



City of  
**Kelowna**

# Z23-0019 270 Hiram Walker Ct.

Rezoning Application

# Purpose

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

# Development Process

Apr. 6, 2023

Development Application Submitted



Staff Review & Circulation



Feb. 9, 2024

Public Notification Received



Apr. 8, 2024

Initial Consideration



Reading Consideration or Public Hearing



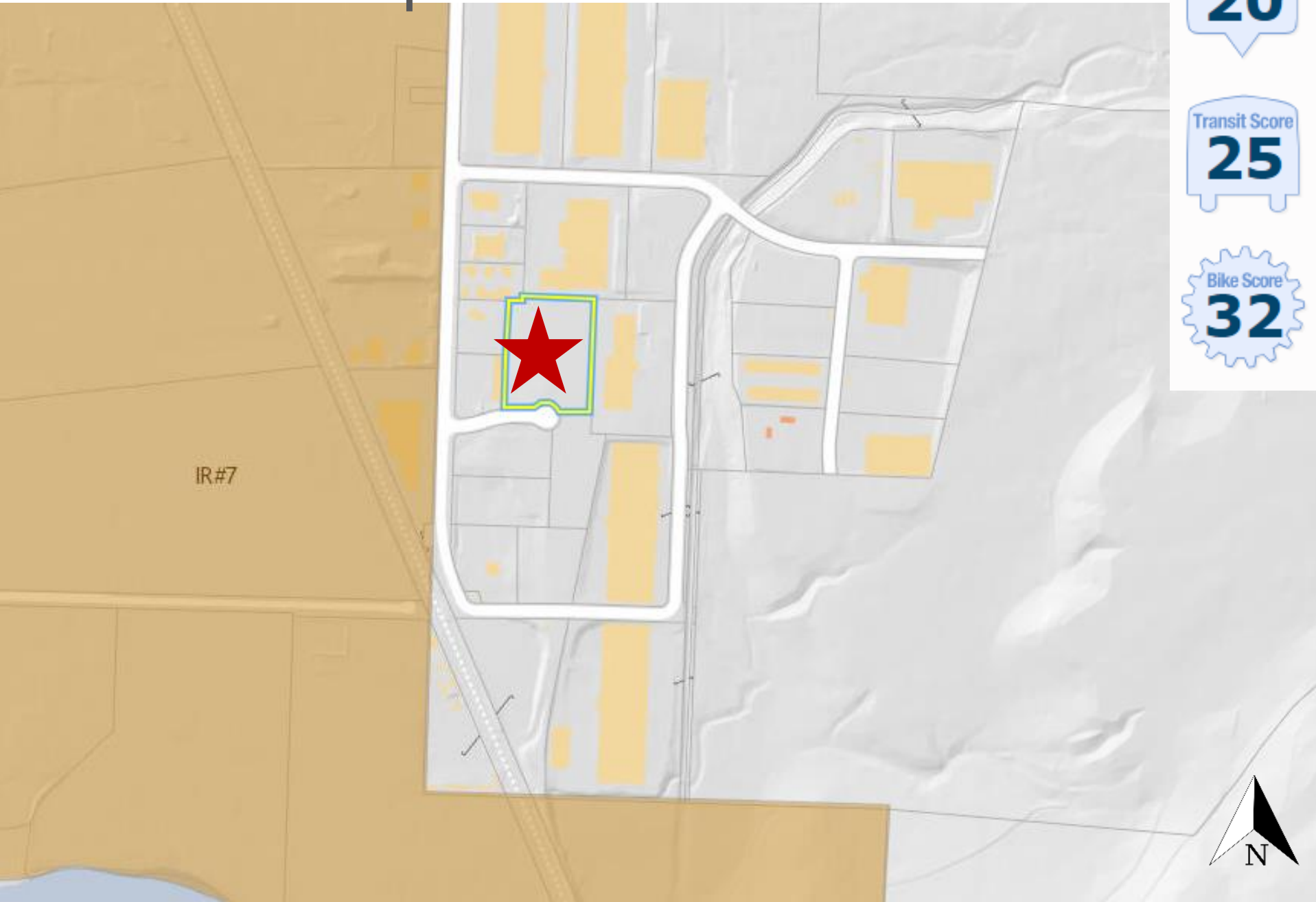
Final Reading & DP



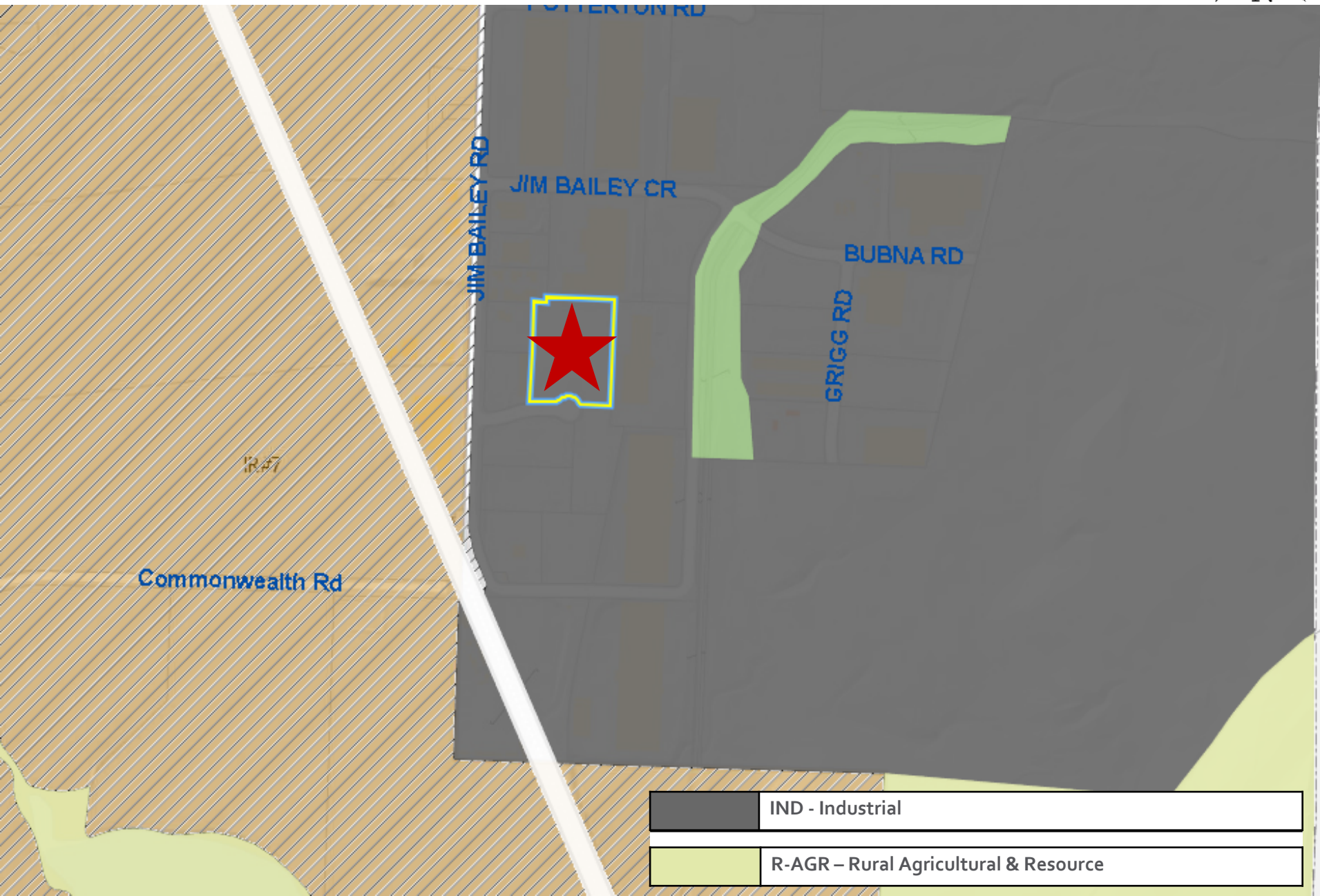
Building Permit

Council  
Approvals

# Context Map



# OCP Future Land Use



	IND - Industrial
	R-AGR - Rural Agricultural & Resource

# Subject Property Map



# Project Details

- ▶ IND – Industrial
  - ▶ Surrounding zones a mix of I2 and I3
- ▶ I2 – General Industrial
  - ▶ General industrial uses
  - ▶ Located on Hiram Walker Ct. near the Intersection with Jim Bailey Rd.

# OCP Objectives & Policies

- ▶ Policy 6.4.7 Industrial Employment
  - ▶ 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.



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use IND
  - ▶ OCP Objectives in Chapter 6 – The Gateway
    - ▶ Development of the industrial lands in the vicinity of Jim Bailey Road and Beaver Lake Road
  - ▶ Development Permit to follow