)  
1745 Blondeaux Crescent

**Comments:** Concerns about no sidewalks in area and more on street parking, both sides. Most streets have allowed parking on the entire street.

Natasha Douillard  
250.979.0413  
[mercloo@telus.net](mailto:mercloo@telus.net)  
1307 Ridgeway Drive

**Comments:** I request speed bumps along Ridgeway Drive if this development goes through.

Montana Morin  
250.876.7330  
[message.mmd@gmail.com](mailto:message.mmd@gmail.com)  
1858 Highland Drive N (corner of rear lane and Highland Dr.)

**Comments:** This proposed development is unnecessarily large for this location / neighbourhood. My concerns are not only for my own property which will be hugely impacted, but also as a safety concern for increased traffic next to a park and school. I worry about constant "move in and outs" from a rental building. The laneway is already too small, and I worry about access for service / emergency vehicles during construction.

Brenda Gula  
250.486.1405  
[bgula89@gmail.com](mailto:bgula89@gmail.com)  
1848 Highland Drive

**Comments:** Overly concerned about the lack of parking which will overflow onto Highland Drive. Currently, cars cannot get through if there is parking on both sides of the street.

Delores

250.762.8979

[carptarps@hotmail.com](mailto:carptarps@hotmail.com)

1705 Blondeaux Crescent

**Comments:** Kids use the alley walking to school and playground. Density is too high.  
Parking is already outrageous along Highland and none on Glenmore.

Don McLellan

250.762.0168

[don\\_mclellan@telus.net](mailto:don_mclellan@telus.net)

1029 Calmels Crescent

**Comments:** Big concern is traffic and parking, street parking is not desirable. The lane is a dead end and the park has a small parking lot which is not for overnight parking, but often is almost full overnight. We are also concerned about the density.

Anonymous

**Comments:** Bylaw setbacks are in place to protect adjacent properties! Setback variances should not be permitted.

Linda Work

250.763.5961

1621 Blondeaux Crescent

**Comments:** Needs more parking or less units.

Judy & Rob Robison

250.870.8608

[rrobison@gmail.com](mailto:rrobison@gmail.com)

[judyerll@gmail.com](mailto:judyerll@gmail.com)

**Comments:** Not enough parking! No lights are out and no sidewalks. My daughter owns at Central Green. There are only 3 visitor parking stalls and you must pay! We live on Calmels and Mountain, Pinecrest, and Highland are busy with no sidewalks! Bad development.

Bad place for 50 units. Townhouses are preferred. Too busy. No lights onto Glenmore and no sidewalks.

McKenzies

250.860.5040

[jennnderr@telus.net](mailto:jennnderr@telus.net)

**Comments:** Likes

- It will clean up the area
- Makes the corner safer
- Modern design

- Balconies add appeal
- Plan is to make rental units affordable for single parents and young people (who use bikes and transit)

Dislikes

- Parking
- Too densified; too many units/people/cars for space/area

Irene & Jim Failes

250.763.6962

[ejj@shaw.ca](mailto:ejj@shaw.ca)

1069 Calmels Crescent

**Comments:** I am concerned about parking and traffic in the area. I am also worried about children walking or biking to school and using the park. Will more people park on Calmels which already gets bottlenecked during school start & end times.

Tanya Culling

250.801.1429

[tanyac@rmdgroup.com](mailto:tanyac@rmdgroup.com)

1053 Calmels Crescent

**Comments:** Parking is crazy and now they will have over 100 more people in the area.



# OCP20-0014 & Z20-0067 1064 – 1084 Glenmore Dr

Official Community Plan Amendment

Rezoning Application



# Proposal

- ▶ To consider an Official Community Planning Amendment to change the future land use designation of the subject lots from the MRL - Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential (Medium Density) designation;
- ▶ To consider rezoning the subject lots from the RU1 – Large Lot Housing zone to the RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of a purpose-built rental building.

