

REPORT TO COUNCIL



Date: July 15th 2019

RIM No. 0940-00

To: Council

From: City Manager

Application: Z19-0081

Owner: City of Kelowna

Address: 5269 Hwy 97 N

Applicant: City of Kelowna

Subject: Rezoning

Existing OCP Designation: Public Service / Utilities (PSU)

Existing Zone: A1 – Agriculture 1

Proposed Zone: CD12 - Airport

1.0 Recommendation

THAT Rezoning Application No. Z19-0081 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, District Lot 122 and of Section 11, Township 23, ODYD, Plan 1629 except Plan 41159 located at 5269 Hwy 97 N, Kelowna, BC from the A1 – Agriculture 1 zone to the CD12 - Airport 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 Attachment "A" attached to the Report from the Community Planning Department dated July 15th 2019.

2.0 Purpose

To rezone the subject property from the A1 - Agriculture 1 zone to the CD12 - Airport zone in order to facilitate a gravel parking lot.

3.0 Community Planning

The proposal is to add a 600 stall gravel / asphalt milling parking lot on the subject property to be used for valet vehicle storage. As part of YLW's continued growth, the airport has identified the need to expand parking as part of their expansions plans identified in the Airport Master Plan. Staff are recommending support for the rezoning change in order to facilitate the Airport's growth management strategies.

Subject Property Map: 5269 Hwy 97 N



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Future Land Use Designations - Public Services / Utilities (PSU).¹ Facilities provided as services to the general public, such as the landfill operation, electrical, gas, or telephone installations, sewage treatment plant, Airport, and irrigation / water suppliers.

Airport Lands.² Permit only airport-related or agricultural uses on the vacant lands immediately west of the airport and north of Airport Way.

Airport.³ Recognize the role that the airport plays in supporting Kelowna's economy.

5.0 Technical Comments

5.1 Development Engineering Department
Development Engineering Memo dated June 13th 2019 – Attachment 'A'.

6.0 Application Chronology

Date of Application Received: June 12th 2019
Date Public Consultation Completed: June 14th 2019

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Dean, Strachan, Suburban and Rural Planning Manager
Attachments:

Applicant's Drawings & Development Engineering Memo dated June 13th 2019 – Attachment 'A'.

¹ City of Kelowna Official Community Plan, Chapter 4 (Future Land Use Chapter).

² City of Kelowna Official Community Plan, Policy 5.19.4 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 8.7.5 (Economic Development Chapter).