

REPORT TO COUNCIL



Date: Oct 2, 2016

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 - Louise Tagulao

Subject: Rezoning Application

Existing OCP Designation: IND – Industrial

Existing Zone: I3 – Heavy Industrial

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z17-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lots 127 & 531, ODYD, Plan EPP67320, located at 1655 Dilworth Dr, Kelowna, BC, from the I3 – Heavy Industrial Zone to the I2 – General Industrial Zone, be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the following:

1. To the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated July 25th 2017.
2. The approval of the Ministry of Transportation and Infrastructure Branch.
3. The approval of the Ministry of Environment.

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.

Community Planning acknowledges the importance of maintaining industrially zoned land in the area for the City's long-term needs. The I2 zone allows for more types of land uses, however, this zone still achieves the City's industrial goals as the permitted land uses are more compatible with the way the surrounding neighbourhood has developed over the past 20 years. Many of the I3 zone land uses, such as concrete plants or wrecking yards, would likely create land use conflicts in the area. See Table 1 below to see a comparison between the permitted land uses between the I2 & I3 zones. The other main difference is the I2 zone permits double the Floor Area Ratio (FAR) allowing the site to be utilized more densely.

Land uses in the I2 zone that are not in the I3 zone		Land uses in the I3 zone that are not in the I2 zone		Land uses in both the I3 & I2 zones	
1	Auctioneering establishments	1	Concrete and asphalt plants	1	Analytical testing
2	Automotive and equipment repair services	2	Recycling plants	2	Breweries and distilleries, major
3	Automotive and minor recreation vehicle sales/rentals	3	Utility services, major impact	3	Breweries and distilleries, minor
4	Commercial storage	4	Wrecking yards	4	Bulk fuel depots
5	Contractor services, general			5	Medical marijuana production facilities
6	Contractor services, limited			6	Outdoor storage
7	Convenience vehicle rentals			7	Recycling depots
8	Custom indoor manufacturing			8	Recycled materials drop-off centres
9	Emergency and protective services			9	Utility services, minor impact
10	Equipment rentals			10	Vehicle and equipment services, industrial
11	Fleet services				
12	Food primary establishment				
13	Gas bars				
14	Household repair services				
15	Liquor primary establishment, minor				
16	Participant recreation services, indoor				
17	Private clubs				
18	Rapid drive-through vehicle services				
19	Service stations, minor				
20	Service stations, major				
21	Truck and mobile home sales/rentals				
22	Warehouse sales				

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

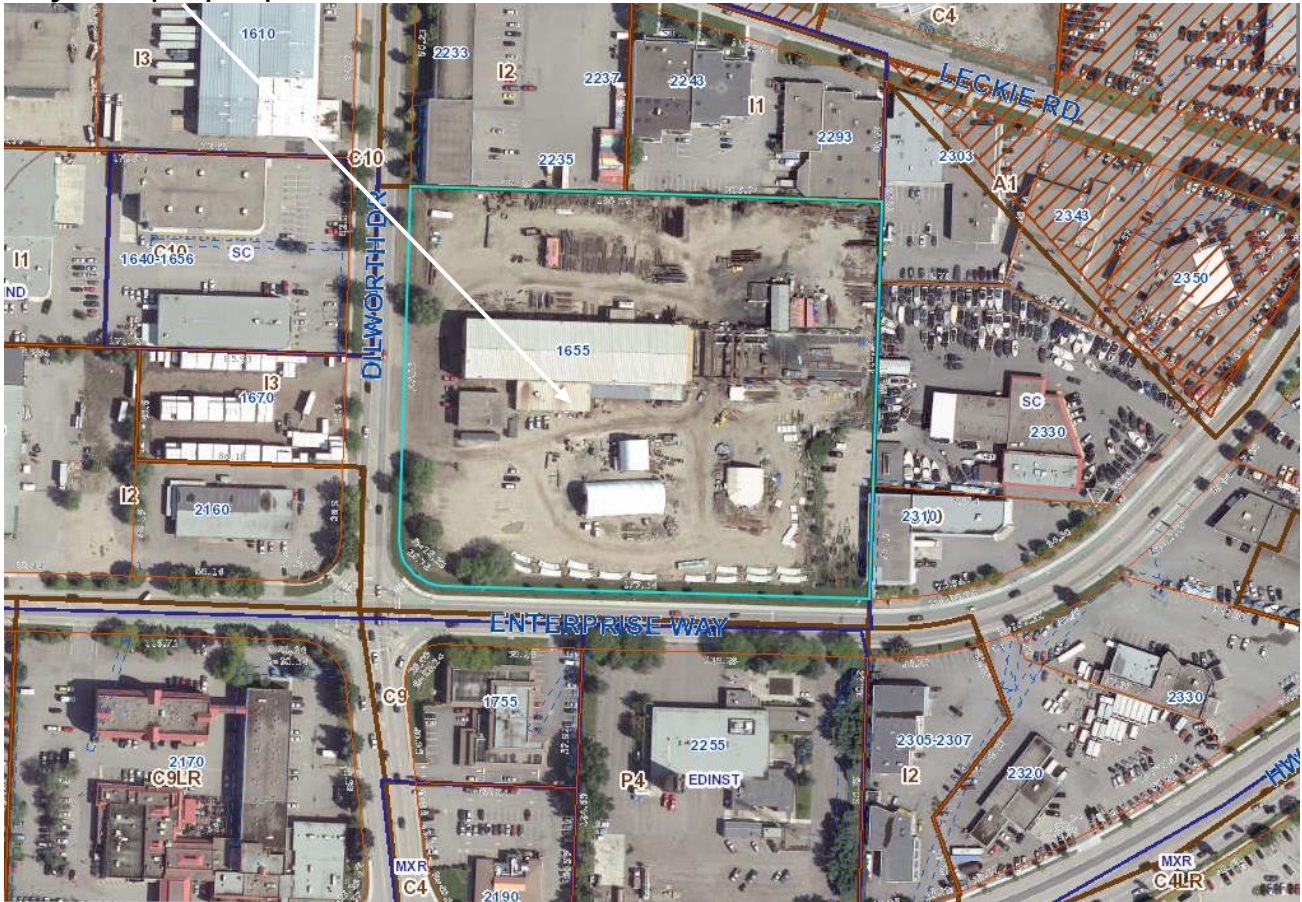
The applicant is applying to subdivide the Property in to two legal lots; Lot A 1.62 ha and Lot B 1.61 ha. A shared access easement is contemplated straddling the boundary between the two lots. The rezoning to I2 General Industrial zone will facilitate a small bay, light industrial, strata development on the northern Lot A. A future Development Permit application is anticipated for a development of proposed Lot B.

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.

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).

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.

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: Sep 17th 2017

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

Initial Architectural Drawing Package

³ City of Kelowna Official Community Plan, Policy 5.28.1, Chapter 5 (Development Process Chapter).

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).