# Development Process

August 17, 2020

Development Application Submitted

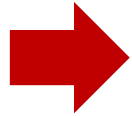


Staff Review & Circulation



September 3, 2020

Public Notification Received



February 22, 2021

Initial Consideration



Public Hearing  
Second & Third Readings



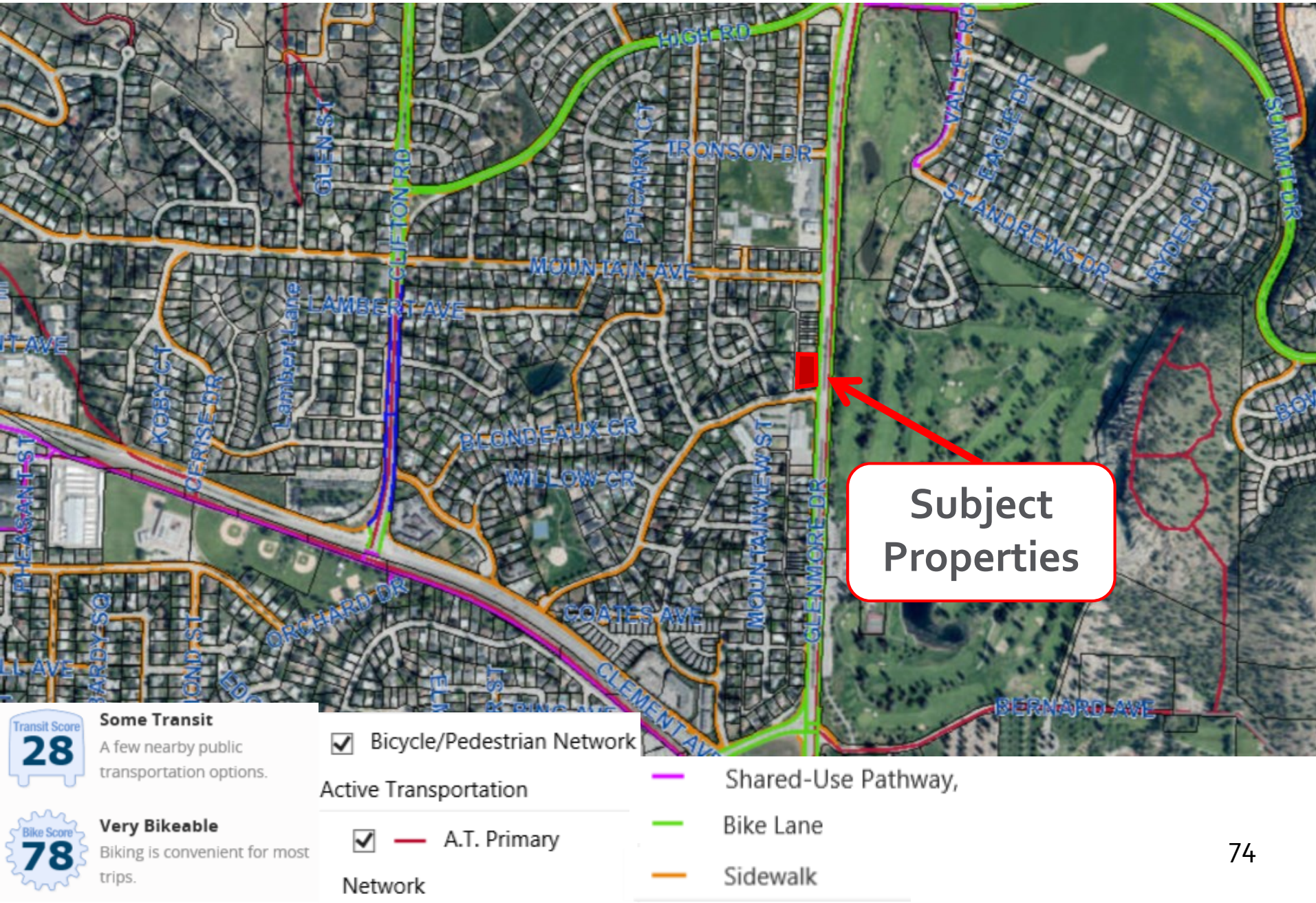
Final Reading  
DP & Variances



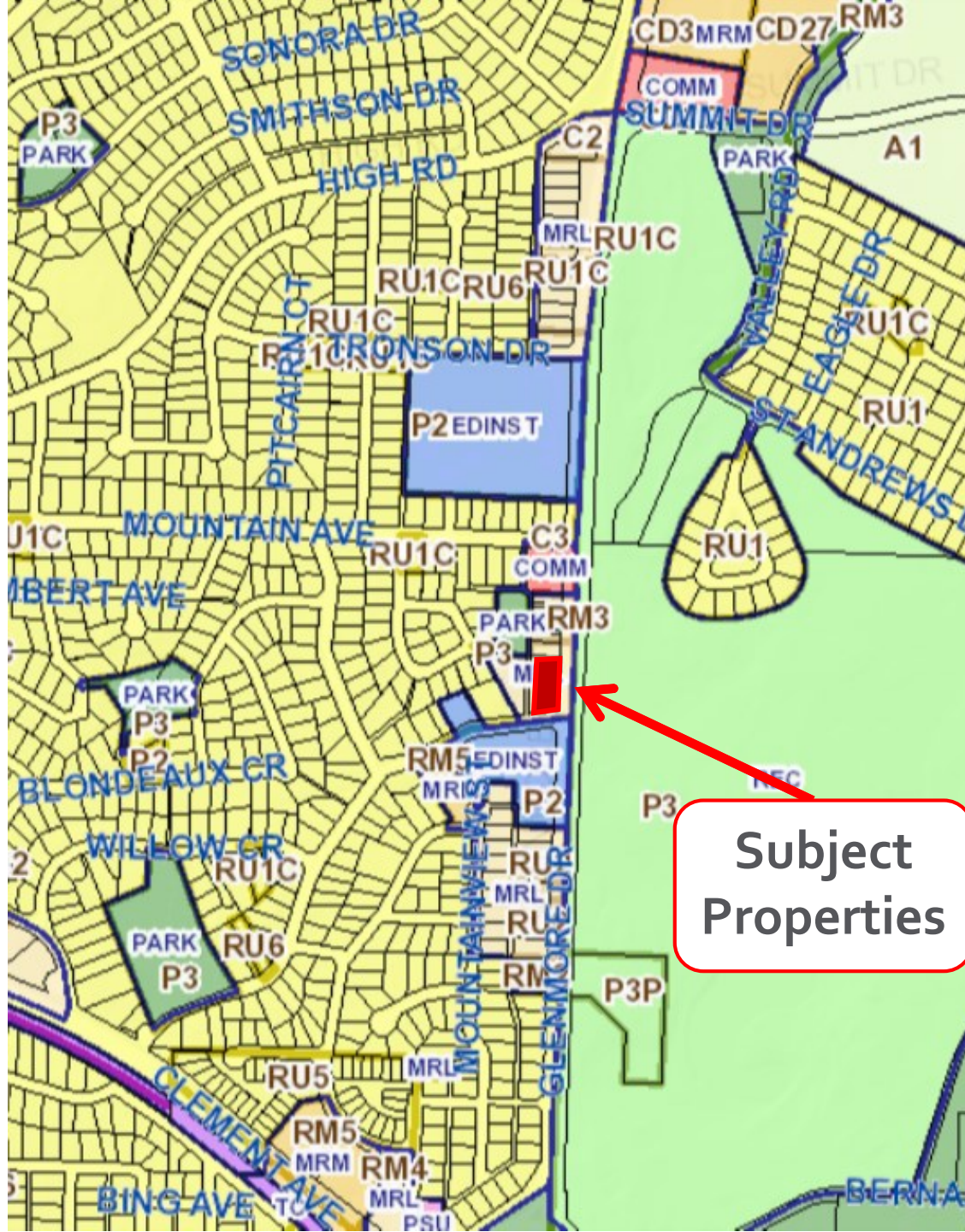
Building Permit

Council  
Approvals

# Context Map



# Zoning Map and OCP Future Land Use



**Subject  
Properties**

# Subject Property Map



# Surrounding Area



→ N



# Project/technical details

- ▶ OCP Amendment FLU: MRL ➡ MRM
- ▶ Rezoning: RU1 ➡ RM5r
- ▶ Facilitate the development of 3.5 storey, 50-unit purpose-built rental building.
- ▶ Three lot consolidation.
- ▶ 10% reduction in parking stalls.
- ▶ Pedestrian sidewalk improvements along Glenmore Dr. frontage.
  - ▶ Dedicate a portion of the frontage along Glenmore Drive for the three subject lots.
- ▶ Tracking variances to site coverage and setbacks to the parkade structure.

# Conceptual Rendering



# Development Policy

- ▶ **Complete Communities.** Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service.
- ▶ **Compact Urban Form:** Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities through development, conversion, and re-development within Urban Centres in particular.
- ▶ **Housing Mix.** Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.
- ▶ **Healthy Housing Strategy.** Rezoning the lots to RM5r ensures housing units remain rental for the life-cycle of the building.

# Public Notification Policy #367

- ▶ Public consultation was completed in accordance with Public Notification Policy #367
- ▶ Public consultation included:
  - ▶ Public Information Session on September 3, 2020;
  - ▶ Advertised in the Kelowna Daily Courier;
  - ▶ Direct mail out was sent to 374 individual addresses within a postal code area of the subject property;
  - ▶ Hand delivered an additional 111 households not captured by the Canada Post maildrop.

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed:
  - ▶ OCP Amendment to MRM – Multiple Unit Residential (Medium Density) and,
  - ▶ rezoning to RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only).
- ▶ Consistent with City's overall growth strategy and OCP urban planning policies.
  - ▶ Complete Communities
  - ▶ Compact Urban Form
- ▶ Use of transportation systems & proximity to transit stops, cycling infrastructure and sidewalk networks connecting to schools, parks and local services.
- ▶ Achieve the City's objectives of housing diversity and options.
  - ▶ Housing Mix
  - ▶ Healthy Housing Strategy
- ▶ Forward OCP Amendment and Rezoning to a Public Hearing. 83



## *Conclusion of Staff Remarks*

# Conceptual Rendering





# 1084 Glenmore Dr.

Presentation to Council

March 16, 2021

# VALUES

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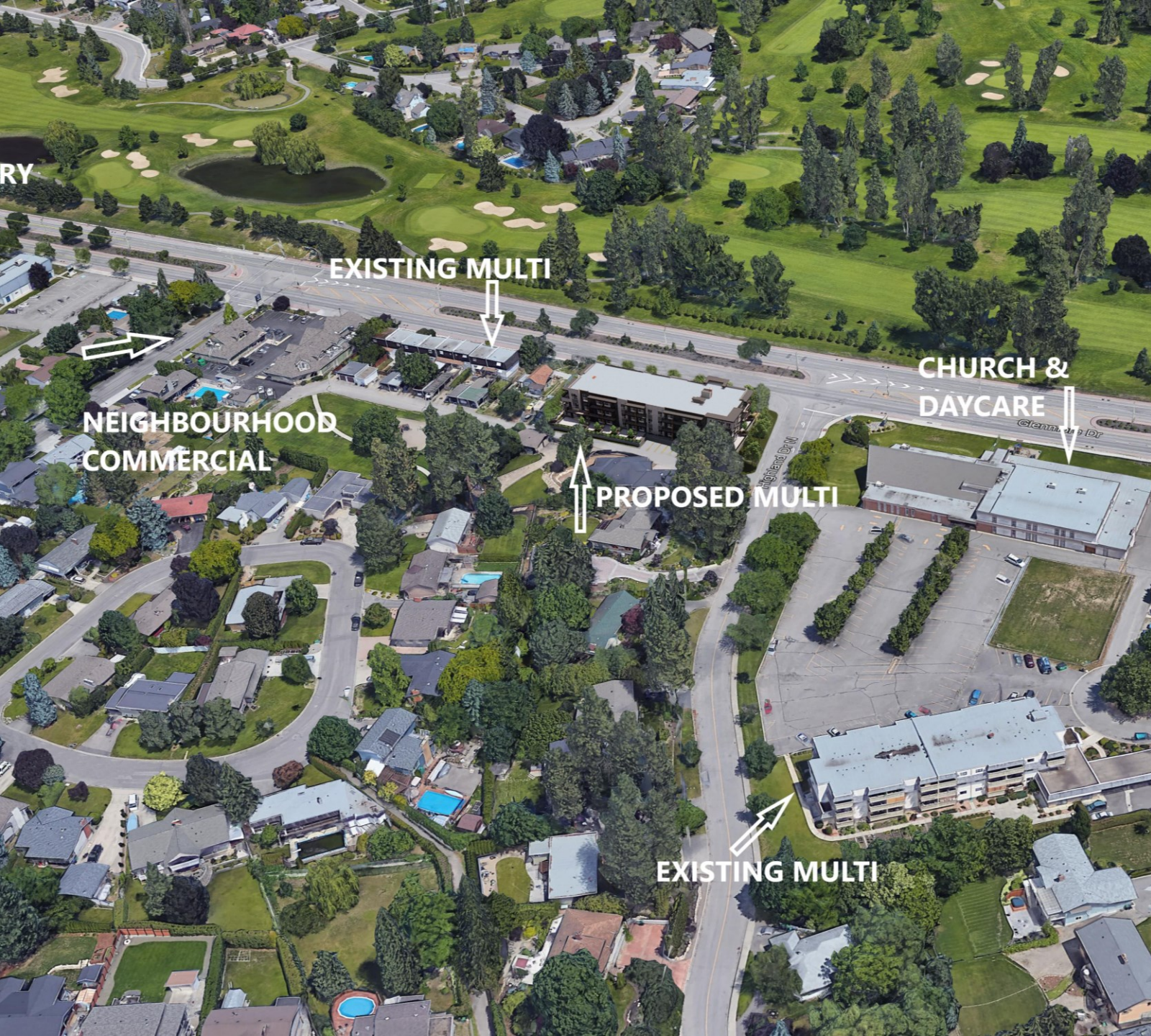
COMMUNITY



ACTIVE LIFESTYLE



SIMPLICITY



# Community

- Existing multifamily and commercial buildings within 100m
- Aging rental apartment building with slightly larger footprint and similar massing
- Convenience store for small grocery items, restaurant, barber shop and pet food store



# Community

- Enhance current pedestrian scale
- Appropriate transition from Transit Supportive Corridor to residential neighbourhood
- Sound barrier
- Supports Healthy Housing Strategy & 2019 Regional Housing Needs Assessment



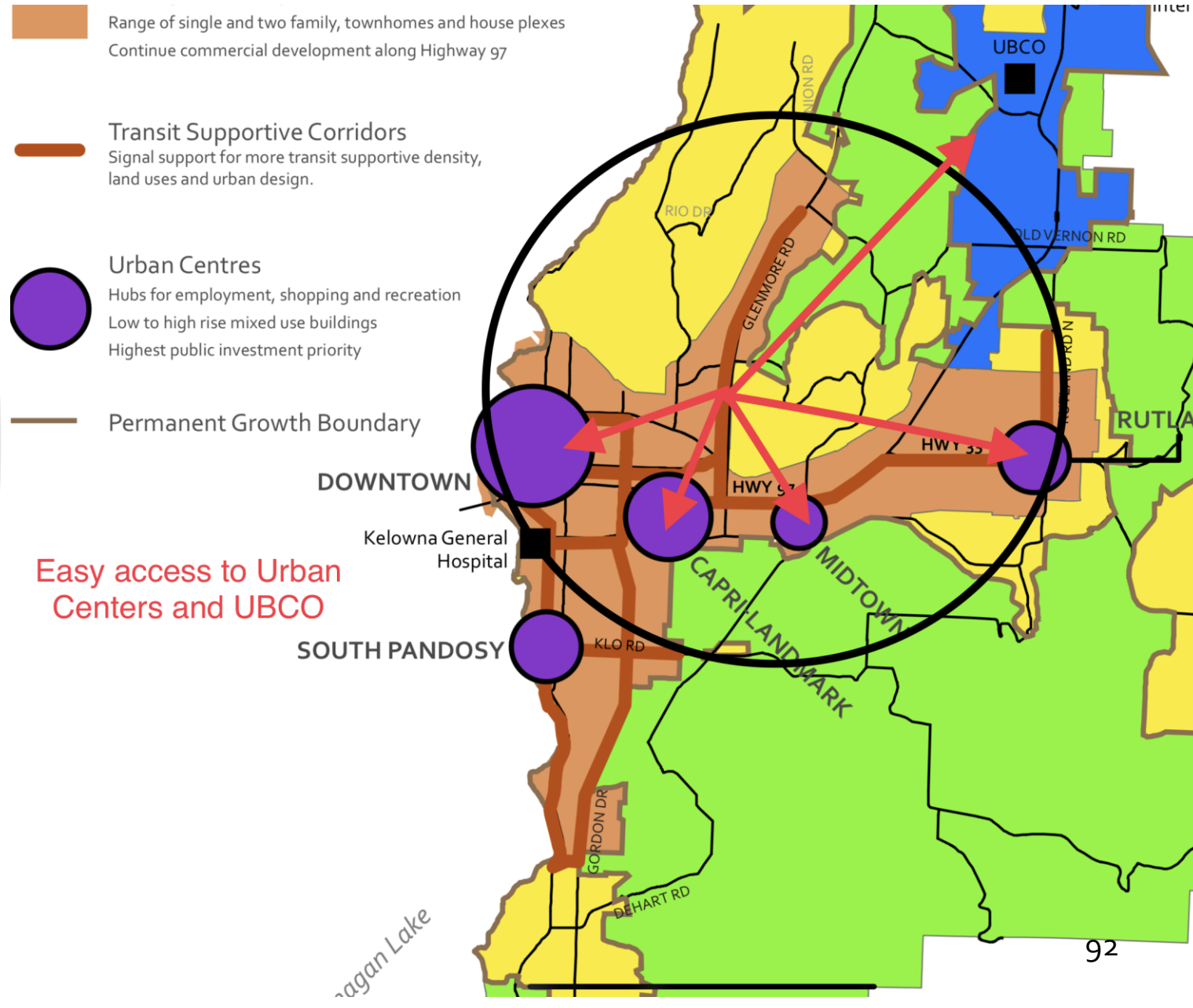


## Active Lifestyle

- Rail Trail
- Golf course
- Parks
- Walking distance to 2 of 3 tennis courts with lights in Kelowna

