



Airport Business Park

Planning Background and Context

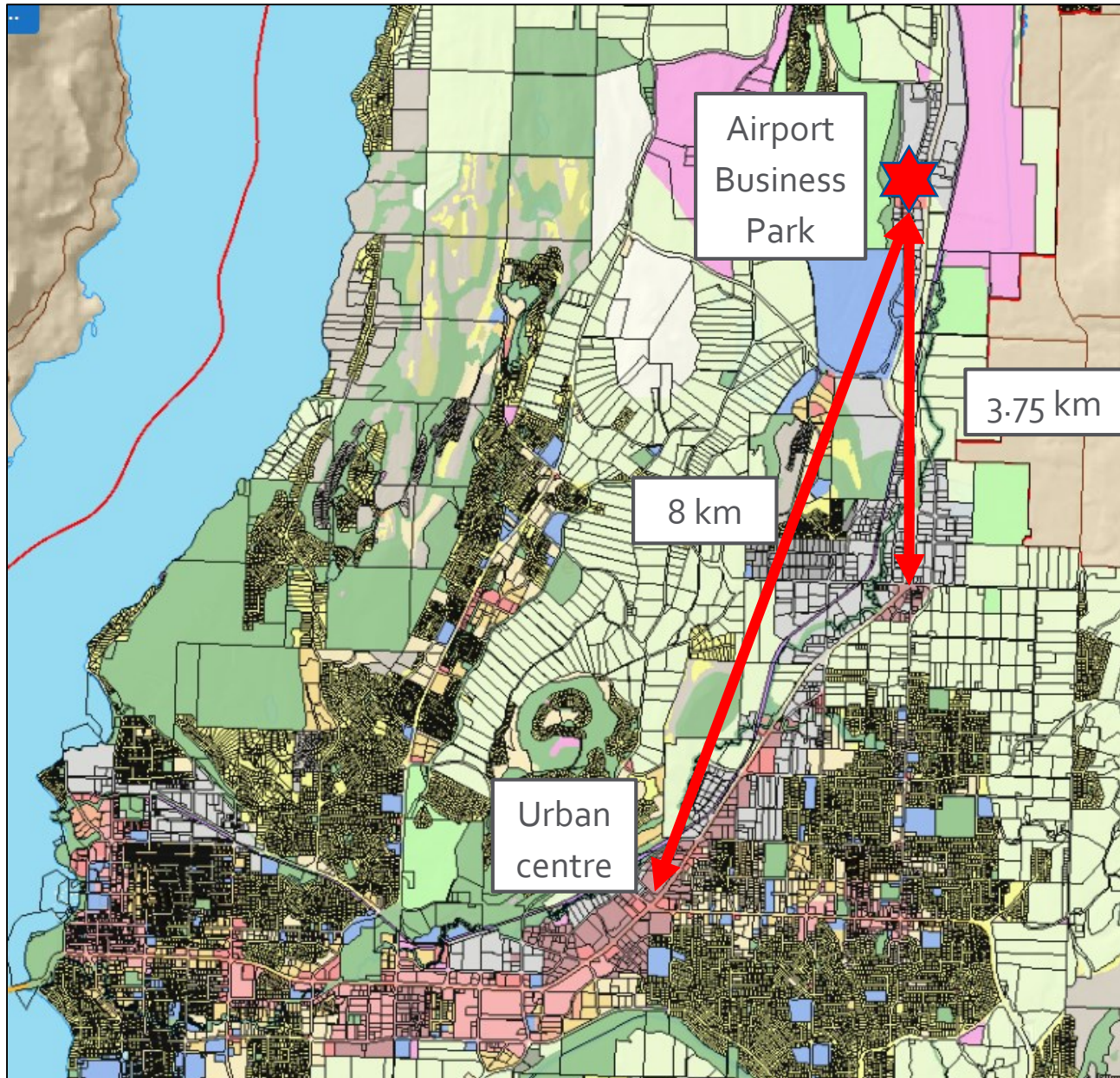


Airport Business Park Overview

1. Planning history and rationale
2. Recent inquiries/development applications
3. Outline risks of changes to land use designations



