

REPORT TO COUNCIL REZONING



Date: April 8, 2024
To: Council
From: City Manager
Address: 270 Hiram Walker Ct
File No.: Z23-0019

	Existing	Proposed
OCP Future Land Use:	IND - Industrial	IND – Industrial
Zone:	I3 – Heavy Industrial	I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z23-0019 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 3 Section 2 Township 20 ODYD Plan EPP98124, located at 270 Hiram Walker Ct, Kelowna, BC from 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 in conjunction with Council’s consideration of a Development Permit for the subject property.

2.0 Purpose

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

3.0 Development Planning

Staff support the proposed rezoning from the I3 – Heavy Industrial zone to the I2 – General Industrial zone for the subject property. The I2 zone aligns with the Official Community Plan (OCP) Future Land Use Designation of IND – Industrial. This Future Land Use is intended to accommodate industrial uses including manufacturing, repair, processing, storage and distribution as well as accessory retail and office space. The applicant is seeking a the I2 zone to accommodate a greater diversity of industrial uses.

Lot Area	Proposed (m ²)
Gross Site Area	16,098 m ²
Road Dedication	N/A
Undevelopable Area	1,286 m ²
Net Site Area	14.812 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	I3 – Heavy Industrial	IND – Industrial
East	I3 – Heavy Industrial	IND – Industrial
South	I3 – Heavy Industrial	IND – Industrial
West	I2 – General Industrial	IND – Industrial

Subject Property Map: 270 Hiram Walker Ct



The subject property is located on Hiram Walker Ct near the intersection with Jim Bailey Rd. The applicant is proposing to rezone the property from the the I3 – Heavy Industrial zone to the I2 – General Industrial zone to facilitate an industrial development. The surrounding land uses are a mix of I2 and I3 with Future Land Use of IND – Industrial.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 6.4 Support the continued development of industrial lands.		
Policy	6.4.7	Support development of industrial lands in the Gateway, recognizing the important role that industrial activities play in meeting employment and service needs of the city and region.
Industrial Employment		<i>The proposed rezoning would support diversity in industrial uses within the gateway</i>

6.0 Application Chronology

Application Accepted: April 6, 2023
 Neighbourhood Notification Summary Received: February 9, 2024

Report prepared by: Graham Allison, Planner II
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

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