# Simplicity

## Transit Supportive Corridor

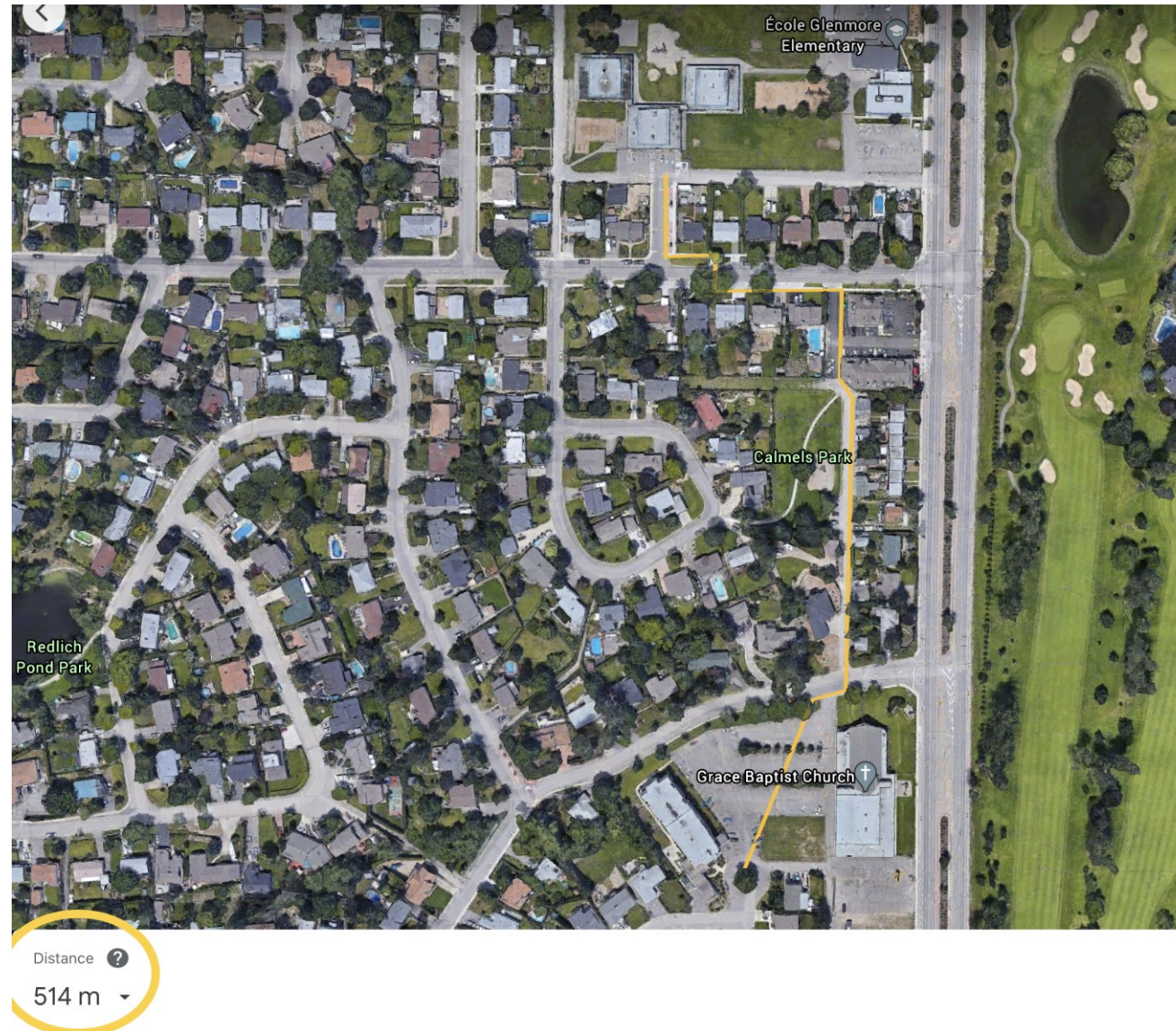




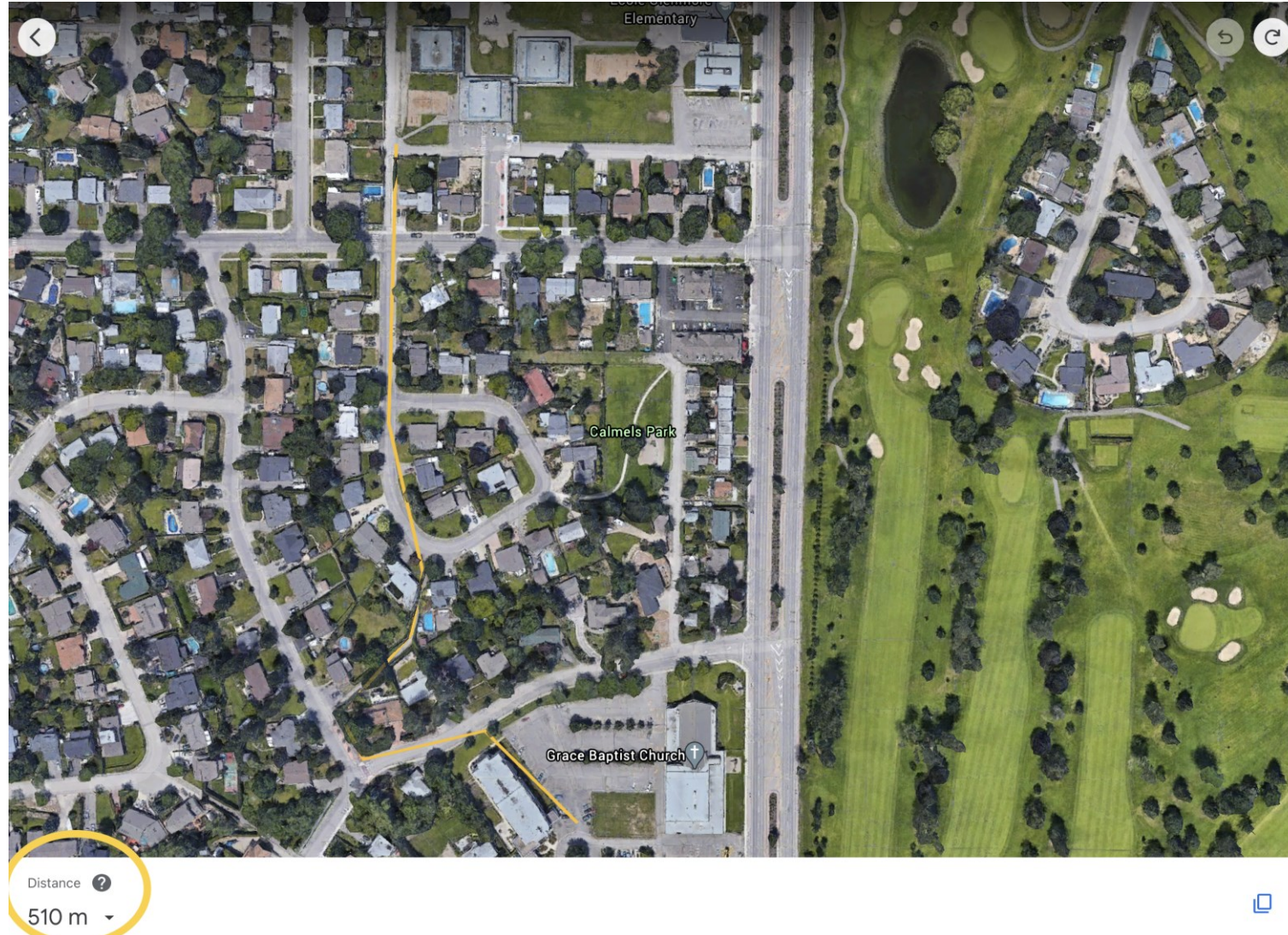
# 1084 Glenmore Dr.

QUESTIONS/COMMENTS?

