



# OCP19-0006 & Z19-0108 W of Hwy 97 N

OCP Amendment & Rezoning Application

# Proposal

- ▶ To change the Future Land Use designation for a portion of the subject property from PARK - Major Park/Open Space (public) and S2Res – Single/Two Unit Residential designation to the IND - Industrial designation
- ▶ To rezone the subject property from A1 - Agriculture and I1 – Business Industrial

# Development Process

June 11, 2019  
Amended  
Sept 21, 2020

Development Application Submitted

Staff Review & Circulation

October 22, 2020

Public Notification Received

Jan 18, 2021

Initial Consideration

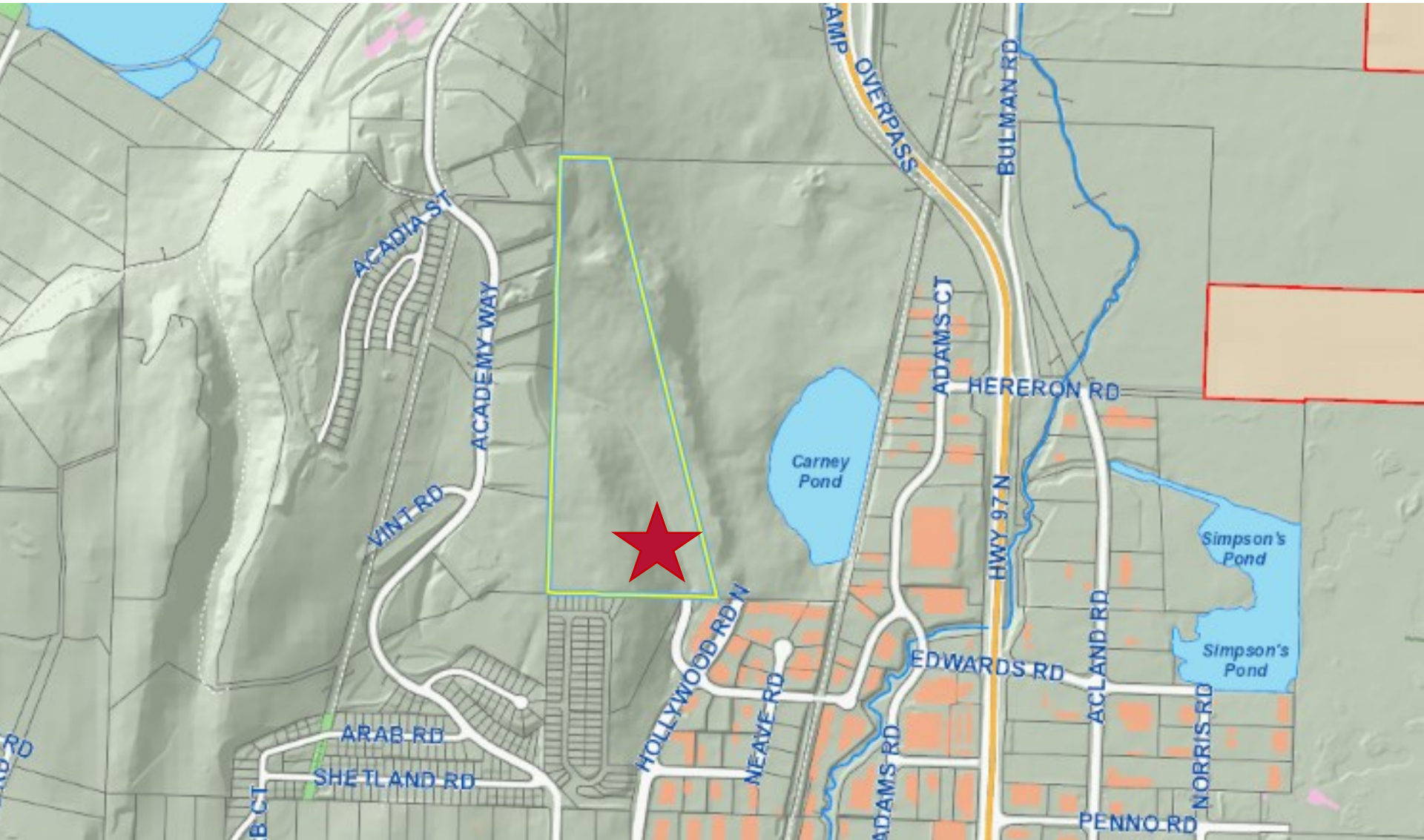
Public Hearing  
Second & Third Readings

