REPORT TO COUNCIL

Date:	August 12, 2019		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (SS)		
Application:	Z18-0107	**Owner:**	R 547 Enterprises Ltd.
Address:	1308 Findlay Rd	**Applicant:**	Urban Options Planning & Permits
Subject:	Rezoning Application		
Existing OCP Designation:	Industrial/ Park		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	I2 – General Industrial		

1.0 Recommendation

THAT Rezoning Application No. Z18-0107 to amend the City of Kelowna Zoning Bylaw No.8000 by changing the zoning classification of Lot B, Section 34, Township 26, ODYD Plan 14612 located at 1308 Findlay Rd, Kelowna, BC from the RU1 – Large Lot Housing 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;

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 Development Planning Department dated August 12th, 2019;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to a technical subdivision for the dedication of the linear park and riparian management area along Francis Brook.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to I2 – General Industrial to facilitate the use of the property for an industrial development.

3.0 Development Planning

Staff are supportive of the proposed rezoning of the subject property to I2 – General Industrial zone as it is consistent with the Official Community Plan (OCP) Future Land Use Designation. The property is located within the Permanent Growth Boundary and is located adjacent to and near other industrially zoned properties. The I2 – General Industrial zone will allow several industrial uses on the property similar to a number of properties in the immediate area.

4.0 Proposal

4.1 Project Description

The subject property currently has as a residential dwelling on the south east corner and a stream, Francis Brook flowing parallel to the north property boundary line. The applicant would like to use the property for industrial purposes. A preliminary site plan drawing is attached to the rezoning application and Staff are not tracking any variances associated with the proposal. While it is not part of this application, there are future plans to construct an industrial building on the site. This application does trigger two Development Permits (DP), a Comprehensive DP and a Natural Environmental DP, should Council support the Rezoning bylaw, the Natural Environmental DP will be required, and a Comprehensive DP required prior to development of the property.

4.2 Site Context

The subject property is located in the Rutland Sector of the city. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	Residential
East	RM3 – Low Density Multiple Housing	Multi-family Residential
South	I1 – Business Industrial	Concrete business
West	I2 – General Industrial/ A1 - Agriculture	Industrial / Residential

Subject Property Map: 1308 Findlay Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Industrial Land Use Policies
Objective 5.28.[1] Focus industrial development to areas suitable for industrial use.

6.0 Technical Comments

6.1 Development Engineering Department

- See Attachment A.

6.2 Parks & Buildings Planning

- Per OCP Policy 5.14.2, a 5-meter-wide linear park must be dedicated at the north end of the property, outside the riparian management area requirements per OCP Chapter 12 (15m width per Table 12.1 in the OCP). The OCP outlines that this dedication is to occur at rezoning, so the definition of the riparian area and adjacent linear park must occur at rezoning and not wait for the Environmental Development Permit.

7.0 Application Chronology

Date of Application Received: September 14th, 2018
Date Public Consultation Completed: December 17th, 2018

Report prepared by: Sergio Sartori, Development Technician
Reviewed by: Dean Strachan, Suburban and Rural Planning Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum
Attachment A: Site Plan

[1] City of Kelowna Official Community Plan, Objective 5.28, Chapter 10 (Development Process Chapter).