

REPORT TO COUNCIL



Date: January 18, 2021

To: Council

From: City Manager

Department: Development Planning

Application: OCP19-0006/Z19-0108

Owner: 1207431 B.C. Ltd., Inc.No.
BC1207431

Address: (W OF) Hwy 97 N

Applicant: CTQ Consultants Ltd., Ed
Grifone

Subject: Official Community Plan Amendment and Rezoning Application

Existing OCP Designation: PARK – Major Park/Open Space (public)
S2RES – Single/Two Unit Residential

Proposed OCP Designation: IND - Industrial

Existing Zone: A1 – Agriculture 1

Proposed Zone: I1 – Business Industrial

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP19-0006 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation for a portion of Lot 1 Section 2 Township 23 Plan EPP76079 located at (W OF) Highway 97 North, Kelowna, BC from the PARK - Major Park/Open Space (public) and S2RES – Single/Two Unit Residential designations to the IND - Industrial designation, as shown on Map "A" attached to the Report from the Development Planning Department dated January 18, 2021 be considered by Council;

AND THAT Rezoning Application No. Z19-0108 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for a portion of Lot 1 Section 2 Township 23 Plan EPP76079 located at (W OF) Highway 97 North, Kelowna, BC from the A1 – Agriculture 1 zone to the I1 – Business Industrial zone, as shown on Map "B" attached to the Report from the Development Planning Department dated January 18, 2021 be considered by Council;

AND THAT the Official Community Plan Amendment and Rezoning Bylaws 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 January 18, 2021;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review by the Approving Officer;

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

AND FURTHER 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.

2.0 Purpose

To amend the Official Community Plan designation from the PARK – Major Park/Open Space (public) and S2RES – Single/Two Unit Residential designations to the IND – Industrial designation and rezone a portion of the subject property from the A1 – Agriculture 1 zone to the I1 – Business Industrial zone to accommodate future industrial development.

3.0 Development Planning

Development Planning Staff recommend support for the proposed OCP and Rezoning amendments to facilitate future industrial development. The proposed amendments allow for the extension of Lougheed Road and the Hollywood Rd North industrial areas. The proposed development is considered compatible with the existing and surrounding land uses and meets a number of industrial policies and objectives of the Official Community Plan (OCP). 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 large forested parcel and is approximately 40.0 acres in size. It is directly adjacent to the Academy Way developments to the west including a future school site, neighborhood park and the U - Buildings. The Future Land Use Designations for the property is currently PARK – Major Park/Open Space and S2Res – Single / Two Unit Residential. It property is zoned A1 – Agriculture and is currently vacant.

4.2 Project Description

The proposal is to amend the OCP to IND - Industrial and rezone to I1 – Business Industrial to accommodate future industrial development. The proposed industrial area would be approximately 2.4 acres in size with a 4.2 acres portion to remain park and open space. The conceptual site plan consists of four buildings roughly totalling 3600 m² of industrial space. Access to the development would be from the extension of Lougheed Road which currently dead ends at the subject property boundary. The northern most extent of the proposed development is aligned with the future Central Okanagan Multi Modal Corridor (COMMC), which is currently protected by Statutory Right of Way.

The sites topography has a large, relatively flat bench, which creates the envelope for the industrial buildings as well as the extension of Lougheed Road. The remainder of the site, south of the future Central Okanagan Multi Modal Corridor (COMMC), contains steep slopes and will remain park and open space. This aids in preserving the sites natural features and meets the objectives and guidelines of the OCP to protect sensitive hillside and reduce visual impact.

Environmental and Agricultural Considerations

The portion of the site to be redesignated is currently low-density residential development and the remainder park and open space. An environmental impact assessment has been conducted for the property and has concluded that the area is considered moderate environmental value (ESA 3) due to existing fragmentation from adjacent developments in addition to consideration of future transportation corridors which include COMMC, the extension of Hollywood Road North and Loughheed Road. However, retention of the proposed open spaces and hillsides will help maintain the connectivity for wildlife habitat within the subject property and adjacent high value area of Carney Pond.

