

REPORT TO COUNCIL



Date: October 3rd, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0038

Owner: Nicola Va (9640 McCarthy)
Nominee Inc., Inc.No.
BC1333757

Address: 9640 McCarthy Rd

Applicant: Spencer Purdy – PC Urban
Properties Corp.

Subject: Rezoning Application

Existing OCP Designation: IND – Industrial

Existing Zone: I2 – General Industrial and I3 – Heavy Industrial

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z22-0038 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Sections 10 and 11 Township 20 ODYD Plan EPP91012, located at 9640 McCarthy Road, Kelowna, BC from the I2 – General Industrial zone and the I3 – Heavy Industrial zone to the I2 – General industrial zone, be considered by Council;

And THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated October 3rd, 2022;

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 for the subject property.

2.0 Purpose

To rezone the subject property from the I2 – General Industrial zone and the I3 – Heavy Industrial zone to the I2 – General Industrial zone to facilitate an industrial development.

3.0 Development Planning

Staff support the proposal to rezone the subject property from the I₂ – General Industrial and I₃ – Heavy Industrial zones to the I₂ – General Industrial to facilitate an industrial development. The subject property has the Future Land Use Designation of IND – Industrial and is in the Permanent Growth Boundary. As such the proposed zone is consistent with the Official Community Plan's (OCP) objectives.

A split-zoned property creates issues when developing it, so rezoning the entire property to I₂ will allow for a Development Permit for general industrial uses to be submitted. The I₂ zone is consistent with the surrounding area and will allow for an interface with the adjacent Rail Trail corridor.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the I₂ and I₃ zones to the I₂ zone is to facilitate a new industrial development. The subject property is currently vacant and is 3.88 acres in size. The proposal is for two industrial buildings that will be roughly 9,400m², and the applicant has confirmed that no variances are required as part of the development. The property will be accessed off McCarthy Road and will have a pedestrian/cyclist access onto the Rail Trail.

4.2 Site Context

The subject property is in the Gateway Region and is located on McCarthy Road, near the intersection with Beaver Lake Road. The surrounding area is zoned I₂ – General Industrial and I₃ – Heavy Industrial. The property also borders the Rail Trail and lands in the District of Lake Country.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₃ – Heavy Industrial	Warehousing
East	District of Lake Country	Agriculture
South	I ₂ – General Industrial	Cannabis Production Facility
West	I ₂ – General Industrial	Rail Trail / Warehousing

Subject Property Map: 9640 McCarthy Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 6.44 Support the continued development of industrial lands.	
<p>Policy 6.4.2. Jim Bailey / Beaver Lake Industrial Lands.</p>	<p>Encourage the development of the industrial lands in the vicinity of Jim Bailey Road and Beaver Lake Road, recognizing the unique role that the area plays as a large-scale industrial area, by undertaking the following:</p> <ul style="list-style-type: none"> • Encouraging heavy/large formal industrial uses in this area, such as manufacturing and warehousing that may not transition well into other Kelowna neighbourhoods; • Discouraging the creation of small lot industrial properties; • Discouraging integration of residential uses; and • Planning for and coordinating the provision of utility and transportation infrastructure to service industrial growth.
Objective 6.8 Ensure a compatible urban-rural interface.	
<p>Policy 6.8.3. Urban-Rural Buffers</p>	<p>Where a property is adjacent to the ALR, ensure that development limits associated negative impacts on adjacent agricultural operations by including appropriate buffers, setbacks, and site planning, consistent with the Farm Protection Guidelines.</p>

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 Attached Development Engineering Memorandum dated October 3rd, 2022.

7.0 Application Chronology

Date of Application Accepted: June 15th, 2022

Date Public Consultation Completed: July 25th, 2022

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Site Plan