

MMREPORT TO COUNCIL



Date: Jul 30, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z18-0050 **Owner:** The Flowr Group (Okanagan) Inc., Inc. No. BCo974062

Address: 9570 & 9580 McCarthy Road **Applicant:** Meiklejohn Architectural Design Studio Inc.

Subject: Rezoning Application

Existing OCP Designation: IND - Industrial

Existing Zone: A1 – Agriculture 1

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z18-0050 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of The Northerly 92.5 feet of Lot 3 measured along the east boundary of the said lot by the full depth thereof shown on Plan B15892 Section 11 Township 20 ODYD Plan 4273 and Lot 2 Section 11 Township 20 ODYD Plan 4273, located at 9570 and 9580 McCarthy Road, Kelowna, BC from the A1 – Agriculture 1 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 July 16, 2018;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration on title of a Section 219 Parking Covenant to ensure adequate parking is provided for the proposed development.

2.0 Purpose

To rezone the subject properties to facilitate the development of a new industrial building.

3.0 Community Planning

Community Planning is supportive of the request to rezone the two subject properties from the A1 – Agriculture zone to the I2 – General Industrial zone. The Official Community Plan (OCP) has a Future Land Use (FLU) of Industrial for the subject properties and the adjacent parcels within the City of Kelowna boundary. Across McCarthy Road, the north parcels are within the Lake Country area and contain farming uses.

4.0 Proposal

4.1 Project Description

Rezoning the two subject properties to the I2 – General Industrial zone from the A1 – Agriculture zone will align the properties with the Official Community Plans Future Land Use. The parcels in this area are unique in that water service for the site is provided from the District of Lake Country, while sanitary sewer is provided by the City of Kelowna. In the future, when the water service is extended to the area, the properties would connect to the City for this service.

4.2 Offsite Parking

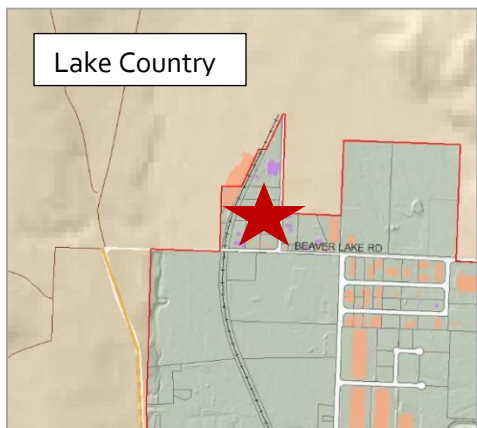
The applicant is opting to utilize a parking regulation which allows for some or all of the required parking spaces to be located at an off-site location within 120 m of the project site. The off-site parking is at 9640 McCarthy Road, which is located to the north of the proposal site, and is under the same ownership. The project site provides 33 of the required parking stalls with the remaining 75 stalls located off-site. This meets the zoning bylaw requirement of 105 parking stalls for the proposed development. The owner will be required to register on title a Section 219 covenant for parking to ensure the on-going requirements of the development are met now and in the future.

4.3 Site Context

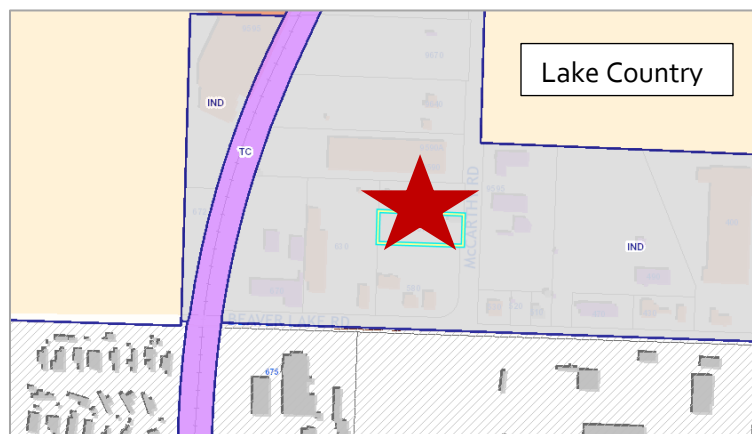
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial I3 – Heavy Industrial	General Industrial Uses Outdoor Storage
East	Lake Country I3 – Heavy Industrial	Farming Outdoor Storage
South	I2 – General Industrial I3 – Heavy Industrial	General Industrial Uses Outdoor Storage
West	I3 – Heavy Industrial	General Industrial Uses