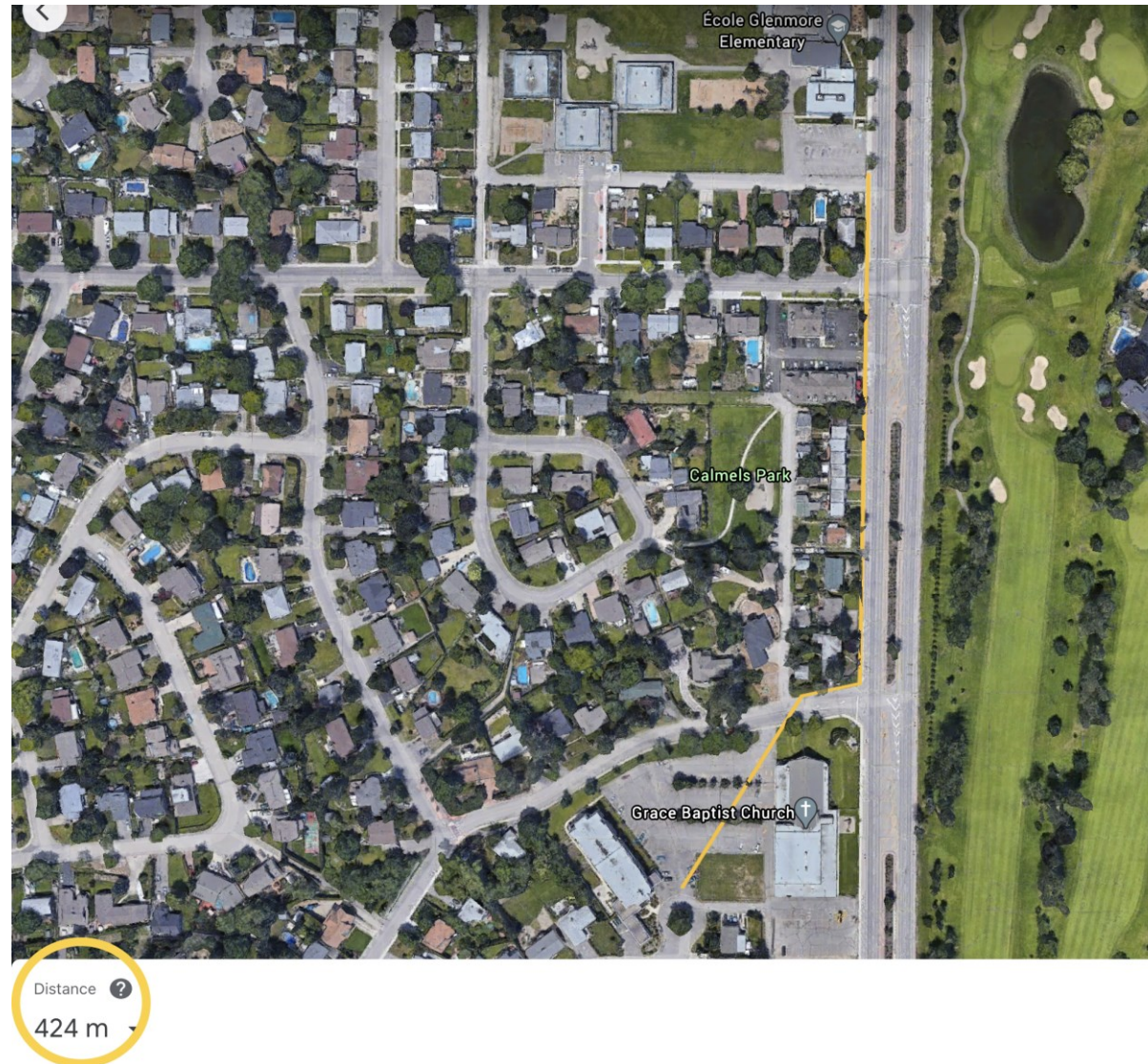
# Walking Routes – Laneway



# Walking Routes – City Pathway



# Walking Routes – Glenmore Dr





1852 Highland Dr N





# CITY OF KELOWNA

## BYLAW NO. 12175

### Official Community Plan Amendment No. OCP20-0014 1064, 1074, and 1084 Glenmore Drive

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A bylaw to amend the "Kelowna 2030 – Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "Kelowna 2030 – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of:
  - a) Lot 1, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at Glenmore Drive, Kelowna, BC; and
  - b) Lot 2, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at Glenmore Drive, Kelowna, BC; and
  - c) Lot 3, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at Glenmore Drive, Kelowna, BC.from the MRL - Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential (Medium Density) designation.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 22<sup>nd</sup> day of February, 2021.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 12176**  
**Z20-0067**  
**1064, 1074, and 1084 Glenmore Drive**

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of:
  - a) Lot 1, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at Glenmore Drive, Kelowna, BC; and
  - b) Lot 2, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at Glenmore Drive, Kelowna, BC; and
  - c) Lot 3, Section 29, Township 26, Osoyoos Division Yale District, Plan 17490, located at Glenmore Drive, Kelowna, BC.from the RU<sub>1</sub> – Large Lot Housing zone to the RM<sub>5r</sub> - Medium Density Multiple Housing (Residential Rental Tenure Only) zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 22<sup>nd</sup> day of February, 2021.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# REPORT TO COUNCIL



**Date:** February 22, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z19-0072

**Owner:** Larry. L. Cota and Carla C. Cota

**Address:** 2996 Sexsmith Rd

**Applicant:** Urban Options Planning & Permits

**Subject:** Rezoning Application

**Existing OCP Designation:** IND-L – Industrial – Limited

**Existing Zone:** A1 – Agriculture 1

**Proposed Zone:** I6 – Low-Impact Transitional Industrial

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## 1.0 Recommendation

THAT Rezoning Application No. Z19-0072 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 32, Section 3, Township 23, ODYD Plan 18861, located at 2996 Sexsmith Road, Kelowna, BC from the A1 – Agriculture 1 zone to the I6 – Low-Impact Transitional Industrial zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated February 22, 2021;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the property owner registering a 219 Restrictive Covenant limiting forward facing vehicular exit from the subject property.

## 2.0 Purpose

To consider an application to rezone the subject property from the A1 – Agriculture 1 zone to the I6 – Low-Impact Transitional Industrial zone to allow for outdoor storage on the subject property.

## 3.0 Development Planning

Staff are supportive of the proposed rezoning of the subject property from the A1 zone to the I6 zone as the proposal aligns with the Official Community Plan (OCP). The OCP designates the property as IND-L

Industrial – Limited, which was established in 2011 after public consultation associated with the 2030 OCP review. This designation was created for the I6 zone to allow for a range of low-impact industrial uses that are intended to act as a transition between the general industrial areas to the south and east and the rural residential areas to the north and west. The permitted uses, development regulations, screening requirements, outdoor storage restriction and other regulations within the I6 zone are designed to limit negative impacts to the nearby residential, rural, and agricultural uses in the area.

#### 4.0 Proposal

##### 4.1 Background and Project Description

The subject property has a history of Bylaw enforcements resulting from land use that has been contrary to the existing zone (A1 – Agriculture). The applicant is proposing to rezone the property to allow for existing industrial uses on the property to come into Bylaw compliance. The proposed uses include:

- Single family dwelling housing (existing);
- General contractor services (Cota Top Coat Seal);
- Outdoor storage – associated with contractor services, general uses and storage of vehicles.

The existing dwelling and an accessory building located at rear of the property will remain.

A 3.0m drainage statutory right of way (SRW) is required between the subject property and the abutting property to the east at 3030 Sexsmith Rd. The applicant and the property owner of 3030 Sexsmith Rd have agreed to share the required SRW width between the two properties.

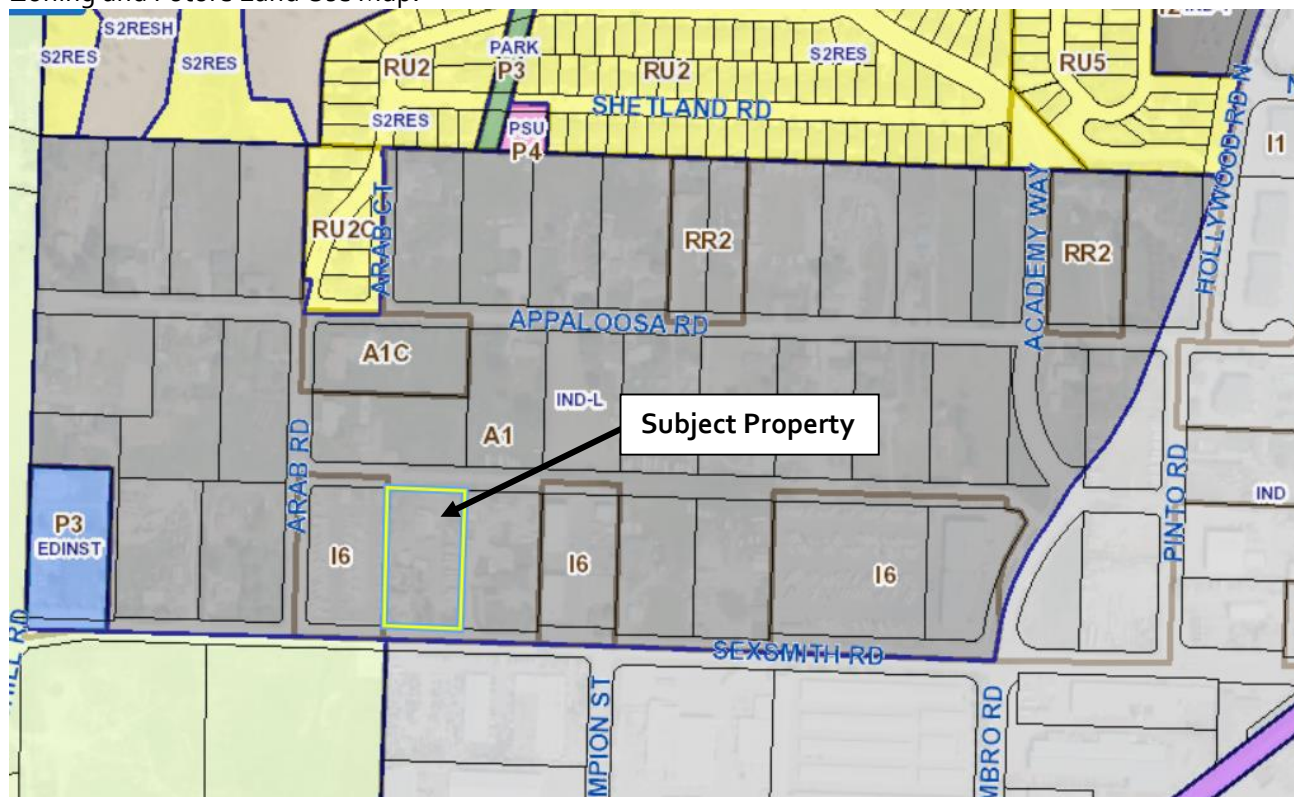
##### 4.2 Site Context

The subject parcel is located within the Arab/Appaloosa area. The subject property is designated as Industrial – Transitional (IND-T) in the OCP and the lot is within the Permanent Growth Boundary. The surrounding land use consist of Agriculture to the north, combination of Agriculture and Industrial to the east and west, and Industrial to the South. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Future Palomino Rd A1 - Agriculture	Agriculture/industrial/residential
East	I6 – Low Impact Transitional Industrial A1 - Agriculture	Outdoor storage Agriculture/industrial/residential
South	Sexsmith Rd I2 – General Industrial	General Industrial
West	I6 – Low Impact Transitional Industrial A1 - Agriculture	Outdoor storage Agriculture/industrial/residential

## Subject Property Map: 2996 Sexsmith Rd

Zoning and Future Land Use Map:



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 10: Development Process

##### Objective 5.28 Industrial Land Use Policies:

Focus industrial development to areas suitable for industrial use.

