

REPORT TO COUNCIL



Date: January 13, 2020

To: Council

From: City Manager

Department: Development Planning (WM)

Application: Z19-0110

Owner: Amandeep and Manpreet Sidhu

Address: 1085 McCurdy Road

Applicant: Grant Maddock, Protech Consulting 2012

Subject: Rezoning Application

Existing OCP Designation: Industrial (IND)

Existing Zone: A1 – Agriculture 1

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z19-0110 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 143 ODYD Plan 10792, located at 1085 McCurdy Road, Kelowna, BC from the A1 – Agriculture 1 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 Attachment “A” attached to the Report from the Community Planning Department dated January 13, 2020;

AND THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a 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 consider rezoning the subject property from the A1 – Agriculture 1 zone to the I2 – General Industrial zone to accommodate an automotive/equipment repair shop and office.

3.0 Development Planning

Development Planning Staff are supportive of the proposed rezoning application to facilitate an automotive/equipment repair shop and office. The subject property is designated IND – Industrial in the Official Community Plan (OCP) and is within the Permanent Growth Boundary.

4.0 Proposal

4.1 Project Description

The applicant has applied to rezone the property to the I2 – General Industrial zone to accommodate an automotive/equipment repair shop and office. The office is to be located in the existing structure along McCurdy Road, while the automotive repair shop in the rear of the property is in an existing accessory building. The repair shop will be accessed by a small drive aisle off of McCurdy Road through a shared let down with the neighbouring property. Staff are also tracking a Development Variance Permit associated with the rezoning application.

4.2 Site Context

The subject property is a small remnant parcel located within the Highway 97 Industrial/Commercial Corridor that is zoned A1. North and South along Highway 97 is primarily zoned service commercial, while the businesses East along McCurdy Road primarily have Industrial uses. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C3 – Community Commercial	McCurdy Corner Entertainment and Retail Shopping Center
East	C10 & A1 – Service Commercial & Agriculture 1	Service Commercial & Industrial
South	C10 – Service Commercial	Service Commercial
West	C10 – Service Commercial	Service Commercial

Subject Property Map: 1085 McCurdy Road



5.0 Technical Comments

5.1 Development Engineering Department

5.1.1 See Attached Memo [Schedule A]

6.0 Application Chronology

Date of Application Received: August 14, 2019

Date Public Consultation Completed: October 11, 2019

Report prepared by: Wesley Miles, Acting Community Planning and Development Manager
Tyler Caswell, Planner I

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package