REPORT TO COUNCIL

Date:	September 12, 2016		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TB)		
Application:	Z16-0025	**Owner:**	Silver City Holdings Inc, Inc No 243348
Address:	700 McCurdy Road	**Applicant:**	Urban Options Planning & Permits
Subject:	Rezoning Application		
Existing OCP Designation:	IND - Industrial		
Existing Zone:	A1 – Agriculture 1		
Proposed Zone:	I2 – General Industrial		

1.0 Recommendation

THAT Rezoning Application No. Z15-0000 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, DL 143, ODYD, Plan 23765, located at 700 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 Schedule "A" attached to the Report from the Community Planning Department dated July 18, 2016;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the lot consolidation of the subject properties; Lot A DL 143 ODYD Plan 23765 located at 700 McCurdy Road, Kelowna BC; and Lot 1 Section 26 Township 26 and of DL 143 ODYD Plan KAP55507, located at 690 McCurdy Road, Kelowna BC; as indicated in Schedule "B" attached to the Report from the Community Planning Department.

2.0 Purpose

To rezone the subject property to I2 – General Industrial to facilitate a lot consolidation.

3.0 Community Planning

Community Planning supports the proposed rezoning from A1 – Agriculture 1 to I2 – General Industrial as it is consistent with the Official Community Plan Future Land Use Designation of IND – Industrial. The proposed rezoning would be consistent with the surrounding industrial neighbourhood and modestly increase the industrial land supply in the City.

In fulfillment of Council Policy No. 367 regarding public notification, the applicant undertook neighbourhood notification by informing all properties within a 50 m radius of the subject property via registered letter.

4.0 Proposal

4.1 Background

The subject property had a 1980's single family dwelling located on it that has recently been demolished in anticipation of rezoning. A previous applicant successfully rezoned the property to I2 – General Industrial in 2000, however the bylaw was rescinded prior to selling to the current owner.

4.2 Project Description

The subject property is currently zoned A1 – Agriculture, and is not located in the Agricultural Land Reserve. The OCP Future Land Use Designation is IND – Industrial. The proposed rezoning would allow a lot consolidation with 690 McCurdy Road, providing a larger and more useable industrial site.

The existing tenants at 690 McCurdy Road propose to use the increased land for indoor storage, parking, and some outdoor storage. There is no construction or development indicated at this time. This application is consistent with the Official Community Plan that supports more intensive use of under-utilized industrial sites.

While the subject property does not meet the current size requirements for the I2 zone, it will meet the requirements once lot consolidation of the subject properties is complete prior to final consideration of the bylaw by Council.