##### Objective 5.30 Industrial Supply Protection:

Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

- Refer to attached Schedule A, Development Engineering Department Memorandum, dated June 11, 2019.

## **7.0 Application Chronology**

Date of Application Received: February 22, 2019  
Date Public Consultation Completed: September 11, 2020

**Report prepared by:** Barbara B. Crawford, Planner II  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Development Engineering Memo

Attachment A: Site Plan and Letter of Rationale

# CITY OF KELOWNA

## MEMORANDUM

<b>SCHEDULE</b>		<b>A</b>
This forms part of application # Z19-0072		
Planner Initials	BC	 City of <b>Kelowna</b> DEVELOPMENT PLANNING

**Date:** June 11, 2019  
**File No.:** Z19-0072  
**To:** Planning & Development Services Department (BC)  
**From:** Development Engineer Manager (JK)  
**Subject:** 2996 Sexsmith Rd., Lots 32, Plan 18861 A1 – I6

Development Engineering has the following comments and requirements associated with this rezoning application to rezone the subject property from A1 – Agriculture 1 to I6 – Low Impact Transitional Industrial to allow outdoor storage.

### 1. General

- a) Access to the subject lots must ultimately be achieved off of Palomino Road as Sexsmith Road is designated as a 4 lane arterial and access will be restricted. Until such time that Palomino Road is built, the subject property is granted access onto Sexsmith Road under the condition.

### 2. Geotechnical Study

We recommend that a comprehensive geotechnical study be undertaken over the subject property. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any surface springs and the suitability of the lands for disposal of site generated storm drainage. In addition, this study must describe soil sulphate contents, the presence or absence of swelling clays.

### 3. Sanitary Sewer System

- a) The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. There is an existing 100mm PVC sanitary service to lot.
- a) The Connection Area #35 charge is currently set by Bylaw at \$13,300 per Single Family Equivalent (SFE). This Bylaw was reviewed for and accepted by Council in 2018.

determined by the following formula: the first 0.36 acres of developed land or portion thereof equals 1 SFE. Thereafter 2.8 SFE's per acre of developed land.

The assessed value is 5.144 Acres is **\$68,415.20**

### 4. Water Servicing Requirements

This development is within the service area of the Glenmore Ellison Irrigation District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All

Z19-0072

June 7, 2019

Page 2 of 3

charges for service connection and upgrading costs are to be paid directly to the GEID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with the City of Kelowna current Bylaws and Policies.

## 5. **Storm Drainage**

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual By-Law 7900 is required.

A 1.5m Drainage Statutory Right of Way will be required on West property line.

## 6. **Road Improvements**

a.) The frontage of Sexsmith Road will be upgraded to a full 4 lane arterial urban standard (SS-R9) in accordance with Bylaw 7900, complete with curb and gutter, storm works, sidewalk, fillet paving, landscaped and irrigated boulevard, lane markings, street lighting, removal and/or relocation existing utilities as may be required, etc. This construction will be deferred until Sexsmith Road is upgraded to a 4 lane standard and a cash in lieu of construction payment of **\$73,209.38** is required for the combined frontage of the subject property.

b.) Palomino Road at the rear of the property will be constructed to a full urban Standard (SS-R5) in accordance with Bylaw 7900, complete with curb, gutter, sidewalk, fillet paving, storm drainage works which extends and connects to the municipal system, landscaped and irrigated boulevard, lane markings, street lighting, removal and/or relocation existing utilities as may be required, etc. The developer is responsible for contributing for their half of Palomino road for the combined frontage of the subject property. The cash in lieu of construction for these works is **\$80,546.25**

## 7. **Road Dedication and Subdivision Requirements**

- (a) The developer is required dedicate 5m of roadway fronting Sexsmith Road to achieve the 4 lane arterial urban standard width in accordance with Bylaw 7900
- (b) Grant Statutory Rights Of Way if required for utility services.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

## 8. **Power and Telecommunication Services**

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

## 9. **Design and Construction**

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

Z19-0072

June 7, 2019

Page 3 of 3

- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

#### 10. **Servicing Agreements for Works and Services**

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

#### 11. **DCC Credits**

None of the required improvements qualify for DCC credit consideration, as these levies are collected as cash in lieu.

#### 12. **Bonding and Levies Summary**

##### Levies

Sexsmith Road upgrades	\$73,209.38
Palomino Road construction	\$80,546.25
Connection. Area #35	\$68,415.20
Total levies	<u>\$222,170.83</u>

James Kay  
James Kay, P. Eng.  
Development Engineering Manager  
RO



ATTACHMENT

A

This forms part of application

# Z19-0072

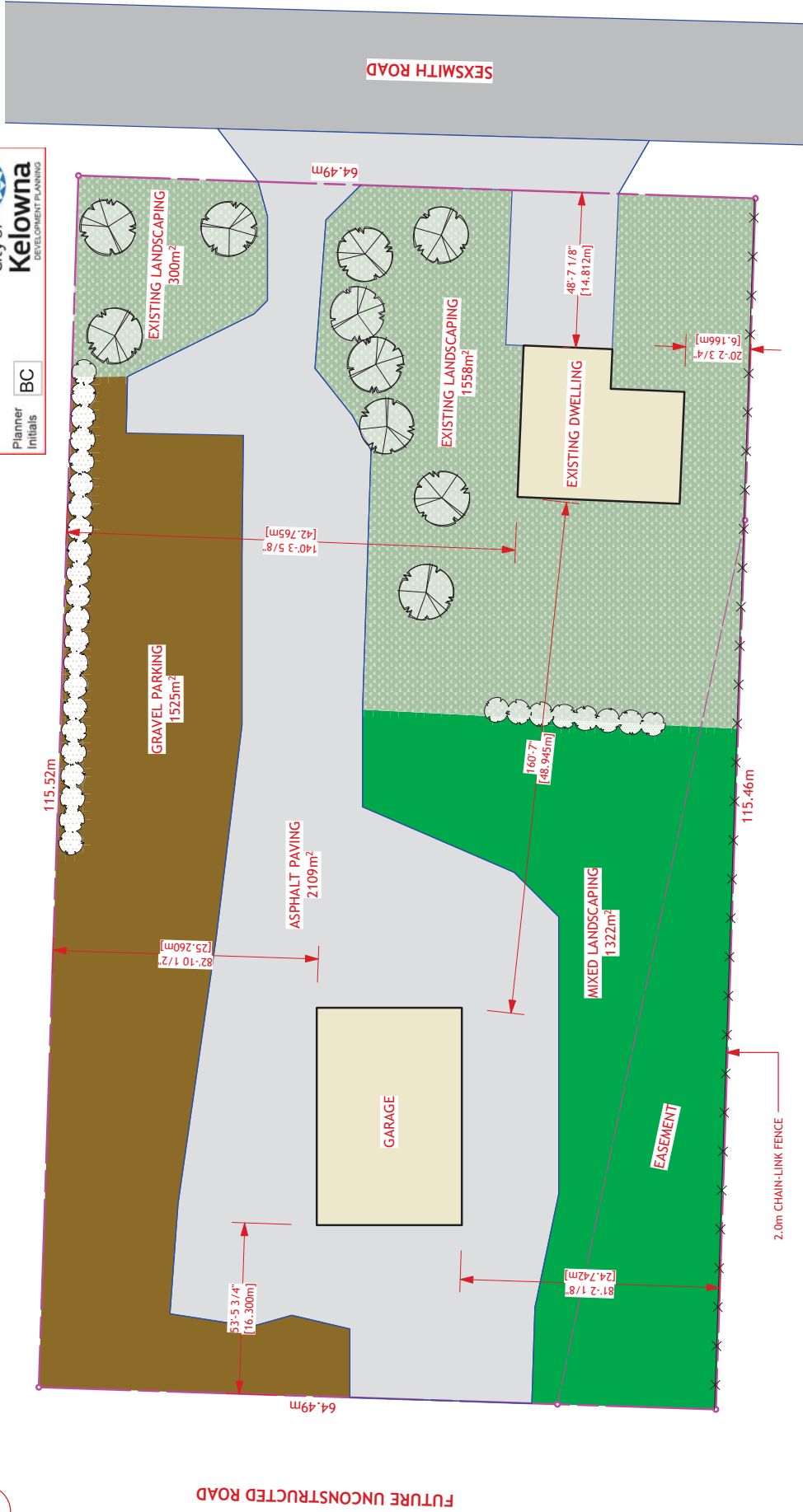
City of Kelowna

DEVELOPMENT PLANNING

Planner

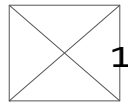
BC

Initials



2996 SEXSMITH ROAD, KELOWNA, BC

PRELIMINARY THREE-BAY CARWASH MAIN FLOOR



1392 MINE HILL DRIVE  
KELOWNA, BC V1P 1S5  
(250) 212-7938  
www.ihdesign.com

FEBRUARY 21, 2019  
SCALE: 3/16" = 1'-0"  
1 OF 1



<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# Z19-0072		
Planner Initials	BC	
		City of <b>Kelowna</b> DEVELOPMENT PLANNING

February 21, 2019

City of Kelowna  
**Planning Department**  
1435 Water Street  
Kelowna, BC

**RE: Rezoning of 2996 Sexsmith Road**

Dear Urban Planning Department:

This application seeks to rezone the property at 2996 Sexsmith Road to the "I6 – Low-Impact Transitional Industrial" zone to permit compatible industrial uses on the property. The proposed uses include:

- single dwelling housing
- contractor services, general (Cota Top Coat Seal)
- outdoor storage (associated with contractor services, general use and storage of vehicles)

The property is large enough to meet the minimum lot size requirements of the "I6 – Low-Impact Transitional Industrial" zone, and there are appropriate utility services available. The existing dwelling and landscaping will remain, as well as the existing accessory building located in the rear yard,

Many of the Official Community Plan objectives are met with the planned project, including:

- The proposed zone is consistent with the future land use designation of "Industrial – Light" for the area,
- Provides needed industrial space,
- Provides the potential for additional industrial space in the future.

There have been several properties fronting onto Sexsmith Road that have been rezoned to the I6 zone in close to the subject property. Given that this area is changing to a much-needed Industrial area we ask that you support the project.

