

REPORT TO COUNCIL



Date: August 27, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z17-0094

Owner: 1568447 Alberta Ltd

Address: 889 Vaughan Avenue

Applicant: Blue Green Architecture Inc.

Subject: Rezoning Application

Existing OCP Designation: IND - Industrial

Existing Zone: I₂ – General Industrial & I₄ – Central Industrial

Proposed Zone: I₄ – Central Industrial

1.0 Recommendation

THAT Rezoning Application No. Z17-0094 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 30 Township 26 ODYD Plan EPP34493, located at 889 Vaughan Avenue, Kelowna, BC from the I₂ – General Industrial zone and the I₄ – Central Industrial zone to the I₄ – Central 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 August 27, 2018;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To consider rezoning a portion of the subject property from the I₂ – General Industrial zone and the I₄ – Central Industrial zone to the I₄ – Central Industrial zone to facilitate the development of three new industrial buildings.

3.0 Community Planning

Community Planning Staff supports the proposed rezoning of the split zoned property (I₂ – General Industrial and I₄ – Central Industrial zones) to the I₄ – Central Industrial zones to facilitate the development

of a new industrial business park. The Official Community Plan (OCP) has a Future Land Use of IND – Industrial for the properties on the North side of Clement Avenue.

This north end industrial area and specifically the Clement Avenue corridor is currently undergoing a transition. There are many older warehouses including BC Tree Fruits Sun-Rype and Sandhill Wines. Along with the recently completed RCMP building, there are a number of proposed large residential and mixed use apartment building projects currently under application in the area.

4.0 Proposal

4.1 Project Description

The applicant is proposing three new business industrial buildings with a total of 23 units. Each unit has an upper mezzanine level for office space with large overhead doors facing to the interior of the site in order to appeal to a wider range of tenants. Glass facades with entryways front onto the three street frontages to provide pedestrian connectivity. Site access is from Ethel Street and Vaughan Avenue with the parking oriented to the middle of the site.

With the heavier industrial uses to the north, the development provides a sensitive land-use transition to the residential neighbourhood across Clement Avenue.

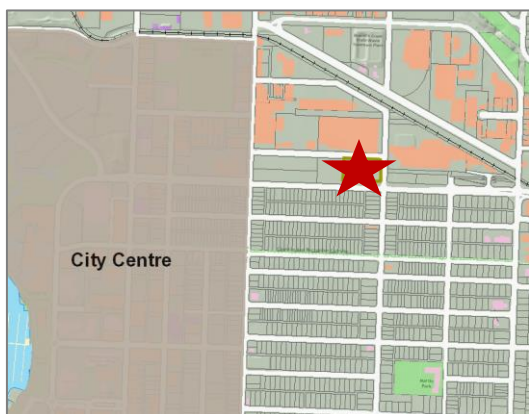
4.2 Site Context

The project site is located to the east of the City Centre Urban Centre along Clement Avenue. The site has street frontage along three sides (Clement Avenue, Vaughan Avenue and Ethel Street).

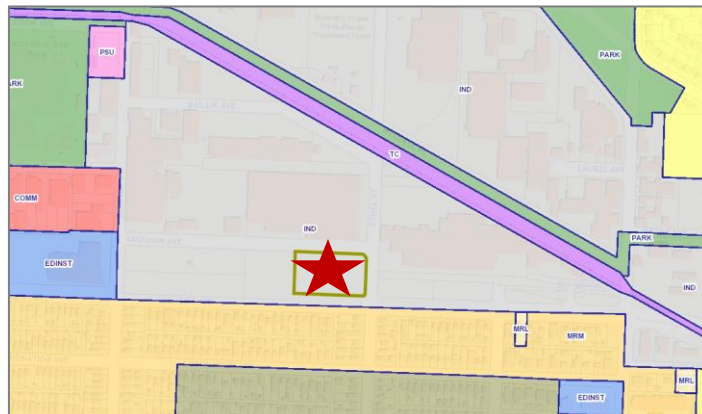
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₄ – Central Industrial Zone	Warehouse/ Storage
East	I ₄ – Central Industrial Zone	Warehouse/ Storage, Vacant
South	RU6 – Two Dwelling Housing	Single Family Dwellings
West	I ₂ General Industrial, I ₄ – Central Industrial Zone	Vacant

Context Map:



Future Land Use: Industrial



Subject Property Map: 889 Vaughan Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

North End Industrial (High Tech and Incubator).¹ Encourage the redevelopment of industrially designated lands north of the Downtown Urban Centre for high-tech projects and buildings, including the potential for “incubator space” for smaller businesses.

Business Centres.² Encourage, in areas designated as “Industrial,” the provision of business centres that incorporate a mix of research, light manufacturing and associated business office uses.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to Rezoning.

6.2 Development Engineering Department

- Refer to Schedule 'A' dated October 19, 2017.

6.3 Fortis BC - Gas

- Please be advised that FortisBC Energy has a 219mm Intermediate pressure line that runs along Clement Avenue. If the applicant is working within 2m or crossing this line a permit is required. Please apply for a permit at www.foritsbc.com/rightofway. If you have any further questions, please contact our permit desk at 604-576-7021.

¹ City of Kelowna Official Community Plan, Policy 5.19.6 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.28.2 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: October 11, 2017

Date Public Consultation Completed: June 26, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum

Attachment A: Site Plan

Attachment B: Conceptual Elevations and Rendering