

REPORT TO COUNCIL



Date: December 10, 2018

RIM No. 0920-20

To: City Manager

From: Community Planning Department (TA)

Application: Z18-0034 **Owner:** 0959036 BC Ltd Inc. No. BC0959036

Address: 252 Old Vernon Rd **Applicant:** Kim McKechnie

Subject: Rezoning Application

Existing OCP Designation: IND - Industrial

Existing Zone: A1 – Agriculture 1
A1c – Agriculture 1 with Carriage House

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z18-0034 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a Lot A, District Lot 2, ODYD, Plan EPP75507, located at 252 Old Vernon Road, Kelowna, BC from the A1 – Agriculture 1 and A1c – Agriculture 1 with Carriage House 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.

2.0 Purpose

To rezone the subject property from the A1 – Agriculture 1 and A1c – Agriculture 1 with Carriage House zone to the I2 – General Industrial zone to facilitate the development of an industrial building.

3.0 Community Planning

Community Planning supports the proposed rezoning as it is consistent with the Official Community Plan Future Land Use of IND – Industrial. The subject properties are currently split zoned and the proposed rezoning to I2 – General Industrial will eliminate the split zone circumstance and provide a consistent zone for the parcel. The I2 zone will allow a number of industrial uses on the property similar to the majority of properties in the immediate area that also utilize the same zone.

4.0 Proposal

4.1 Background

The subject property had several structures on the property that have been demolished in anticipation of the redevelopment of the property. The proposed rezoning will facilitate the development of a large industrial building. Should Council support the rezoning, the project will require a Staff issued Development Permit for the form and character prior to proceeding to Building Permit. There are no variances being tracked at this time.

4.2 Site Context

The subject property is located at the intersection of Acland Road, Rutland Road N, and Old Vernon Road. It is the last remaining undeveloped property in this industrial area. Surrounding land uses include predominantly I2 – General Industrial with some I1 – Business Industrial.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Future Land Use: Industrial (IND). Light and heavy industrial uses as well as Industrial/Business activities and airport related industrial uses. Industrial/business service refers to uses that provide services and support to industrial and business customers. This designation may also include CD Comprehensive Development zoning that provides for industrial uses.

6.0 Application Chronology

Date of Application Received:	March 29, 2018
Date Public Consultation Completed:	September 11, 2018
Date Development Permit Application Received:	August 31, 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:

Attachment "A": Proposed Site Plan