Sincerely yours,



Birte Decloux



# Z19-0072 2996 Sexsmith Rd

Rezoning Application



# Proposal

- ▶ To consider an application to rezone the subject property from the A1 – Agriculture 1 zone to the I6 – Low Impact Transitional Industrial zone to allow for outdoor storage on the subject property

**A1**  **I6**

# Development Process

February 22, 2019

Development Application Submitted



Staff Review & Circulation



September 11, 2020

Public Notification Received



**February 22, 2021**

Initial Consideration



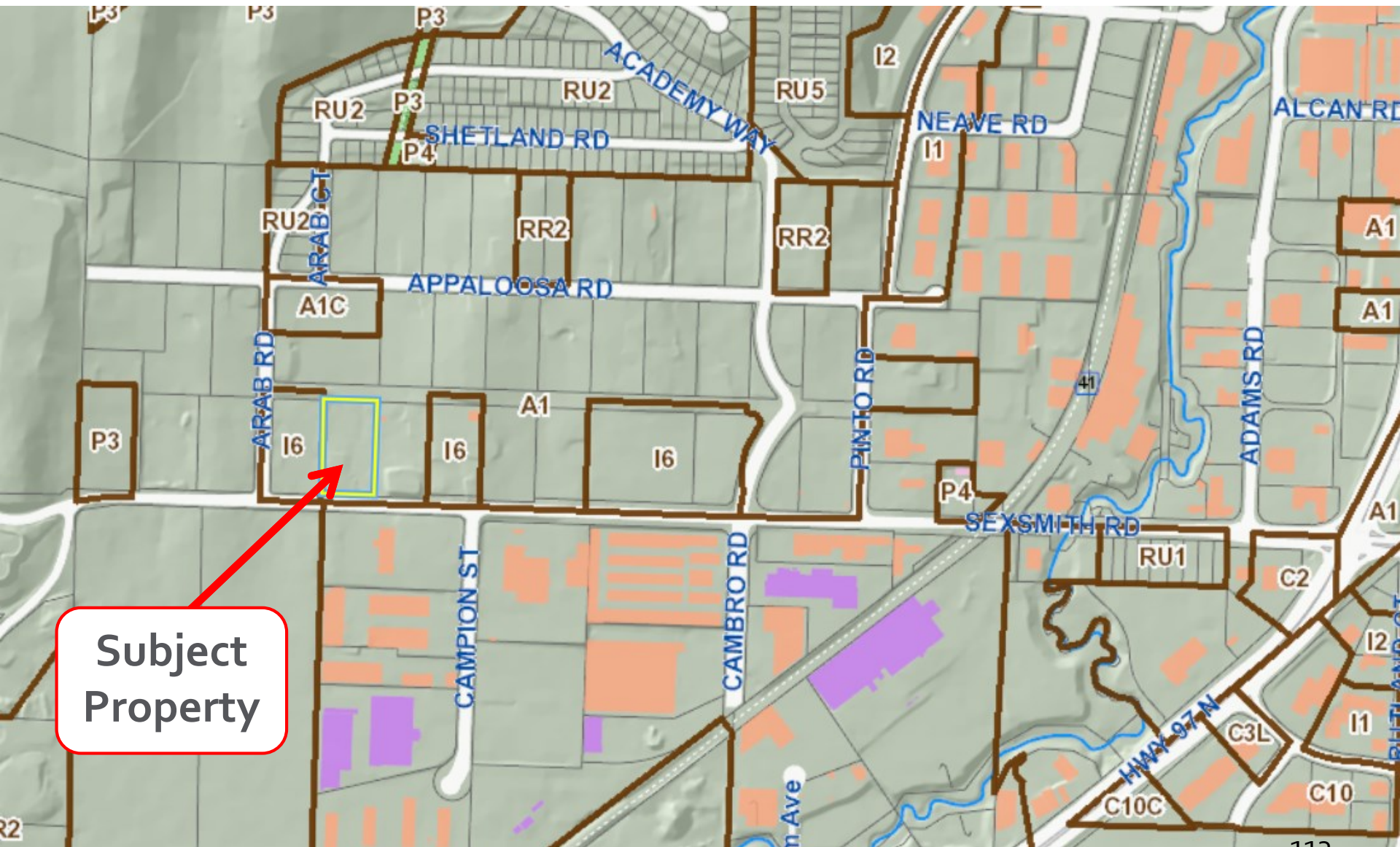
Public Hearing  
Second & Third Readings



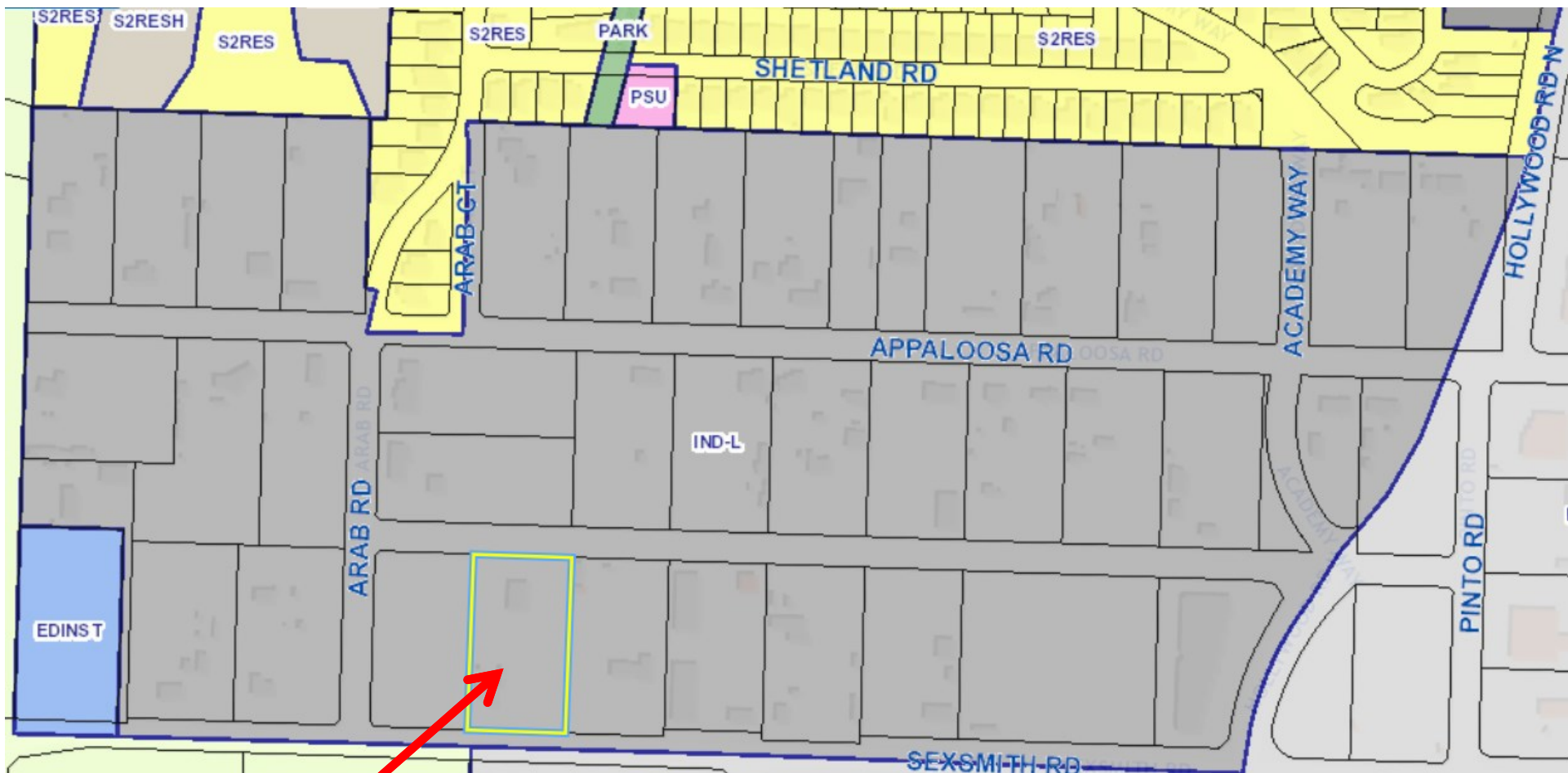
Final Reading

Council  
Approvals

# Context Map and Zoning



# OCP Future Land Use



**Subject  
Property**

# Subject Property Map and Project Details



# Development Policy

- ▶ Meets the intent of the Official Community Plan:
  - ▶ *Industrial Land Use Policies* - Focus industrial development to areas suitable for industrial use.
  - ▶ *Industrial Supply Protection* - Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

# Staff Recommendation

- ▶ Staff recommend support for the proposed rezoning of the subject property
- ▶ Meets the intent of the Official Community Plan
  - ▶ Industrial Land Use
- ▶ Recommend the Bylaw be forwarded to Public Hearing