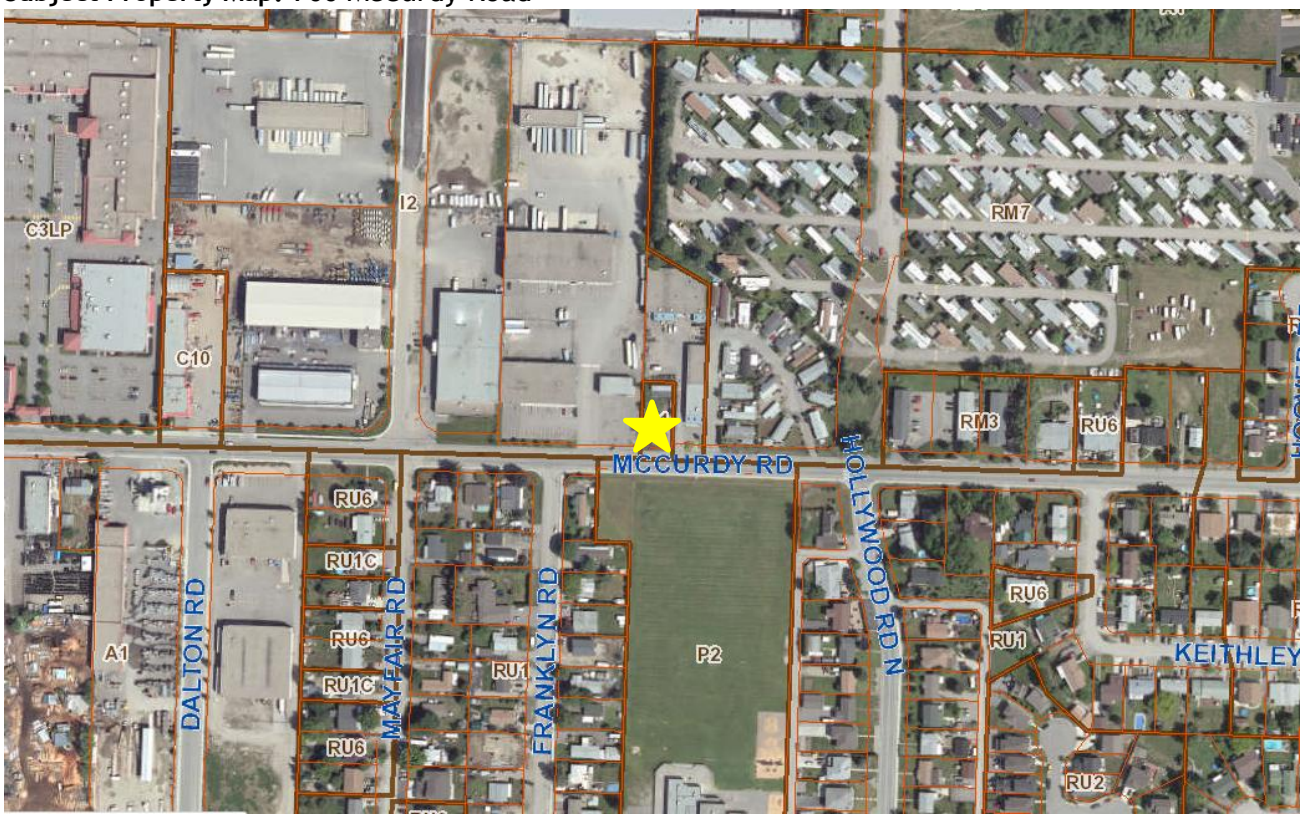
4.3 Site Context

The property is located on the north side of McCurdy Road west of Hollywood Road N. The property is bordered on three sides by Industrial zoned lands, and the neighbourhood has a mix of Industrial, Residential, Commercial, and Public/Institutional.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial	Industrial
East	I2 – General Industrial	Industrial
South	P2 – Educational & Minor Institutional	Elementary School
West	I2 – General Industrial	Elementary School

Subject Property Map: 700 McCurdy Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**I2 ZONE REQUIREMENTS**	**PROPOSAL (After consolidation with 700 McCurdy Road)**
Existing Lot/Subdivision Regulations		
Lot Area	4000 m^2	4612.7 m^2
Lot Width	40 m	40.29 m
Lot Depth	35 m	101.85 m

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Industrial Land Use Intensification.[1] 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.

Industrial Supply Protection.[2] Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

[1] City of Kelowna Official Community Plan, Policy 5.29.1 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.30.1 (Development Process Chapter).

6.0 Technical Comments

6.1 Black Mountain Irrigation District

- BMID's only comment is that the existing 19mm water service to Lot A Plan 23765, 700 McCurdy Rd, must be abandoned at the time of the lot consolidation.

6.2 Development Engineering Department

- Please see attached Schedule "A" dated July 18, 2016.

6.3 FortisBC Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along McCurdy Road, but not within the proposed dedication area. To date, arrangements have not been completed to meet the requirements to service the proposed subdivision. The applicant is responsible for costs associated with changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

- Otherwise, FBC(E) has no concerns with this circulation.

- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

6.4 Ministry of Transportation

- Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act.

7.0 Application Chronology

Date of Application Received: April 21, 2016
Date Public Consultation Completed: August 2, 2016

Report prepared by:

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Trisa Brandt, Planner I

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for Inclusion: ☐ Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:
Schedule "A" dated July 18, 2016
Schedule "B" dated April 13, 2016