

REPORT TO COUNCIL



Date: August 27, 2018

RIM No. 1250-04

To: City Manager

From: Community Planning Department (TA)

Application: TA18-0004

Owner: 0838232 BC Ltd.

Address: 2092 Enterprise Way

Applicant: Neil Smith, Habitat for
Humanity Okanagan Society

Subject: Text Amendment

Existing OCP Designation: IND – Industrial

Existing Zone: I3 – Heavy Industrial

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA18-0004 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated August 27, 2018 for Lot 3, DL 127 and 531, ODYD, Plan KAP54290, located at 2092 Enterprise Way be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider a site specific text amendment to allow for thrift store use in the I3 – Heavy Industrial zone at 2092 Enterprise Way.

3.0 Community Planning

Community Planning Staff support the proposed text amendment to the Zoning Bylaw to allow thrift store as a permitted use in the I3 – Heavy Industrial zone at 2092 Enterprise Way for the continued operation of the Habitat for Humanity ReStore. The ReStore has operated on-site since 2015 under Temporary Use Permits TUP14-0005 and TUP17-0002 with no complaints or bylaw infractions. In accordance with the Local Government Act, the Temporary Use Permit cannot be extended again.

The ReStore accepts donations of used or discontinued construction material and home decor by contractors or commercial retailers that may otherwise end up in the landfill. This is consistent with the definition of “recycled materials drop-off centre” which is a permitted use in the I3 zone. The ReStore offers these items for sale in order to support Habitat for Humanity Okanagan in providing safe and affordable

housing into the local market. The re-sale of used items is consistent with the definition of “thrift store” which is not a permitted use in the I₃ zone. In order to continue operations, the ReStore would need to rezone to a zone which permits both “thrift store” and “recycled materials drop-off centre”, which is only the I₂ – General Industrial zone, or relocate. There are other tenants on site that have Heavy Industrial uses which would become non-conforming if the applicant were to rezone. Further, the location of the ReStore is a preferred location as it is centralized and is surrounded by industrial and commercial.

Therefore, Staff have directed the applicant to apply for a site-specific text amendment which will allow the continued operations of all tenants on site including the ReStore.

4.0 Proposal

4.1 Project Description

The existing building footprint is approximately 13,490m², with the ReStore portion utilizing 2,111m² in the west side end the building. The site specific text amendment would apply to the entire site, which would allow ReStore to expand or scale back in the future.

4.2 Site Context

The subject property is located on the north side of Enterprise Way, between Hardy Street and Dilworth Drive. The property is currently zoned I₃, identified in Kelowna's Official Community Plan as Industrial, and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₁ – Business Industrial	Custom Indoor Manufacturing & Technical Service Businesses
East	C ₇ – Central Business Commercial I ₂ – General Industrial	Automotive Parts Sales Window Manufacturing
South	C ₄ – Urban Centre Commercial C ₄ – Urban Centre Commercial C ₄ LP - Urban Centre Commercial (Liquor Primary)	Commercial Business Restaurant Hotel
West	I ₂ – General Industrial	Power Line Contracting & Dry Coating Paint Business

Subject Property Map: 2092 Enterprise Way



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 7 - Infrastructure – Solid Waste Policies

Divert solid waste from landfills. Ensure Regional Strategies for waste management are followed.

Resource Recovery. Provide opportunities for resource recovery from reuse and utilization of waste transported for disposal in order to reduce the carbon footprint associated with waste.

6.0 Technical Comments

6.1 Ministry of Transportation

Preliminary approval is granted under file no. 2018-02603.

7.0 Application Chronology

Date of Application Received: April 27, 2018

Date Public Consultation Completed: July 12, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Applicant's Letter of Rationale

Site Photos

Site Plan

Floor Plan