## *Conclusion of Staff Remarks*

# Subject Property Map and Project Details





2996 Sexsmith Rd

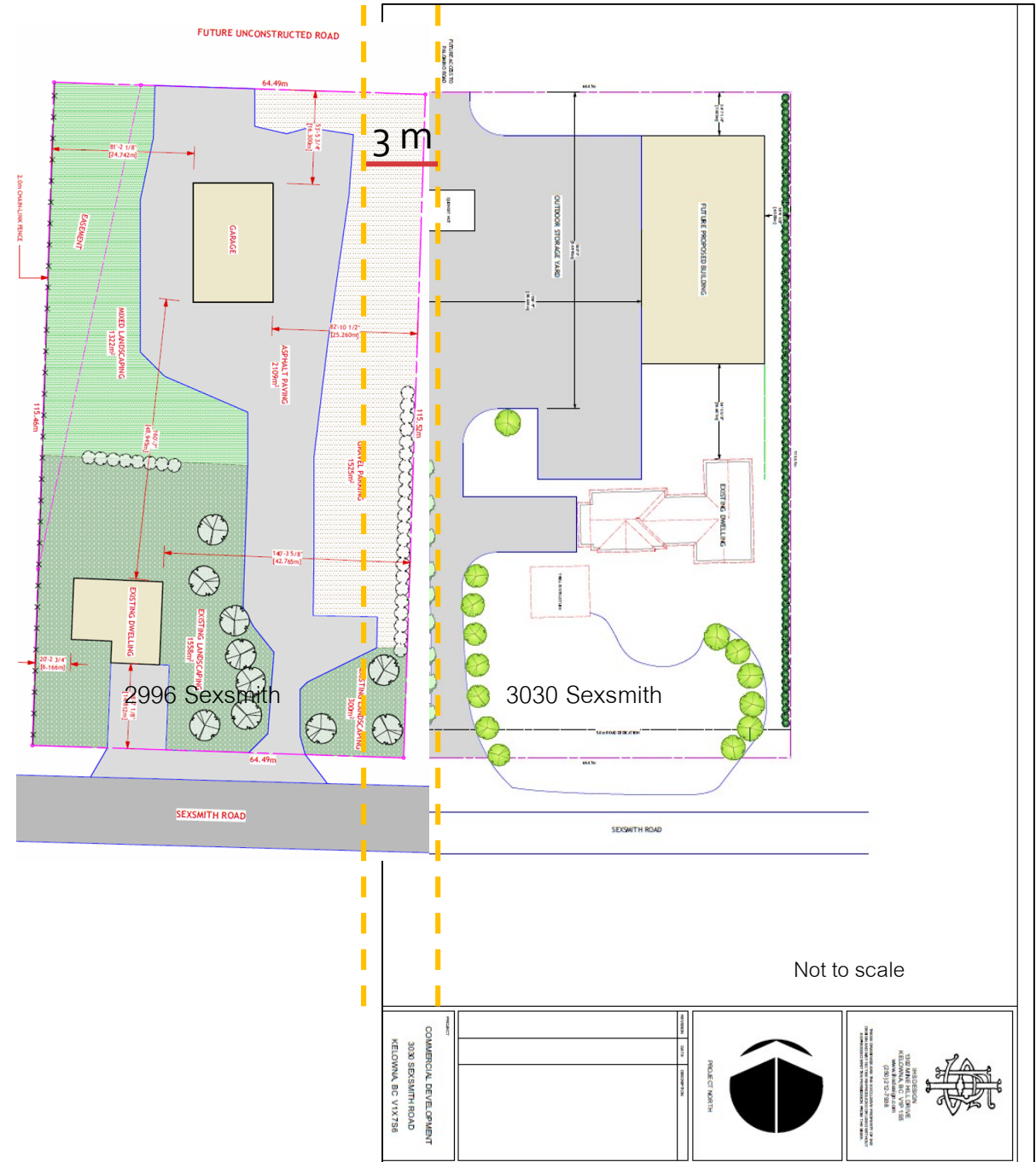


3030 Sexsmith Rd

# Gain to the city

Statutory Right-of-way provided between the 2 parcels for a total of 3.0m.

To allow for a Drainage channel when the new road to the north of the sites is developed.



# Questions?



# **CITY OF KELOWNA**

## **BYLAW NO. 12177**

**Z19-0072**

### **2996 Sexsmith Road**

---

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 32, Section 3, Township 23, ODYD Plan 18861 located at Sexsmith Road, Kelowna, BC from the A1 – Agriculture 1 zone to the I6 – Low-Impact Transitional Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 22<sup>nd</sup> day of February, 2021.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** February 22, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z18-0116

**Owner:** Jason G. Witt

**Address:** 3030 Sexsmith Rd

**Applicant:** Urban Options Planning & Permits

**Subject:** Rezoning Application

**Existing OCP Designation:** IND-L – Industrial – Limited

**Existing Zone:** A1 – Agriculture 1

**Proposed Zone:** I6 – Low-Impact Transitional Industrial

---

## 1.0 Recommendation

THAT Rezoning Application No. Z18-0116 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 31, Section 3, Township 23, ODYD Plan 18861, located at 3030 Sexsmith Road, Kelowna, BC from the A1 – Agriculture 1 zone to the I6 – Low-Impact Transitional Industrial zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated February 22, 2021;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the property owner register a 219 Restrictive Covenant limiting forward facing vehicular exit from the subject property;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

## 2.0 Purpose

To consider an application to rezone the subject property from the A1 – Agriculture 1 zone to the I6 – Low-Impact Transitional Industrial zone to allow for outdoor storage on the subject property.

## 3.0 Development Planning

Staff are supportive of the proposed rezoning of the subject property from the A1 zone to the I6 zone as the proposal aligns with the Official Community Plan (OCP). The OCP designates the property as IND-L Industrial – Limited, which was established in 2011 after public consultation associated with the 2030 OCP review. This designation was created for the I6 zone to allow for a range of low-impact industrial uses that are intended to act as a transition between the general industrial areas to the south and east and the rural residential areas to the north and west. The permitted uses, development regulations, screening requirements, outdoor storage restriction and other regulations within the I6 zone are designed to limit negative impacts to the nearby residential, rural, and agricultural uses in the area.

#### 4.0 Proposal

##### 4.1 Project Description

The subject property has a history of Bylaw enforcements resulting from land use that has been contrary to the existing zone (A1 – Agriculture). The applicant is proposing to rezone the property to allow for existing industrial uses on the property to come into Bylaw compliance. The proposed uses include:

- Single family dwelling housing (existing);
- General contractor services;
- Outdoor storage – associated with contractor services, general uses.

The existing dwelling will remain on the property. There are no immediate plans to change the property, however, it is anticipated that a new industrial building will be constructed in the future. The proposed building will be in the rear of the property near the unconstructed, future Palomino Road.

A 3.0m drainage statutory right of way (SRW) is required between the subject property and the abutting property to the west at 2996 Sexsmith Rd. The applicant and the property owner of 2996 Sexsmith Rd have agreed to share the required SRW width between the two properties.

##### 4.2 Site Context

The subject parcel is located within the Arab/Appaloosa area. The subject property is designated as Industrial – Transitional (IND-T) in the OCP and the lot is within the Permanent Growth Boundary. The surrounding land use consist of Agriculture to the north, combination of Agriculture and Industrial to the east and west, and Industrial to the South. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Future Palomino Rd A1 - Agriculture	Agriculture/industrial/residential
East	I6 – Low Impact Transitional Industrial A1 - Agriculture	Outdoor storage Agriculture/industrial/residential
South	Sexsmith Rd I2 – General Industrial	General Industrial
West	A1 – Agriculture I6 – Low Impact Transitional Industrial	Agriculture/industrial/residential Outdoor storage

### Zoning and Future Land Use Map:



## Chapter 10: Development Process

Focus industrial development to areas suitable for industrial use.

Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

### 6.1 Development Engineering Department

- Refer to attached Schedule A, Development Engineering Department Memorandum, dated December 10, 2018.

Date of Application Received: December 7, 2018

Date Public Consultation Completed: June 12, 2019

**Report prepared by:** Barbara B. Crawford, Planner II  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Attachments:**

Schedule A: Development Engineering Memo

Attachment A: Site Plan and Letter of Rationale

---

**CITY OF KELOWNA**  
**MEMORANDUM**

<b>SCHEDULE</b>		<b>A</b>
This forms part of application # Z18-0116		
Planner Initials	BC	

---

**Date:** December 10, 2018  
**File No.:** Z18-0116 Revised  
**To:** Planning & Development Services Department (AC)  
**From:** Development Engineer Manager (JK)  
**Subject:** 3030 Sexsmith Rd., Lots 31, Plan 18861    A1 – I6

---

Development Engineering has the following comments and requirements associated with this application rezone the subject property from A-1 to I6 are as follows:

**1.    General**

- a) Access to the subject lots must ultimately be achieved off of Palomino Road as Sexsmith Road is designated as a 4 lane arterial and access will be restricted. Until such time that Palomino Road is built, the subject property is granted access onto Sexsmith Road under the condition.

**2.    Geotechnical Study**

We recommend that a comprehensive geotechnical study be undertaken over the subject property. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any surface springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays.

**3.    Sanitary Sewer System**

- a) The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. There is an existing 100mm PVC sanitary service to lot.
- a) The Connection Area #35 charge is currently set by Bylaw at \$13,300 per Single Family Equivalent (SFE). This Bylaw was reviewed for and accepted by Council in 2018.

determined by the following formula: the first 0.36 acres of developed land or portion thereof equals 1 SFE. Thereafter 2.8 SFE's per acre of developed land.

The assessed value is 5.144 Acres is **\$68,415.20**

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# Z18-0116		
Planner Initials	BC	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

#### 4. **Water Servicing Requirements**

This development is within the service area of the Glenmore Ellison Irrigation District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with the City of Kelowna current Bylaws and Policies.

#### 5. **Storm Drainage**

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual By-Law 7900 is required.

A 1.50m Drainage Statutory Right of Way will be required on West property line.

#### 6. **Road Improvements**

- a.) The frontage of Sexsmith Road will be upgraded to a full 4 lane arterial urban standard (SS-R9) in accordance with Bylaw 7900, complete with curb and gutter, storm works, sidewalk, fillet paving, landscaped and irrigated boulevard, lane markings, street lighting, removal and/or relocation existing utilities as may be required, etc. This construction will be deferred until Sexsmith Road is upgraded to a 4 lane standard and a cash in lieu of construction payment of **\$73,209.38** is required for the combined frontage of the subject property.
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#### 7. **Road Dedication and Subdivision Requirements**

- (a) The developer is required dedicate 5m of roadway fronting Sexsmith Road to achieve the 4 lane arterial urban standard width in accordance with Bylaw 7900
- (b) Grant Statutory Rights Of Way if required for utility services.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

#### 8. **Power and Telecommunication Services**

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# Z18-0116		
Planner Initials	BC	 <b>City of Kelowna</b> <small>DEVELOPMENT PLANNING</small>

## 9. Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

## 10. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

## 11. DCC Credits

None of the required improvements qualify for DCC credit consideration, as these levies are collected as cash in lieu.

## 12. Bonding and Levies Summary

### Levies

Sexsmith Road upgrades	\$73,209.38
Palomino Road construction	\$80,546.25
Connection. Area #35	\$68,415.20
<b>Total levies</b>	<b><u>\$222,170.83</u></b>

Z18-0116

Dec 10, 2018

Page 4 of 4

James Kay, P. Eng.  
Development Engineering Manager  
RO



Planner Initials **BC**

**HA DESIGN**  
1302 WINE HILL DRIVE  
KELOWNA, BC V1P 1S5  
www.hadesign.com  
(250) 272-7555

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF HA DESIGN. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM THE SAME.



