SUPPLEMENTAL REPORT TO COUNCIL

City of Kelowna

Date:	Aug 27, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (AC)		
Application:	Z17-0055	**Owner:**	PC Urban Enterprise Holdings Ltd. Inc. No. BC 1099976
Address:	1655 Dilworth Dr	**Applicant:**	PC Urban – Shawn Oh
Subject:	Rezoning Application		
Existing OCP Designation:	IND – Industrial		
Existing Zone:	I3 – Heavy Industrial		
Proposed Zone:	I2 – General Industrial		

1.0 Recommendation

THAT Council receives, for information, the Report from the Community Planning Department dated Aug 27th 2018 with respect to Rezoning Application No. Z17-0055.

AND THAT Zone Amending Bylaw 11493 be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider a rezoning application on the subject property from the I3 – Heavy Industrial Zone to the I2 – General Industrial Zone.

3.0 Community Planning

Staff support the rezoning from the I3 zone to the I2 zone. The Official Community Plan (OCP) designates the property as Industrial (IND) and encourages industrial development on the subject property. The property is surrounded by Industrial, Commercial, Service Commercial, and Institutional OCP designated properties.

On Oct 2nd 2017 Council approved the first reading for the rezoning on the subject property. Staff delayed public hearing as the Ministry of Transportation and Infrastructure (MOTI) required additional time to consider the file and its potential impact on Hwy 97. On Aug. 8th 2018, MOTI provided their written approval for the rezoning bylaw subject to the conditions identified in the Traffic Report limiting some of the high

intensity trip generating land uses (such as fast food drive thru's) within the I2 zone. Therefore, Staff are now recommending that Council forward the bylaw to Public Hearing.

If the rezoning is successful, Staff will review the form and character of the proposed buildings within a Development Permit report. Within the current proposal, Staff are tracking one variance to reduce the amount of parking provided. The merits of which will be explained within a Development Permit and Development Variance Permit Council report. Further, the applicant intends to subdivide the parcel into two lots.

4.0 Proposal

4.1 Project Description

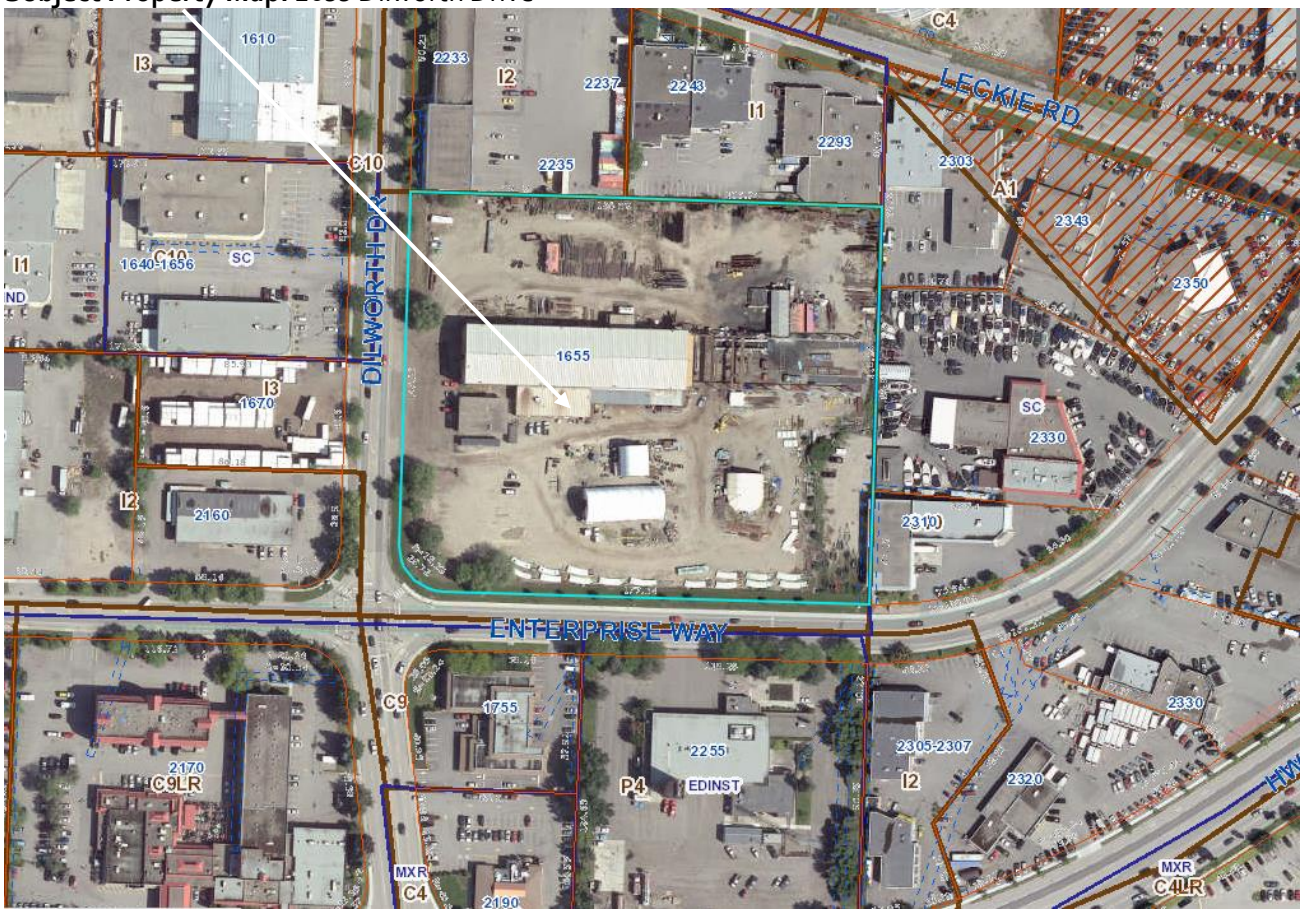
The applicant is applying to subdivide the property in to two legal lots; Lot A 1.04 ha and Lot B 2.19 ha. A shared access easement is contemplated straddling the boundary between the two lots. The rezoning to I2 General industrial zone will facilitate a small bay, light industrial, strata development on the northern Lot A. A Development Permit application has recently been submitted on Lot B and it is for an automobile dealership.

