

REPORT TO COUNCIL



Date: March 5, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0112 **Owner:** Sweetwater Management Ltd.,
Inc.No. 298078

Address: 3976 Hwy 97 N **Applicant:** Urban Options Planning &
Permits

Subject: Rezoning Application

Existing OCP Designation: IND - Industrial

Existing Zone: P3 – Parks and Open Space

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z17-0112 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 2 Township 23 ODYD Plan 42310 Except Plan EPP53293, located at 3976 Highway 97 N, Kelowna, BC from the P3 – Parks and Open Space zone to the I2 – General Industrial 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 Community Planning Department dated March 5, 2018;

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

2.0 Purpose

To rezone the property to facilitate the construction of an industrial building.

3.0 Community Planning

The subject property is located within a primarily industrial neighbourhood on the west side of Hwy 97 N, north of Sexsmith Rd. The Official Community Plan Future Land Use designation for the property is IND –

Industrial which is consistent with the proposed I2 – General Industrial zone. Considering the industrial nature of the neighbourhood and consistency with the future land use designation, staff are supportive of the proposed rezoning to I2 – General Industrial.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on January 24, 2018, documenting that neighbours within 50m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The applicant is proposing the construction of an industrial building for an automotive repair/vehicle sales shop on the southern portion of the property (Attachments A & B). The subject property’s future land use designation of IND – Industrial is consistent with the proposed I2 – General Industrial Zone.

If the rezoning is approved by Council a development permit for the form and character of the building will be forwarded to Council for consideration.

4.2 Site Context

The subject property is on the west side of Hwy 97 N, north of Sexsmith Rd. The lot is 6256m² and is located in a primarily industrial neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial	General Industrial Uses
East	I2 – General Industrial	Auctioneering Establishment
South	A1 – Agriculture 1	Vacant
West	I2 – General Industrial	General Industrial Uses

Subject Property Map: 3976 Hwy 97 N



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Future Land Use

Industrial (IND). Light and heavy industrial uses as well as Industrial/Business activities and airport related industrial uses. Industrial/business service refers to uses that provide services and support to industrial and business customers. This designation may also include CD Comprehensive Development zoning that provides for industrial uses.¹

Development Process

Focus industrial development to areas suitable for industrial use. ²

Ensure adequate industrial land supply.³

6.0 Technical Comments

6.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit.

6.2 Development Engineering Department

- See Schedule 'A' memorandum dated December 4, 2017.

6.3 Fire Department

- No comments related to zoning.

7.0 Application Chronology

Date of Application Received: November 23, 2017

Date Public Consultation Completed: January 24, 2018

Report prepared by: Emily Williamson, Planner
Reviewed by: Adam Cseke, Planner Specialist
Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Schedule 'A' – Development Engineering Memorandum dated December 4, 2017

Attachment 'A' – Applicant's Rationale

Attachment 'B' – Conceptual Site Plan and Rendering

¹ Future Land Use Designations (Chapter 4).

² Objective 5.28 (Development Process Chapter 5).

³ Objective 5.30 (Development Process Chapter 5).