Final Reading

Development Permit/Development Variance Permit  
Building Permit

Council  
Approvals

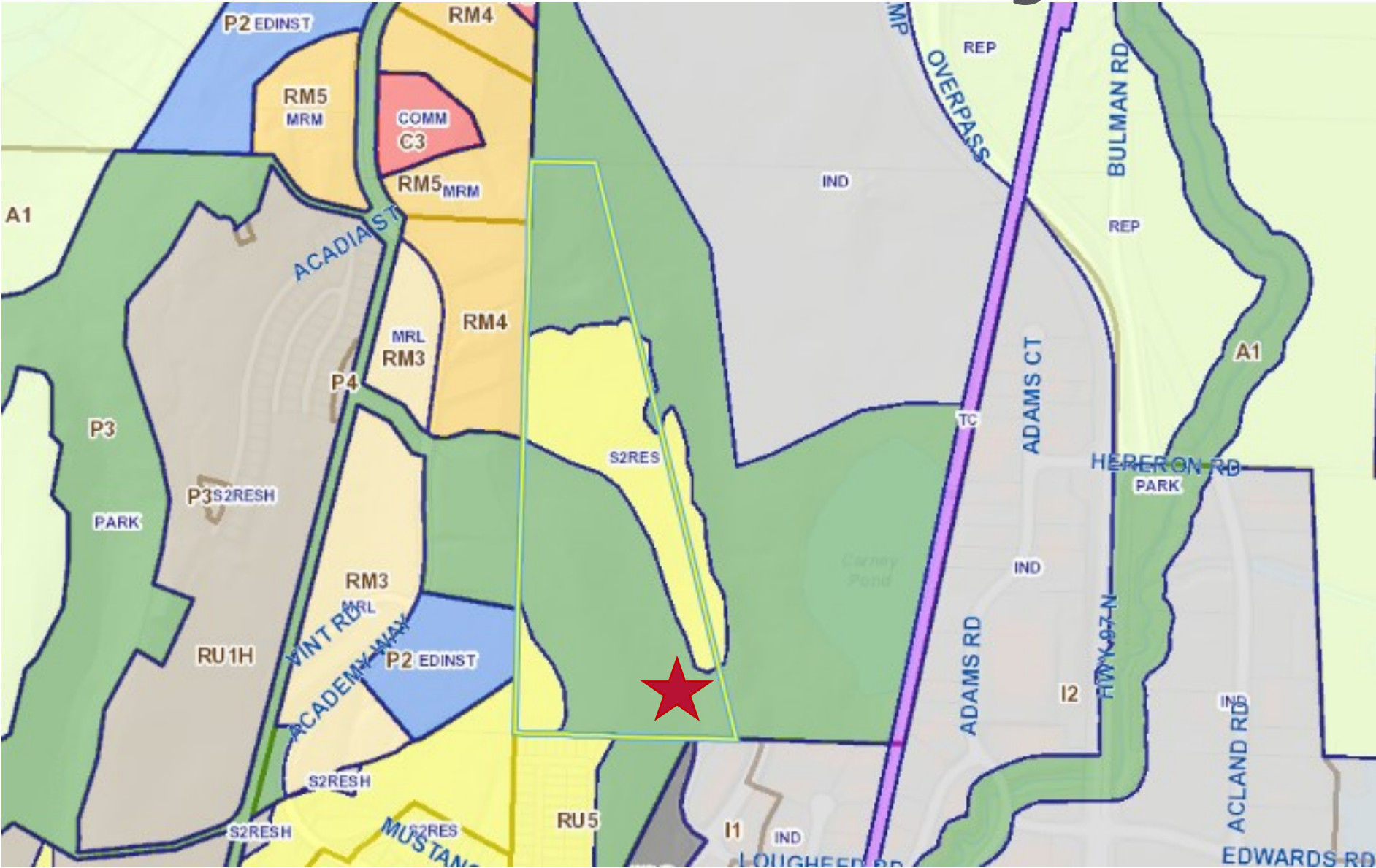
# Context Map



City of Kelowna



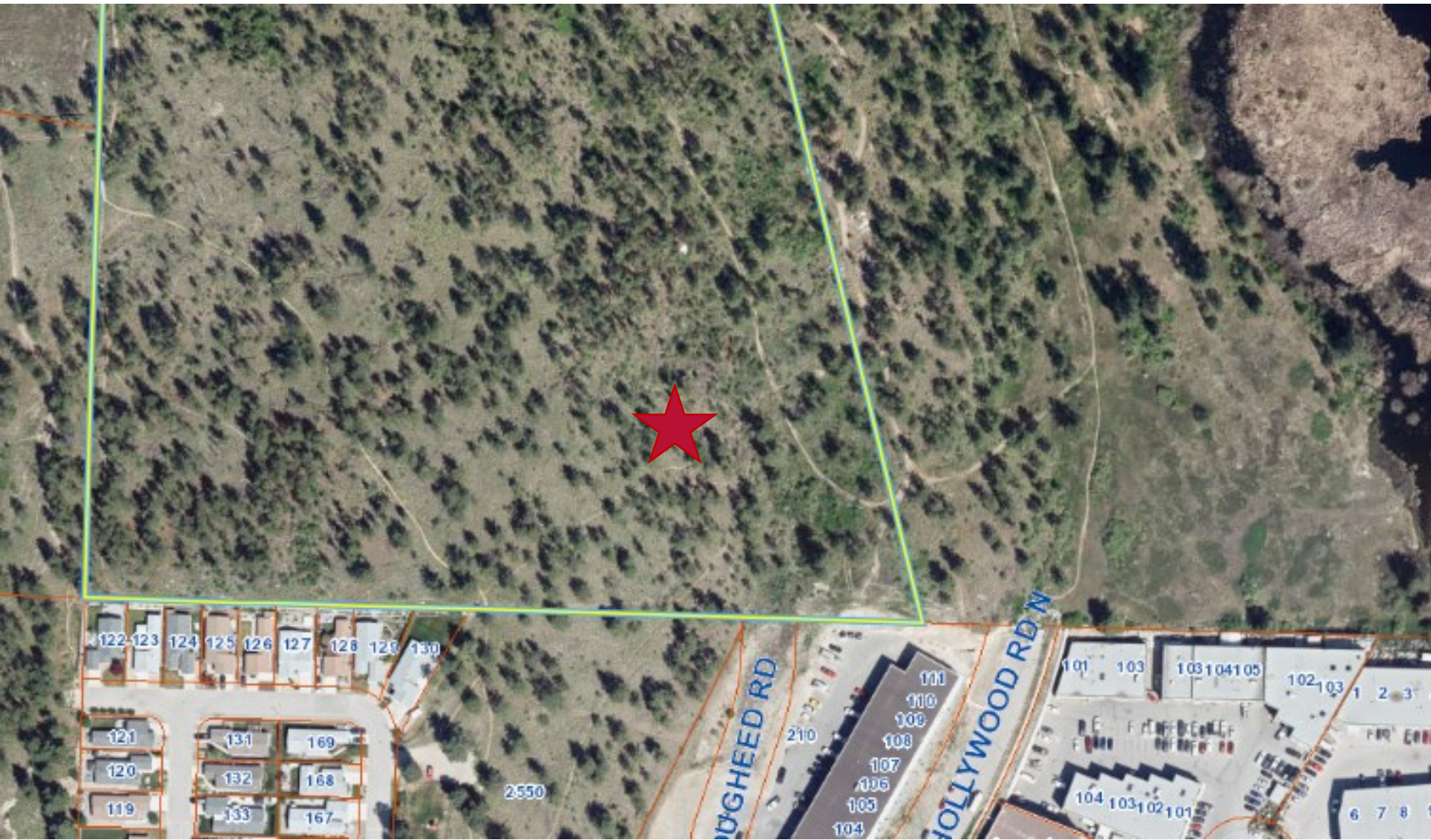
# OCP Future Land Use / Zoning



City of Kelowna

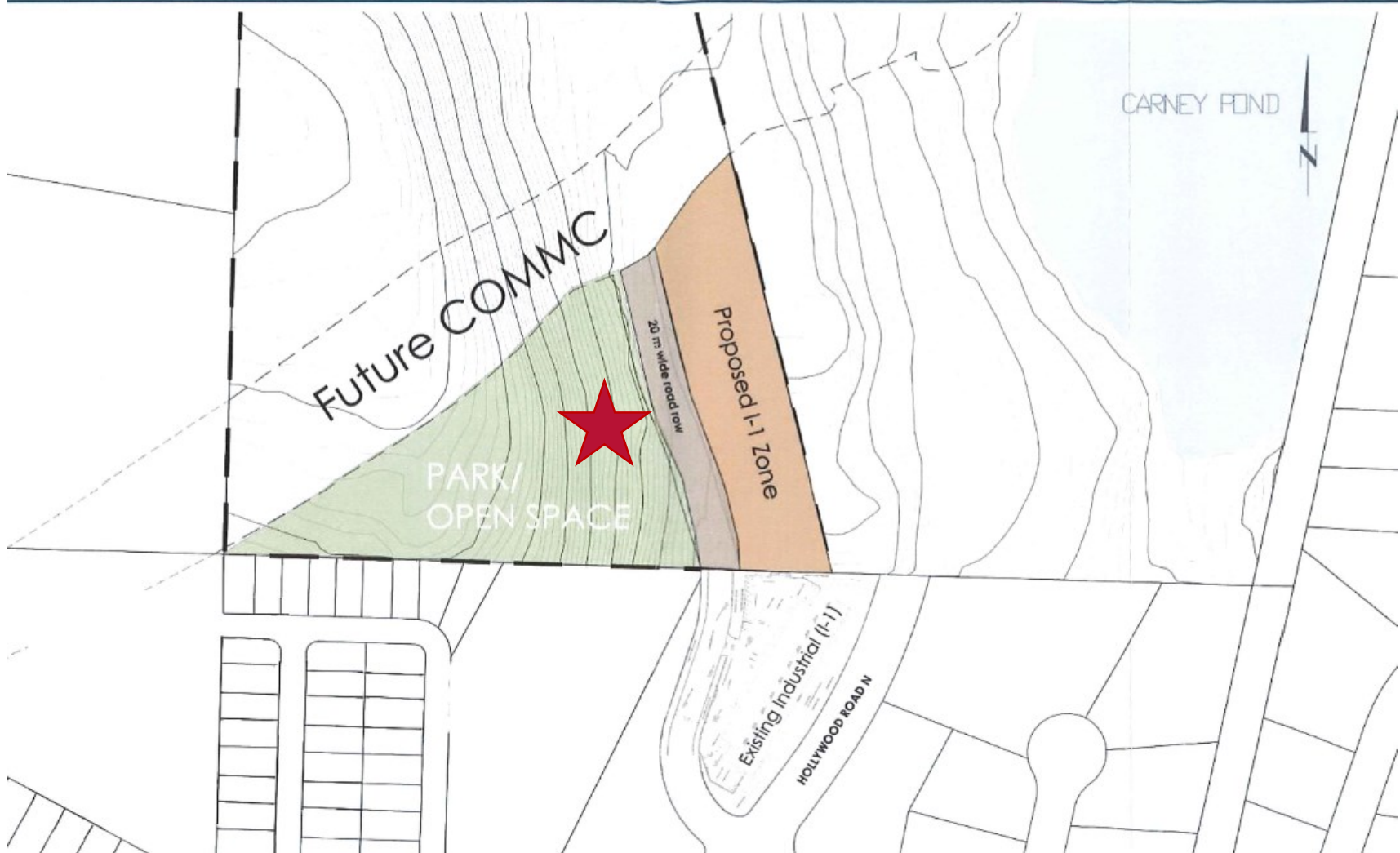


# Subject Property Map

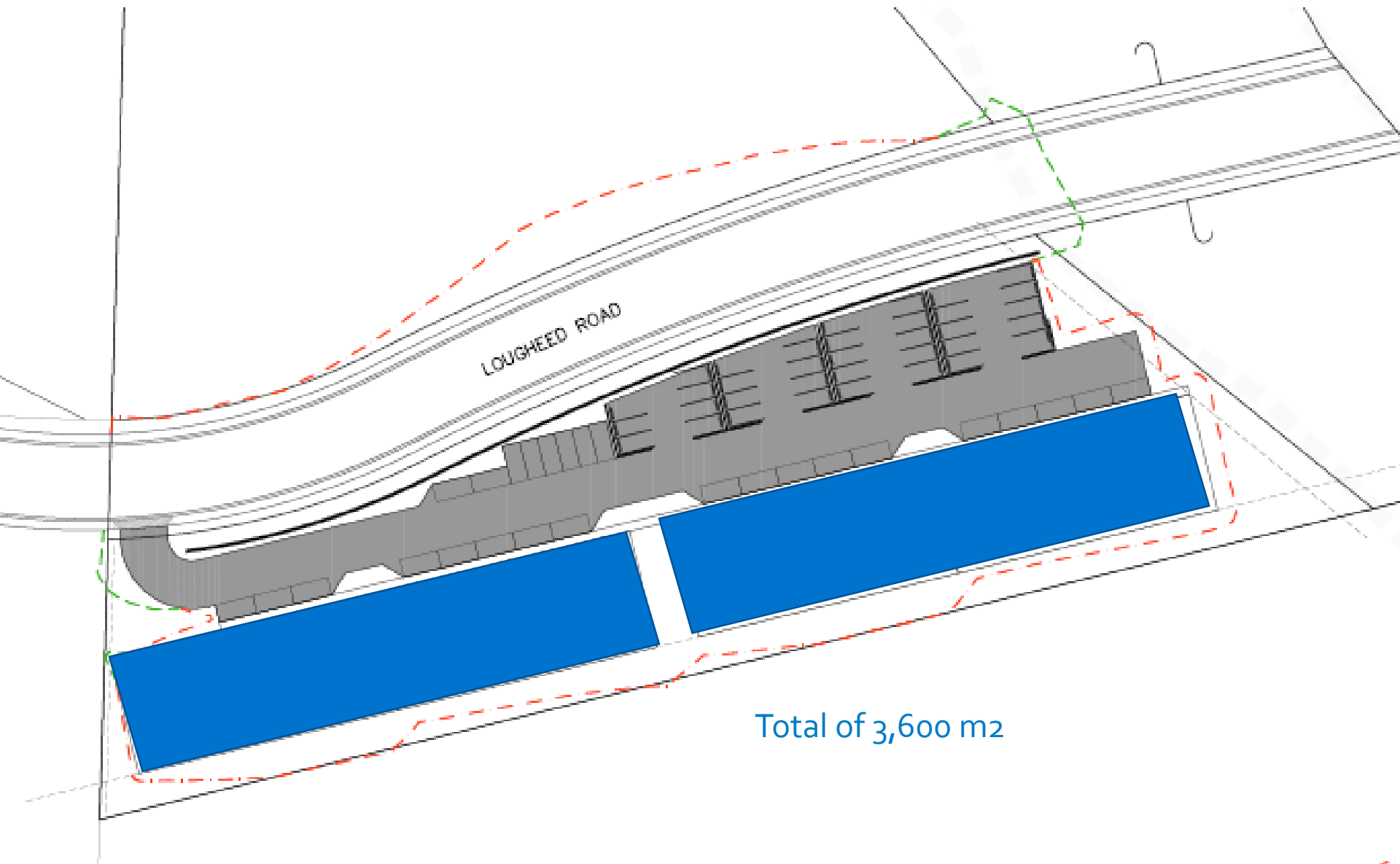


