


Schedule A – Zoning Bylaw No. 8000 Text Amendment

SCHEDULE A

This forms part of application
TA19-0022

Planner Initials **AF**



City of **Kelowna**
DEVELOPMENT PLANNING

No.	Section	Existing Text	Proposed Text	Explanation of Change
2.	15.4.14 – Central Industrial 15.4.2 Principal Uses	Yes	<p>15.4.2 Principal Uses</p> <p>Remove subsection (kk) under 15.4.2 – Principal Uses</p> <p>(kk) The following land uses are permitted only within buildings fronting onto Clement Ave and on Lot B Section 30 Township 26 ODYD Plan EPP83554 located on Clement Ave</p> <ul style="list-style-type: none"> - offices - business support services - financial services - government services - health services - retail liquor sales establishment - retail stores, service commercial - retail stores, general - commercial schools 	<p><i>Subsection (kk) is being removed as the previously approved Text Amendment application (TA18-0006) and the uses approved through the application will continue to be permitted and will be captured in the Zoning Bylaw in Section 15.4.7 – Site Specific Uses and Regulations.</i></p>

2.	15.4 I4 – Central Industrial 15.4.7 Site Specific Uses and Regulations	N/A	<p>15.4.7 Site Specific Uses and Regulations</p> <p>Uses and regulations apply to the I4 – Central Industrial zone on a site-specific basis as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Legal Description</th> <th>Civic Address</th> <th>Regulation</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area A)</td> <td>816 Clement Ave, Kelowna, BC</td> <td> To allow: <ul style="list-style-type: none"> • offices; • business support services; • financial services; • government services; • health services; • retail liquor sales establishment; • retail stores, service commercial; • retail stores, general; • liquor primary establishment, major; • personal service establishment • commercial schools as Principal Uses in addition to those permitted in section 15.4.2 as per Area A. </td> </tr> <tr> <td>2.</td> <td>Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area B)</td> <td>816 Clement Ave, Kelowna, BC</td> <td> To allow: <ul style="list-style-type: none"> • business support services; • high technology research and product design and; • liquor primary establishment, major as permitted Principal Uses in addition to those permitted in section 15.4.2 as per Area B. </td> </tr> </tbody> </table>		Legal Description	Civic Address	Regulation	1.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area A)	816 Clement Ave, Kelowna, BC	To allow: <ul style="list-style-type: none"> • offices; • business support services; • financial services; • government services; • health services; • retail liquor sales establishment; • retail stores, service commercial; • retail stores, general; • liquor primary establishment, major; • personal service establishment • commercial schools as Principal Uses in addition to those permitted in section 15.4.2 as per Area A.	2.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area B)	816 Clement Ave, Kelowna, BC	To allow: <ul style="list-style-type: none"> • business support services; • high technology research and product design and; • liquor primary establishment, major as permitted Principal Uses in addition to those permitted in section 15.4.2 as per Area B.	<p><i>The new section will facilitate the addition of a site-specific text amendment for 816 Clement Avenue. This application (TA19-0022) would allow for various commercial land uses in addition to the uses already permitted under the I4 zone and clarify the existing land uses on the subject site. The site-specific text amendment will allow various Principal and Secondary Uses on the subject property.</i></p>
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					<p>To allow:</p> <ul style="list-style-type: none"> • offices; • offices, construction and development industry; • retail stores, convenience; • retail stores, service commercial; • personal service establishments and; • commercial schools <p>as permitted Secondary Uses in addition to those permitted in section 15.4.3 as per Area B.</p>	
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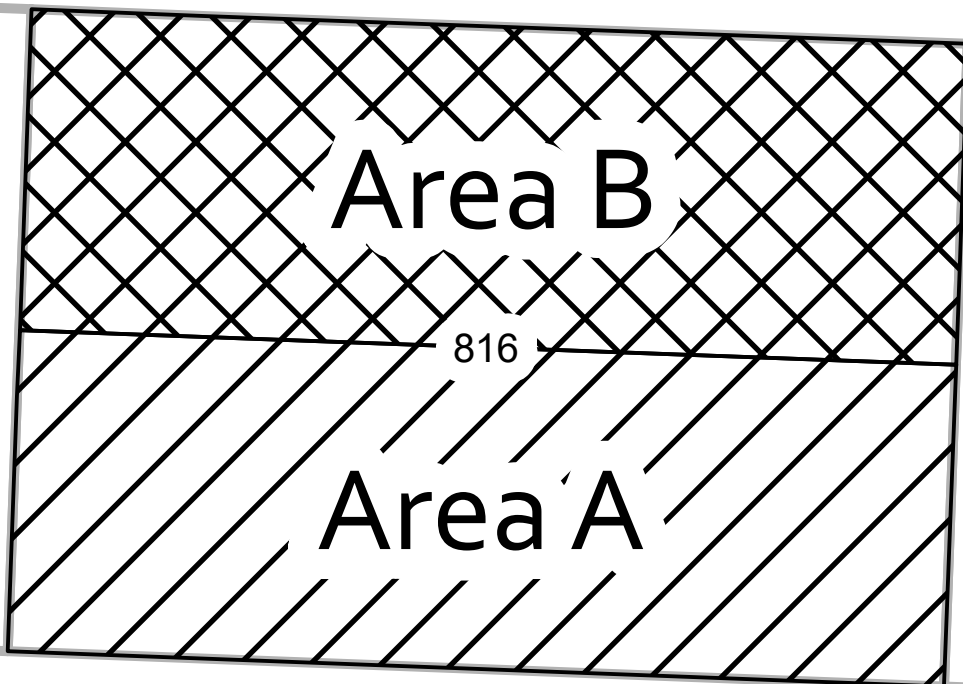
760

