

REPORT TO COUNCIL TEXT AMENDMENT



Date: June 19, 2023
To: Council
From: City Manager
Address: 6320 Lapointe Drive
File No.: TA23-0005

	Existing	Proposed
OCP Future Land Use:	IND - Industrial	IND - Industrial
Zone:	CD12 – Airport	CD12 - Airport

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA23-0005 to amend the City of Kelowna Zoning Bylaw No. 12375 as outlined in the Report from the Development Planning Department dated June 19, 2023 for Lot 1 District Lot 120 ODYD Plan EPP65593, located at 6320 Lapointe Dr, Kelowna, BC, 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 and Development Variance Permit for the subject property.

2.0 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.

3.0 Development Planning

Staff support the proposed Site-Specific Text Amendment to allow Automotive and Equipment, Industrial as a permitted use on the subject property. The proposal would facilitate the development of a heavy duty truck sales and repair facility. The existing zoning allows sale, service, and repair of trucks under 4100 kg, and the proposed Site-Specific Text Amendment would allow sale, service and repair of trucks over 4100 kg on the subject property.

The proposal aligns with the OCP Future Land Use Designation of Industrial as Industrial lands are intended to consist of a range of manufacturing production, repair, processing, storage and distribution activities. It is consistent with OCP Policy which encourages the development of Industrial lands for industrial purposes.

Lot Area	Proposed (m ²)
Gross Site Area	1.61 ha
Road Dedication	N/A

Undevelopable Area	~0.55 ha
Net Site Area	~1.06 ha

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	P3 – Parks & Open Space A1 - Agriculture	Vacant Agriculture
East	CD12 – Airport	Rail Trail Corridor Airport
South	CD12 – Airport	Vacant
West	A1 - Agriculture	Agriculture

Subject Property Map: 6320 Lapointe Drive



The subject property is located on Lapointe Drive, at the Airport, between Airport Way and Highway 97 N. The Rail Trail Corridor runs along the eastern property line of the subject property. Transit stops are located adjacent to the site on Airport Way. The surrounding properties include Kelowna International Airport, agricultural land across Highway 97 N to the west and across Old Vernon Road to the north, and vacant future industrial land to the south.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 6.4 Support the continued development of industrial lands.	
Policy 6.4.1 Erosion of Industrial Lands	Discourage the re-designation of industrial lands in the Gateway and ensure their use for industrial purposes to protect employment, production manufacturing, warehousing, logistics, and repair functions in the City. This includes limiting residential and commercial uses within industrial areas that promote speculation, which make developing industrial uses challenging.
	<i>The proposed site-specific text amendment is to allow an industrial use within Industrial designated land.</i>

6.0 Application Chronology

Application Accepted: May 2, 2023
 Neighbourhood Notification Summary Received: May 24, 2023

Report prepared by: Mark Tanner, Planner II
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:
 Schedule A: Proposed Text Amendment

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.