# Proposal Overview

## Industrial (I1) Site Plan



# Conceptual Site Plan



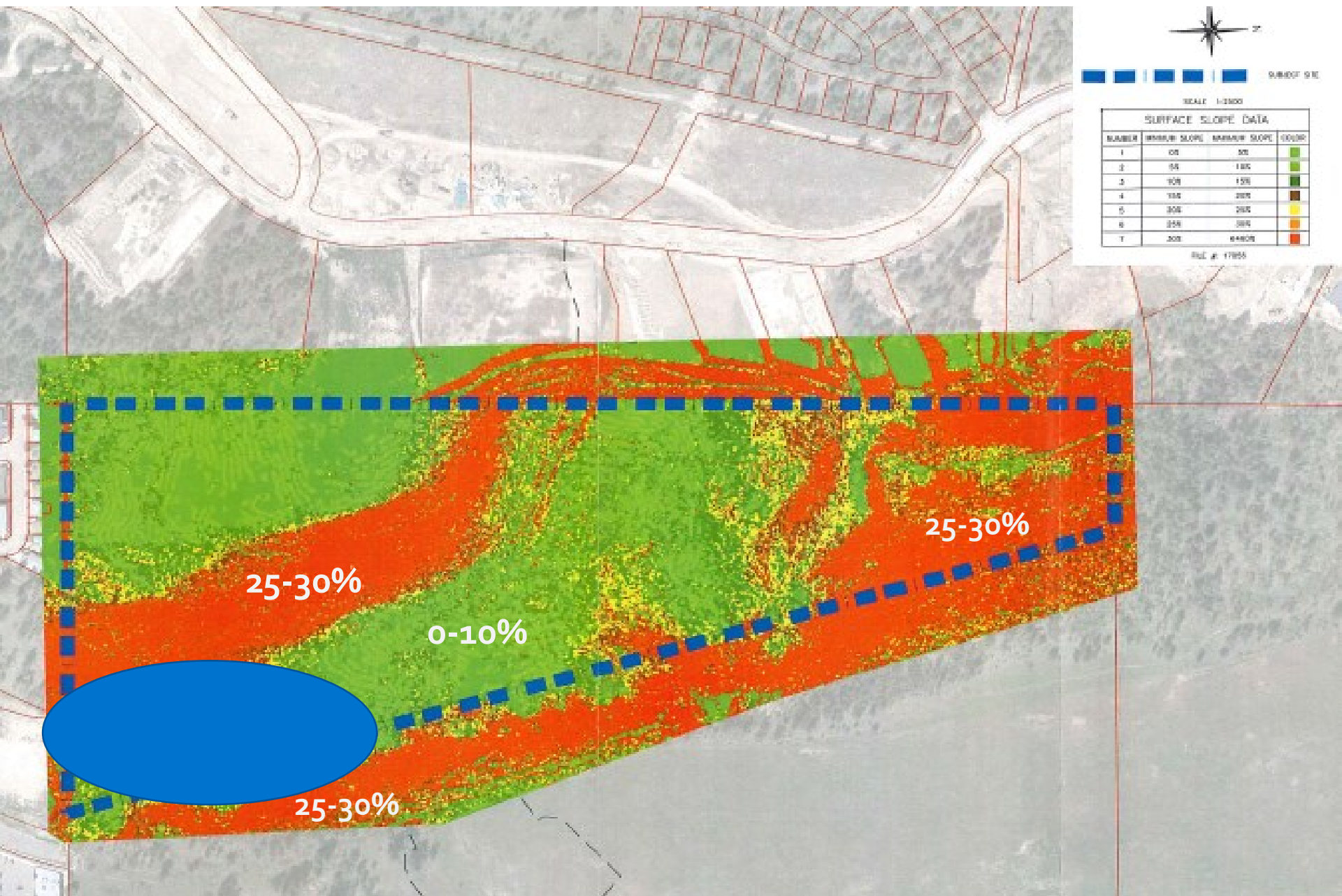


# Conceptual Rendering





# Site Considerations – Slope Analysis



# Development Policy

Kelowna Official Community Plan



## ▶ Chapter 5 - Development Process

▶ **Objective 5.28 Focus Industrial development to areas suitable for industrial use.**

▶ **Policy .1 Rezoning to Industrial.** Consider allowing land not currently designated as industrial to be supported for an Official Community Plan amendment and subsequent rezoning to allow industrial uses provided that such a rezoning would be consistent with other Official Community Plan polices, provided that available municipal infrastructure can support the use, and provided that the industrial use would be compatible with existing and proposed future surrounding uses. Compatibility issues to consider include, but are not limited to visual impact, noise, odour, hours of operation pollution and traffic.

▶ **Objective 5.29 Ensure efficient use of industrial land supply.**

▶ **Policy .1 Industrial Land Use Intensification.** Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.



# Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the Official Community Plan and Rezoning Amendment application
  - ▶ Meets industrial policies and objectives
  - ▶ Integrates well within existing industrial area to the south
  - ▶ Limits the impact on sensitive environmental and hillside areas; and
  - ▶ Meets infill growth policies within the Permanent Growth Boundary



## *Conclusion of Staff Remarks*