

# REPORT TO COUNCIL



**Date:** October 18, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** TA21-0013

**Owner:** Kelowna Motors Investments  
Ltd., Inc. No. BC 1281822

**Address:** 3510 Spectrum Court

**Applicant:** Innocept Developments

**Subject:** Zoning Bylaw Text Amendment Application

**Existing OCP Designation:** IND - Industrial

**Existing Zone:** CD15 – Airport Business Park

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## 1.0 Recommendation

That Zoning Bylaw Text Amendment Application No. TA21-0013 to amend the City of Kelowna Zoning Bylaw No. 8000 as identified in Schedule "A" and outlined in the Report from the Development Planning Department dated October 18, 2021 for Lot 17 Section 14 Township 23 ODYD Plan KAP82802 located at 3510 Spectrum Court be considered by Council;

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

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

AND FURTHER THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

## 2.0 Purpose

To consider a Site-Specific 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 and accommodate the August Garage and Car Club Lounge and Vehicle Service Building.

### 3.0 Development Planning

Staff recommend support for the proposed text amendment application to facilitate automotive sales and a vehicle service building on the subject property. The existing luxury car rentals and maintenance business on the property and the proposed addition of sales on the property is considered less intensive than traditional car lots and requires significantly less space and inventory. Because of this the proposed amendment is considered compatible with the existing and surrounding land uses.

### 4.0 Proposal

#### 4.1 Background

The subject property is a partially developed lot with an existing building currently being used by the August Motors business. It is directly adjacent to Highway 97N however is accessed from Spectrum Court. The Future Land Use Designations for the property is currently IND - Industrial and is zoned CD15 – Airport Business Park

#### 4.2 Project Description

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.

#### 4.3 Site Context

The subject properties are in the Highway 97 City Sector. The Future Land Use is IND – Industrial is zoned CD15 – Airport Business Park and is within the Permanent Growth Boundary (PGB). The property is 2.5 acres in size. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD15 – Airport Business Park	Vacant
East	A1 - Agriculture	Hwy 97 / Vacant
South	CD15 – Airport Business Park	Spectrum Court / Industrial
West	CD15 – Airport Business Park	Industrial

**Subject Property Map: 3510 Spectrum Court**



## 5.0 Current Development Policies

### 6.0 Kelowna Official Community Plan (OCP)

#### 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.

## 7.0 Technical Comments

### 7.1 Development Engineering Department

- Refer to Development Engineering Memo Dated June 7, 2021

## 8.0 Application Chronology

Date of Application Received: June 4, 2021  
Date Public Consultation Completed: August 18, 2021

**Report prepared by:** Wesley Miles, Planner Specialist  
**Reviewed by:** Dean Strachan, Community Planning and Development Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

### **Attachments:**

Schedule A: CD15 – Text Amendments  
Schedule B: Development Engineering Memo  
Attachment A: Site Map & Conceptual Layout