

REPORT TO COUNCIL



Date: March 23, 2020

To: Council

From: City Manager

Department: Development Planning

Application: TA19-0021

Owner: Manhattan Properties Ltd., Inc.
No. 21606

Address: 1171-1199 Gordon Dr

Applicant: Urban Options Planning &
Permits

Subject: Text Amendment Application

Existing OCP Designation: IND - Industrial

Existing Zone: I₄ – Central Industrial

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA19-0021 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" attached to the report from the Development Planning Department dated March 23, 2020 for Lot A Section 30 Township 26 Osoyoos Division Yale District Plan KAP75328 Except Plan KAP87231 located at 1171-1199 Gordon Drive, Kelowna, BC be considered by Council;

AND THAT the Zoning Bylaw Text Amendment Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "B" attached to the Report from the Development Planning Department dated March 23, 2020.

2.0 Purpose

To amend the Zoning Bylaw to allow Retail Liquor Sales Establishment as a secondary use on the subject property.

3.0 Development Planning

Development Planning Staff are recommending support for the proposed site-specific Text Amendment to allow Retail Liquor Sales Establishment as a secondary use for property located at 1171-1191 Gordon Drive. This application seeks to allow a liquor retail store to operate in one of the existing commercial retail units on the subject site.

The subject property is zoned I₄ – Central Industrial, which is largely consistent with a majority of Kelowna's north end industrial lands. The site is situated at the southern edge of the north end industrial area of the city. More specifically, the site is located more at the southeast corner of the Clement Avenue / Gordon Drive intersection, meaning the site is quite prominent and visible to two major roadways.

When the Clement Avenue extension was completed in the early 2000's, the new roadway alignment subsequently isolated a few industrial properties from the majority of the north end industrial lands, including the subject site. In total, there are only three I₄ zoned properties located on the south side of the Clement Ave corridor, with the majority being located on the north side of Clement Ave.

Additionally, the subject site is quite small for an industrial zoned property, which limits the industrial intensity and potential of the site. Some of the existing uses on the property range from antique sales, blade sharpening, small engine repair and dog grooming.

Furthermore, this use is not expected to undermine the integrity of the north end industrial area as a whole, as there is limited potential for any further Retail Liquor Sales Establishments due to Liquor & Cannabis Regulation Branch (LCRB) buffer regulations. These regulations require a one-kilometer distance between retail liquor store locations. Given the presence of an existing liquor store located at 1175-1177 Ellis Street, the LCRB buffer regulations would currently preclude a large majority of sites within the north end industrial area from being able to achieve this use.

4.0 Proposal

4.1 Background

The Clement corridor is one area of the city in particular that is experiencing a large degree of change from a development perspective. Over the past few years there have been a number of Council approved development projects such as:

- 740 Clement Ave (OCP17-0021 / Z17-0093), rezoned to allow for a mixed-use commercial / residential development with approximately 150 residential units and 9,400 sqft of ground floor commercial space.
- 816 Clement Ave (DP18-0112 & TA18-0006), received a Development Permit approval for 2 light industrial buildings totaling approximately 50,000 sqft of floor area with a Text Amendment application to allow for additional commercial uses.
- 889 Vaughan Ave (DP17-0214), received Development Permit approval for 2 industrial buildings.
- 1189 Ethel Avenue (DP19-0056), received a Development Permit approval for a car wash, convenience store and gas bar.

Through the various development projects listed above, staff have worked to achieve an effective transition for the industrial properties largely situated north of Clement Ave, commercial land uses along the Clement corridor and the residential properties located on the south side of Clement Ave.

4.2 Project Description

The subject property was developed in the late 1960's to allow for a single light industrial building with approximately 8 separate units. The proposed liquor retail store will comprise 2 of the existing units and will require tenant improvements to facilitate the proposed use should Council support the application. There are no Development Permits or Development Variance Permits being tracked at this time.