PROJECT NORTH

REVISION DATE DESCRIPTION

PROJECT

COMMERCIAL DEVELOPMENT  
3030 SEXSMITH ROAD  
KELOWNA, BC V1X 7S6  
LOT 31 PLAN KAP18861

DRAWING TITLE

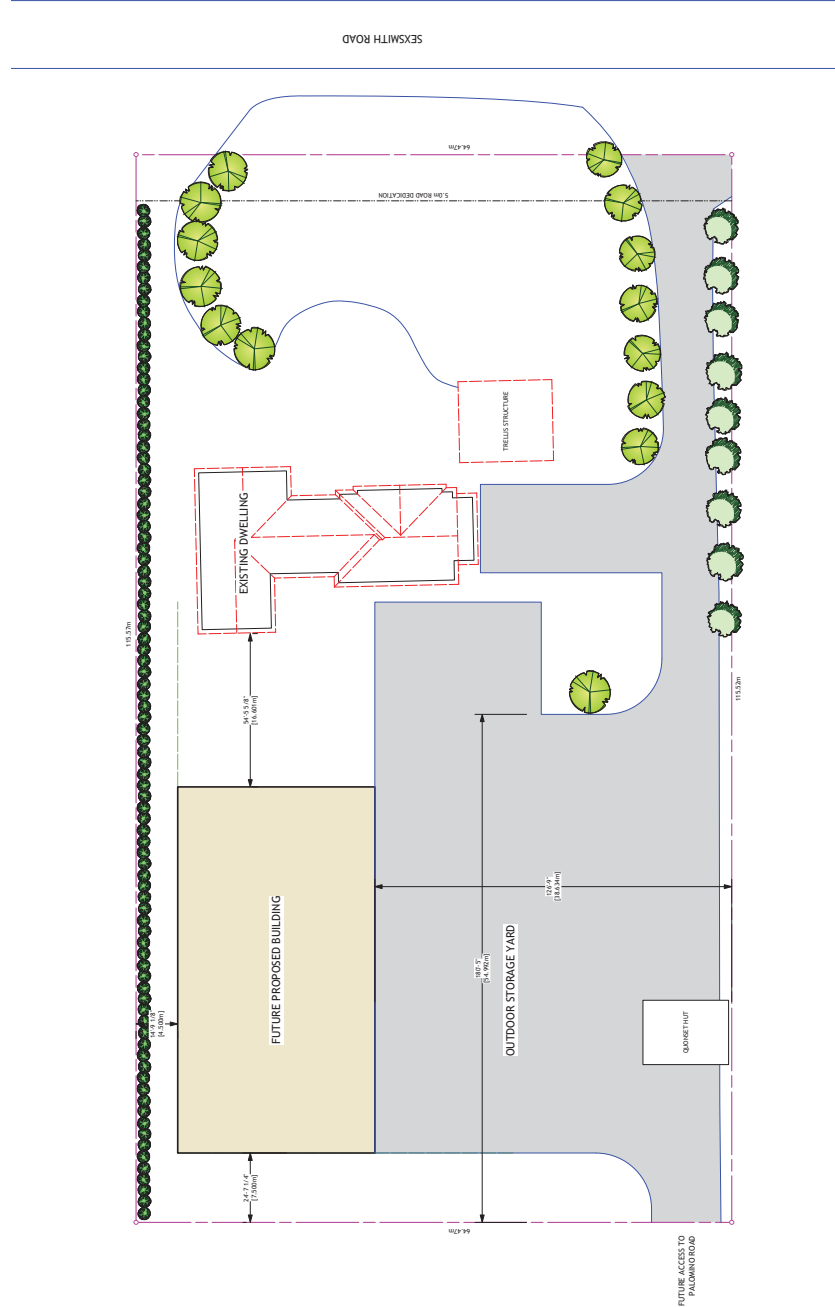
SITE PLAN

DATE

JUNE 18, 2018

DRAWING NUMBER

1 of 1



1 SITE PLAN  
Scale: 1:250

November 27, 2018

City of Kelowna  
**Planning Department**  
1435 Water Street  
Kelowna, BC

**RE: Rezoning of 3030 Sexsmith Road**

Dear Urban Planning Department:

This application seeks to rezone the property at 3030 Sexsmith Road to the I6 – Low-Impact Transitional Industrial zone to permit compatible industrial uses on the property. The proposed uses include:

- single dwelling housing
- contractor services, general
- outdoor storage (associated with contractor services, general use)

The property is large enough to meet the minimum lot size requirements of the I6 – Low-Impact Transitional Industrial zone, and there are appropriate utility services available. The existing dwelling and landscaping were recently upgraded thus no changes to the exterior cladding or site configuration is proposed. There are no immediate plans to change the property, however, it is anticipated that a new industrial building will be constructed in the future. The proposed building will be in the rear of the property near the unconstructed Palomino Road.

Many of the Official Community Plan objectives are met with the planned project, including:

- The proposed zone is consistent with the future land use designation of Industrial – Light for the area,
- Provides needed industrial space,
- Provides the potential for additional industrial space in the future.

There have been several properties fronting onto Sexsmith Road that have been rezoned to the I6 zone in close to the subject property, including the property that is located immediately to the east of the subject property (3050 Sexsmith Rd.). Given that this area is changing to a much-needed Industrial area we ask that you support the project.

Sincerely yours,

Birte Decloux



# Z18-0116

# 3030 Sexsmith Rd

## Rezoning Application



# Proposal

- ▶ To consider an application to rezone the subject property from the A1 – Agriculture 1 zone to the I6 – Low Impact Transitional Industrial zone to allow for outdoor storage on the subject property

**A1**  **I6**

# Development Process

December 7, 2018

Development Application Submitted



Staff Review & Circulation



June 12, 2019

Public Notification Received



Initial Consideration



Public Hearing  
Second & Third Readings

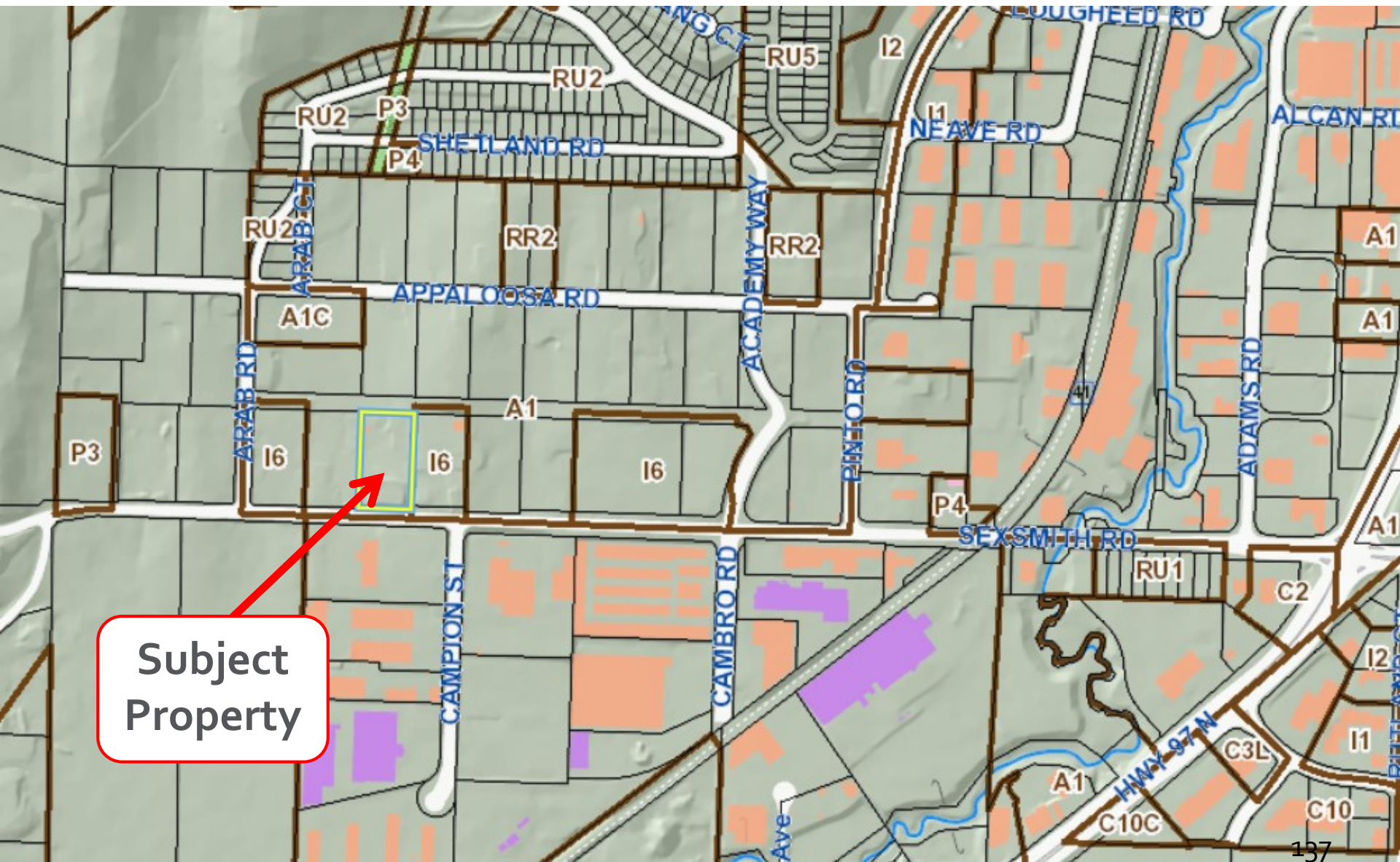


Final Reading

Council  
Approvals

 **February 22, 2021**

# Context Map and Zoning



# OCP Future Land Use



**Subject  
Property**

# Subject Property Map and Project Details



# Development Policy

- ▶ Meets the intent of the Official Community Plan:
  - ▶ *Industrial Land Use Policies* - Focus industrial development to areas suitable for industrial use.
  - ▶ *Industrial Supply Protection* - Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

# Staff Recommendation

- ▶ Staff recommend support for the proposed rezoning of the subject property
- ▶ Meets the intent of the Official Community Plan
  - ▶ Industrial Land Use
- ▶ Recommend the Bylaw be forwarded to Public Hearing



## *Conclusion of Staff Remarks*

# Subject Property Map and Project Details



# **CITY OF KELOWNA**

## **BYLAW NO. 12178**

**Z18-0116**

**3030 Sexsmith Road**

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 31, Section 3, Township 23, ODYD Plan 18861 located at Sexsmith Road, Kelowna, BC from the A1 – Agriculture 1 zone to the I6 – Low-Impact Transitional Industrial zone
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 22<sup>nd</sup> day of February, 2021.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

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(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk