Report to Council

Date: October 3, 2016

File: 1250-04

To: City Manager

From: Ryan Roycroft, Planner

Subject: Text Amendments to the CD12 – Airport Zone

Recommendation:

THAT Zoning Bylaw Text Amendment Application No. TA16-0001 to amend City of Kelowna Zoning Bylaw 8000 as outlined in Schedule "A" attached to the Report from the Community Planning Department dated October 3, 2016 be considered by Council;

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

Purpose:

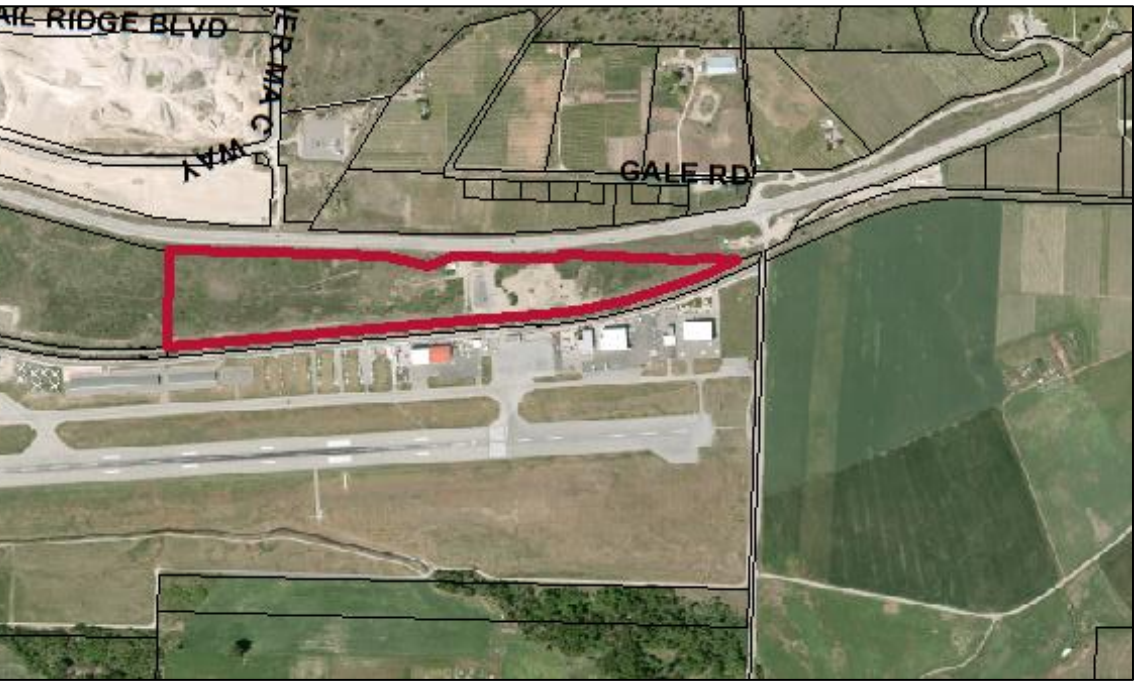
To consider a text amendment to the CD12 – Airport zone to allow development on subdivided properties around the airport.

Background:

The CD12 – Airport zone is a comprehensive development zone intended to be applied at the Kelowna International Airport (YLW). The primary use in the zone is "Airport", with secondary uses including gas bars, food primary establishments and offices.

The City is currently subdividing 14 properties along the Highway 97 (west) side of the airport, which will be marketed for private development. Under the current CD12 zone, each property would be required to have an airport on-site as a primary use, rendering development impossible. The proposed amendments to the CD12 zone are intended to remedy this, allowing light industrial and business development on the 14 lots.

Figure 1.1 – Area of Subdivision & Development



CD12 Zone Uses

The proposed CD12 amendments will allow the 14 properties, and any subsequently subdivided properties, to be used for light industrial and business support uses, with uses similar to the C10 – Service Commercial and the I1 – Business Park Industrial zones. The uses are limited to ones which would be compatible with the airport and the property sizes.

The proposed amendments also add setbacks, maximum heights and building standards for non-airport buildings in the CD12 zone. These restrictions are intended to only apply to non-airport uses.

The proposed amendments are intended to create a consistent and predictable regulatory environment for tenants on the 14 lots, while not hampering the development of YLW.

Internal Circulation:
The bylaw amendments have been developed in conjunction with the Real Estate Division and with the support of the Kelowna International Airport.

Legal/Statutory Authority:
Section 479 of the Local Government Act allows the City to adopt a Zoning Bylaw which regulates uses and standards of development for properties in the municipality.

Legal/Statutory Procedural Requirements:
If given initial consideration by Council, the Bylaw Amendments will be forwarded to a Public Hearing, and advertised as per the requirements of the Local Government Act.

Prior to adoption, the Bylaw will require the approval of the Ministry of Transportation.

Existing Policy:
The Airport is currently zoned CD12, a comprehensive development zone intended for the airport.

Financial/Budgetary Considerations:
There will be no financial considerations with implementing the bylaw amendment.

Personnel Implications:
There will be no personnel considerations with implementing the bylaw amendment.

Considerations not applicable to this report:
Communications Comments
External Agency/Public Comments

Submitted by:

Ryan Roycroft, Planner

Review by: Terry Barton, Urban Planning Manager, Community Planning

Approved for inclusion: Ryan Smith, Department Manager, Community Planning

Attached:
Draft Zoning Bylaw amendments

cc:

Real Estate Division
Kelowna International Airport