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 # TA19-0022
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 DEVELOPMENT PLANNING
 Planner Initials AF

826-880

VAUGHAN AVE 1969

740





889

CLEMENT AVE

779 785 793 803 809 815 819 825 831 837 841 847

780 786 794 800 806 818

File TA19-0022

-  Area A
-  Area B

This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 10 20 Metres



Rev. Tuesday, January 28, 2020

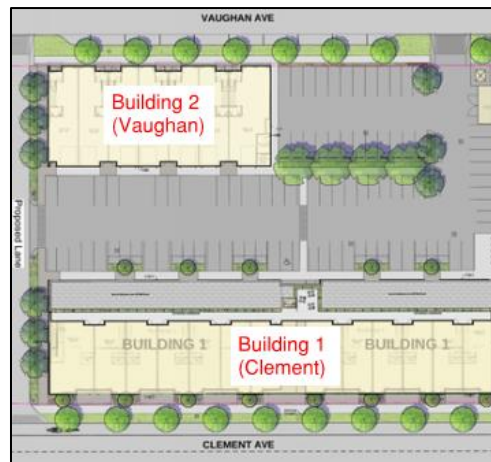
December 16, 2019

Mr. Andrew Ferguson, Planner II
City of Kelowna Planning Department
1435 Water Street
Kelowna, BC V1Y 1J4

RE: Text Amendment for 816 Clement Ave, Kelowna, BC – Development Rationale

Dear Andrew:

This application is submitted to formally request text amendments for Building 2 facing Vaughan Avenue. Since public hearing took place for development permit application in June 2019, our project marketing efforts have made it clear that many purchasers desire units with more diversified allowed uses which are also differentiated from Clement building. Purchasers for the Vaughan building are imagining businesses such as tailors, bakeries, pharmacies, or salon/spas that require a quieter yet accessible environment particularly by taking advantage of street parking on Vaughan Avenue that will not exist on Clement Avenue.



Currently the surrounding area is host to a long list of industrial businesses that have been and will continue to operate as they have done so historically, and this is a significant factor attracting light industrial tenants to our project. Our buildings are designed to a standard that is industrial focused with high-strength concrete floors, high clearance ceiling height, and drive-in loading bays that industrial users will take advantage of. We are confident that industrial users will operate successfully from both Clement and Vaughan buildings as it is evident from the strong demand we are seeing at our other industrial project on 1655 Dilworth Drive.

However the purchasers, whom often rely on long-term outlook before risking significant start-up costs, are repeatedly seeking ways to secure success of their business for the future. They see the activity

occurring on Clement Corridor and understand that future environment will significantly change once City's vision in 2030 Official Community Plan is fully realized. They see that the new demographic will have an appetite for demands that currently do not exist and want to guarantee their space can adapt to those changes in the future.

Hence following is the text amendment that we seek to apply on Vaughan building:

- Business support services
- High Technology Research and Product Design
- Liquor primary establishment, major
- Offices
- Offices, Construction and Development Industry
- Retail stores, convenience
- Retail stores, service commercial
- Personal service establishments
- Commercial schools

We believe these text amendments will not only ensure the success of the project on short term basis but also long after our interests have been transferred to the new business owners by making sure we do our utmost to create an environment where they can thrive for many operational years. As the designation "Revitalization Area" implies in OCP, we strive for the development to be a key element in facilitating continued positive change in Clement Corridor and to see it functioning well within the dynamic context City envisions for the new neighbourhood.

Based on success of our previous urban Industrial projects, we are confident that the form of development is balanced and compliments the existing adjacent industrial and residential neighborhood, provides employment generating opportunities for small and medium sized businesses within the City, and establishes a strong platform for the future. We look forward to advancing this application through the approval process and invite you to please contact us should you require any additional information.

Thank you for your consideration.

Best regards,



Shawn Oh
Development Manager
PC Urban Clement Holdings Ltd.