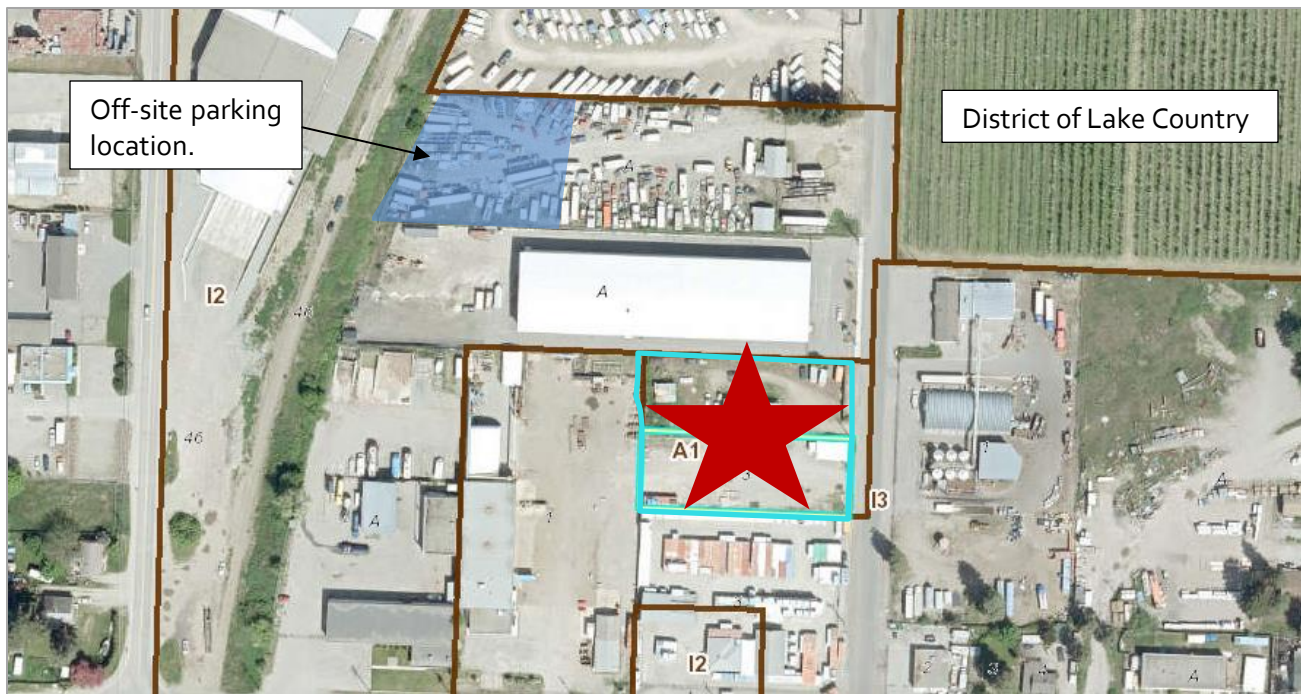
Site Context Map:



Future Land Use Map:



Subject Property Map: 9570 & 9580 McCarthy Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Industrial Land Use Intensification.¹ Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to the Rezoning application.

6.2 Development Engineering Department

- Refer to Schedule 'A' dated May 8, 2018

6.3 BC-Hydro

- No objections to the Rezoning application.

6.4 Fire Department

- No comments applicable to the Rezoning application.

6.5 Ministry of Transportation & Infrastructure (MOTI)

¹ City of Kelowna Official Community Plan, Policy 5.29.1 (Development Process Chapter).

- Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act. Please forward the bylaw for Ministry signature after 3rd reading.

6.6 Irrigation District

- No concerns regarding the Rezoning application.

7.0 Application Chronology

Date of Application Received: May 7, 2018
Date Public Consultation Completed: May 31, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum dated August 14, 2017.

Attachment A: Design Rationale

Attachment B: Site Plan and Floor Plans

Attachment C: Conceptual Elevations