

REPORT TO COUNCIL REZONING



Date: May 13, 2024
To: Council
From: City Manager
Address: 380 Bubna Rd
File No.: Z22-0039

	Existing	Proposed
OCP Future Land Use:	IND – Industrial	IND - Industrial
Zone:	I4 – Natural Resource Extraction A2 – Agriculture/Rural Residential	I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z22-0039 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 1 Sections 1 and 2 Township 20 ODYD Plan KAP66741, located at 380 Bubna Rd, Kelowna, BC from the I4 – Natural Resource Extraction zone and the A2 - Agriculture/Rural Residential zone to the I2 – General Industrial zone as shown on Map "A" attached to the Report from the Development Planning Department dated May 13, 2024, be considered by Council.

2.0 Purpose

To rezone the subject property from the I4 – Natural Resource Extraction zone and the A2 -Agriculture/Rural Residential zone to the I2 – General Industrial zone to facilitate a 60-lot subdivision to accommodate an industrial development.

3.0 Development Planning

Staff support the proposed application to rezone the subject property from I4 – Natural Resource Extraction zone and the A2 -Agriculture/Rural Residential (non-ALR) zone to the I2 – General Industrial zone to facilitate a 60-lot general industrial subdivision development on the subject property. Located within the permanent growth boundary, the Official Community Plan (OCP) designates the subject property as IND – Industrial, which supports the continued development of industrial lands under this designation. The I2 zone allows for a range of low-impact general industrial uses that are intended to act as a transition between the general industrial property and the surrounding lands. The permitted uses, development regulations, screening requirements, outdoor storage restriction, and other regulations within the I2 zone are designed to limit negative impacts to the nearby Okanagan Indian Band IR#7, the District of Lake Country (DLC) lands, and the ALR agricultural uses in the surrounding area.

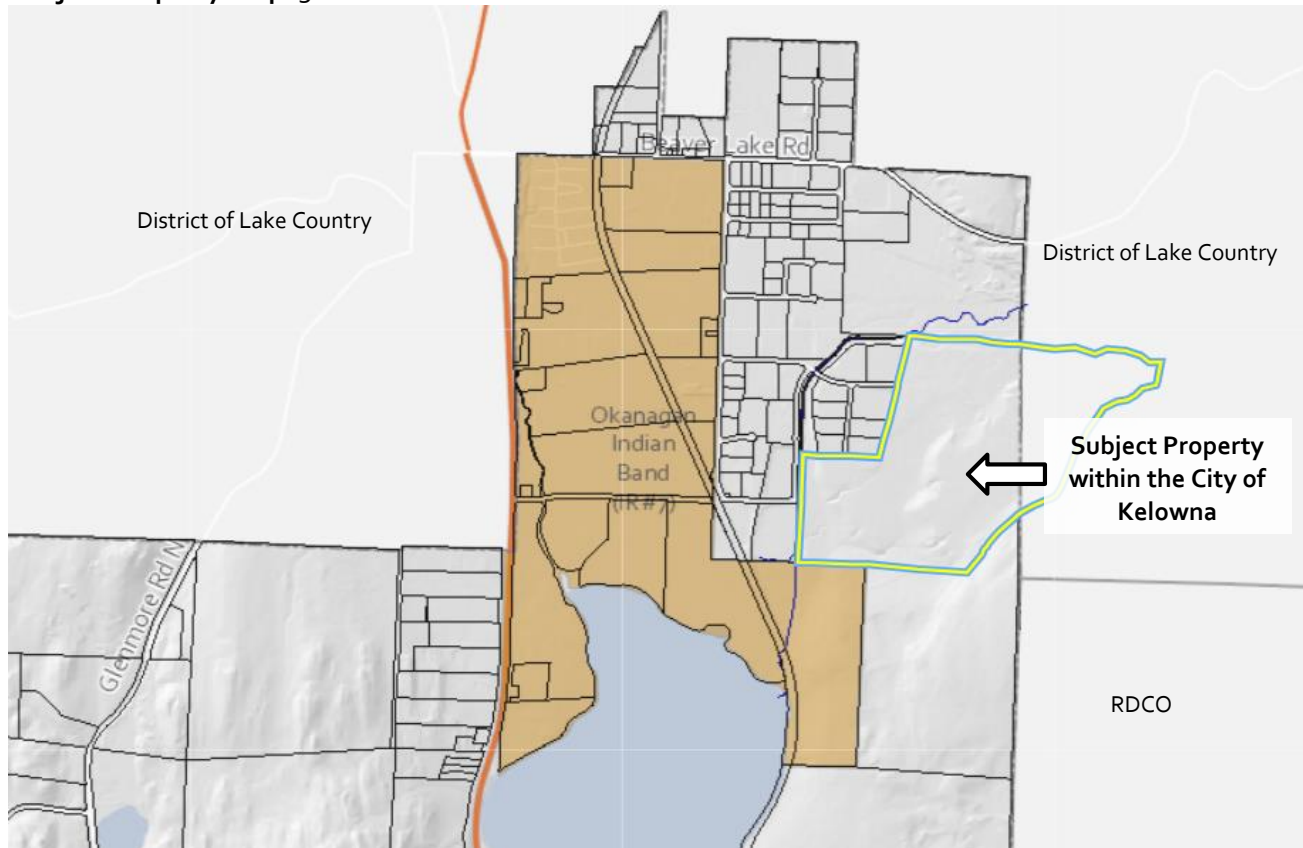
The proposed rezoning and future development of the subject property is for the lands that are located within the City of Kelowna (Attachment B). There is a portion of the property that is also located within the DLC, to the east, as seen in the subject property map below. The applicant will make a separate application for that portion of the property with the DLC.

