

# REPORT TO COUNCIL



**Date:** October 24, 2016

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** Z16-0039

**Owner:** Helen Hadley, John Hadley,  
Eric Hadley & Executors of  
the Will of Beverley Hadley

**Address:** 2310 Enterprise Way

**Applicant:** New Town Services Inc.

**Subject:** Rezoning Application

**Existing OCP Designation:** SC - Service Commercial

**Existing Zone:** I2 - General Industrial

**Proposed Zone:** C10 - Service Commercial

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## 1.0 Recommendation

THAT Rezoning Application No. Z16-0039 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 532 ODYD Plan 28500, located at 2310 Enterprise Way, Kelowna, BC from the I2 - General Industrial zone to the C10 - Service Commercial zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to MOTI approval of the Zone Amending Bylaw.

## 2.0 Purpose

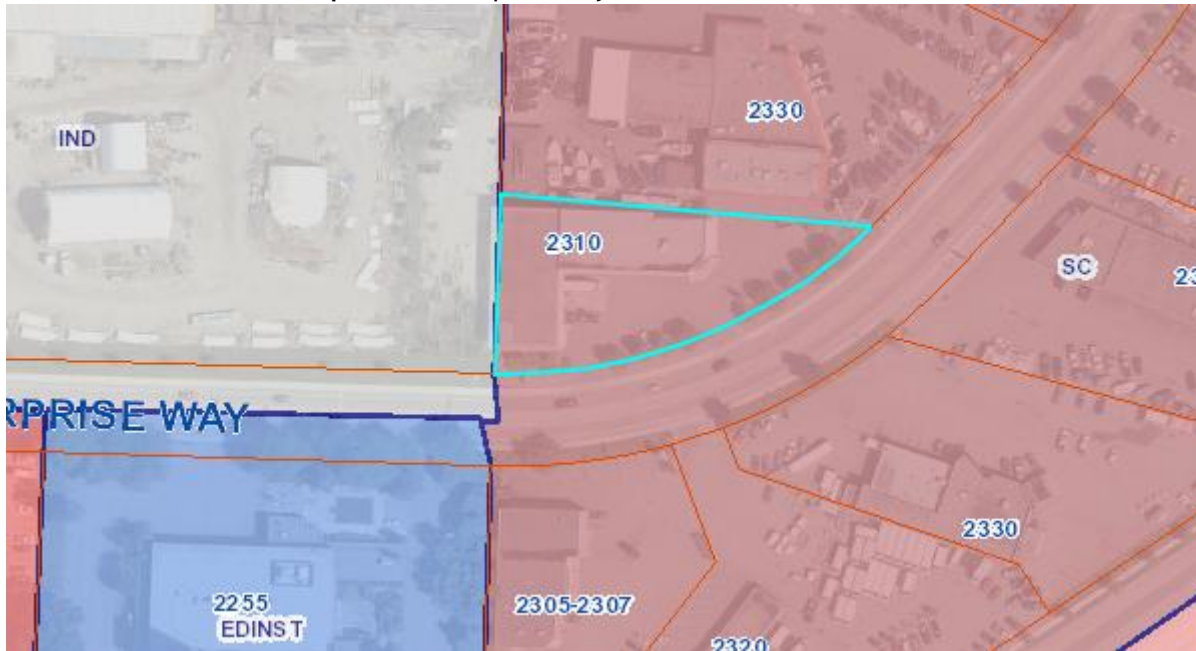
To rezone the subject property from I2 - General Industrial zone to C10 - Service Commercial zone for an existing building.

## 3.0 Community Planning

Community Planning Staff supports the proposed rezoning of the existing building on the subject parcel. The property is located within the Permanent Growth Boundary and meets the Official Community Plan (OCP) Future Land Use of SC - Service Commercial. The parcel is located adjacent to the Midtown Urban Centre boundary along the Enterprise Way commercial corridor. The proposed rezoning application is supported by policies within the OCP to ensure adequate

supply of commercial land. The rezoning will allow the property owner additional uses in order to attract an appropriate long-term tenant to the existing building.