4.2 Site Context

The subject property is within the Midtown Urban Centre and located at the corner of Dilworth Drive and Enterprise Way. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I1 – Business Industrial I2 – General Industrial	Industrial Industrial
East	C10 – Service Commercial	Commercial
South	C9 – Tourist Commercial P4 - Utilities	Commercial Fire Hall
West	I2 – General Industrial I3 – Heavy Industrial C10 – Service Commercial	Industrial Industrial Commercial

Subject Property Map: 1655 Dilworth Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.[1] Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Industrial Land Use Policies

Objective 5.28.[2] Focus industrial development to areas suitable for industrial use.

Industrial Supply Protection.[3] Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

[1] City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Objective 5.28, Chapter 10 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.28.1, Chapter 5 (Development Process Chapter).

Non-compatible Industrial.[4] Restrict the encroachment of residential uses in areas adjacent to non-compatible industrial sites.

Business Centre.[5] Encourage, in areas designated as "Industrial," the provision of business centres that incorporate a mix of research, light manufacturing and associated business office uses.

Location of Heavy Industrial.[6] Direct heavy industries to areas that would not negatively affect existing neighbourhoods or businesses and the natural environment.

Industrial Land Use Intensification.[7] 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 comment on rezoning.

6.2 Development Engineering Department

See attached memorandum dated July 25, 2017.

6.3 Fire Department

No comment on rezoning.

7.0 Application Chronology

Date of Application Received:	June 22nd 2017
Date Public Notification Completed:	Sept 17th 2017
Date of First Reading:	Oct 2nd 2017
Date of MOTI Approval:	Aug 8th 2018

Report prepared by:	Adam Cseke, Planner Specialist
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

ATTACHMENT 'A' Development Engineering Memo dated July 25th 2017
Site Plan

[4] City of Kelowna Official Community Plan, Policy 5.22.4, Chapter 5 (Development Process Chapter).
[5] City of Kelowna Official Community Plan, Policy 5.28.2, Chapter 5 (Development Process Chapter).
[6] City of Kelowna Official Community Plan, Policy 5.28.3, Chapter 5 (Development Process Chapter).
[7] City of Kelowna Official Community Plan, Policy 5.29.1, Chapter 5 (Development Process Chapter).