Context Map



Planning Hierarchy

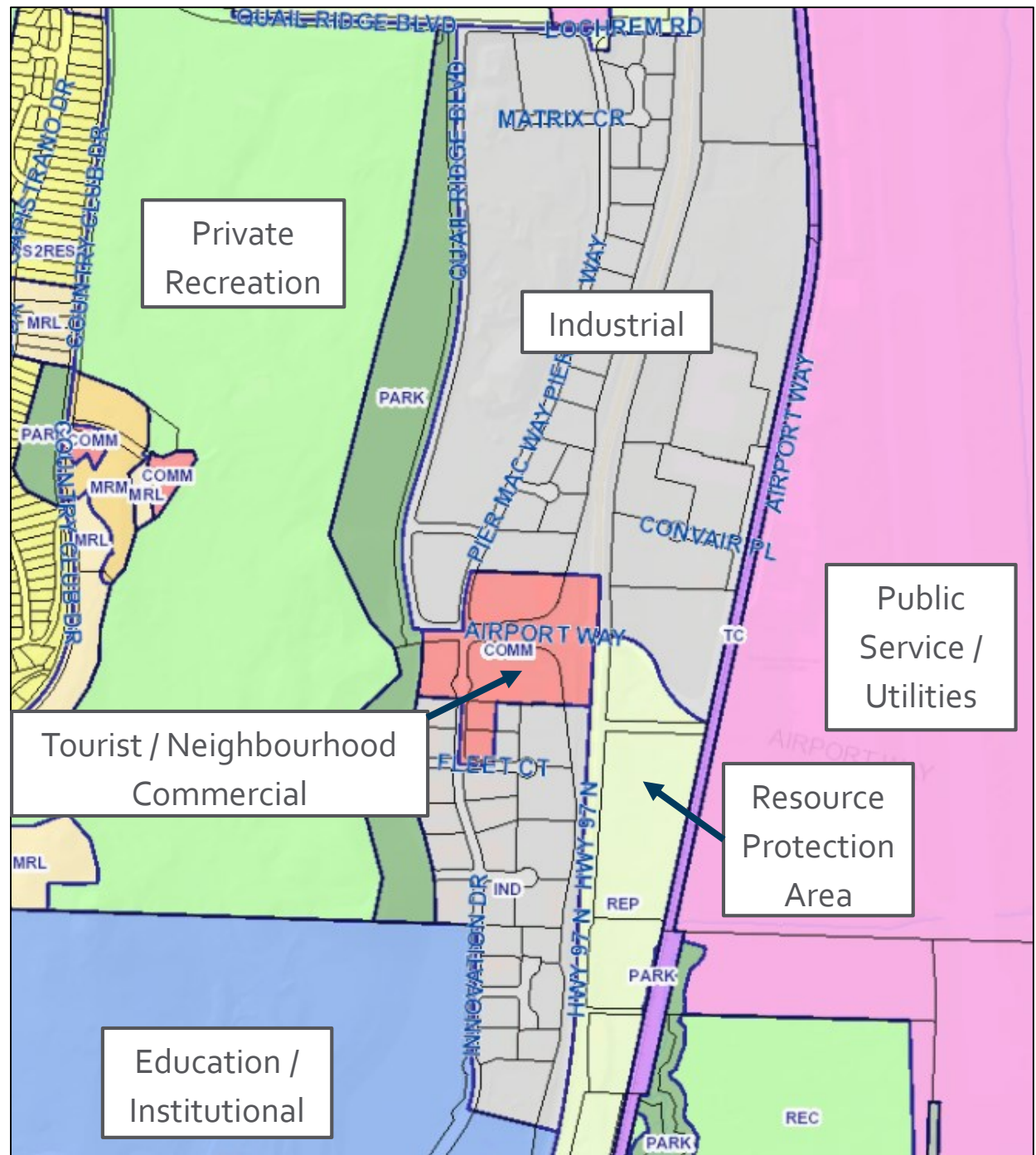
- ▶ OCP (community level)
- ▶ Sector Plans (large area/multiple land owners, multiple neighborhood(s) level)
- ▶ Area Structure Plans (parcel(s) level)
- ▶ Area Redevelopment Plans / Applications (infill/redevelopment to increase density/height)