#### OCP - Future Land Use Map: 2130 Enterprise Way



## 4.0 Proposal

### 4.1 Background

In 1977, the owner purchased the subject property which comprised of a large warehouse facility. It was utilized for over 20 years by a wholesale lawn and garden distribution company until 1998. Heritage Furniture moved into the space and remained as a long term tenant. In 2005, an addition to the existing building was completed. This included offices, showroom and additional warehouse space and was built to suit the existing tenant. In 2015, the tenant relocated to a smaller space, as the business did not flourish as hoped. Since that time, the owners have been unsuccessful in retaining a new tenant under the allowable uses of the I2 zone.

### 4.2 Project Description

The property is located on the boundary of the Service Commercial area, with industrial land adjacent to the west. The owner is applying to amend the Zoning Bylaw from I2 - General Industrial to C10 - Service Commercial to align with the OCP's future land use of Service Commercial for the subject property. The applicant is waiting for zoning bylaw approval prior to seeking new tenants. Any interior building changes required for the space would trigger a Building Permit application and any exterior changes to the building would trigger a form & character Development Permit.

If the zoning is approved, the proposed uses would change from an industrial nature to commercial. The site would require a single loading stall. The applicant will be removing the existing second loading stall in order to accommodate additional on-site parking, as commercial uses tend to have a higher parking requirement.



#### 4.3 Site Context

Specifically, adjacent land uses are as follows:

| Orientation | Zoning   | Land Use   |
|-------------|--|--|
| North       | C10 - Service Commercial                             | Vehicle & Equipment Sales/ Rentals   |
| East        | C10 - Service Commercial                             | Retail Stores  |
| South       | C10 - Service Commercial,<br>I2 - General Industrial | Automotive & Equipment Repair Shops<br>Automotive & Equipment Repair Shops |
| West        | I3 - Heavy Industrial                                | General Industrial (steel fabricators)                                     |

Subject Property Map: 2130 Enterprise Way



#### 4.4 Zoning Analysis Table

| Zoning Analysis Table                |                       |                        |
|--------------------------------------|-----------------------|------------------------|
| CRITERIA                             | C10 ZONE REQUIREMENTS | PROPOSAL               |
| Existing Lot/Subdivision Regulations |                       |                        |
| Lot Area                             | 1000 m <sup>2</sup>   | 3116.08 m <sup>2</sup> |
| Lot Width                            | 40 m                  | 98.64 m                |
| Lot Depth                            | 30 m                  | 47.18 m                |
| Development Regulations              |                       |                        |
| Floor Area Ratio                     | 0.65                  | 0.46                   |
| Height                               | 12 m or 3 storeys     | 8.38 m / 2 storeys     |
| Front Yard (south)                   | 2.0 m                 | 6.18 m                 |
| Side Yard (west)                     | 0.0 m                 | 0.26 m                 |
| Rear Yard                            | 0.0 m                 | 1.07 m                 |

| Other Regulations            |                    |           |
|------------------------------|--------------------|-----------|
| Minimum Parking Requirements | 32 stalls          | 32 stalls |
| Bicycle Parking Requirements | Class 1 - 3 spaces | 3 spaces  |
|                              | Class 2 - 8 spaces | 8 spaces  |
| Loading Space                | 1 space            | 1 space   |

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 5: Development Process

**Retention of Commercial Land.**<sup>1</sup> In order to ensure that the City's commercial land supply is not eroded, where the OCP Bylaw 10500 indicated a commercial land use designation for the property, the expectation would be that there be no net loss of commercial space on the site as a result of the redevelopment to include other uses.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

- Refer to Attachment A

## 7.0 Application Chronology

|                                     |                    |
|-------------------------------------|--------------------|
| Date of Application Received:       | June 27, 2016      |
| Date Public Consultation Completed: | July 12, 2016      |
| Date of MOTI Approval:              | September 14, 2016 |

### Report prepared by:

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Lydia Korolchuk, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Reviewed by:** Ryan Smith, Community Planning Department Manager

### Attachments:

Attachment A: Development Engineering Memorandum  
Site Plan

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<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.19.6 (Development Process Chapter).