4.3 Site Context

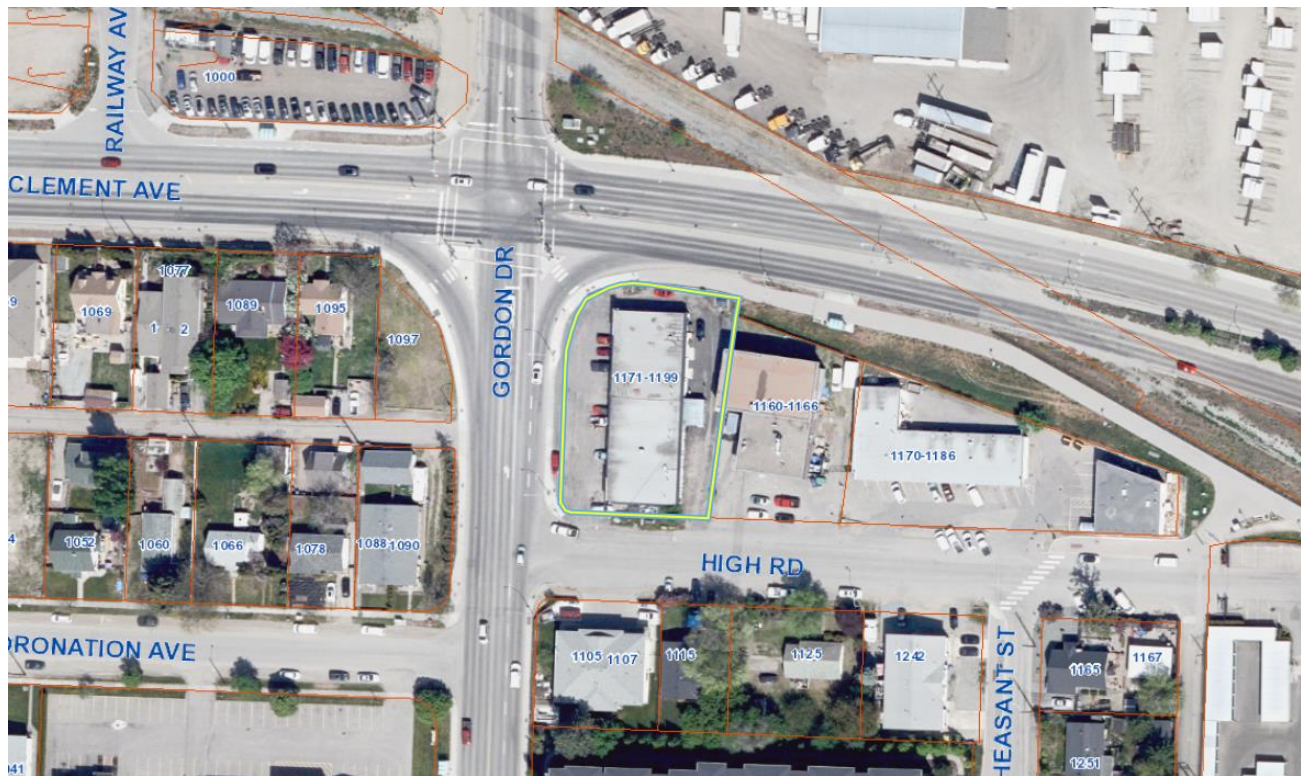
The subject site is located at the southeast corner of the Clement Avenue / Gordon Drive intersection, approximately 900.0 m east of the Downtown Urban Centre and roughly 220.0 m west of Lombardy Park. The property is located adjacent to a number of existing light industrial and residential uses.

The surrounding Future Land Use designations include industrial to the north and east with medium density residential to the west and south.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I4 – Central Industrial	Warehouse Storage and Sales
East	I4 – Central Industrial	Food Primary
South	RU6 – Two Dwelling Housing	Residential
West	RU6 – Two Dwelling Housing	Residential

Subject Property Map: 1171-1199 Gordon Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

6.0 Technical Comments

See attached Schedule "B".

7.0 Application Chronology

Date of Application Received: November 28, 2019

Date Public Consultation Completed: January 28, 2020

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: James Moore, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule "A": Summary Table of Proposed Text Amendment to Zoning Bylaw No. 8000.

Schedule "B": Development Engineering Memorandum dated February 10, 2020

Attachment A: Applicants Rationale Letter

Attachment B: Site Plan