Development Process

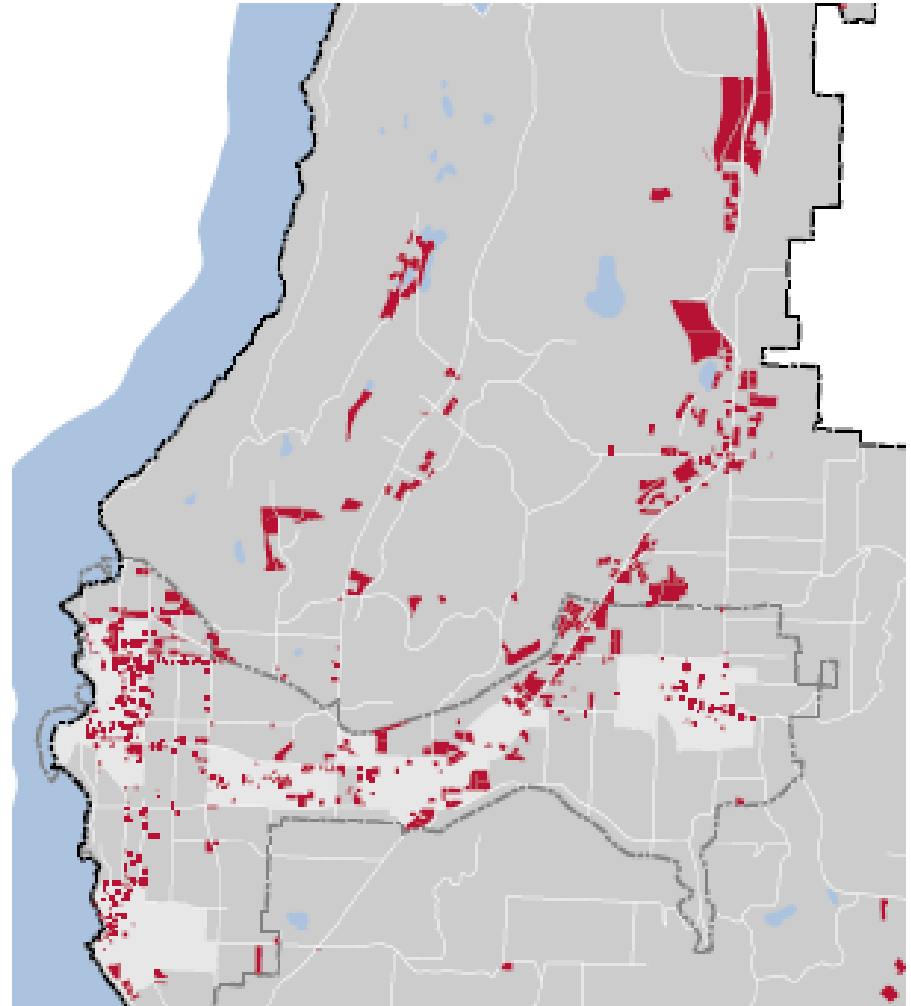


OCP Future Land Use



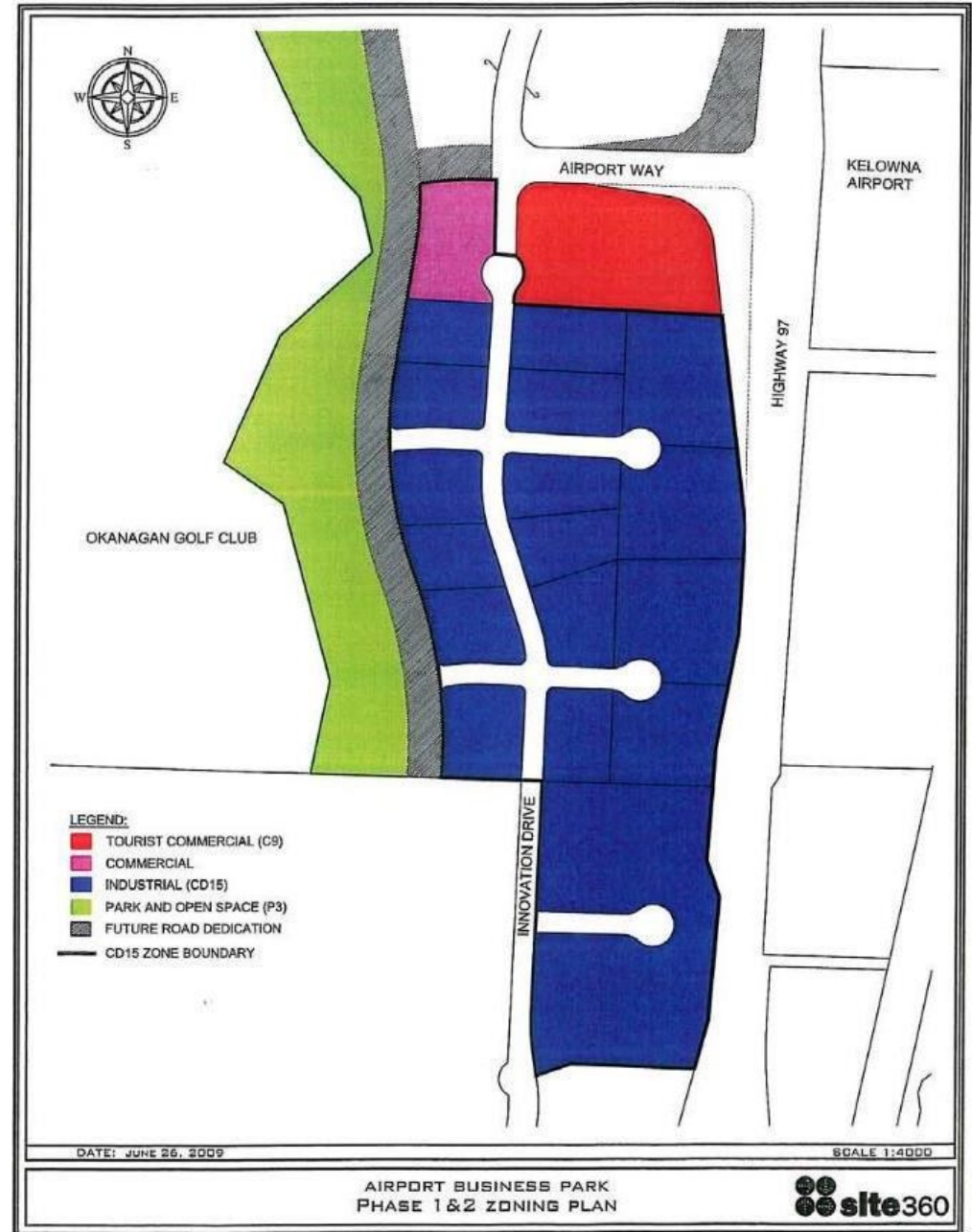
Vacant Lands Report - Industrial

- ▶ Industrial land outside urban core
- ▶ Typically requires:
 - ▶ Large Lots
 - ▶ Land use interfaces that are compatible
 - ▶ Industrial land is difficult to site & replace
- ▶ This site: support UBCO/Airport technologies



Area Structure Plan – CD15

- ▶ Gateway location
- ▶ Industrial land to support nexus of UBCO/Airport innovations
- ▶ Commercial uses:
 - ▶ Tourist for airport
 - ▶ Workers in area
- ▶ Commercial limitations:
 - ▶ Retail uses intentionally removed
 - ▶ Local retail directed to University South



