



TA21-0013

3510 Spectrum Court

Text Amendment Application

Proposal

- ▶ To consider a Text Amendment application to CD15 – Airport Business Park Zone, for 3510 Spectrum Court to add the permitted use of automotive and minor recreational vehicle sales/rental.

Development Process

June 4, 2021

Development Application Submitted

Staff Review & Circulation

Aug 18, 2021

Public Notification Received

Oct 18, 2021

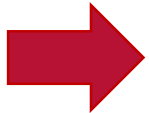
Initial Consideration

Public Hearing
Second & Third Readings

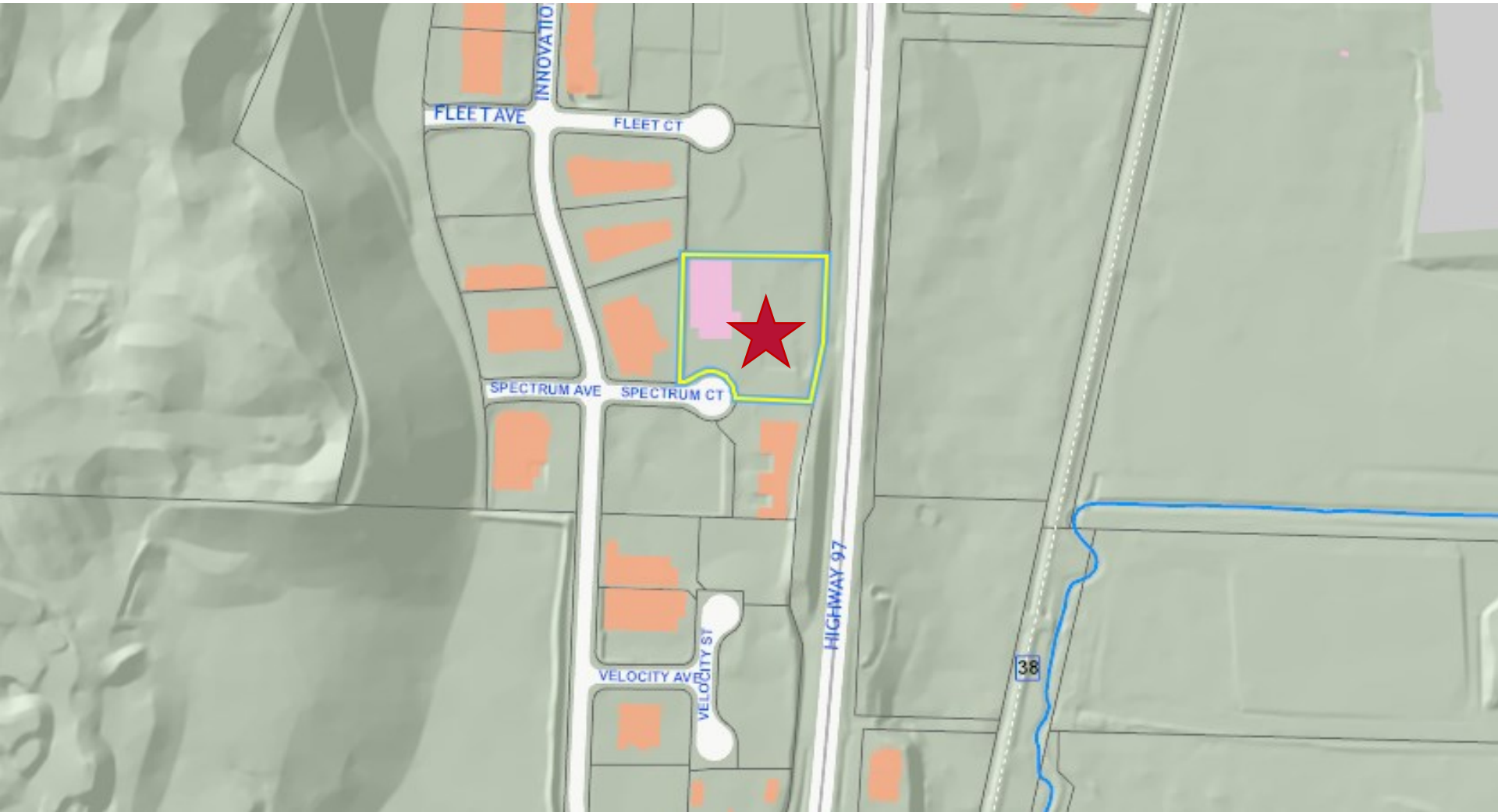