The subject property is not within the Agricultural Land Reserve however is directly adjacent on its west boundary. The proposal will require a Development Permit and Development Variance Permit in regards form and character and buffering requirements from the ALR. Those applications will be brought forward to the Agricultural Advisory Committee for review and comment prior to being considered by Council.

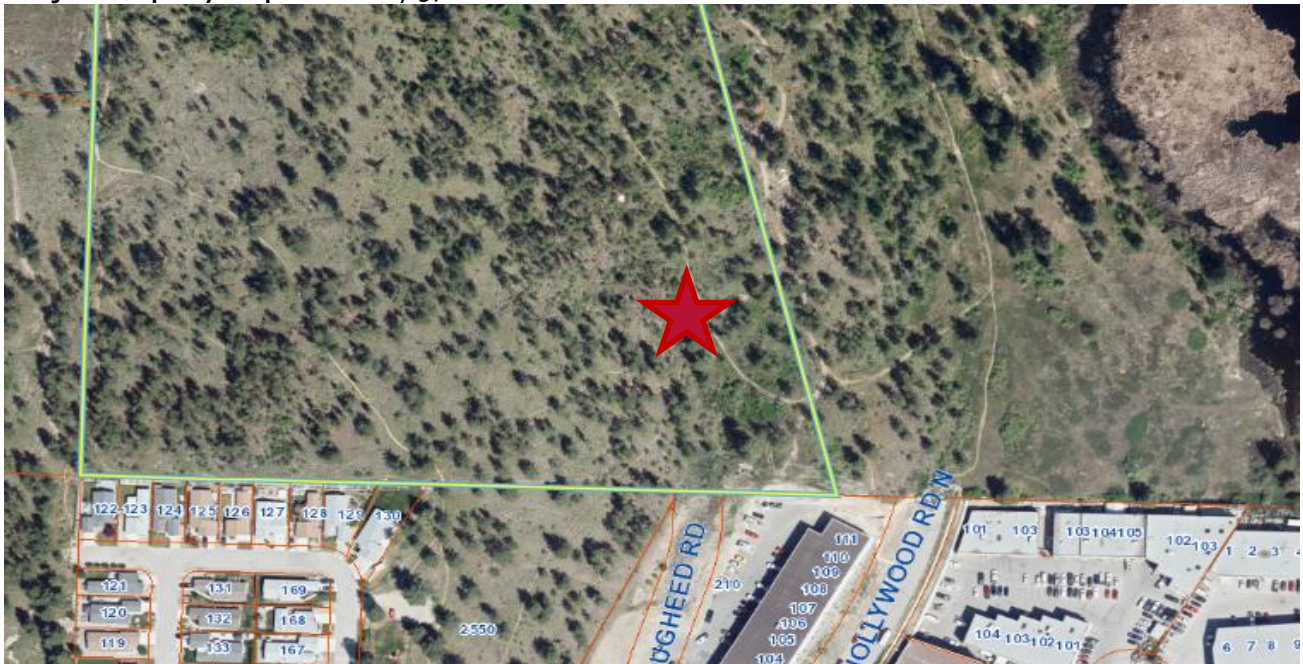
4.3 Site Context

The subject property is located in the Highway 97 City Sector, at the north end of existing Hollywood Road North and south of John Hindle Drive. It is situated west of Academy Way and east of Carney Pond.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	Vacant
East	A1 - Agriculture	Vacant / Carney Pond
South	I1 – Business Industrial / RM5 – Strata	Industrial / Residential
West	P2/P3/RM4/RM5	Vacant / Residential

Subject Property Map: W of Hwy 97 N



4.4 Kelowna Official Community Plan (OCP)

5.0 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 policies, 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.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Development Engineering Memo Dated August 8, 2019

7.0 Application Chronology

Date of Application Received: June 11, 2019
Date of Amended Application: September 21, 2020
Date Public Consultation Completed: October 22, 2020

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Dean Strachan, Community Planning & Development Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum
Attachment A: Conceptual Layout
Map A: OCP Amendment
Map B: Zoning Amendment