



City of  
**Kelowna**

# TA23-0005 6320 Lapointe Drive

Rezoning Application

# Purpose

- ▶ To amend the Zoning Bylaw with a Site-Specific Text Amendment to allow Automotive and Equipment, Industrial as a principal use on the subject property.

# Development Process

May 2, 2023

Development Application Submitted

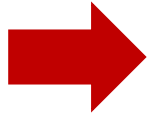


Staff Review & Circulation



May 24, 2023

Public Notification Received



June 19, 2023

Initial Consideration



Public Hearing



Final Reading & DP/DVP



Building Permit

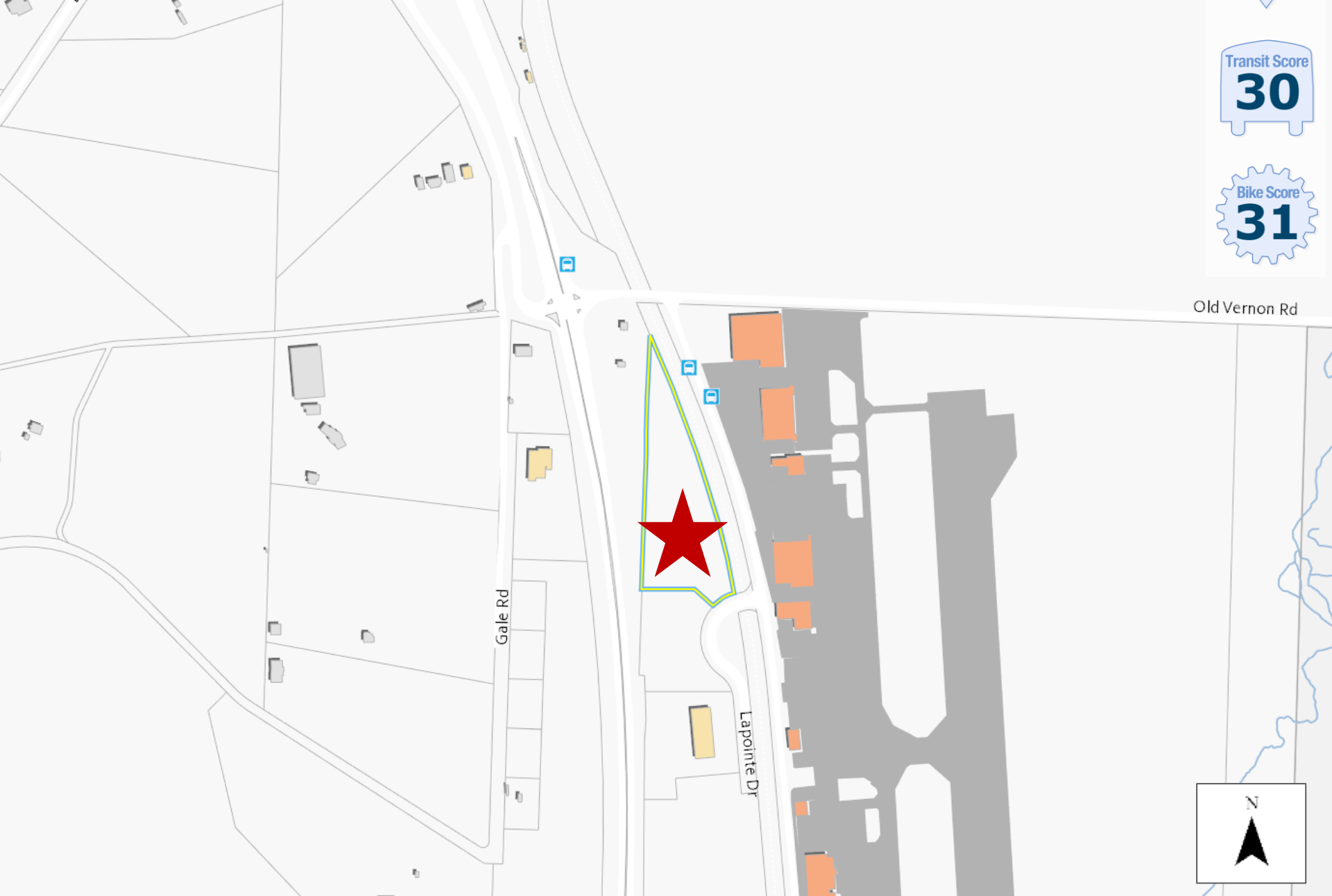
Council  
Approvals

# Context Map

Walk Score  
**17**

Transit Score  
**30**

Bike Score  
**31**



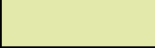


Old Vernon Rd

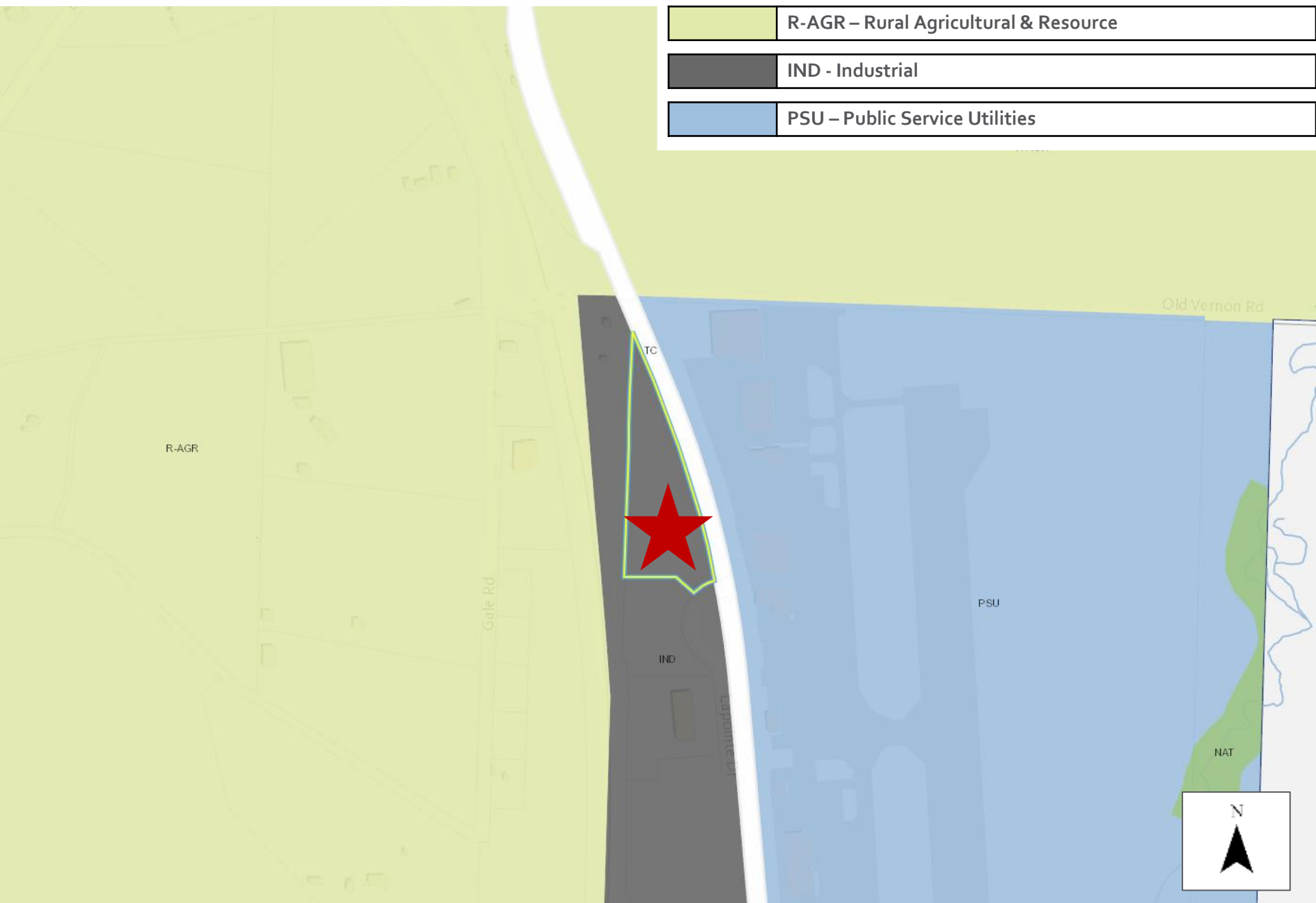
Gale Rd

Lapointe Dr



# OCP Future Land Use

|  |                                       |
|--|---------------------------------------|
|  | R-AGR – Rural Agricultural & Resource |
|  | IND - Industrial                      |
|  | PSU – Public Service Utilities        |



# Subject Property Map



# Project Details

- ▶ Text Amendment: To permit Automotive and Equipment, Industrial as a permitted principal use
  - ▶ Facilitate development of heavy duty truck sales and repair facility
- ▶ Current zoning allows sales, service, and repair of trucks under 4100 kg
- ▶ Proposed text amendment would allow sale, service and repair of trucks over 4100 kg

# OCP Objectives & Policies

- ▶ Chapter 3 – Future Land Use Designation: Industrial
  - ▶ Intended to accommodate a range of manufacturing production, repair, processing, storage and distribution activities
- ▶ OCP Policy 6.4.1 – Erosion of Industrial Lands
  - ▶ Ensure Industrial lands are used for industrial purposes



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Site-Specific Text Amendment as it is consistent with:
  - ▶ OCP Future Land Use: IND - Industrial
  - ▶ OCP Policy 6.4.1: Erosion of Industrial Lands