Final Reading

Development Permit and
Building Permit

Council
Approvals

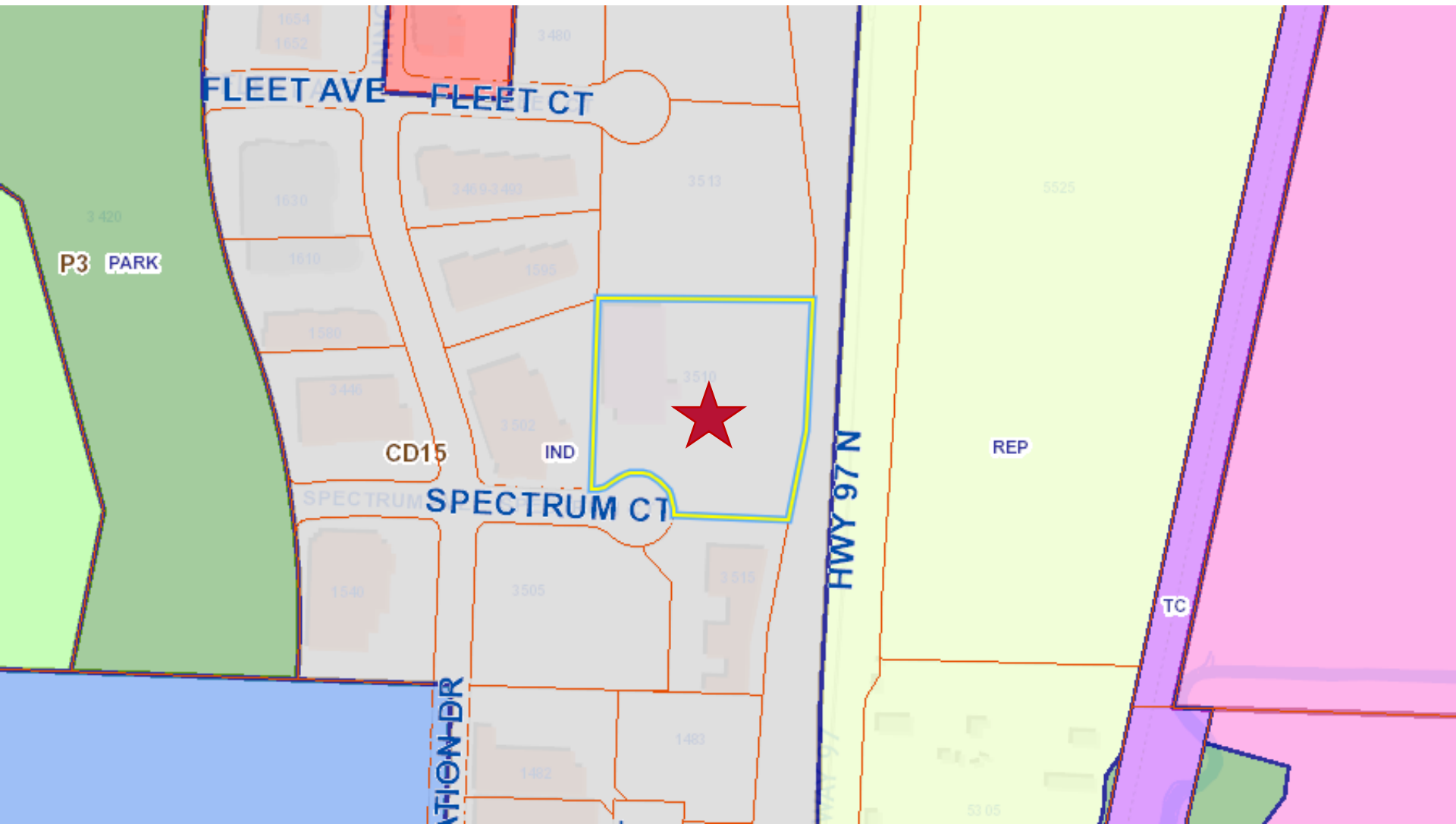


Context Map



City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map



Project Details

- ▶ The proposed amendments will allow for automotive sales and a proposed vehicle service building.
- ▶ The building will have 15 service bays, detail/wash bays, interior display/showroom, and a lounge/club facility. The proposed building is two storeys, with a gross floor area of just over 20,000 ft².
- ▶ No Variances proposed at this time.

