REPORT TO COUNCIL

Date:	September 16, 2019		
To:	Council		
From:	City Manager		
Department:	Development Planning – Urban		
Application:	OCP18-0012/Z18-0057	**Owner:** 0802333 BC Ltd.	
Address:	2800 Hwy 97N	**Applicant:** Paul Passuto, Innocept Developments	
Subject:	Official Community Plan Amendment and Rezoning Application		

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0012 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation for Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located at 2800 Hwy 97N, Kelowna, BC from the REP – Resource Protection Area designation to the SC – Service Commercial designation be considered by Council;

THAT Rezoning Application No. Z18-0057 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications for portions of Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located at 2800 Hwy 97N, Kelowna, BC from the A1 – Agriculture 1 zone and the I2 – General Industrial zones to C10 – Service Commercial, as shown on Map "B" attached to the Report from the Development Planning Department dated September 16, 2019 be considered by Council;

AND THAT the Official Community Plan Amendment and 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 September 16, 2019;

AND 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;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To amend the Official Community Plan designation from the REP – Resource Protection Area designation to the SC – Service Commercial designation and to rezone the subject property from the A1 – Agriculture 1 and the I2 – General Industrial zones to the C10 – Service Commercial zone to accommodate an automotive vehicles sales and service dealership.

3.0 Development Planning

Development Planning Staff recommend support for the proposed OCP and Rezoning amendments to facilitate an automotive dealership. The proposed amendments allow for an appropriate use of a narrow parcel which is located between Highway 97 N and the Okanagan Rail Trail. The property is in the Permanent Growth Boundary and the proposed zoning and development is considered compatible with the existing land uses in the area. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 Background

The subject property is a narrow remnant parcel that is flanked by the Okanagan Rail Trail and Highway 97 N. The Future Land Designation for the entire property is REP – Resource Protection Area, and it is not located within the Agricultural Land Reserve. It has a split zone between I2 – General Industrial and A1 – Agriculture 1. It is currently used for outdoor storage with a small construction office located on the portion of the land zoned for industrial use.

4.2 Project Description

The proposal is to amend the OCP to SC – Service Commercial and rezone to C10 – Service Commercial to accommodate a luxury automotive vehicles sales and service dealership. The applicant has submitted a Form and Character Development Permit and a Development Variance Permit for the project that is currently being reviewed by staff and will come to Council for consideration should the zoning be approved.

The "August Luxury Motocars" proposal is a commercial development including a 2,670 m^2 sales/service building, 2 storeys in height, which will be located on the north end of the subject property. An existing smaller building on the south end will be used as a service building and the remaining space will be used for inventory display. Access will be from Hwy 97 N, with the entry way on the north end and the exit on the south. This will be connected by a one way drive aisle flanked by inventory and on-site parking stalls.

4.3 Site Context

The subject property is located in the Highway 97 City Sector, north of McCurdy Road. It is flanked by the Okanagan Rail Trail and Highway 97N.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	Automotive Centre
East	C3 – Community Commercial	Shopping Centre
South	A1 – Agriculture/ I2 – General Industrial	Vacant/ Automobile Dealership
West	A1 - Agriculture	Rail Trail

Subject Property Map: 2800 Hwy 97 N



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Service Commercial (SC)

Developments for the provision of support services and other commercial uses requiring extensive on-site storage. Building Densities would be consistent with the provision of the C10 zone of the Zoning Bylaw.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Development Engineering Memo Dated June 4, 2018

7.0 Application Chronology

Date of Application Received: May 23, 2018
Date Public Consultation Completed: August 2, 2018

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Map "A": Official Community Plan Amendment
Map "B": Zoning Amendment
Schedule A: Development Engineering Memo
Attachment A: Conceptual Drawing Package