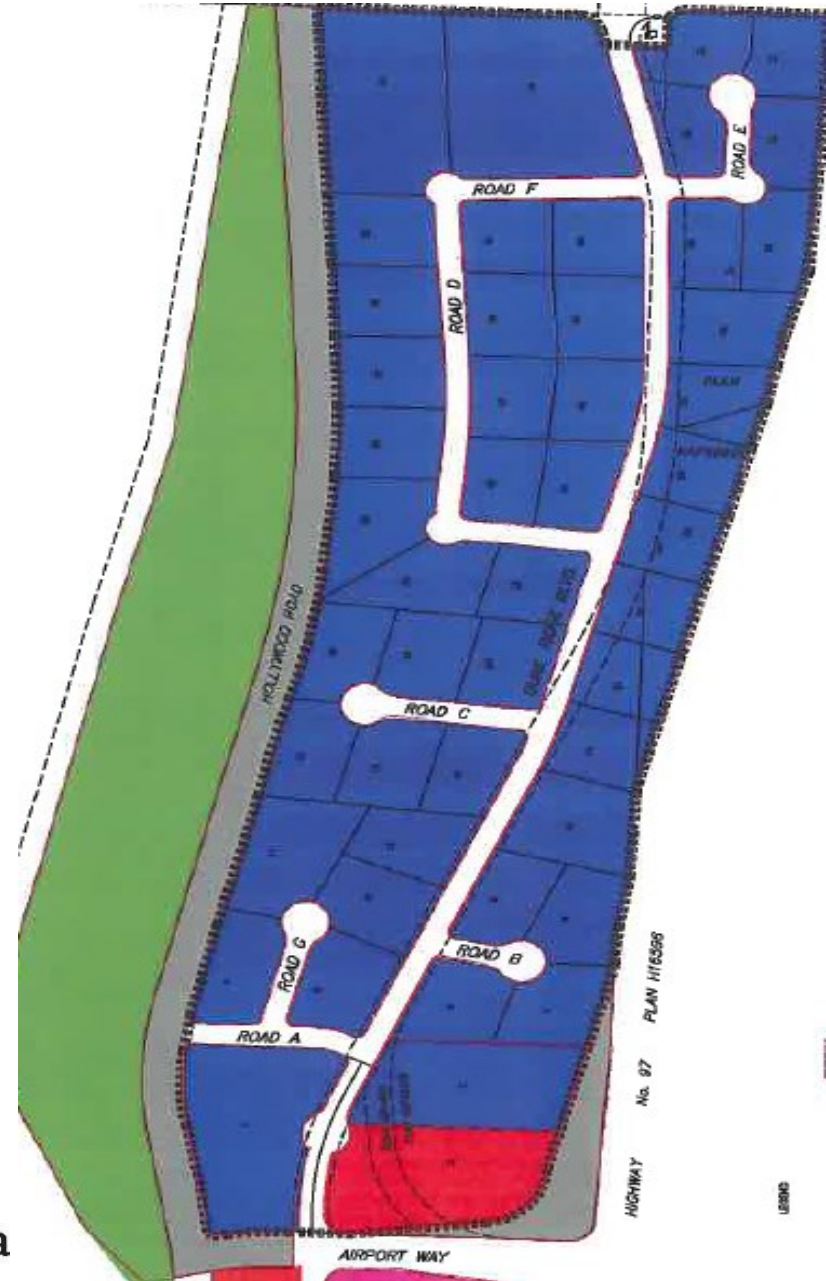
Purpose Statement of CD15

A comprehensively planned business park for high technology and general industrial and business uses to complement the City's northern gateway development node. This zone will also provide for a neighbourhood commercial area as part of the airport business park development.

OCP / Rezoning 2014

- ▶ North of Airport Way
- ▶ 50 additional parcels
- ▶ Traffic Impact Assessment (2014)
- ▶ Noted option of an interchange unstudied in TIA
- ▶ Gateway Study to assess interchange requirements

City of Kelowna



Okanagan Gateway Transportation Study

- ▶ Partnership approach
- ▶ Multi-modal network
 - ▶ City of Kelowna
 - ▶ YLW
 - ▶ MOTI
 - ▶ UBCO
- ▶ Reliant on land use designations and existing zoning
- ▶ Considerable investment to complete this initiative



November 6, 2017

Proposal for Project Funding under the National Trade and Corridors Fund

Okanagan Gateway Transportation Study
Kelowna, BC



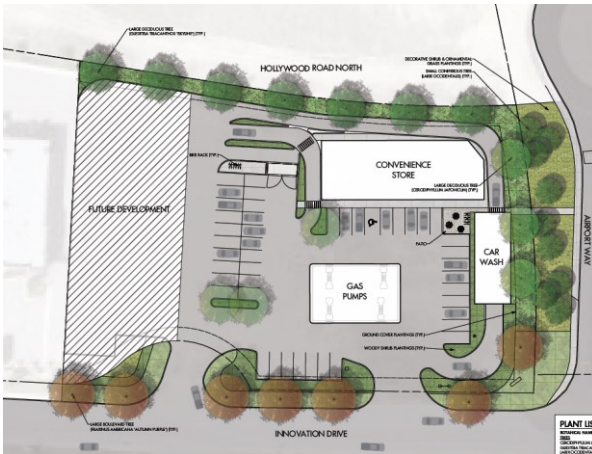
Ministry of
Transportation
and Infrastructure



FUNDING APPLICANTS

Current Status of Applications & Inquiries

- ▶ Business Industrial uptake
- ▶ Pressure for highway commercial uses



City of Kelowna

Challenges to Changing Land Uses/Zoning

- ▶ Traffic Patterns – volume, distance, peak pressure
- ▶ Infrastructure deficits with ltd opportunity for upgrades
- ▶ Industrial Land Use Inventory
- ▶ Okanagan Gateway Study scope change
- ▶ Dilution of commercial activity outside of Urban Core

Risk of Commercial Sprawl

- ▶ Big Box retail could serve as anchor tenant
 - ▶ Create speculation for smaller scale retail to capitalize
- ▶ Dilute commercial activities outside of Urban Core
 - ▶ Supporting infrastructure and transit is not planned for
- ▶ Challenge efforts for commercial to locate in the University South
- ▶ Increase car trip distance length/time on hwy
- ▶ Reduce efficacy of transit services (should it be req'd in the future)

Conclusion

- ▶ Changes to the Future Land Use/zoning will have significant unintended consequences
- ▶ Challenges to:
 - ▶ Industrial land use inventory
 - ▶ Overarching growth strategy impacts
 - ▶ Unstudied infrastructure impacts/deficits
 - ▶ Central Okanagan Gateway Study parameters
 - ▶ Dilution of Urban Centre activities/investment