Lot Area	Proposed (m ²)
Gross Site Area	585,588 m ²
Undevelopable Area	Approx. 112,255 m ²
Net Site Area	Approx. 473,333 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	A2 – Agriculture/Rural Residential (Non-ALR) I4 – Resource Extraction	Non-ALR agriculture lands Resource Extraction
East	District of Lake Country	Natural Area
South	A1 – Agriculture - ALR FNR – First Nations Reserve	ALR OIB IR#7
West	I2 – General Industrial I3 – Heavy Industrial	Various general and heavy industrial uses

Subject Property Map: 380 Bubna Rd



The subject property is a large parcel located in the Jim Bailey / Beaver Lake Industrial area and is within the Gateway Growth District. The property abuts the DLC to the east, ALR and OIB IR#7 lands to the south, and many existing industrial services to the north and west.

4.1 Background

The subject property is located within an area of the City with complex road and utility challenges which necessitates comprehensive and coordinated engineering solutions between the City of Kelowna, DLC, OIB IR#7, and the Ministry of Transportation and Infrastructure (MoTI). In order to develop the property to General Industrial zone in the future, a community water and sewer system is required to service the new industrial lands, as well the road network in the area and access to the subject property require review and upgrades; these requirements are being deferred to the Subdivision stage.

Initiated in 2020, the City, OIB, and the DLC have been working towards finalizing a Memorandum of Understanding (MOU) in relation to water supply, sanitary sewer, and transportation impacts and requirement for the area.

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 Jim Bailey / Beaver Lake Industrial Lands	<p>Encourage the development of the industrial lands in the vicinity of Jim Bailey Road and Beaver Lake Road, recognizing the unique role that the area plays as a large-scale industrial area, by undertaking the following:</p> <ul style="list-style-type: none"> • Encouraging heavy/large format industrial uses in this area, such as manufacturing and warehousing that may not transition well into other Kelowna neighbourhoods; • Discouraging the creation of small lot industrial properties; • Discouraging integration of residential uses; and • Planning for and coordinating the provision of utility and transportation infrastructure to service industrial growth. <p><i>The proposed rezoning consists of large industrial lots and the area could play a unique role to meet the needs of large general industrial lands in the City and the surrounding region.</i></p>
Policy 6.4.7 Industrial Employment	<p>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.</p> <p><i>The proposed rezoning and subsequent development of the subject property could provide opportunity for industrial employment and services needed by the City and the surrounding region.</i></p>

6.0 **Application Chronology**

Application Accepted: June 14, 2022
 Neighbourhood Notification Summary Received: September 23, 2023

Report prepared by: Barbara B. Crawford, Planner II
Reviewed by: Nelson Chapman, Development Engineering Manager
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

Attachments:

Attachment A: Applicant's letter of rationale

Attachment B: Proposed subdivision plan

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