

# REPORT TO COUNCIL



**Date:** May 9, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** TA22-0010      **Owner:** Tolko Industries Ltd., Inc. No. Aoo66883

**Address:** 945 Guy Street.      **Applicant:** Candace Toye, Kerkhoff Develop - Build

**Subject:** Text Amendment

**Existing OCP Designation:** IND - Industrial

**Existing Zone:** I<sub>4</sub> – Central Industrial

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## 1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA22-0010 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Schedule "A" attached to the report from the Development Planning Department dated May 9, 2022, for Lot A District Lot 9 ODYD Plan 39328, located at 945 Guy Street be considered by Council;

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

## 2.0 Purpose

To amend the Zoning Bylaw with a site-specific text amendment to the I<sub>4</sub> – Central Industrial zone to allow Residential Sales Centre as a principle use on the subject property.

## 3.0 Development Planning

Development Planning Staff are supportive of the site-specific text amendment to the I<sub>4</sub> – Central Industrial zone to allow Residential Sales Centre as a principal use at 945 Guy St. It is consistent with the current and historical use of the existing building as a sales centre for development. A site-specific text amendment is preferred over a rezoning or a blanket text amendment to the I<sub>4</sub> zone as it is specific to this existing building and use. Utilizing an existing building for upcoming development projects is a sustainable alternative to new construction of a temporary sales centre and aligns with Imagine Kelowna's goal to *strengthen the protection of our land, water, and air resources*.

#### 4.0 Proposal

##### 4.1 Background

The subject site at 945 Guy St. is part of a larger property known as the Tolko Mill Site. The existing building at 945 Guy St. has been used intermittently for a Residential Sales Centre for over 6 years under two consecutive Temporary Use Permits that have now expired and there are no further extensions permitted.

##### 4.2 Project Description

The proposed site-specific text amendment to the I<sub>4</sub> zone (refer to Attachment “A” for a list of current permitted uses) would allow Residential Sales Centre as a principal and permanent use on this property at 945 Guy St. The current building on site has been used in the past for development projects and will be continued to be used as such for the proposed high-density mixed-use tower at 1405 St Paul St., and potentially for development related to the Tolko Mill Site.

There are no exterior changes to the building proposed, and therefore no Development Permit is required. All development regulations have been met and no variances are required.

##### 4.3 Site Context

The subject site is located in Kelowna’s North End Neighbourhood near the base of Knox Mountain. It is part of a larger property known as the Tolko Mill Site. The Tolko Mill Site is currently undergoing an Area Redevelopment Plan (ARP<sub>21-0001</sub>).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I <sub>4</sub> – Central Industrial	Vacant
East	I <sub>4</sub> – Central Industrial	Vacant
South	I <sub>1</sub> – Business Industrial	Vacant and Commercial/Industrial
West	RU6 – Two Dwelling Housing	Single Family and Two Dwelling Housing

**Subject Property Map: 945 Guy St**



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I <sub>4</sub> ZONE REQUIREMENTS	PROPOSAL
Other Regulations		
Min. Parking Requirements	N/A	10 stalls (plus overflow lot)

**5.0 Current Development Policies**

5.1 Imagine Kelowna

5.1.1 *Principle 4 – Responsible, Goal:* Strengthen the protection of our land, water, and air resources.

**6.0 Application Chronology**

Date of Application Accepted: March 30, 2022

Date Public Consultation Completed: April 14, 2022

**Report prepared by:** Trisa Atwood, Planner II  
**Reviewed by:** Lydia Korolchuk, Urban Planning Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Attachment A: Current Permitted Uses in the I<sub>4</sub> – Central Industrial zone

Attachment B: Photos, Floor Plans

Schedule A: Proposed Text Amendment