

REPORT TO COUNCIL



Date: May 28, 2018

RIM No. 1250-04

To: City Manager

From: Community Planning Department (RS)

Application: TA17-0012 - Supplemental

Owner: Pier Mac Petroleum
Installation Ltd..

Address: 3510, 3520 Kel Mac Ct & 1915 Pier
Mac Way

Applicant: Northland Properties
Corporation (Scott Thomson)

Subject: Text Amendment

Existing Zone: CD15 – Airport Business Park

1.0 Recommendation

THAT Council receive for information the supplemental report for application TA12-0012 dated May 28, 2018;

AND THAT Zoning Bylaw Text Amendment No. TA17-0012 to amend City of Kelowna Zoning Bylaw No. 8000 by amending principle uses, the industrial height limit, and the other regulations section within the CD15 – Airport Business Park to facilitate a Hotel development as outlined in Schedule "A" of the report from the Urban Planning Department dated November 20, 2017, NOT be considered by Council.

AND THAT the Text Amendment Bylaw NOT be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider the supplemental report from staff dated May 28, 2018 related to TA17-0012.

3.0 Background

On March 26, of 2018 at its morning meeting, Council considered a report from staff relating to the development status of the CD15 – Airport Business Park Zone. This report was requested by Council after the deferral of development application TA17-0012, a proposed Text Amendment to the CD15 zone that would accommodate a new Sandman Hotel in the Airport Business Park at 3510, 3520 Kel Mac Ct and 1915 Pier Mac Way.

At the March 26 meeting, staff summarized, that the purpose and intent of the Airport Business Park was to provide for a planned business park that supports high technology and general industrial uses that complement the activities of the Airport and UBCO destinations. This purpose and vision has been consistently reiterated through the sequence of plans and communications through development to date.

Staff noted that should development applications proceed that are a significant departure from this original vision, significant unintended consequences are at risk. The City's overarching growth strategy has strategically assigned various land uses (notably industrial in this case) to support the anticipated demand in the current OCP. Significant departures from this could have ripple effects, and create unanticipated challenges to traffic volume and pattern changes, infrastructure requirements, reduced industrial land availability, dilution of commercial activity outside of the Urban Core, lack of supporting transit, and add risk to the upcoming Gateway study.

At the conclusion of the March 26 meeting, Council accepted the report from staff without additional direction.

In conclusion, staff continue to recommend that Council not support additional changes to the CD15 zone. The purpose and intent should be upheld via inquiries and development application processing, to promote certainty about what this industrial node is going to serve now and in the coming years. By providing strong, clear, and transparent direction, the City will signal the highest and best use for these parcels, and reduce speculation. Staff also note that there are appropriately zoned lands within a reasonable proximity to the airport that have yet to develop with hotel uses but have the potential to do so.

4.0 Application Chronology

Date of Application Received:	September 12, 2017
Date Public Consultation Completed:	n/a
Date of Initial Consideration:	November 20, 2017
Date of Staff Report Re: CD15 Zone:	March 26, 2018

Reviewed by:



Ryan Smith, Community Planning Department Manager

Approved for Inclusion:



Doug Gilchrist, Divisional Director, Community Planning & Real Estate