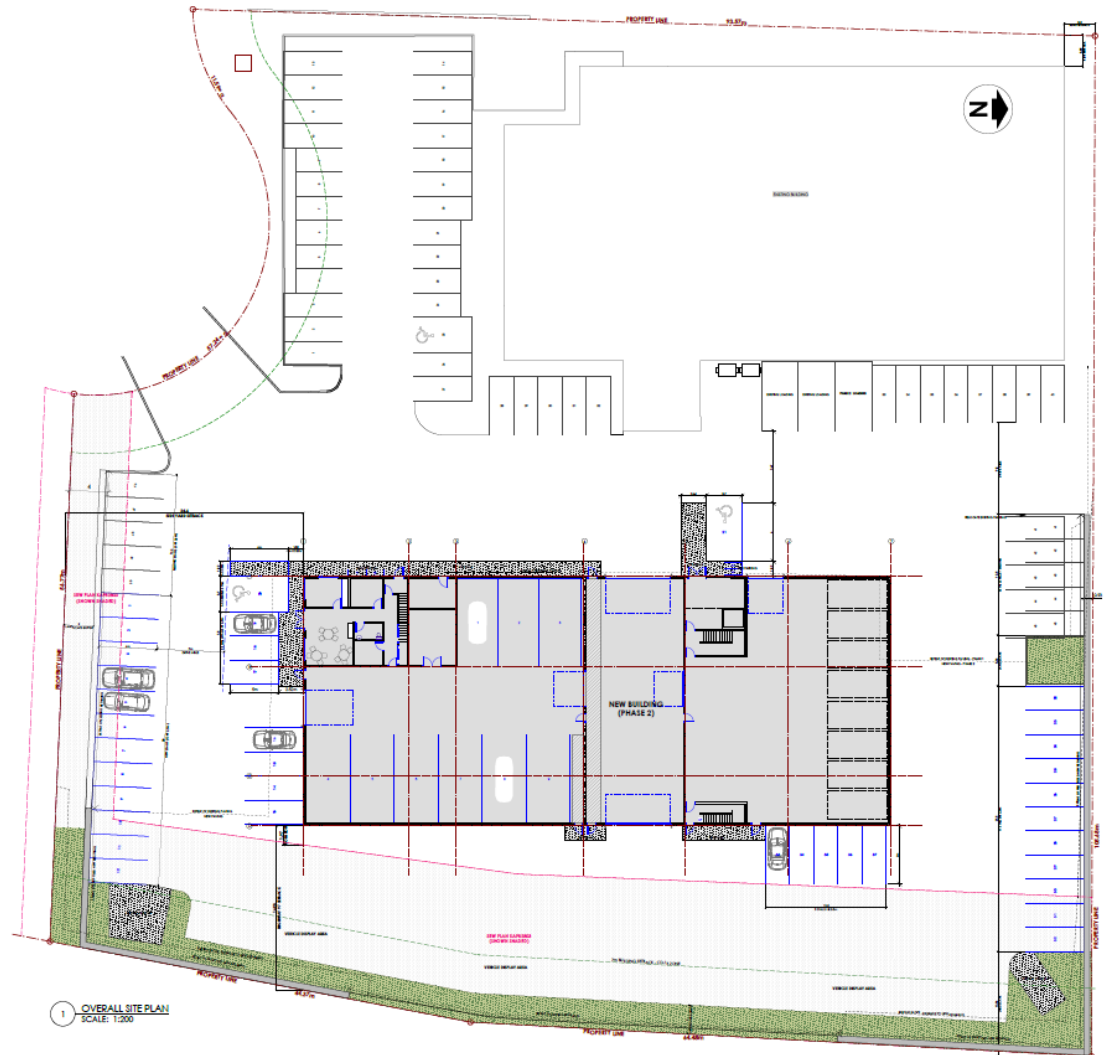
Conceptual Site Plan and Building



3 PHASE 2 PERSPECTIVE EAST/NORTH FACE
SCALE: NTS



4 PHASE 2 PERSPECTIVE SERVICE ENTRY (SW CORNER)
SCALE: NTS



1 OVERALL SITE PLAN
SCALE: 1:500

Objective 5.2 Develop 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.

Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the Text Amendment application
 - ▶ Compatible with the adjacent land uses
 - ▶ Considered less intensive than traditional car lots



Conclusion of Staff Remarks